



GREENSBOROUGH

It's a *new* home town

LAMARCA
REAL ESTATE LTD. BROKERAGE

MADISON HOMES

A fresh new neighbourhood



Greensborough

Madison Homes



At Greensborough, Madison Homes has created a whole new "home town" within a unique master plan complete with parks and playing fields, woodlots and bike trails.

Stroll through the parks or down to Swan Lake. Shop at Markville Shopping Centre or browse the charming stores of Old Markham Village and Main Street Unionville. Everything's nearby, from the Markham-Stouffville Hospital to spectacular golf courses ...all in a superb location close to major thoroughfares and public transportation.

A fresh new neighbourhood



Greensborough

Madison Homes

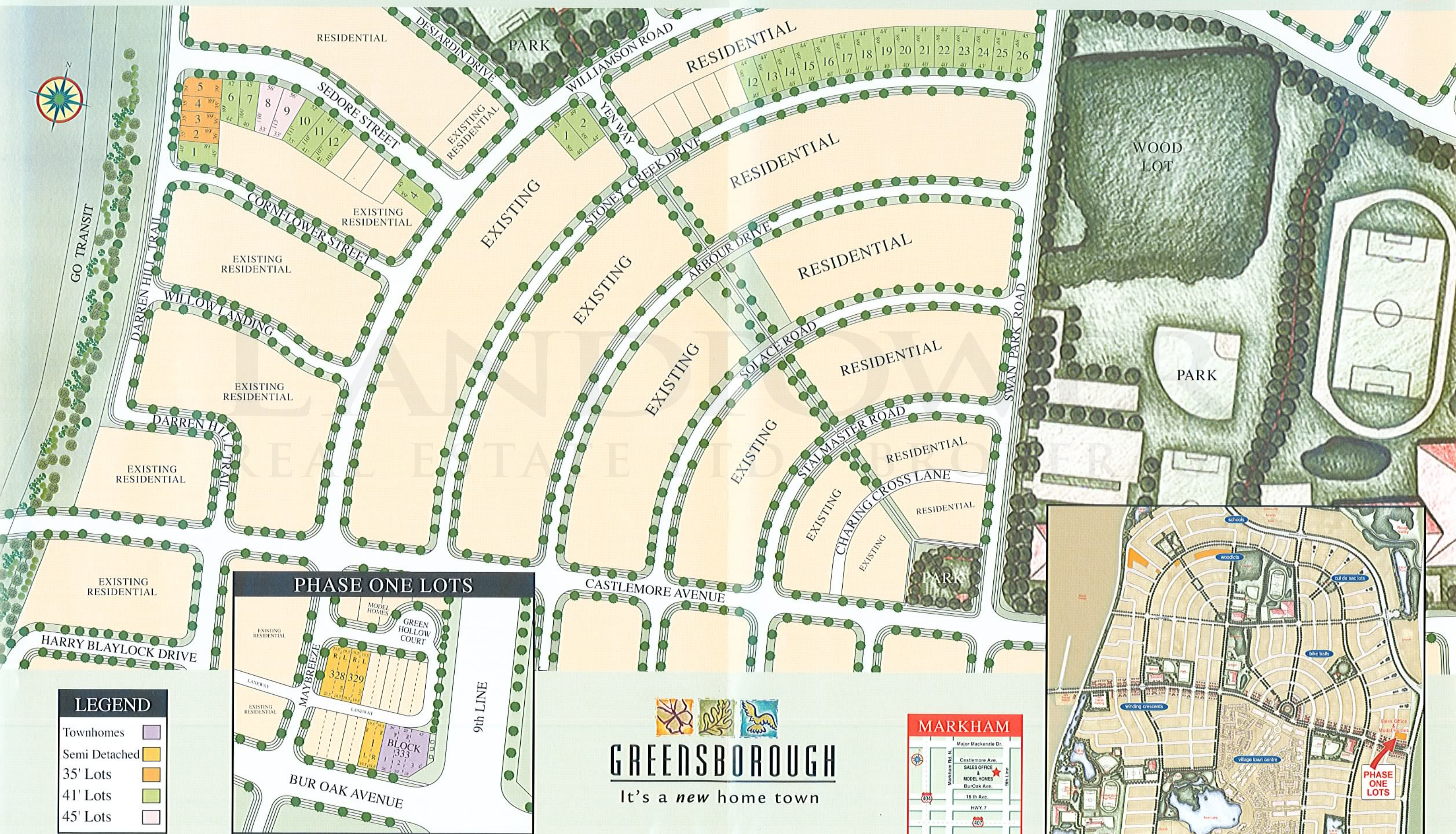


At the heart of Greensborough is the neighbourhood Town Centre - the Village Common and Main Street of the community.

At its heart is the neighbourhood Town Centre, a main avenue lined with charming shops, restaurants and services. From there, the streets fan out into winding crescents and quiet cul-de-sacs. At virtually every turn of the corner, your eye is caught by a pleasing streetscape, all combined in a uniquely pedestrian-friendly living environment and never more than a short stroll from the community's abundant parks and green spaces.

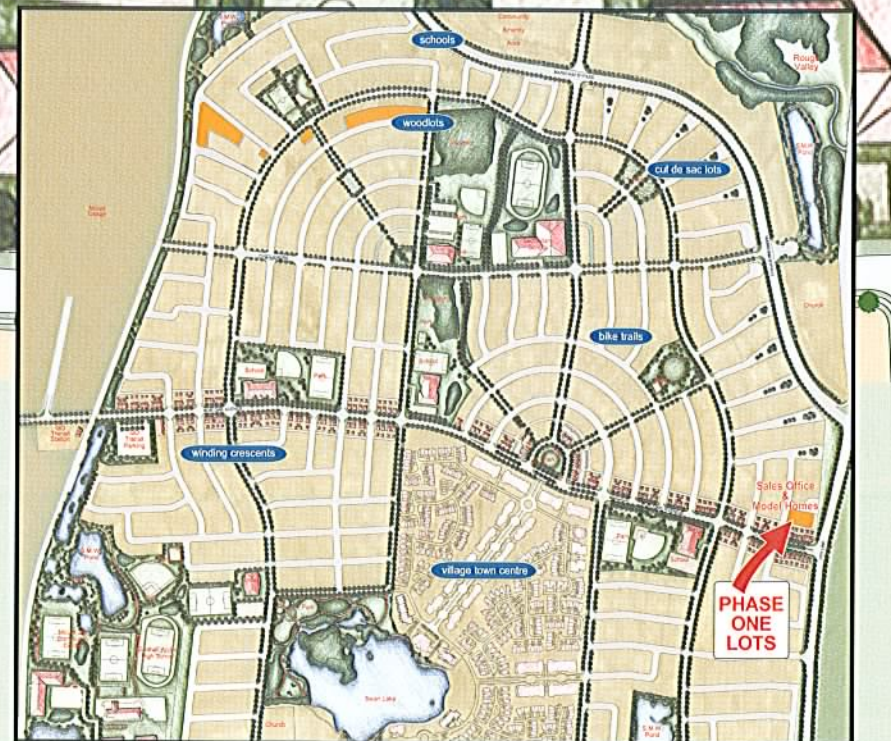






LEGEND	
Townhomes	
Semi Detached	
35' Lots	
41' Lots	
45' Lots	


GREENSBOROUGH
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All plans and dimensions are approximate and subject to change at the discretion of the Vendor. Landscaping is artist's concept only. E.&O.E.

Higher *Standards* Come *Standards* in Every Madison Home!

Exceptional *Exteriors*



- Maintenance free vinyl casement windows on Front elevation
- Garage doors with Architectural window features, as per plan
- Extensive Architectural detailing
- Expansive roof design
- Covered portico entrances
- Detailed masonry & stone work
- Clay brick exteriors
- Oversized poured concrete front porch, as per plan
- Custom Municipal numbers
- Polished brass grip set
- Oversized windows on front elevation
- Glazed panel in front entry door with side light, as per elevation
- Elegant exterior lighting package
- 20 Year asphalt shingles
- Drainage membrane to all exterior foundation excluding garage
- 8' sliding patio door in Kitchen (41' & 45'Series)
- 6' sliding patio door in Kitchen (35'Series)

Deluxe *Features*



- 9' main floor ceilings in all homes
- Extra tall kitchen cabinetry
- Designer ceramic tiles in foyer, kitchen, breakfast area, laundry & baths, as per plan
- Accent marble thresholds on main floor
- Decorative art niches, as per plan
- Elegant interior lighting package
- Ensuities with corner baths or soaker tubs with separate showers, as per plan
- Separate showers to have waterproof ceiling light fixture
- Decorative insert tiles in baths
- All interior trims painted cool white
- Plate glass mirrors in all bathrooms
- Deluxe gourmet kitchen featuring walk-in pantries, serveries, breakfast bars & islands, as per plan
- Elegant gas fireplaces in Family Room (35, 41' & 45' Series)
- Switch plug in Living Room
- Cement wonderboard on shower enclosure walls
- One electrical outlet in garage for future door opener
- Forced air high-efficiency gas furnace
- Pressure balance valves to all showers
- High power two-speed kitchen exhaust fan with 6' exhaust vented to exterior

Some features vary from plan to plan, ask our sales representatives about availability. E. & O. E.

MADISON HOMES

It's your *new home town* in Markham.

FREEHOLD TOWNHOMES

**9' MAIN FLOOR CEILINGS
WITH DOUBLE CAR GARAGES**

<u>MODEL</u>	<u>SQ.FT.</u>	<u>ELEV.</u>	<u>PRICE</u>
IRIS 4 / 3 bdrms	1750	A	\$479,990
LILY 4 / 3 bdrms - Interior End	1847	A	\$492,990
SUTTON 4 / 3 bdrms - Corner	1916	A	\$515,990

Optional main floor or 2nd floor laundry add \$1,500 as per plan

SEMI-DETACHED HOMES

9' MAIN FLOOR CEILINGS

<u>MODEL</u>	<u>SQ.FT.</u>	<u>ELEV.</u>	<u>PRICE</u>
COBBLESTONE 3 bdrms	1374	A	\$449,990
PINESTONE Corner - 3bdrms	1462	A	\$475,990
FIELDSTONE 4 / 3 bdrms	1699 1717	A B	\$489,990 \$489,990

DEPOSITS: \$10,000 with Offer, \$10,000 in 30 Days, \$10,000 in 60 Days, \$10,000 in 90 Days

H.S.T. INCLUDED IN PRICE

Some lots may have premiums - see Sales Representative

Prices and Specifications are subject to change without notice. E. & O.E. March 19, 2012

Sales Associate:
Dawn Tilley
905-201-7700


GREENSBOROUGH
It's a *new home town*

Business Hours
Monday-Thursday 1:00 pm - 8:00 pm
Friday by appointment only
Sat./Sun. & Holidays 11:00 am - 6:00 pm
www.madisonhomes.ca

MADISON HOMES

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35' SERIES

<u>MODEL</u>	<u>LOT</u>	<u>SQ.FT.</u>	<u>ELEV.</u>	<u>PRICE</u>
MARTIN 4 / 3 bdrms	3A	1966	A / B	\$618,990
BLUEJAY 4 bdrms	2A, 4A	2054	A / B	\$625,990

Optional Main Floor w/extended Kitchen add \$2,500 to each elevation.

CORNER SERIES

ROSEWOOD 4 / 3 bdrms	5A	1883	A	\$625,990
WOODSIDE 4 / 3 bdrms	1A, 4	2050 / 1945	A B	\$705,990 \$713,990

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41' SERIES

<u>MODEL</u>	<u>SQ.FT.</u>	<u>ELEV.</u>	<u>PRICE</u>
MAPLE 4 bdrms	2275 Optional 2nd floor w/ 3 baths add \$6,000 to each elevation	B / C	\$699,990
OAK 4 bdrms	2449	B C	\$712,990 \$720,990
POPLAR 5 / 4 / 3 bdrms	2709 / 2519 Optional 2nd floor w/ 3 baths add \$6,000 to each elevation	B / C	\$724,990
CLOVER 5 / 4 bdrms	2860 Optional 2nd floor w/ 3 baths add \$6,000 to each elevation	B C	\$734,990 \$742,990

45' SERIES

MARIPOSA 5 / 4 bdrms Only available on Lot 8	2779 Optional 2nd floor w/ 4 bdrms and 3 baths add \$6,000 to each elevation	B	\$769,990
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LUXURY BONUS PACKAGE

- ◆ \$5,000 Upgrade credit to be selected at Madison Homes Design Studio
- ◆ Granite kitchen countertops including double bowl undermount sink
- ◆ Delta single lever multi-flow pull-out kitchen faucet
- ◆ Stained oak strip hardwood flooring 3 1/4" x 3/4" Bruce Oak on main floor (excludes all tiled areas) and second floor hallway
- ◆ Stained oak stairs with oak pickets, handrail and nosing (1st to 2nd floor)
- ◆ 1st upgrade kitchen cabinetry with taller uppers
- ◆ Upgrade trim with 4 1/4" baseboards and 2 3/4" casings
- ◆ 9-foot ceilings on main floor
- ◆ Gas fireplace, as per plan (excludes towns and semis)
- ◆ Finished driveway topcoat
- ◆ 3-piece basement bathroom rough-in
- ◆ Decora switches throughout
- ◆ Cold Cellar
- ◆ Energy Star rated low e/Argon windows
- ◆ Programmable Home Thermostat
- ◆ Low consumption, 6L toilets
- ◆ R31 expandable spray foam insulation over garage ceilings, with habitable space above
- ◆ Swing closet doors
- ◆ Separate shower stalls (as per plan) with framed glass shower door
- ◆ Soaker tub in master ensuite as per plan
- ◆ Shut off valves will be installed for all sinks and toilets

*To be valid above items must be included in an accepted Agreement of Purchase and Sale.

Materials, terms, specifications and plans are subject to change without notice.

All above appointments are as per plan from Builder's standard samples and may be changed or cancelled without notice at the Vendor's sole discretion.

All above features as per plan. See sales representative for details. E & O.E. January 12, 2012

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SEMIS



The Cobblestone

1374 sq. ft. elev. a

Semis

35 foot Lots

41 foot Lots

45 foot Lots

Townhomes



The Fieldstone

1699 / 1717sq. ft. elev. a-b



The Pinestone

1462 sq. ft. elev. b

the COBBLESTONE • 1,374 sq. ft.

