

RICHMOND HILL'S NEW VIBRANT URBAN HUB  
LIVE/WORK IN RICHMOND HILL'S NEW VIBRANT  
URBAN HUB LIVE/WORK IN RICHMOND  
HILL'S NEW VIBRANT URBAN HUB LIVE/  
WORK IN RICHMOND HILL'S  
URBAN HUB LIVE/WORK IN  
RICHMOND HILL'S NEW VIBRANT URBAN



**OPUS**  
HOMES

**TOWNSQUARE**  
RICHLANDS IN RICHMOND HILL

# CELEBRATING 12+ YEARS OF BUILDING AWARD-WINNING COMMUNITIES

## Proud to carry on the legacy

In 2021, OPUS Homes celebrated our 10th anniversary with a huge announcement! OPUS had been named **BUILDER OF THE YEAR – Low Rise** by the Building Industry and Land Development Association (BILD). This award recognizes a builder that sets the standard for the industry in professionalism and a dedication to excellence. We share this award with all our team, trade partners and clients.

As third generation builders, OPUS Homes is proud to carry on the legacy and bring our architecturally-driven home designs and quality building materials to Richmond Hill while providing an outstanding client experience.



**MICHAEL RONCO**  
Principal

**ANDREA DEGASPERIS - RONCO**  
Principal

# THE AWARD-WINNING RICHLANDS COMMUNITY

EXPERIENCE ALL THAT  
RICHLANDS HAS TO OFFER  
AT TOWNSQUARE

RICHLANDS, THE AWARD-WINNING RICHMOND HILL COMMUNITY, AND PROBABLY THE MOST PERFECTLY POSITIONED, IN THE MOST ICONIC AND CULTURALLY SOPHISTICATED NEIGHBOURHOOD OF RICHMOND HILL. EXPERIENCE THE PRESTIGIOUS MASTER-PLANNED COMMUNITY OF RICHLANDS, SURROUNDED BY LUSH GREENSPACES THAT CONNECTS WALKING, HIKING AND BIKING TRAILS –AN ADDRESS OF URBAN CONVENIENCES THAT INSPIRE A RICH SENSE OF COMMUNITY. SURROUNDED BY AN ABUNDANCE OF SOPHISTICATED MODERN AMENITIES, DELECTABLE DINING, AND MORE.



## RICHLANDS BY THE NUMBERS

- **BILD AWARDS**, Project of the Year – Excellence in design & marketing, that best exemplifies quality and innovation
- **72.94** Hectares of Total Community Space (Including Homes)
- **25.36** Hectares of Natural Heritage Open Space
- **2.70** Hectares of Parklands
- **6.02** Hectares of Additional Open Space
- **34.08** Hectares of Greenspace
- **Over 45%** is Park & Greenspace
- **70** – Walk Score
- **58** – Bike Score



# BECAUSE YOU DESERVE LIVING RICHLY

**TOWNSQUARE**  
RICHLANDS IN RICHMOND HILL



# BE PART OF AN EXCLUSIVE NEIGHBOURHOOD THAT MAKES LIFE A LITTLE RICHER...

**TOWNSQUARE**  
RICHLANDS IN RICHMOND HILL

## ALL NEW

Community Park

## BACKS ONTO

Preserved Greenspace

## 100%

Richlands Amenity Access

## FINISHES

Luxuriously Appointed

## LIVE/WORK

Live in: 2081 to 2152 SQ. FT.;  
Work in: Up to (645) SQ. FT.

## BACK-TO-BACK

1531 SQ. FT. to 1704 SQ. FT.

## MAIN STREET STORE FRONTS

Richer Access to  
Retail Shops & Services

## PRIMARY ACCESS

Pedestrian Friendly

## COMMUNITY SUSTAINABILITY

Wellness, Economic,  
Social Sustainabilities

# 16

Back-to-Back Units

+

# 19

Live-Work Units





# TOWNSQUARE

RICHLANDS IN RICHMOND HILL

- **12** Minutes to GO Transit
- **01** Minute to VIVA & York Transits
- **05** Minutes to Hwys 404 & 407
- **13** Minutes to the Richmond Hill Centre  
for the Performing Arts
- **20** Minutes to Vaughan Metropolitan Centre
- **35** Minutes to Toronto

**QUICK CONNECTIONS TO JUST ABOUT ANYWHERE. GO, YORK & VIVA TRANSITS; HIGHWAYS 404 & 407 NEARBY**

# Live Richly.

## LIFESTYLE

- 1 Richmond Green Skate Park
- 2 Richmond Green Pickleball Courts
- 3 Richmond Green Skate Trail
- 4 Richmond Green Soccer Club
- 5 John Tipp Park
- 6 Headwaters Community Park
- 7 Richmond Hill Lawn Tennis Club
- 8 Artisan Trail
- 9 Callaway Performance Center
- 10 Uptown Golf
- 11 Summit Golf & Country Club
- 12 Elgin West Community Center & Pool
- 13 Bayview Hill Community Center