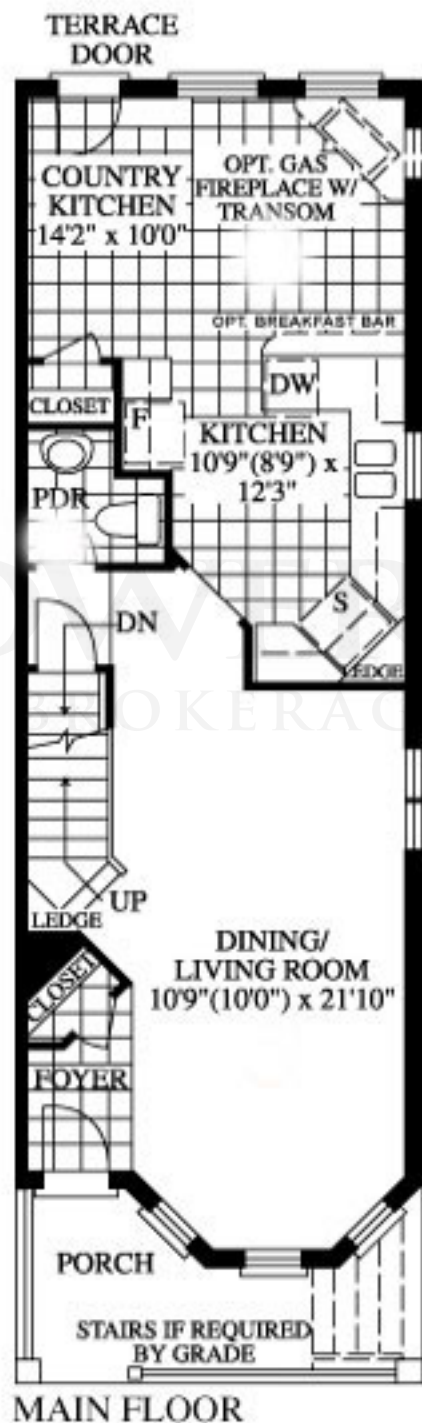
First Floor



elevation A



elevation B



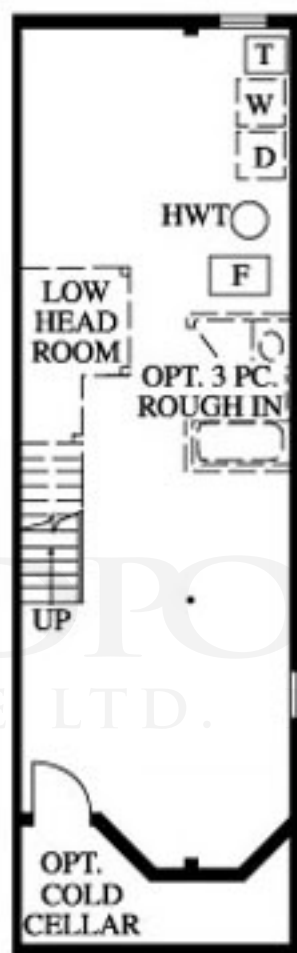
the COBBLESTONE • 1,374 sq. ft.

Second Floor

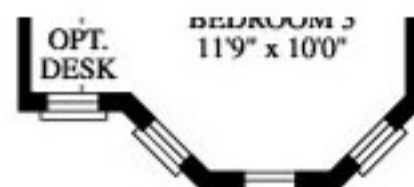


the **COBBLESTONE** • 1,374 sq. ft.

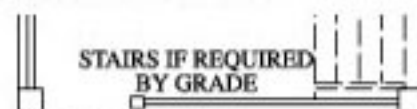
Basement



BASEMENT



SECOND FLOOR



MAIN FLOOR

the **FIELDSTONE** • 1,699 / 1,717sq. ft.

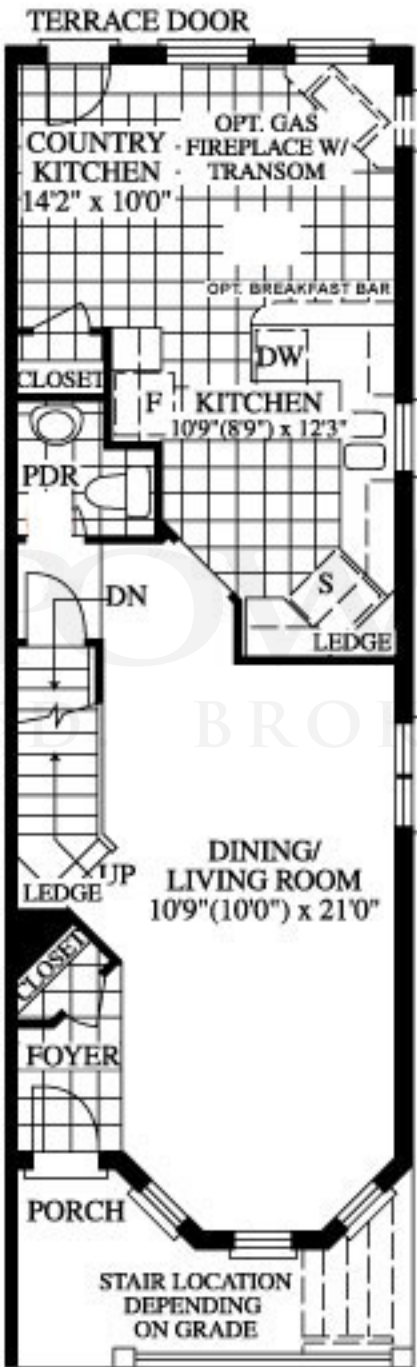
First Floor



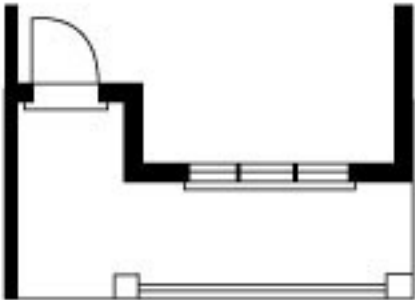
elevation A & B



elevation C & D



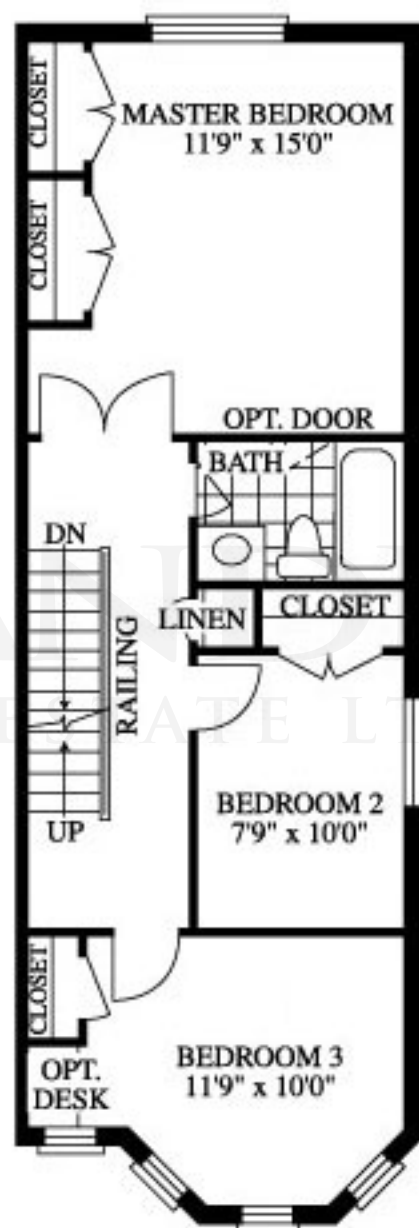
MAIN FLOOR
ELEVATION A & D



MAIN FLOOR
ELEVATION B & C

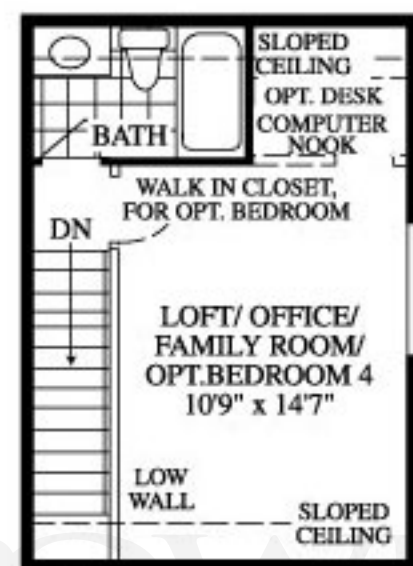
the **FIELDSTONE** • 1,699 / 1,717sq. ft.

Second Floor



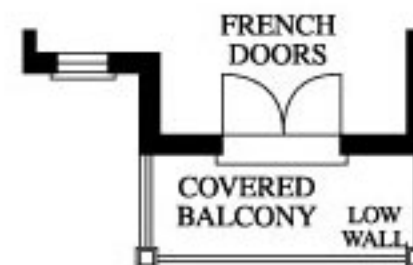
SECOND FLOOR
ELEVATION A & D

ELEVATION A & D



LOFT

SECOND FLOOR
ELEVATION B

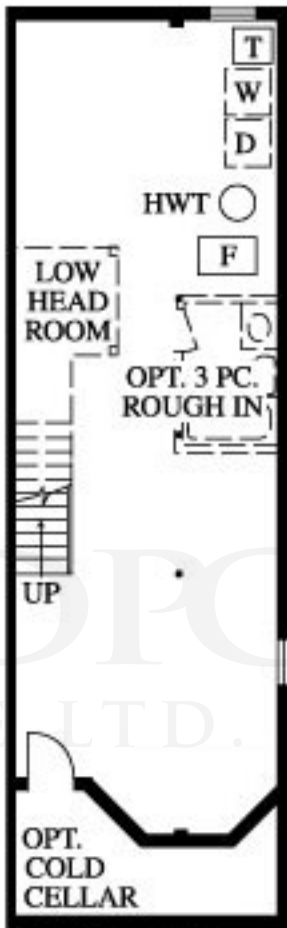


SECOND FLOOR
ELEVATION C

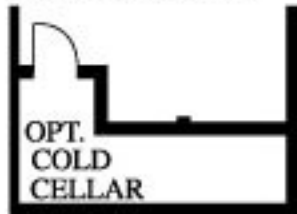
ELEVATION B & C

the **FIELDSTONE** • 1,699 / 1,717sq. ft.

Basement



BASEMENT
ELEVATION A



BASEMENT
ELEVATION B

ELEVATION A & D

ELEVATION B & C

the PINESTONE • 1,462 sq. ft.

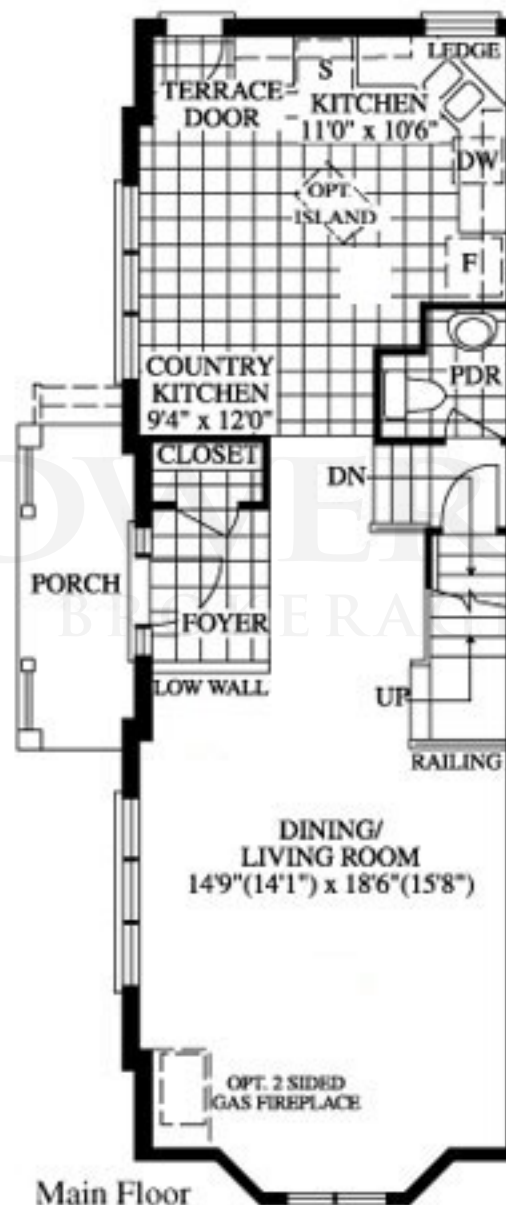
First Floor



elevation A



elevation B



the **PINESTONE** • 1,462 sq. ft.

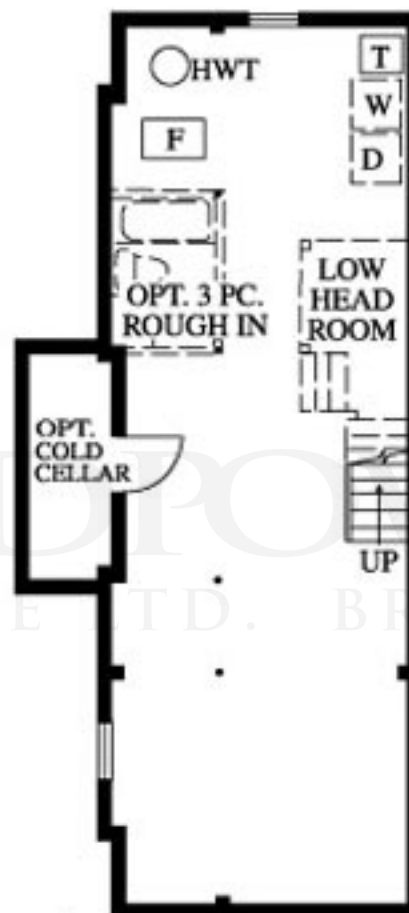
Second Floor



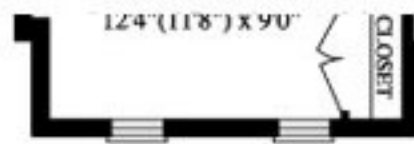
Second Floor

the **PINESTONE** • 1,462 sq. ft.

Basement



Basement



Second Floor

35 foot **Lots**



The Martin

1966 sq. ft. elev. A

Semis

35 foot Lots

41 foot Lots

45 foot Lots

Townhomes



The Blue Jay

2054 sq. ft. elev. A

the **MARTIN** • 1,966 sq. ft.