## SHOPPING

- 1 Costco
- 2 LCBO
- 3 T & T Supermarket
- 4 H Mart
- 5 Hillcrest Mall
- 6 RioCan Elgin Mills
- 7 Smart Center Richmond Hill
- 8 Walmart Supercenter
- 9 Shoppers Drug Mart
- 10 Canadian Tire
- 11 The Home Depot
- 12 Michaels
- 13 Staples Print & Marketing
- 14 Services PetSmart

## EDUCATION

- 1 Bayview Secondary School
- 2 Richmond Hill High School
- 3 Richmond Green Secondary School
- 4 Bayview Hill Elementary School
- 5 Christ the King Catholic Elementary School
- 6 Richmond Hill Montessori Private School
- 7 TMS Private School
- 8 York Montessori School
- 9 Our Lady Queen of the World Catholic
- 10 Academy Century Private School
- 11 Holy Trinity School
- 12 Michaëlle Jean Public School
- 13 Bond Lake Public School
- 14 Victoria Education Centre Montessori & Child Care

## FOOD & LEISURE



- 1 Pi Co. Pizza Bar
- 2 Osmow's Shawarma Starbucks
- 3 Tim Horton's
- 4 Maria's Kitchen Italian Cuisine
- 5 Royal Game Cafe & Lounge
- 6 Imagine Cinemas Elgin Mills
- 7 Astoria
- 8 McDonald's
- 9 St. Louis
- 10 Chillax Coffee
- 11 Lovely the Café
- 12 Yu Seafood
- 13 Duo Café
- 14 ATO Japanese Restaurant



# TOWNSQUARE

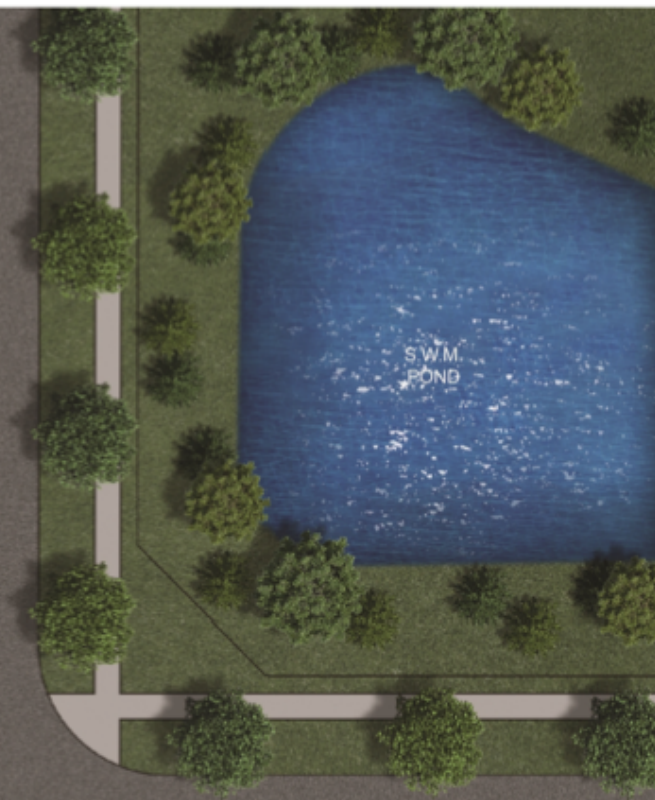
RICHLANDS IN RICHMOND HILL

## LEGEND

-  LIVE/WORK TOWNS
-  BACK-TO-BACK TOWNS



Site plan not to scale. Artist's concept only. E & O.E.





# 3 REASONS TO BUY A LIVE-WORK IN RICHLANDS

*Live the lifestyle you've earned and enjoy the work-life you've always wanted.*

01

## EQUITY

Build equity and be your own landlord in the last of a highly coveted neighbourhood

02

## LOCATION

Easy access to Highways 404 & 407 and Public Transit

03

## CONVENIENT POSSIBILITIES

Access to over 700 families avoiding the city to run errands/work/seek entertainment.

## Work Smarter, Live Better.

Ideally designed for business owners, these innovative plans seamlessly integrate professional spaces on the ground floor with stylish and comfortable living spaces above.

Living near your business offers unparalleled convenience, allowing you to transition between work demands and home comforts effortlessly. Eliminating commuting time enhances efficiency, fosters a healthier work-life balance, and provides the unique advantage of being readily available to address business needs immediately.