First Floor



elevation A



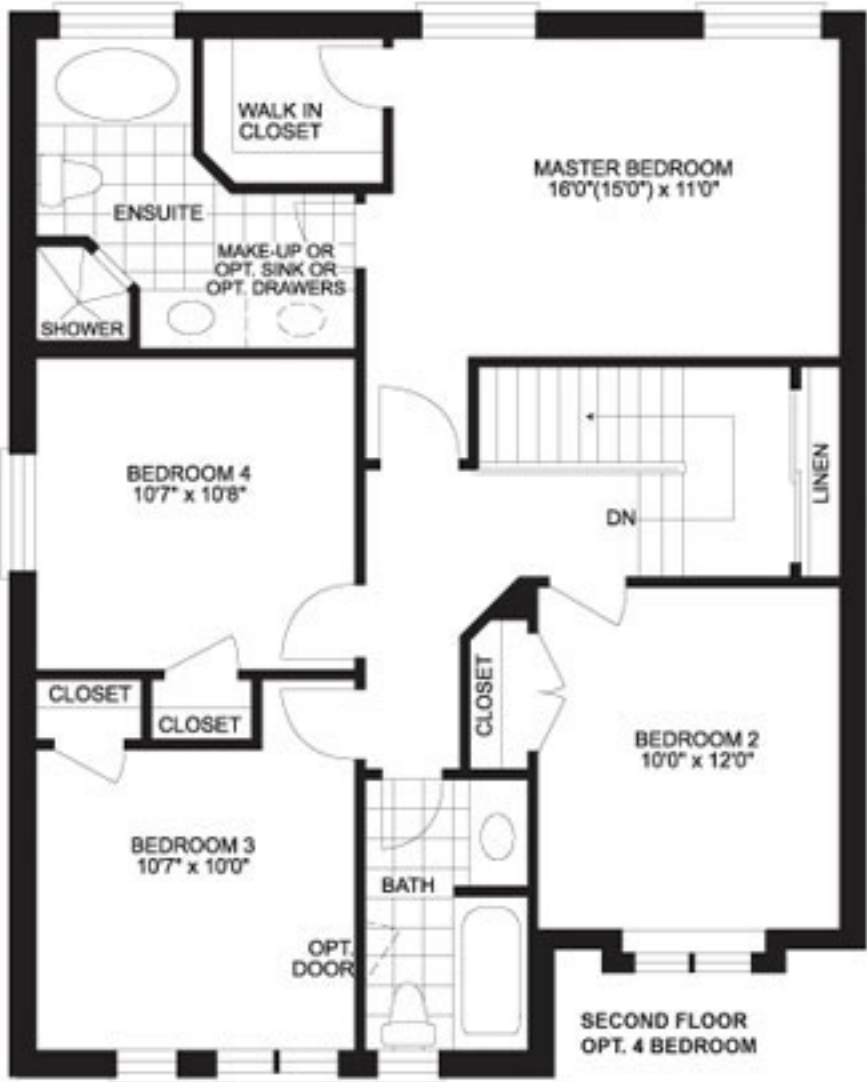
elevation B



Second Floor



SECOND FLOOR
ELEVATION B



the **MARTIN** • 1,966 sq. ft.

Basement



the **BLUE JAY** • 2,054 sq. ft.

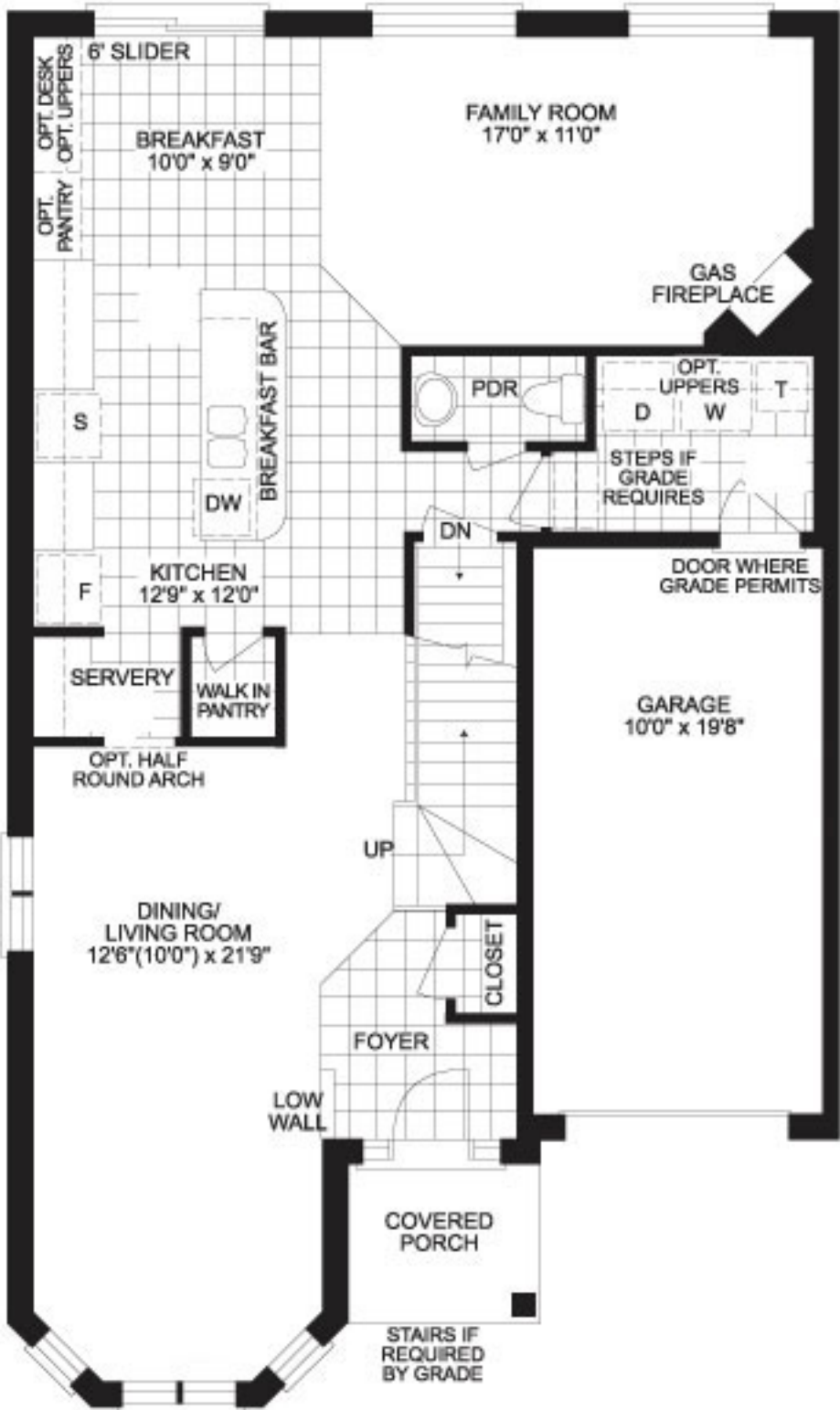
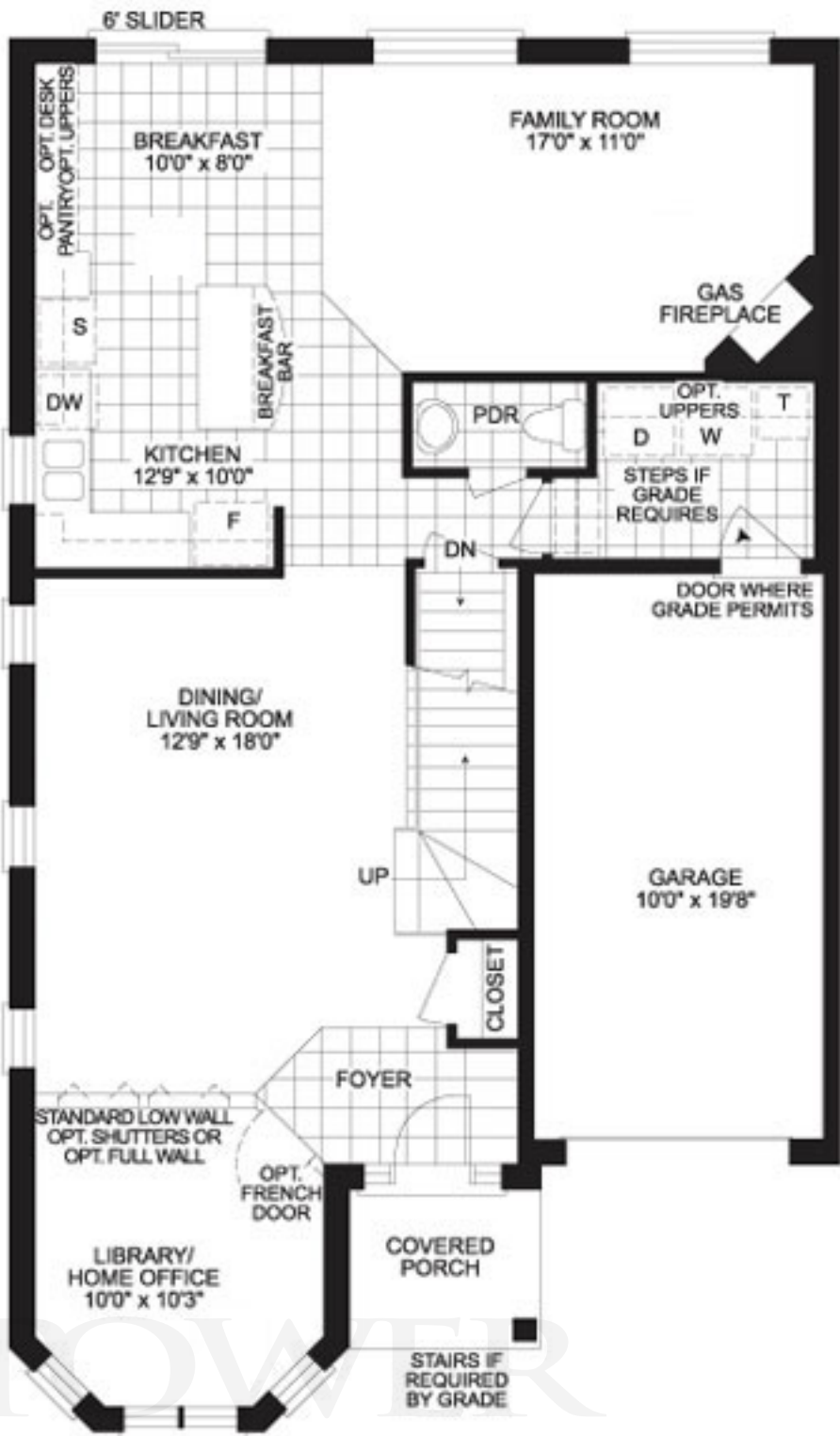
First Floor



elevation A

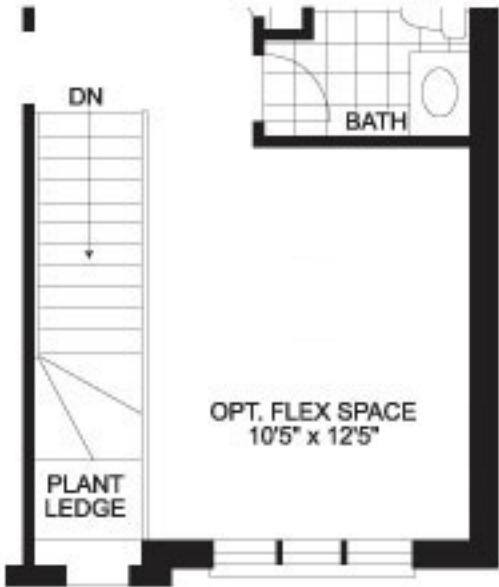
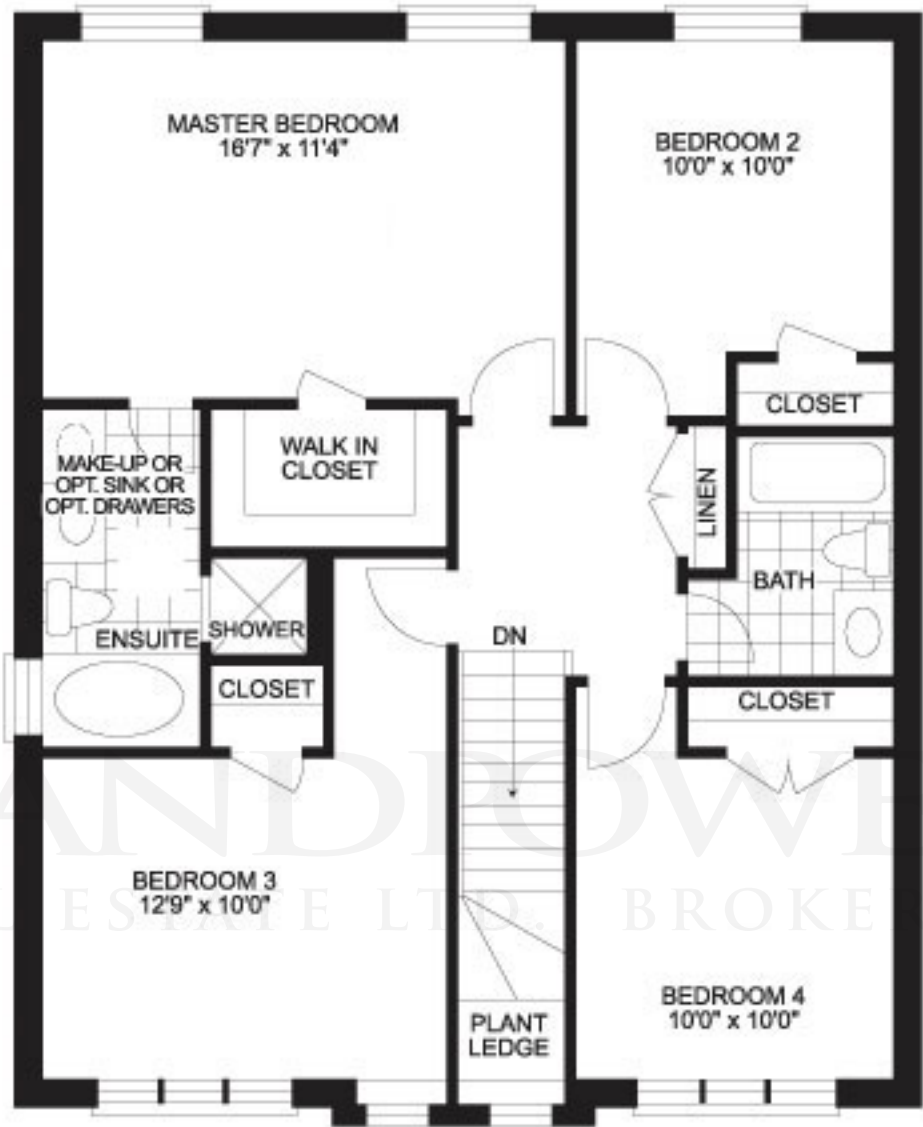


elevation B



the **BLUE JAY** • 2,054 sq. ft.

Second Floor



the **BLUE JAY** • 2,054 sq. ft.

Basement



41 foot *Lots*

Semis

35 foot Lots

41 foot Lots

45 foot Lots

Townhomes



The Woodside

1945 / 2050 sq. ft. elev. a



The Rosewood

1,883 sq. ft. elev. a Corner



The Maple

2275 sq. ft. elev. b



The Brookside

2,308 sq. ft. elev. a Corner



The Oak

2449 sq. ft. elev. b



The Poplar

2709 / 2519 sq. ft. Corner



The Clover

2860 sq. ft. elev. c



The Elm

3056 sq. ft. elev. a



The Pine

3230 sq. ft. elev. a

the WOODSIDE • 1,945 / 2,050 sq. ft.