# WORK SMARTER.

# LIVE BETTER.

## 213,000+

EXPECTED TO INCREASE ~17% BY 2031

### POPULATION

(City of Richmond Hill, 2023)

## \$102,000

### AVERAGE INCOME

(City of Richmond Hill, 2023)

## 1,670+

VEHICLES PASS BY THE COMMUNITY  
ON LESLIE STREET DAILY

### HIGH EXPOSURE

(TomTom, 2022)

## 4.5M+

PEOPLE LIVE WITHIN 1 HOUR OF  
RICHMOND HILL

### CUSTOMER BASE

(City of Richmond Hill, 2023)



# LIVE/WORK TOWNHOMES



**Personal  
Wellness**

**Educational  
Services**

**Florist &  
Craft  
Services**



**Travel &  
Leisure  
Services**

**Home &  
Garden  
Care**



**Pet Care  
Services**



**Business  
Services**

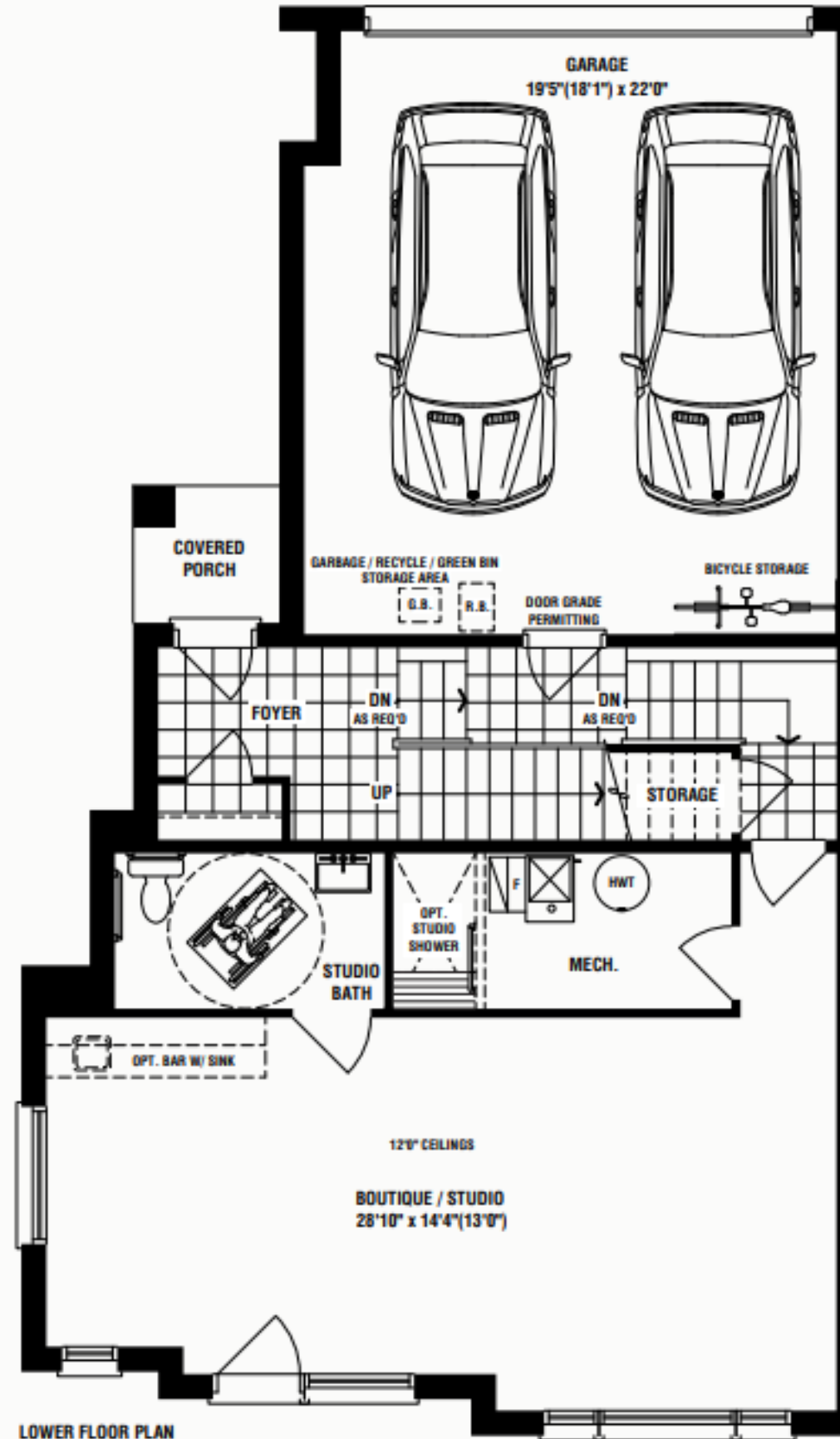


**Beauty  
Services**

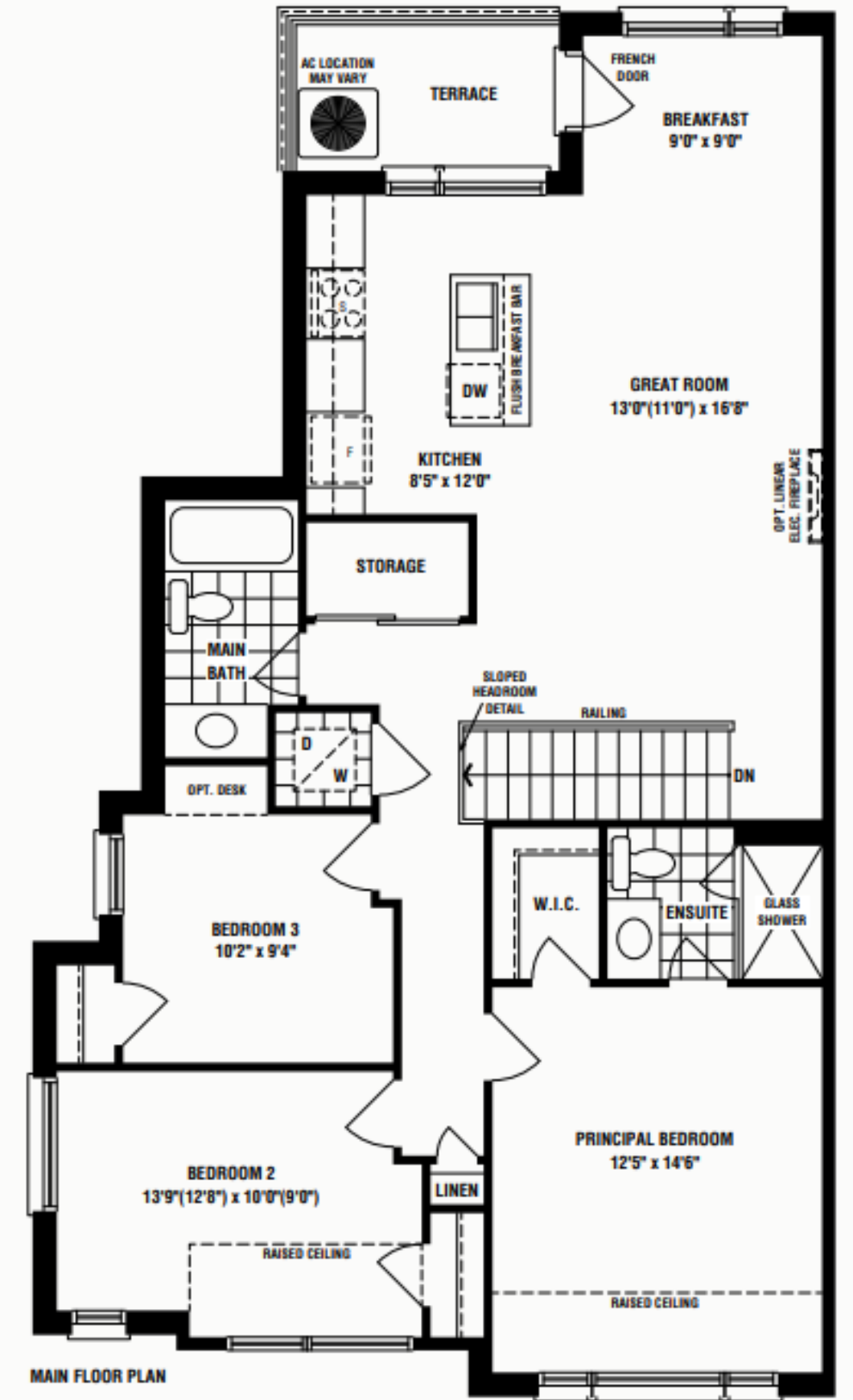
# LW 2506

2081 SQ. FT.

INCLUDES 615 SQ. FT. BOUTIQUE



LOWER FLOOR PLAN




MAIN FLOOR PLAN

Floor plan shown refers to end unit condition. Materials, specifications and floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.

## Live-Work Considerations

- Boutique area can be used as extra living space or to grow your business!
- The working space component can be used for a **Personal Service Shop, Office, or Medical Office (excluding Clinic)**
- The Boutique space and upstairs living space must be occupied by the same resident
- Live-Work units are zoned as Mixed-Use (MU1)



Principal Bedroom  
with Ensuite  
& additional 2  
Bedrooms with  
Main Bath.

9-ft Ceiling height  
for upper level.

Spacious, light  
filled, modern open  
concept living to get  
the most out of your  
free-flowing space.

Dining room opens  
onto outdoor terrace.  
Perfect for indoor/  
outdoor entertaining  
and relaxing.