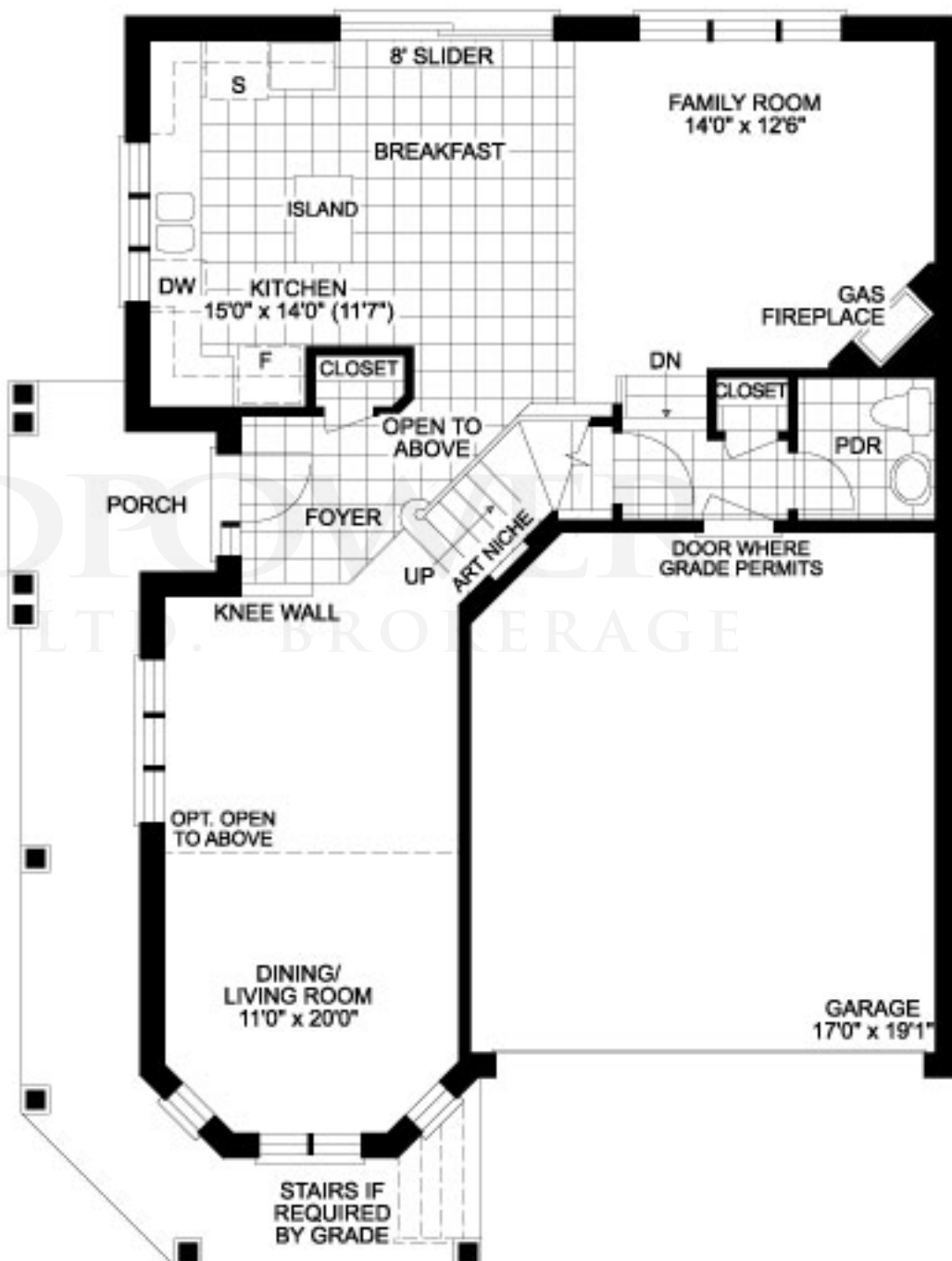
First Floor



elevation A

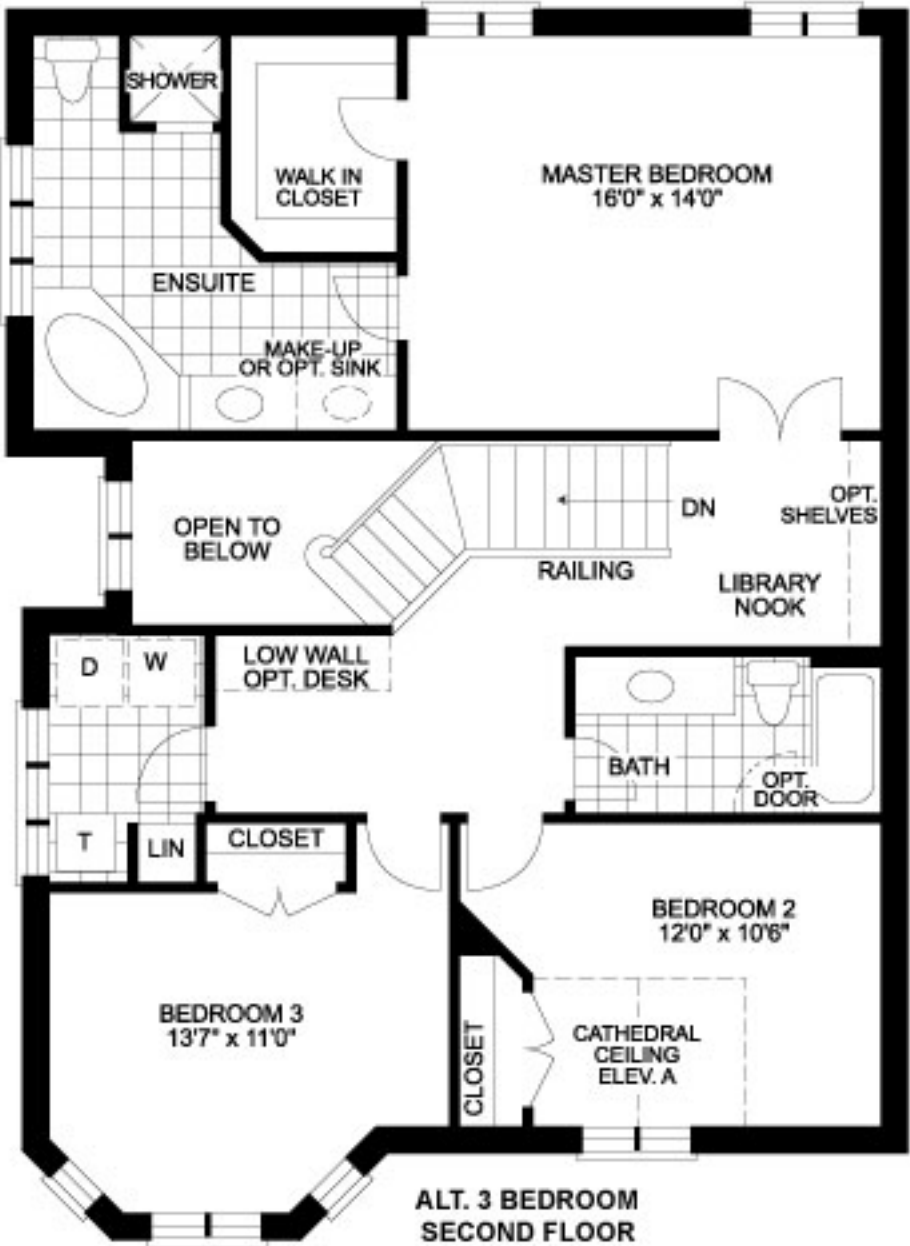
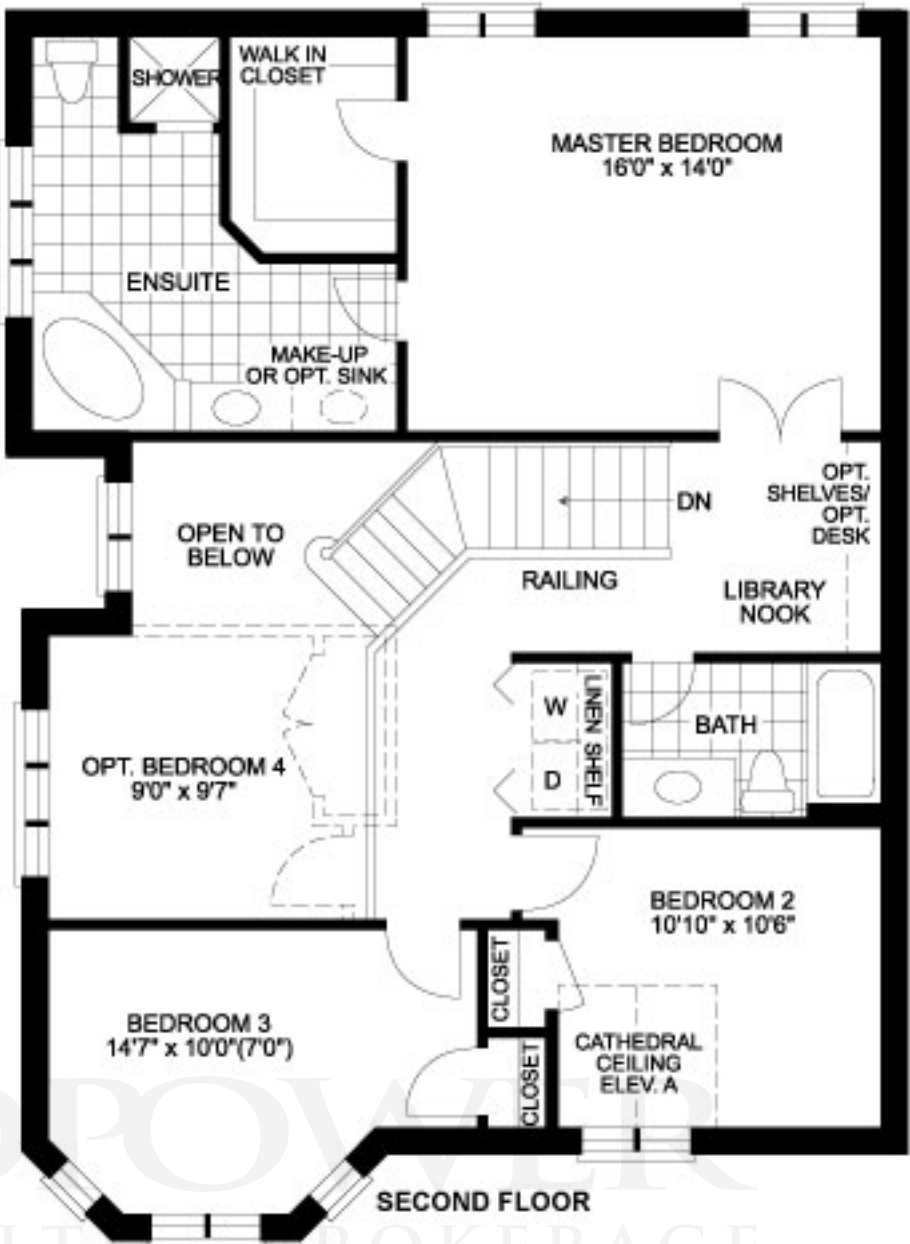


elevation B



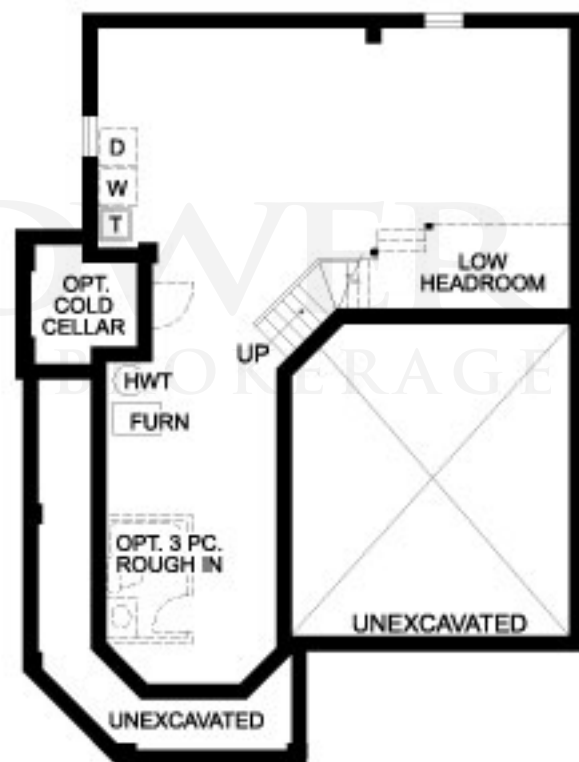
the **WOODSIDE** • 1,945 / 2,050 sq. ft.

Second Floor



the **WOODSIDE** • 1,945 / 2,050 sq. ft.

Basement

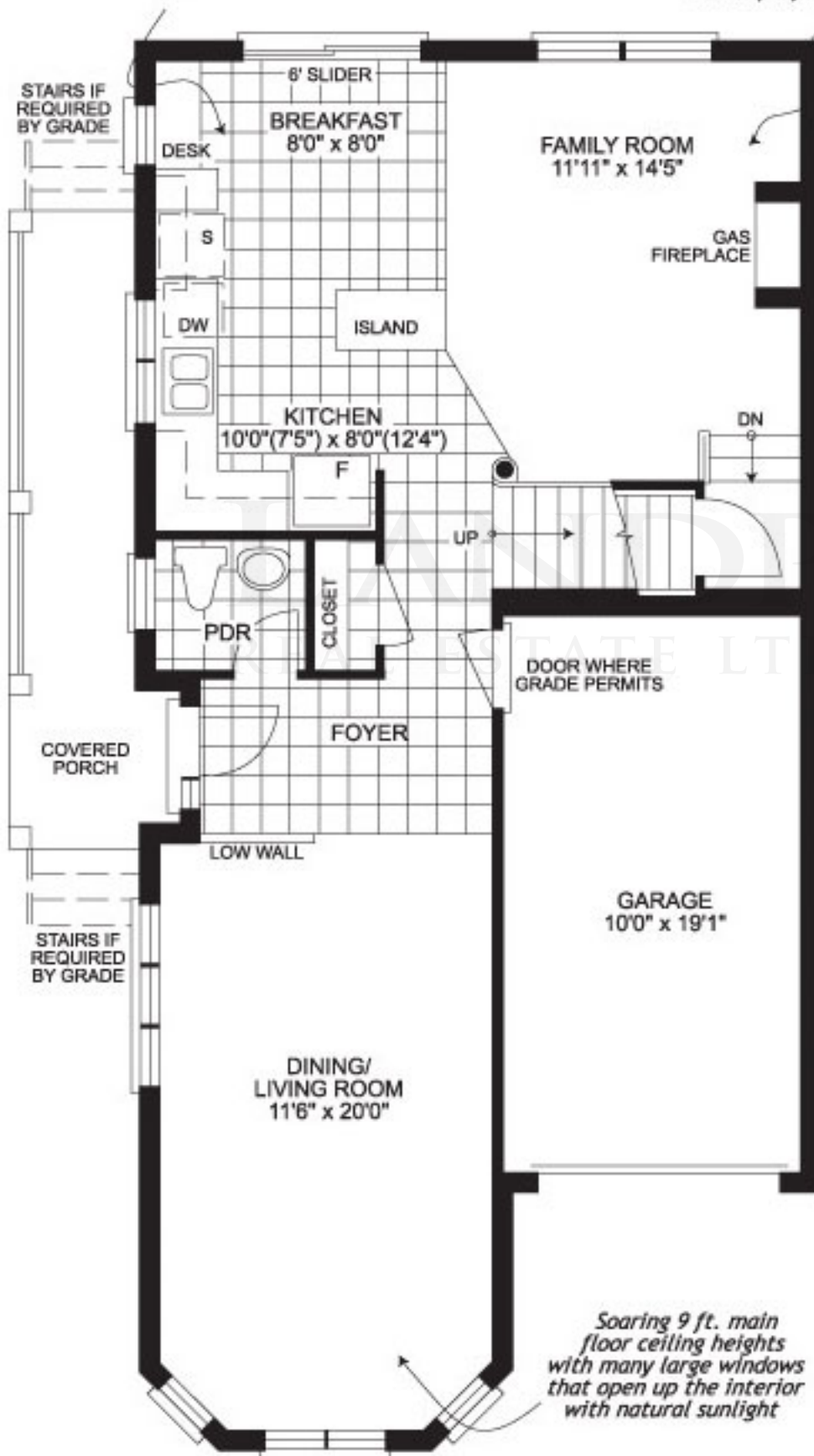


the ROSEWOOD • 1,883 sq. ft.

First Floor

Magnificent sun-filled gourmet kitchen featuring 8 ft. slider, island, breakfast bar, windowed sink and desk.

This open and airy family room with kitchen/breakfast combination features a gas fireplace and is perfect for easy family living.

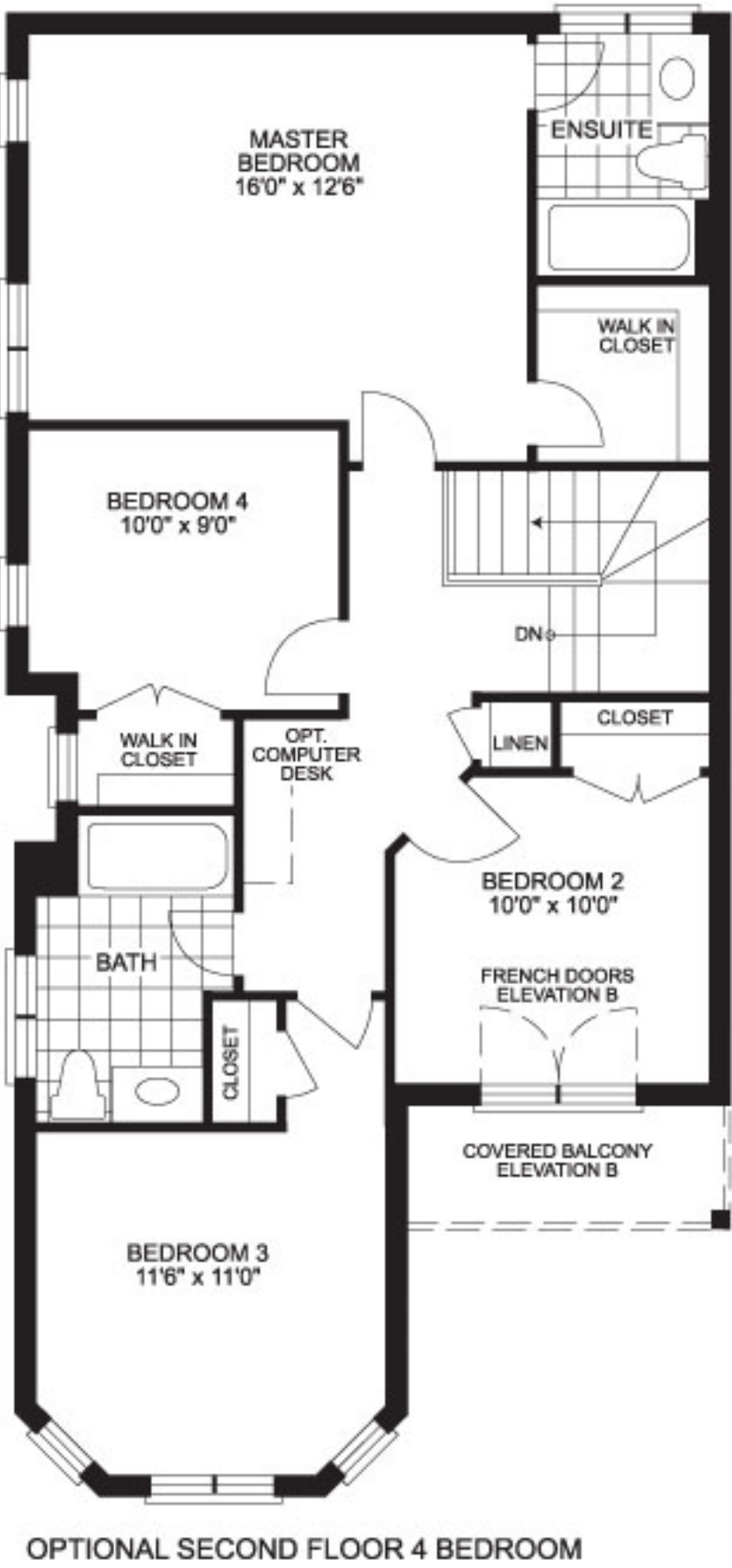
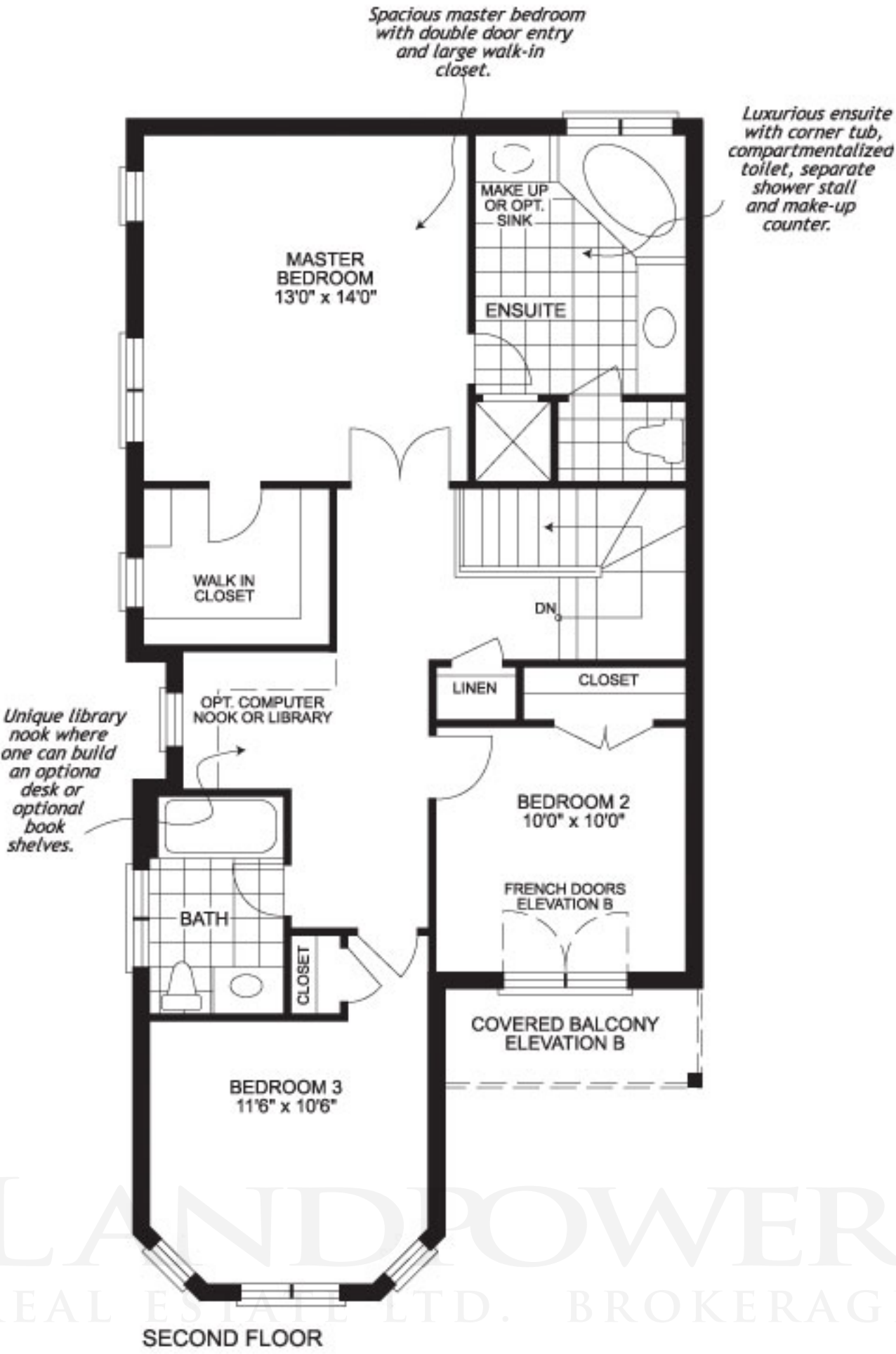


Elevation A

Soaring 9 ft. main floor ceiling heights with many large windows that open up the interior with natural sunlight

the ROSEWOOD • 1,883 sq. ft.

Second Floor



the ROSEWOOD • 1,883 sq. ft.

Basement



LAMPOVER
REAL ESTATE LTD. BROKERAGE

the MAPLE • 2,275 sq. ft.

First Floor



elevation B

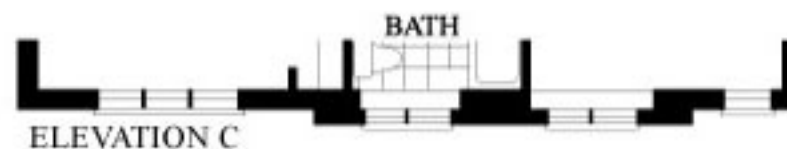
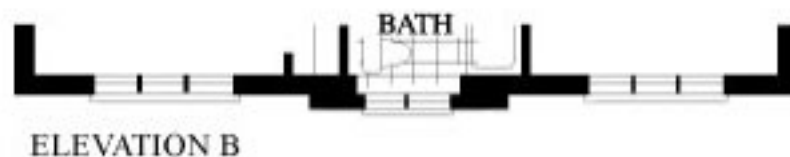


elevation C



the **MAPLE** • 2,275 sq. ft.

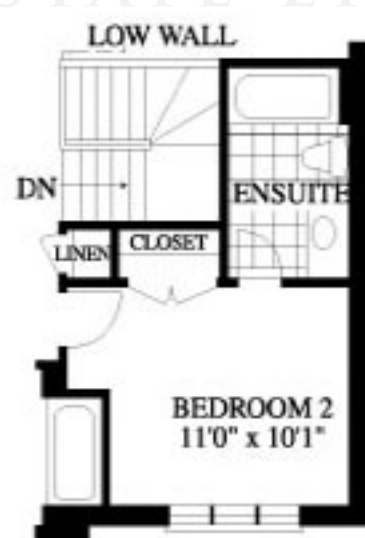
Second Floor



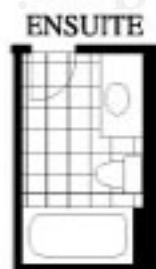
--- REQUIRED
--- BY GRADE

the **MAPLE** • 2,275 sq. ft.

Second Floor Alt



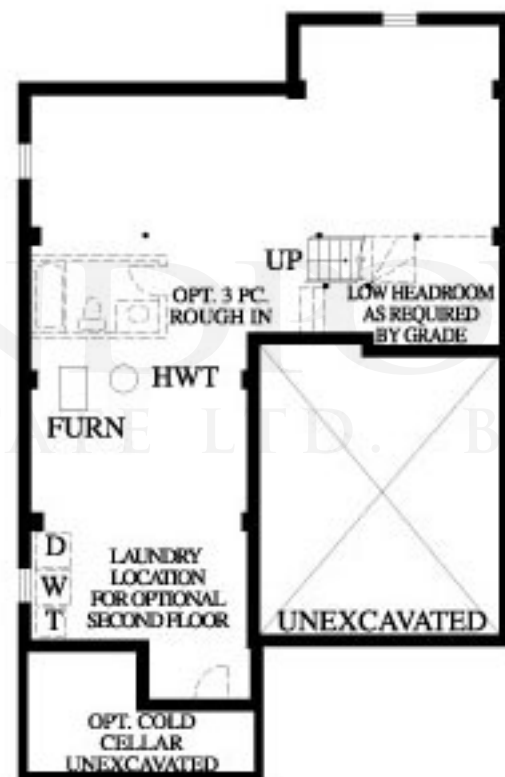
OPTIONAL
SECOND FLOOR ENSUITE
FOR BEDROOM 2
LAUNDRY RELOCATES TO
BASEMENT



OPTIONAL
SECOND FLOOR
ENSUITE FOR
BEDROOM 4 LAUNDRY
RELOCATES TO
BASEMENT

the **MAPLE** • 2,275 sq. ft.

Basement



the **BROOKSIDE** • 2,308 sq. ft.

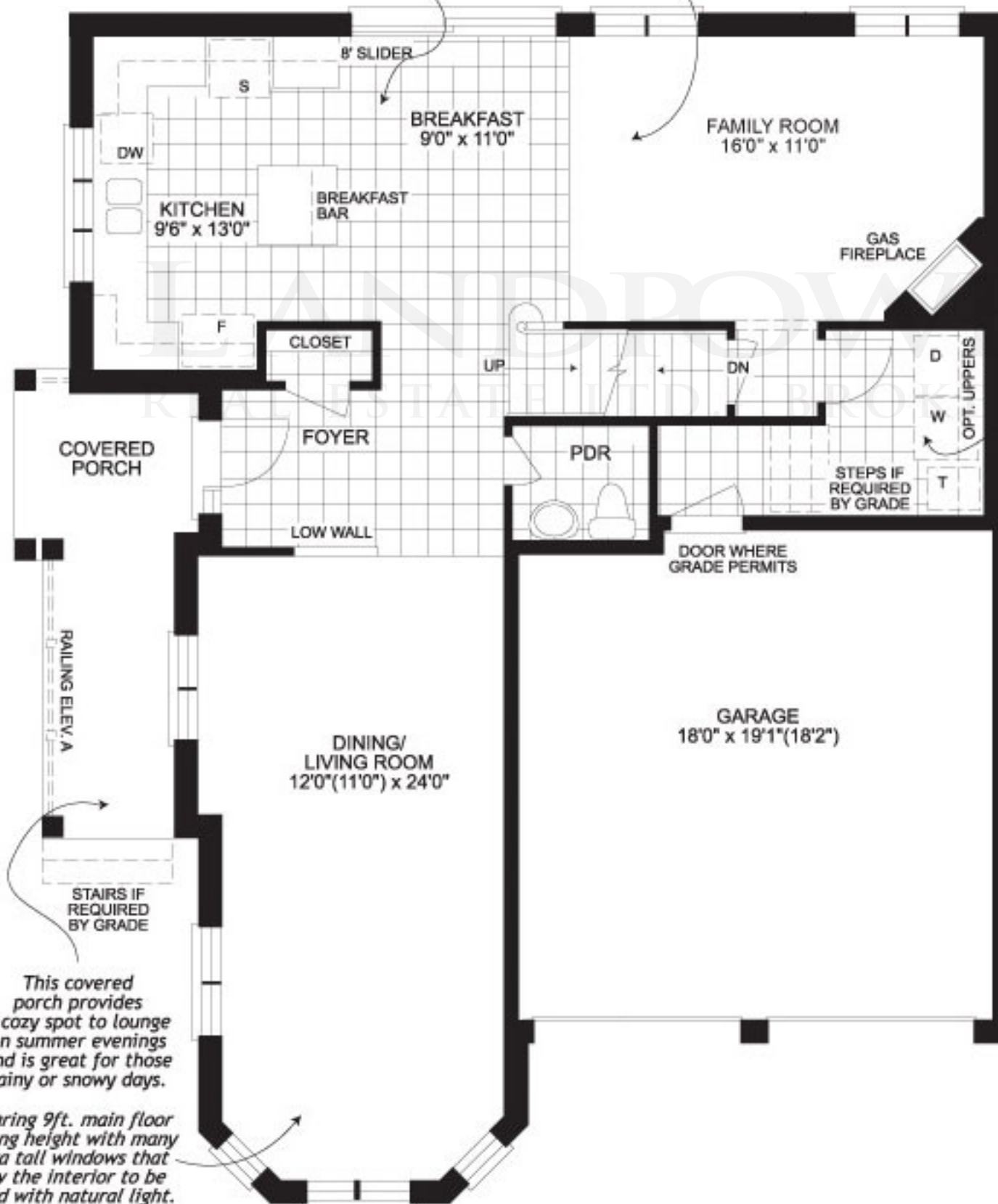
First Floor



Elevation A

Magnificent sun-filled gourmet kitchen featuring 8' sliders, island, breakfast bar, window sink and large Breakfast Area.