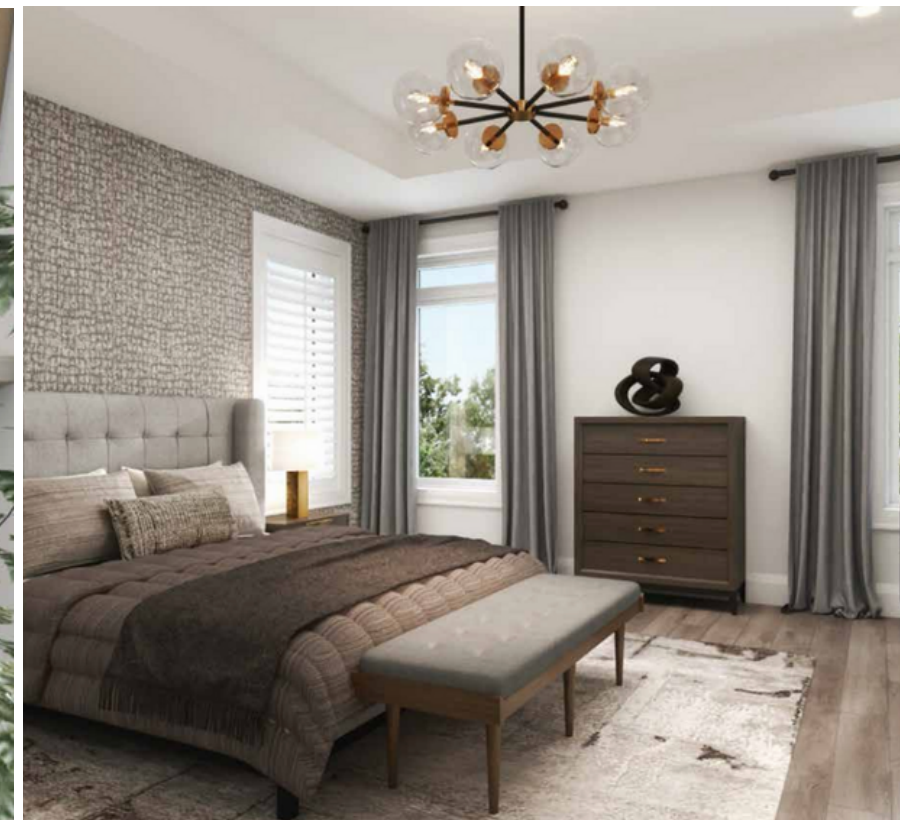
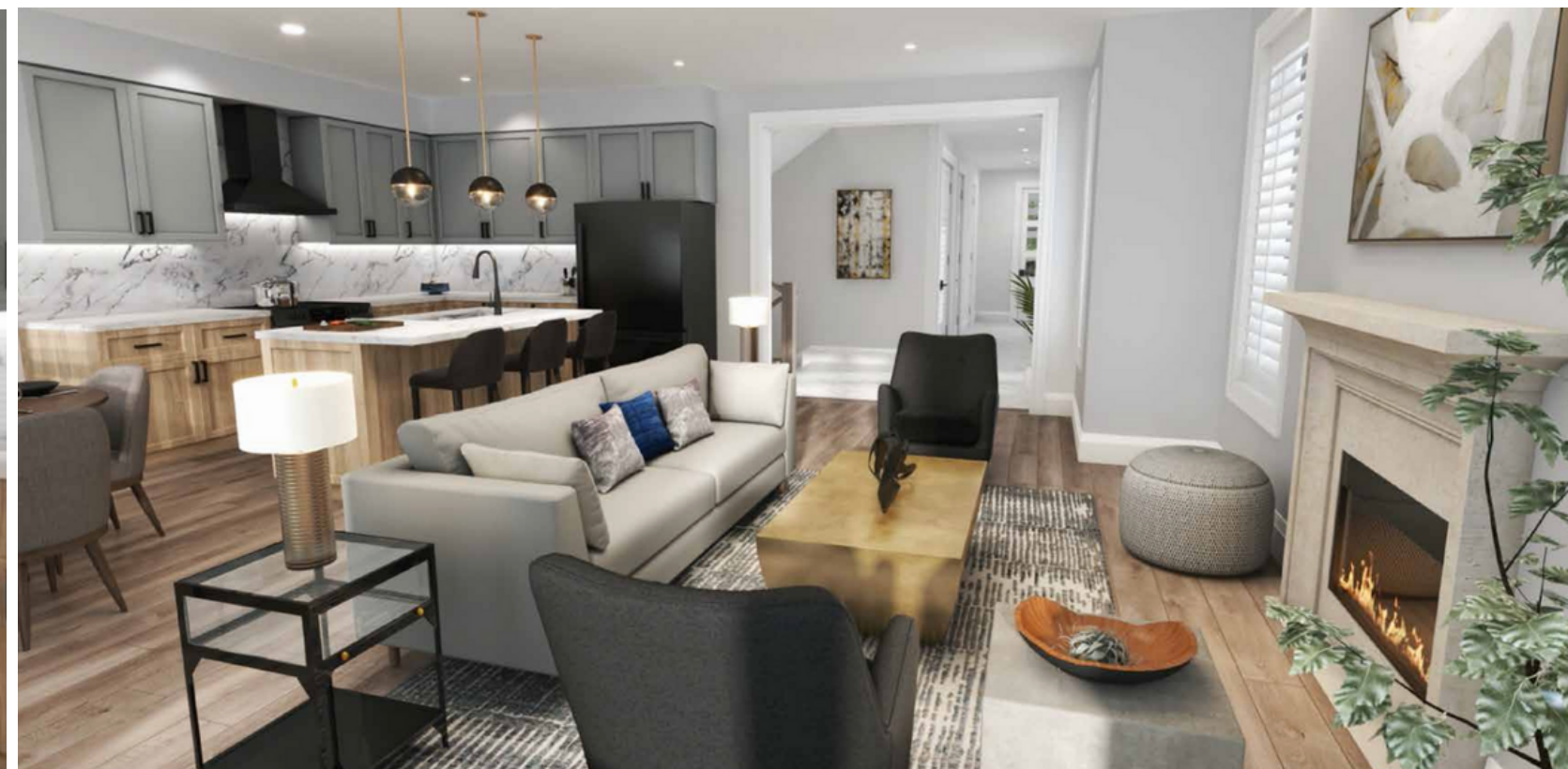
Up to 645 Sq. Ft.  
of retail space, with  
street, garage and  
townhome access.

Retail Unit:  
12' Ceiling Height,  
Wheelchair accessible  
washroom.

Enjoy 2-car  
garage parking  
with convenient  
entrances to living  
and working areas.

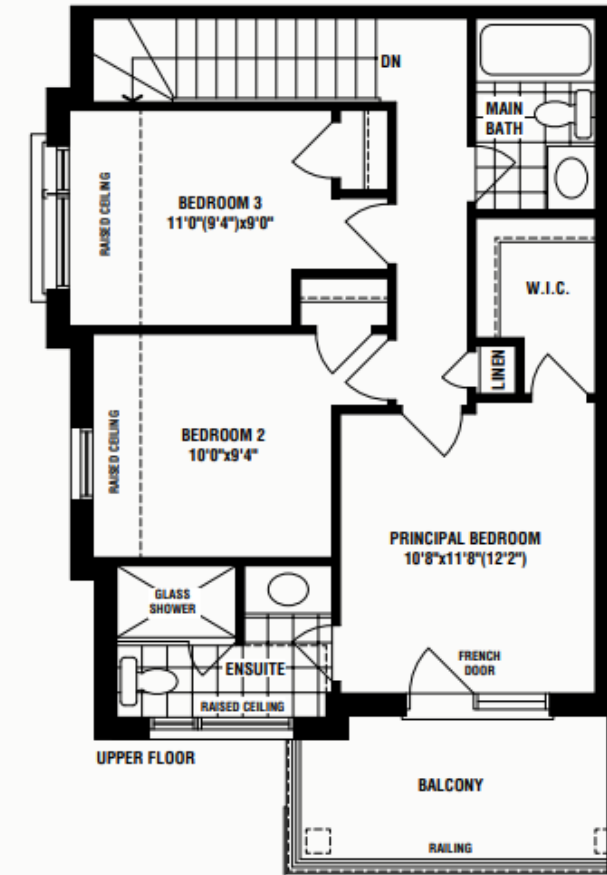