Relax with your family in this superb Family Room with open access to the bright breakfast and kitchen area.



This conveniently located Main Floor Laundry Room makes a great Mud Room for those rainy or snowy days with direct access to the lower level.

This covered porch provides a cozy spot to lounge on summer evenings and is great for those rainy or snowy days.

Soaring 9ft. main floor ceiling height with many extra tall windows that allow the interior to be flooded with natural light.

MAIN FLOOR

the **BROOKSIDE** • 2,308 sq. ft.

Second Floor

This Luxurious Ensuite with an abundance of windows, corner tub, separate shower stall and double basin vanity with make up counter is any couples dream.

This Master Bedroom is a majestic retreat with a double door entry, large walk in closet and secondary closet.



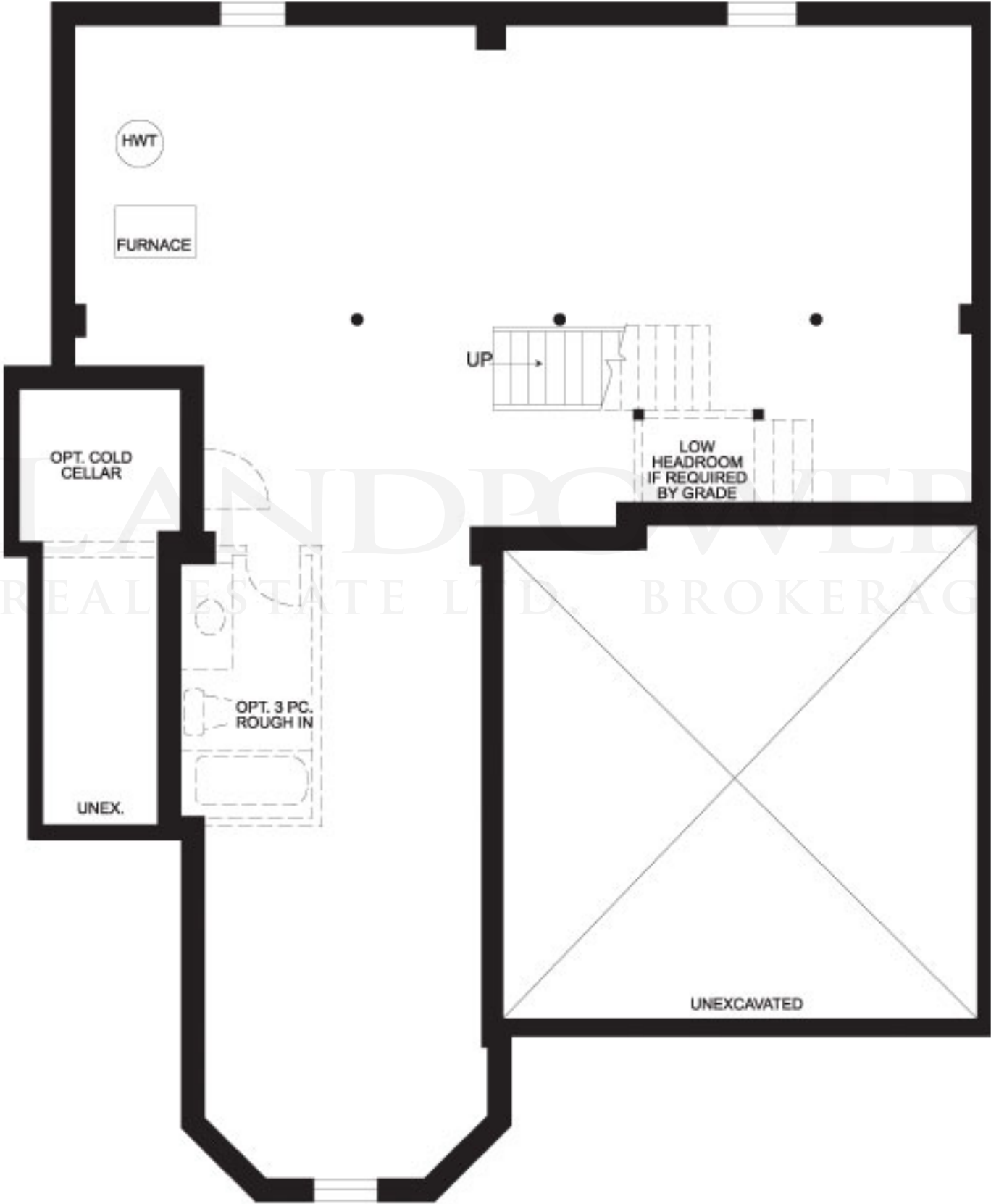
SECOND FLOOR ELEV. B



SECOND FLOOR ELEV. B

the **BROOKSIDE** • 2,308 sq. ft.

Basement



BASEMENT

the **OAK** • 2,449 sq. ft.

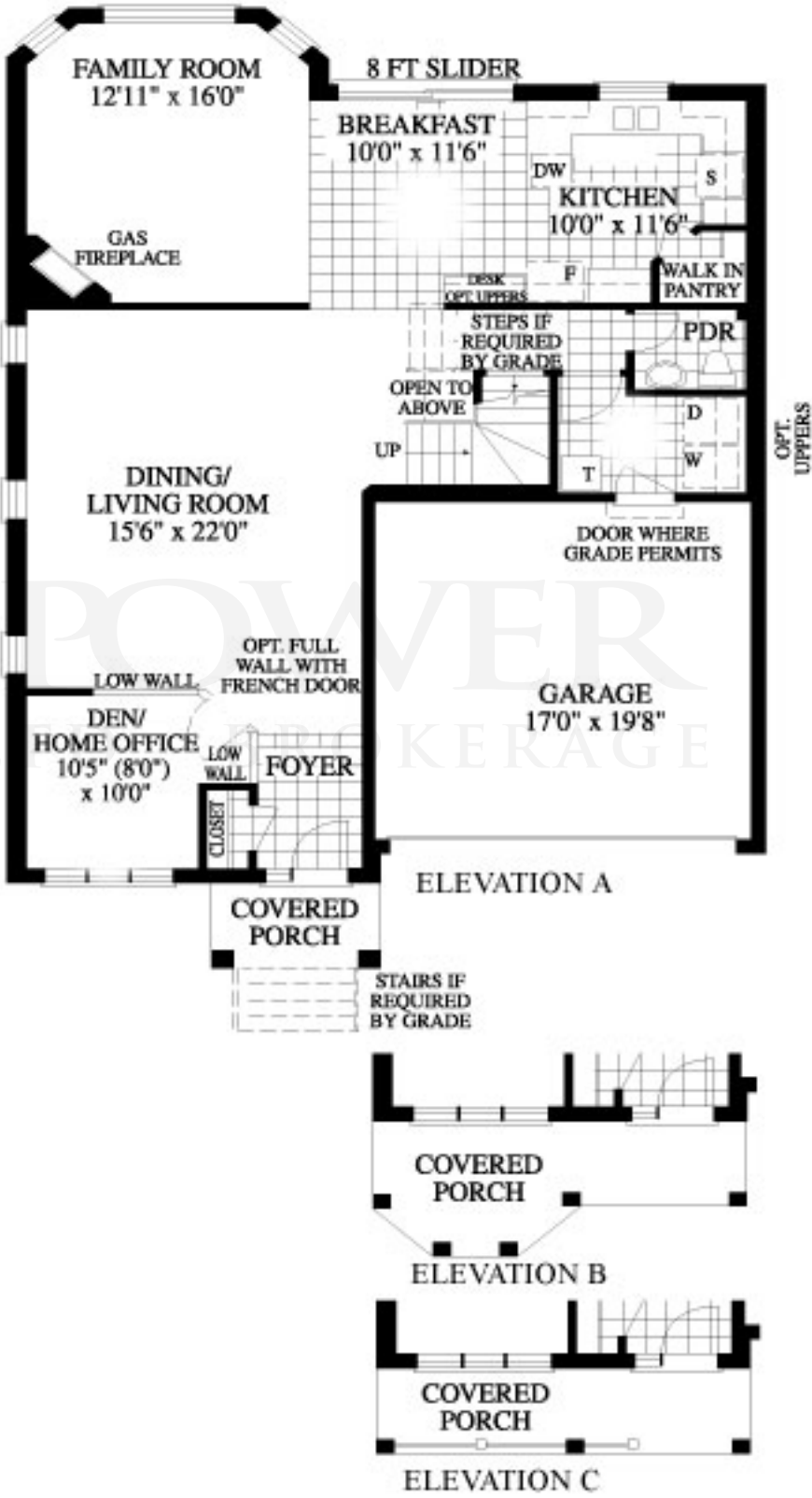
First Floor



elevation B

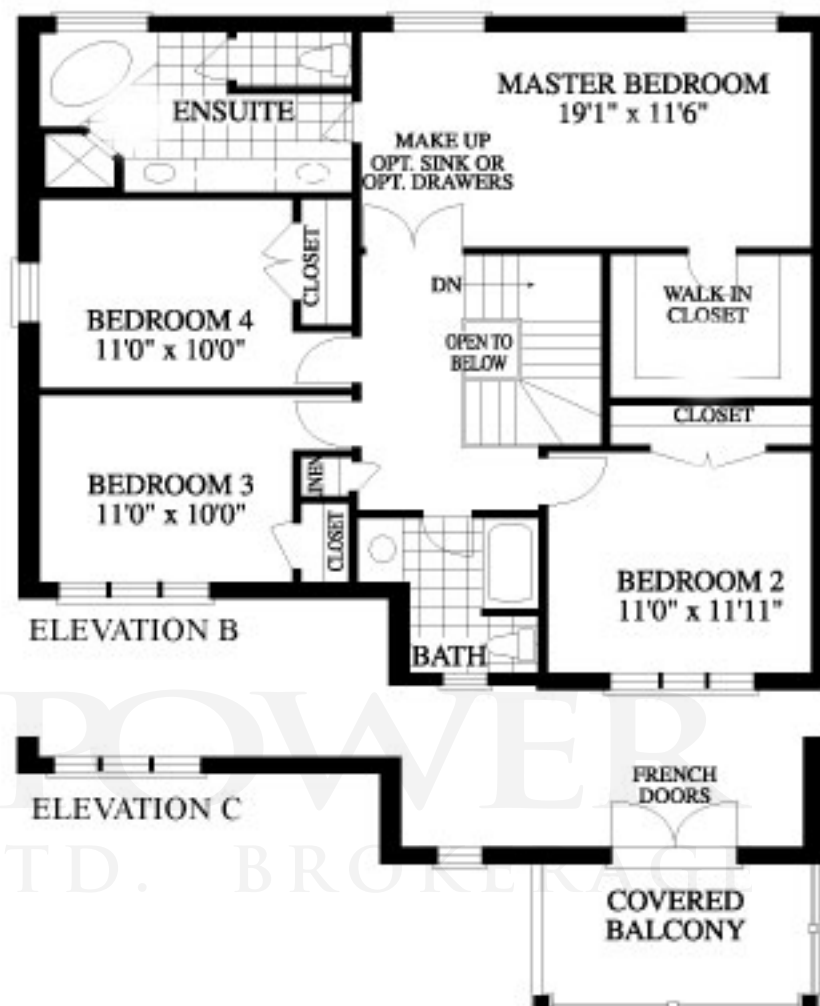


elevation C



the **OAK** • 2,449 sq. ft.

Second Floor

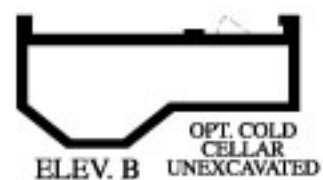
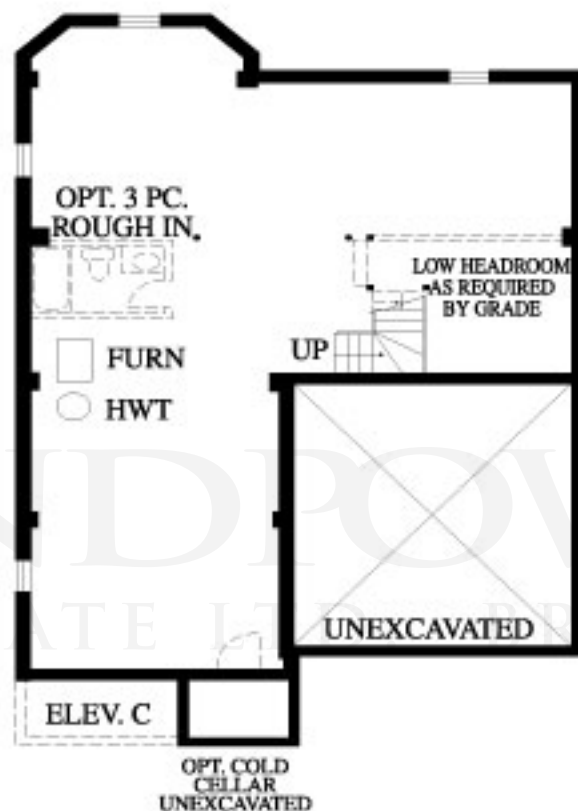


Second Floor Alt



the **OAK** • 2,449 sq. ft.

Basement



the **POPLAR** • 2,709 / 2,519 sq. ft.

First Floor



elevation B

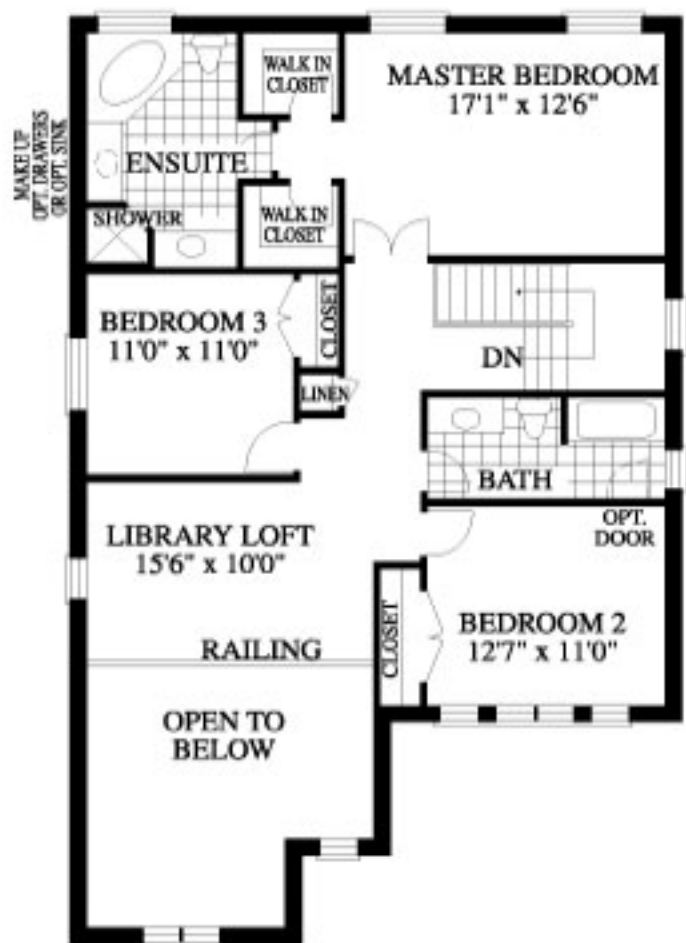


elevation C

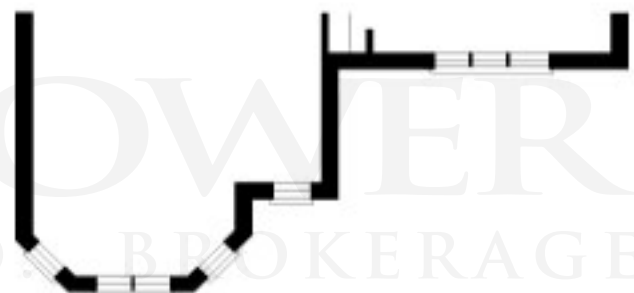


the **POPLAR** • 2,709 / 2,519 sq. ft.

Second Floor



ELEVATION A



ELEVATION B/C

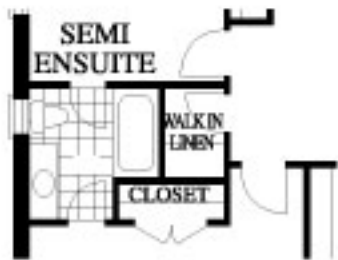
Second Floor Alt



SECOND FLOOR
OPTIONAL 4 BEDROOM
2,709 SQ. FT



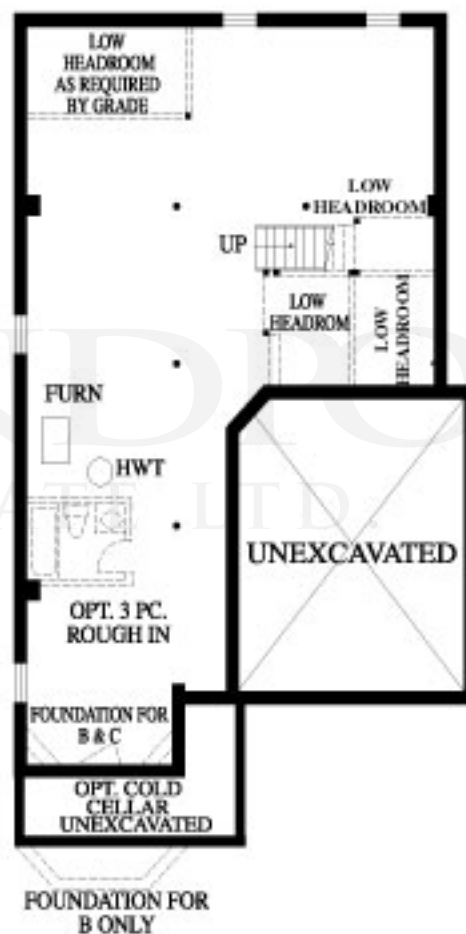
SECOND FLOOR
OPTIONAL 5 BEDROOM
2,709 SQ. FT.



SECOND FLOOR
OPTIONAL 4 BEDROOM
WITH 3 BATHS

the **POPLAR** • 2,709 / 2,519 sq. ft.

Basement



the CLOVER • 2,860 sq. ft.

First Floor



elevation B

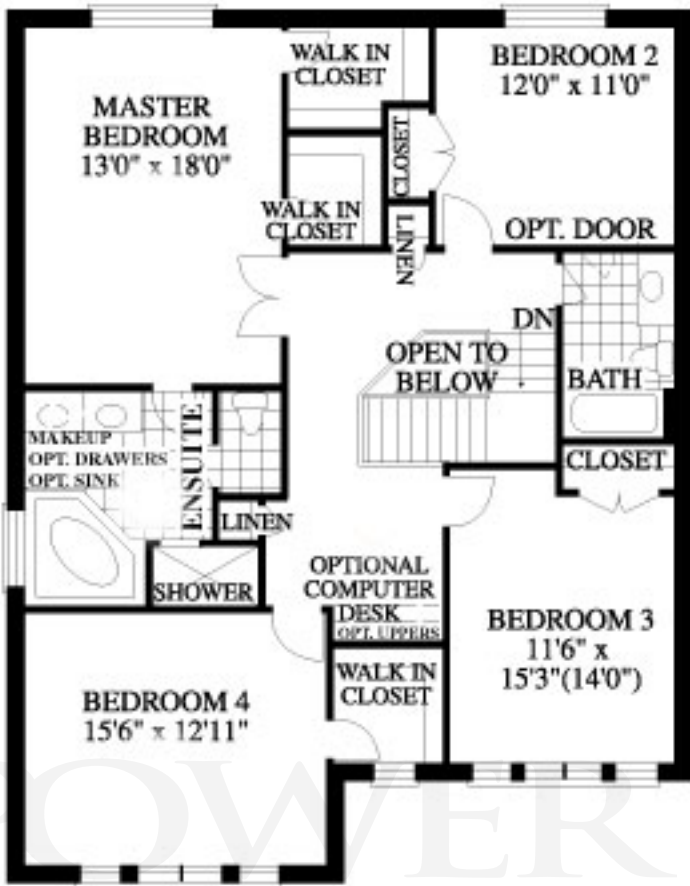


elevation C



the CLOVER • 2,860 sq. ft.

Second Floor



Second Floor Alt



SECOND FLOOR
OPT 4 BEDROOMS
3 BATHS



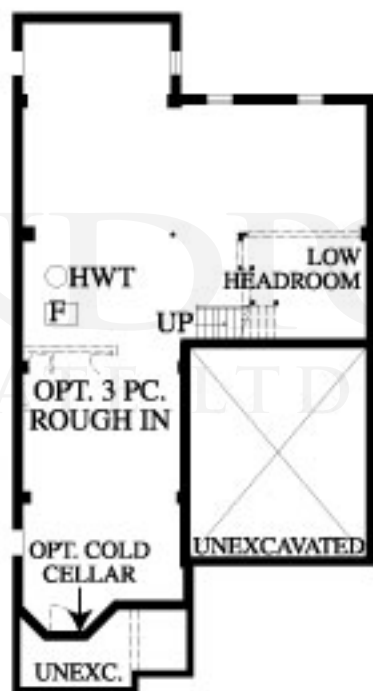
SECOND FLOOR
OPT 5 BEDROOM



SECOND FLOOR
ELEVATION C

the **CLOVER** • 2,860 sq. ft.

Basement



the **ELM** • 3,065 sq. ft.