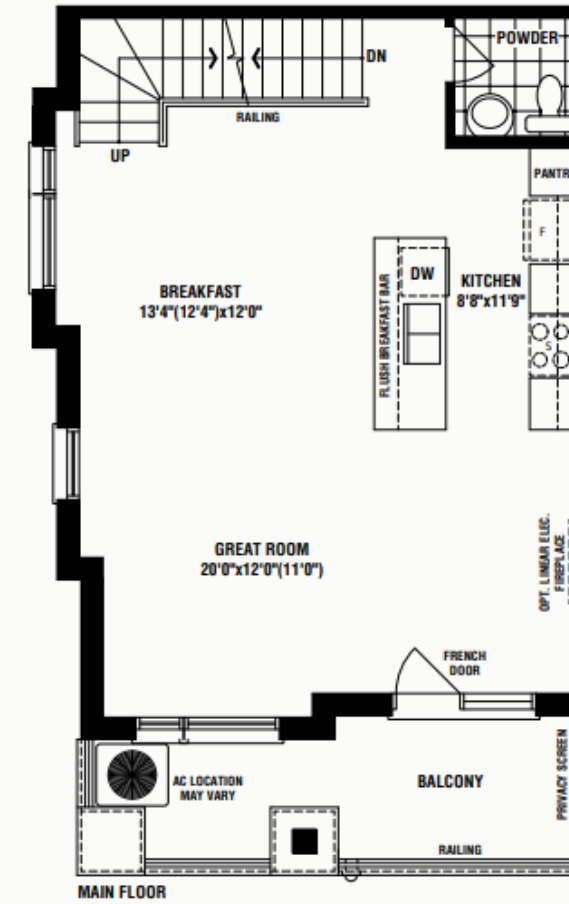
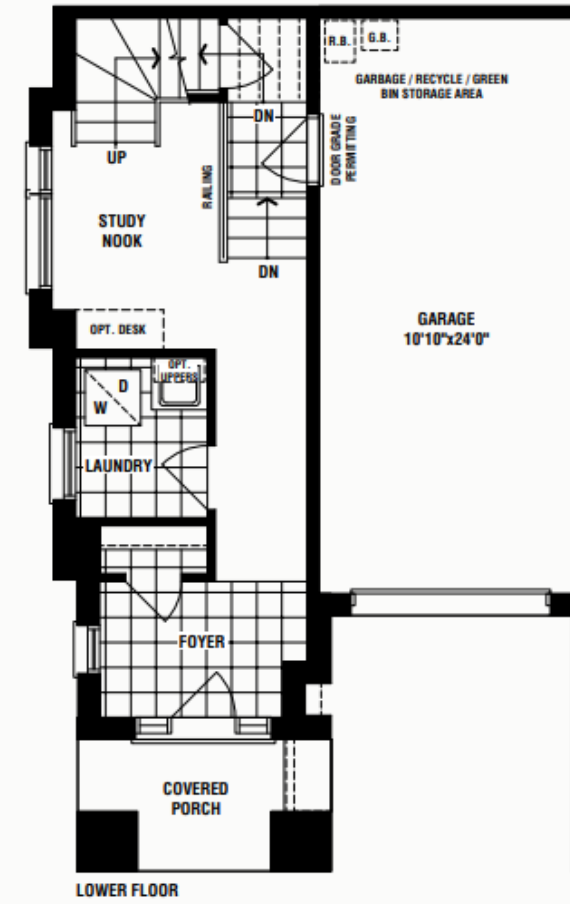
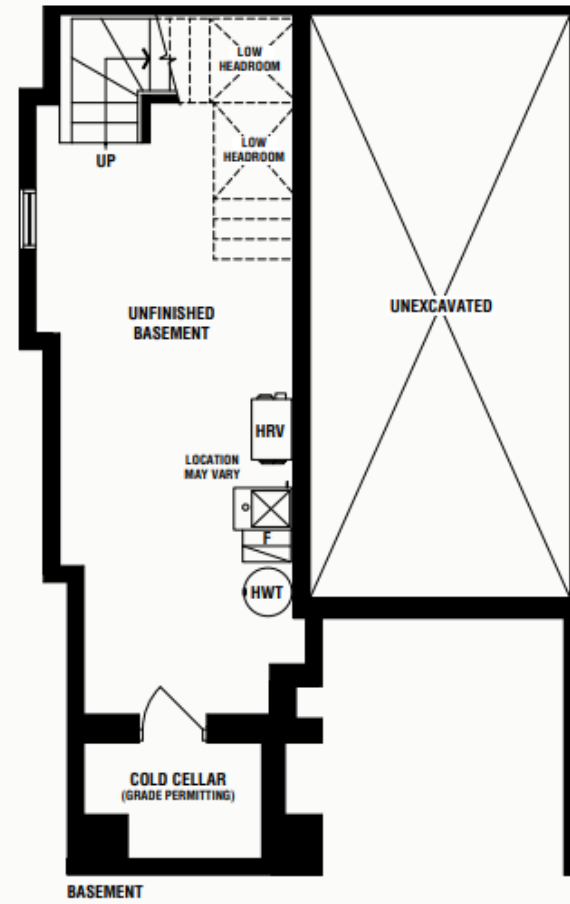
Front porch and  
entrance to upper  
level of townhome.

# BACK-TO-BACK TOWNHOMES



# BTB 2103

END UNIT 1704 SQ. FT.



# HOW TO BUY

## TODAY

Worksheet Submissions Now Open!

Complete Worksheets (With Drafts) can be submitted **in-person at the Sales Office** or emailed to **[richlands@opushomes.com](mailto:richlands@opushomes.com)**

## APRIL 2ND - APRIL 7TH

TOWNSQUARE office is open daily from 1-8PM to answer your questions.

Our office is your office!

Worksheet Submissions Continue

## APRIL 8TH

Lot allocations begin.

Successful worksheets will be contacted to schedule an APS signing and review session.

## SIGNING

Following lot allocations, the APS will be sent out electronically for signing.

Appointments will be scheduled for an APS review with the sales team.

## COOLING OFF

Clients will have a 10 day cooling off period to review the condo documents.



# Bonus PACKAGE

**OPUS HOMES "HEALTHY HOME" PACKAGE INCLUDES:**  
*AIR CONDITIONING UNIT, HUMIDIFIER, HRV & WATER FILTRATION SYSTEM*

8' Tall Front Entry Doors  
Granite & Quartz Countertops in Kitchen with  
Undermount Sink & Pull-out Faucet  
Electric Car Charger Rough-in  
Central Vac. Rough-in  
200 AMP Electrical Service

*PLUS*

**BACK-TO-BACK UNITS RECEIVE**  
**\$10,000 BONUS Decor Dollars\***

9' Ceilings on Lower, Main & Upper Floors  
Cold Cellar in Basement (*as per plan*)  
Smooth Ceilings on Lower and Main Floor Areas  
Laminate Flooring Throughout Lower & Main Floors  
(*Excluding Tiled Areas & Upper Floor*)

**LIVE/WORK UNITS RECEIVE**  
**\$15,000 BONUS Decor Dollars\***

9' Ceilings on Lower & Upper Floors  
12' Ceilings in Boutique Area  
Smooth Ceilings on Main & Lower Floors (*Excluding Bedrooms*)  
Laminate Flooring Throughout Entire Homes (*Excluding Tiled Areas*)

**TOWNSQUARE**  
RICHLANDS IN RICHMOND HILL

**Agent Commission**  
**\$20,000 per sale**

Get an additional \$2,000 in Decor Dollars when you get a firm mortgage commitment through Robert!

## MORTGAGE CONTACT



**Robert Kavanagh**

*Senior Mortgage Specialist*  
Royal Bank of Canada

C: (416) 518-5975 | T: (416) 414-6815  
E: [robert.kavanagh@rbc.com](mailto:robert.kavanagh@rbc.com)

# TOWNSQUARE

RICHLANDS IN RICHMOND HILL

**Back-To-Back Townhomes  
Starting From**

**\$1,189,990**

**Live-Work Townhomes  
Starting From**

**\$1,389,990**

**CLOSING DATES**  
OCTOBER 2025 - APRIL 2026

# PRICE PREVIEW

## DEPOSIT STRUCTURE

### BACK-TO-BACK TOWNHOMES

\$40,000 with offer, \$20,000 in 30 days, \$20,000 in 60 days, \$20,000 in 90 days,  
\$10,000 in 120 days, \$10,000 in 180 days

**TOTAL: \$120,000**

### LIVE/WORK TOWNHOMES

\$40,000 with offer, \$20,000 in 30 days, \$20,000 in 60 days, \$20,000 in 90 days,  
\$20,000 in 120 days, \$20,000 in 180 days

**TOTAL: \$140,000**

**CHEQUES MADE PAYABLE TO:**

**OPUS HOMES (TOWN SQUARE) INC.**

**MONTHLY POTL FEE: Approximately \$190/month**

RICHMOND HILL'S NEW VIBRANT URBAN HUB  
LIVE/WORK IN RICHMOND HILL'S NEW VIBRANT  
URBAN HUB LIVE/WORK IN RICHMOND

# Questions?

WORK IN RICHMOND HILL'S NEW VIBRANT  
URBAN HUB LIVE/WORK IN





TOWNSQUARE  
RICHLANDS IN RICHMOND HILL

RICHMOND HILL'S NEW VIBRANT URBAN

# TOWNSQUARE

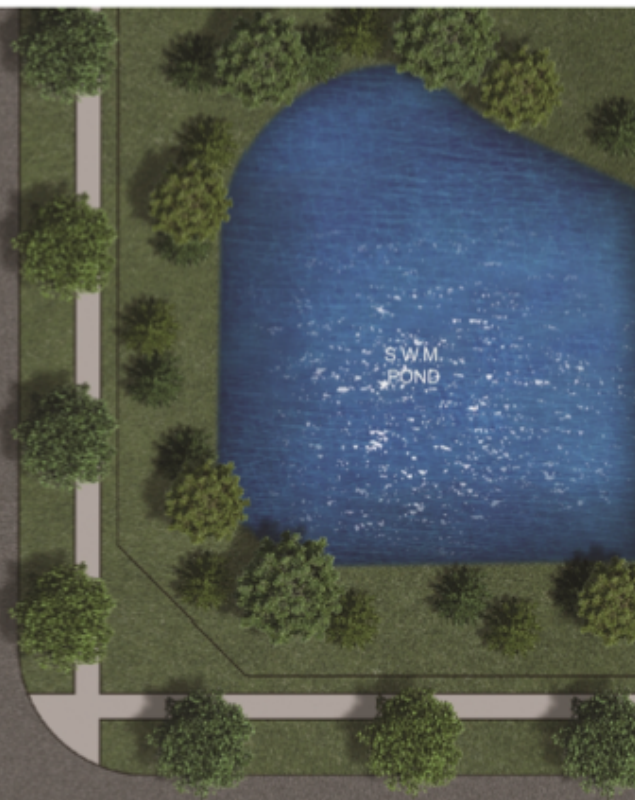
RICHLANDS IN RICHMOND HILL

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Site plan not to scale. Artist's concept only. E & O.E.



LESLIE STREET

LUNAY DRIVE

McCAGUE AVENUE

HAROLD WILSON LANE



THE YORK CENTRE

RETAINING WALL

VISITOR PARKING

ENVIRONMENTALLY PROTECTED LANDS

VISITOR PARKING

BLOCK 3

BLOCK 4

BLOCK 2

BLOCK 1