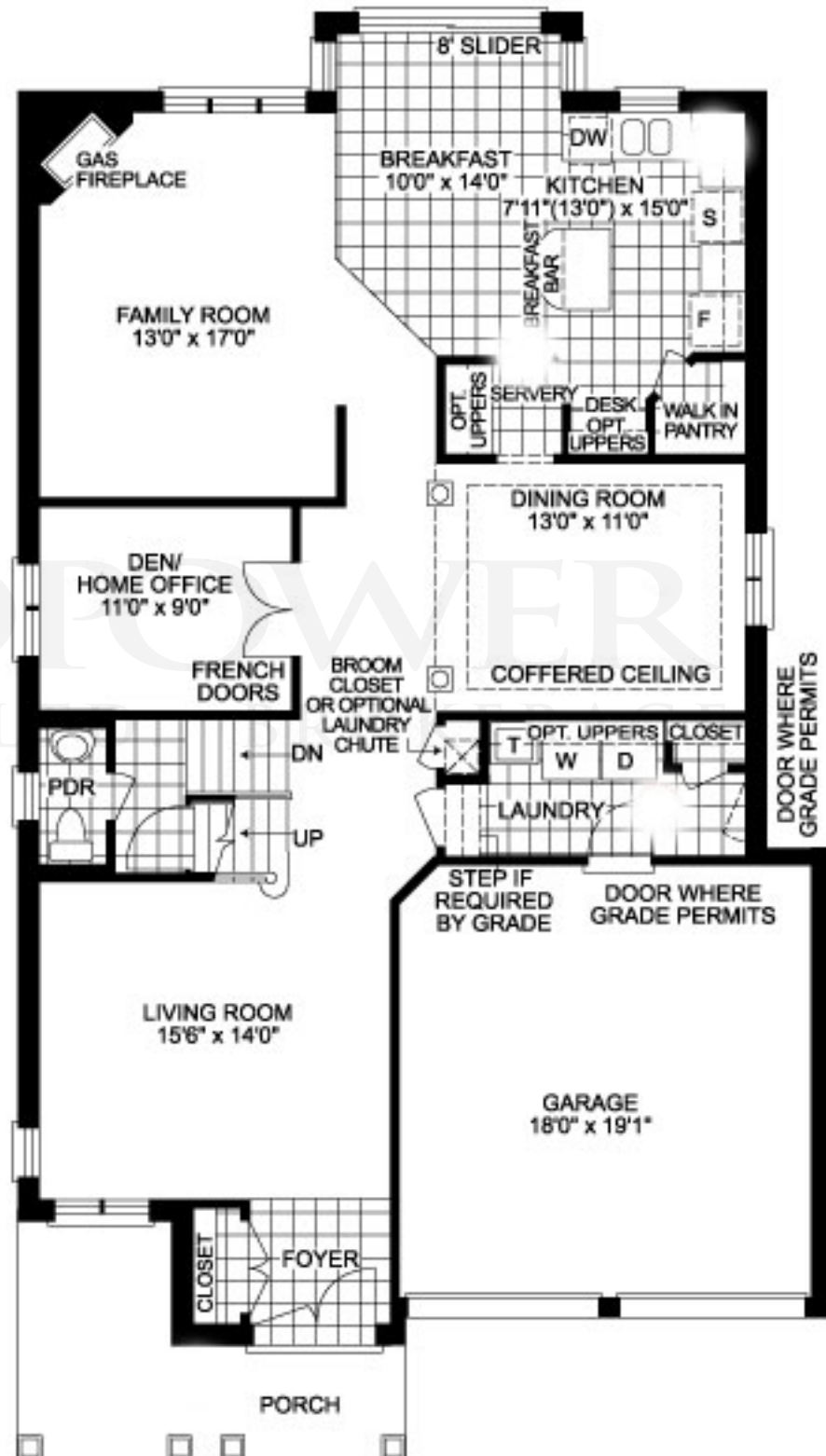
First Floor



elevation A

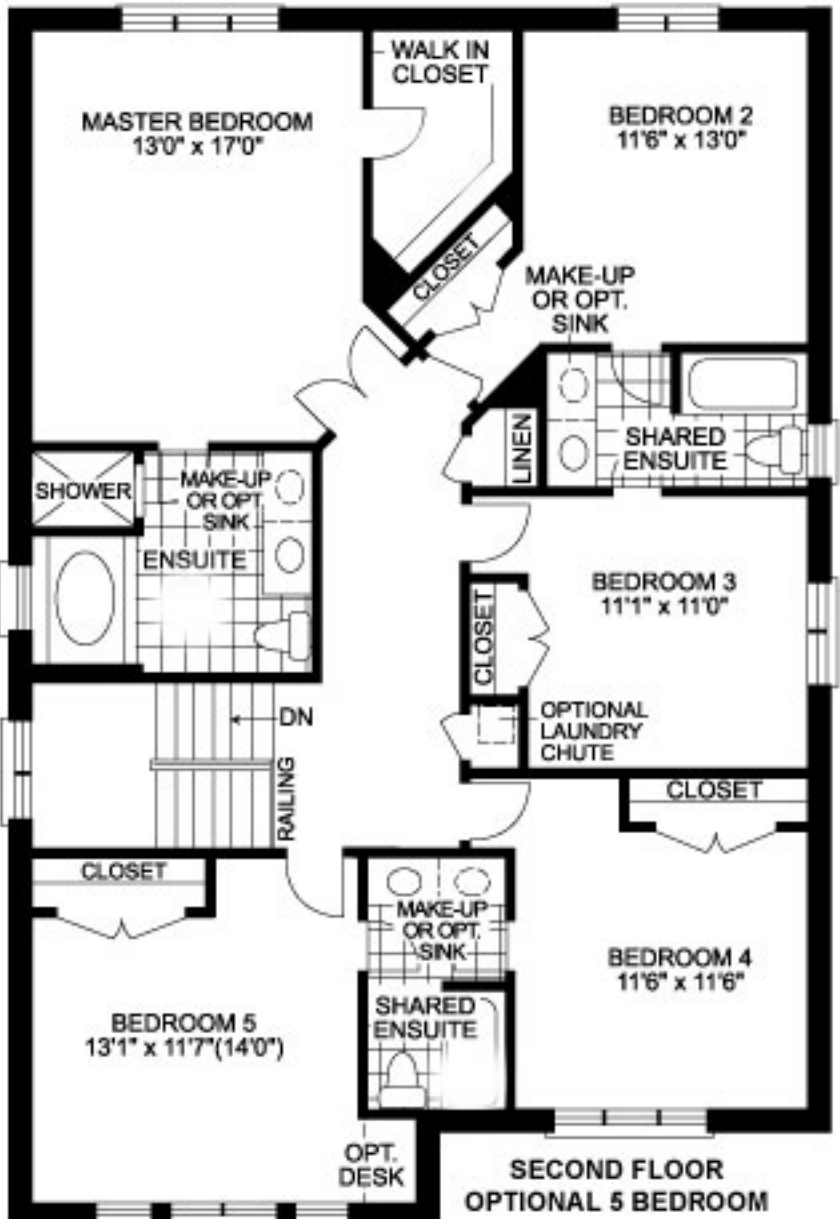
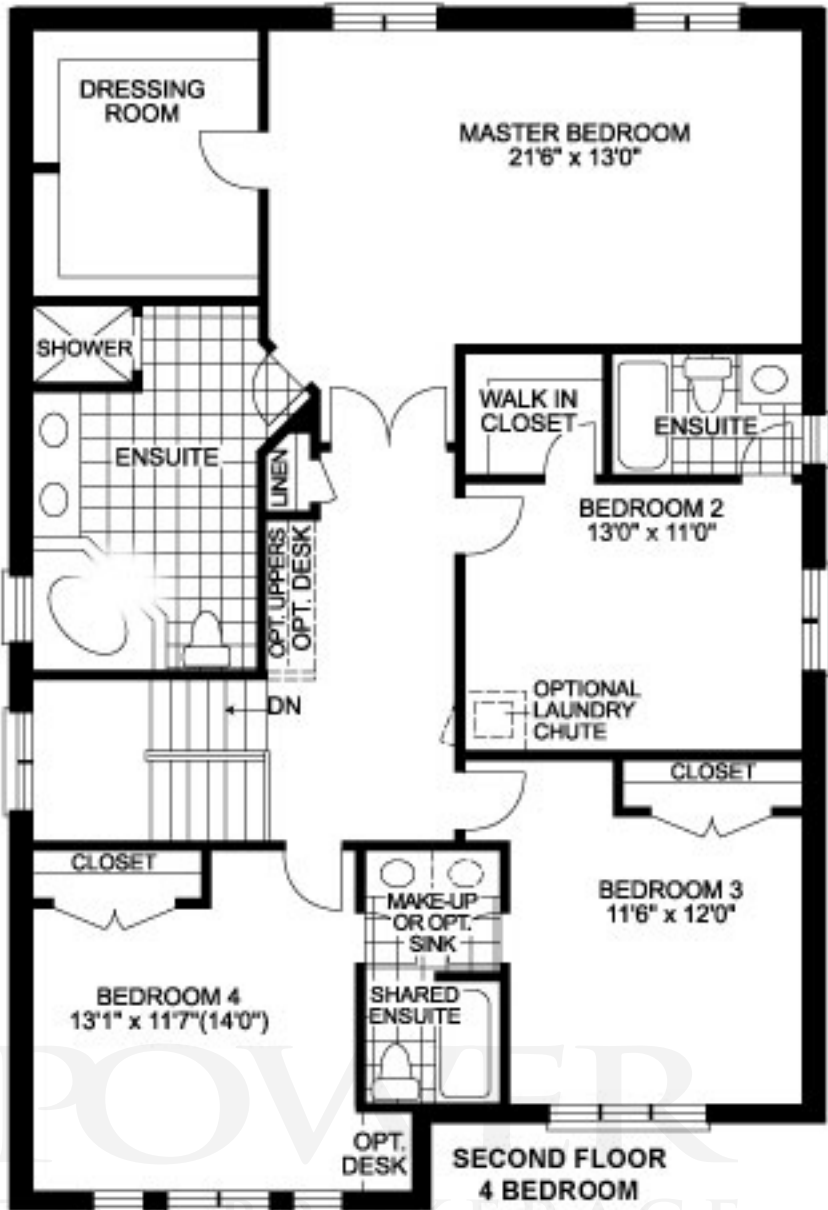


elevation B



the ELM • 3,065 sq. ft.

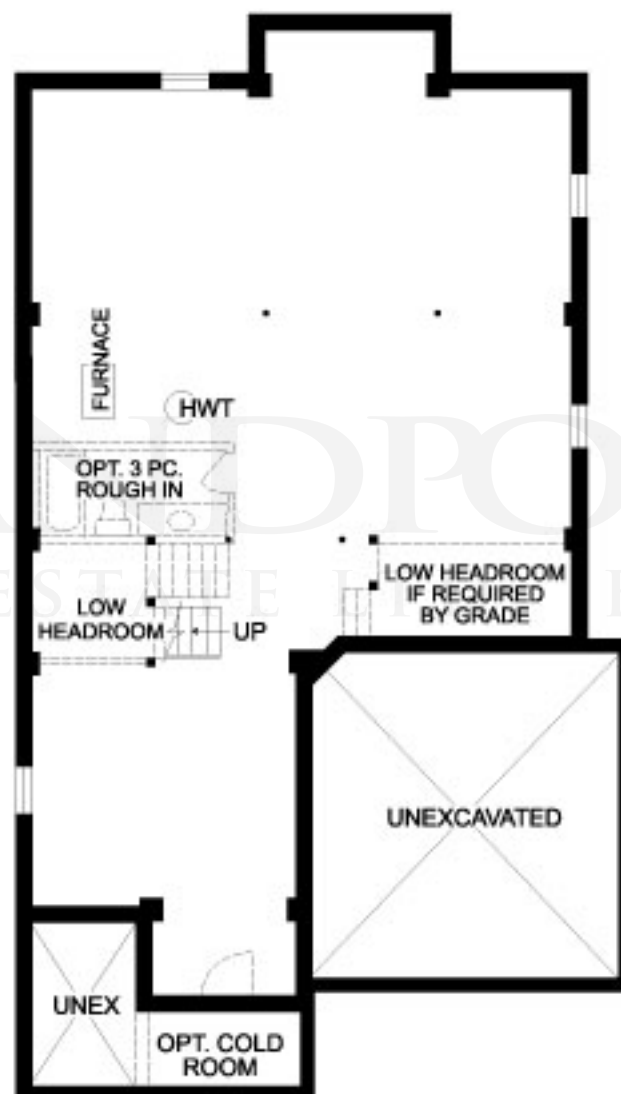
Second Floor



PART PLAN ELEVATION B

the **ELM** • 3,065 sq. ft.

Basement



the **PINE** • 3,230 sq. ft.

First Floor



elevation A

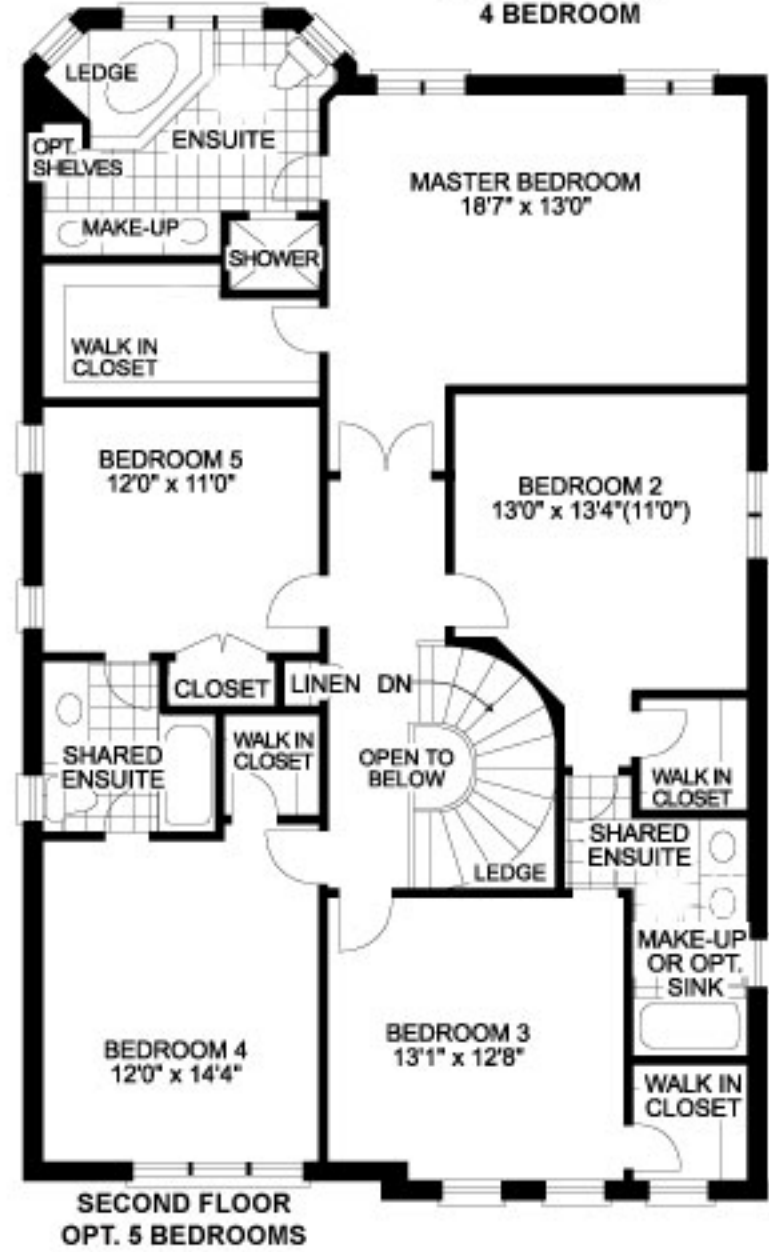
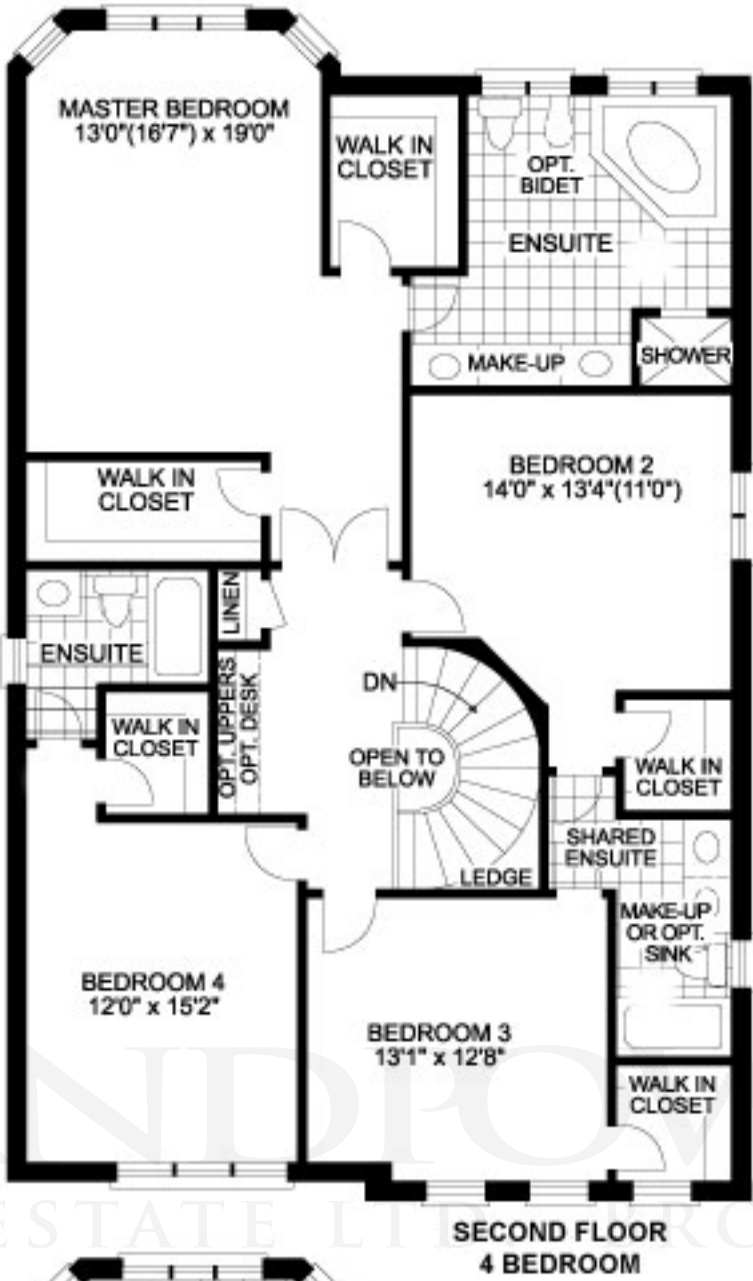


elevation B



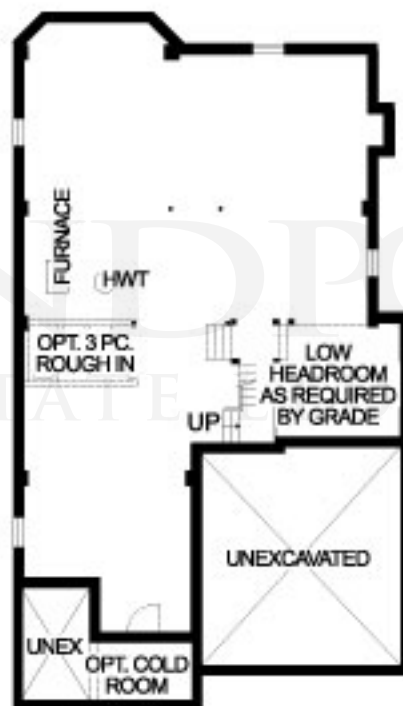
the **PINE** • 3,230 sq. ft.

Second Floor



the **PINE** • 3,230 sq. ft.

Basement



45 foot Lots



The Monarch

2610 / 2450 sq. ft. elev. a

Semis

35 foot Lots

41 foot Lots

45 foot Lots

Townhomes



The Mariposa

2779 sq. ft. elev. a

the **MONARCH** • 2,610 / 2,450 sq. ft.

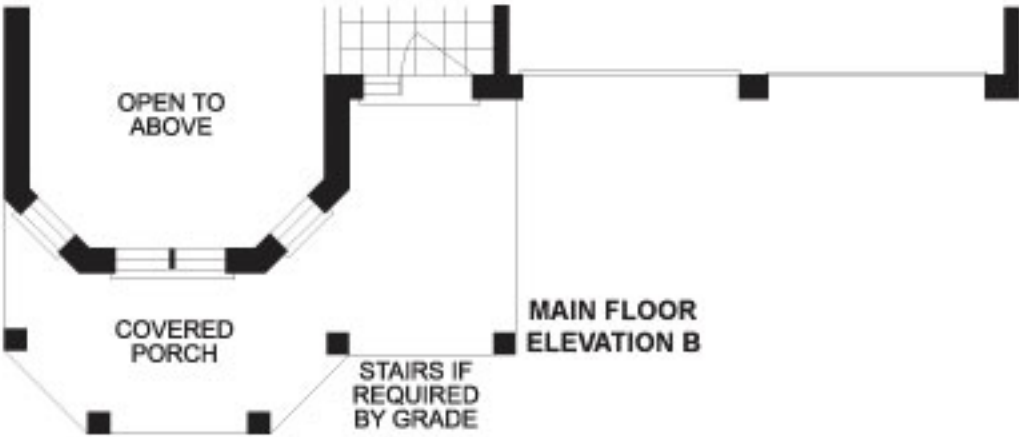
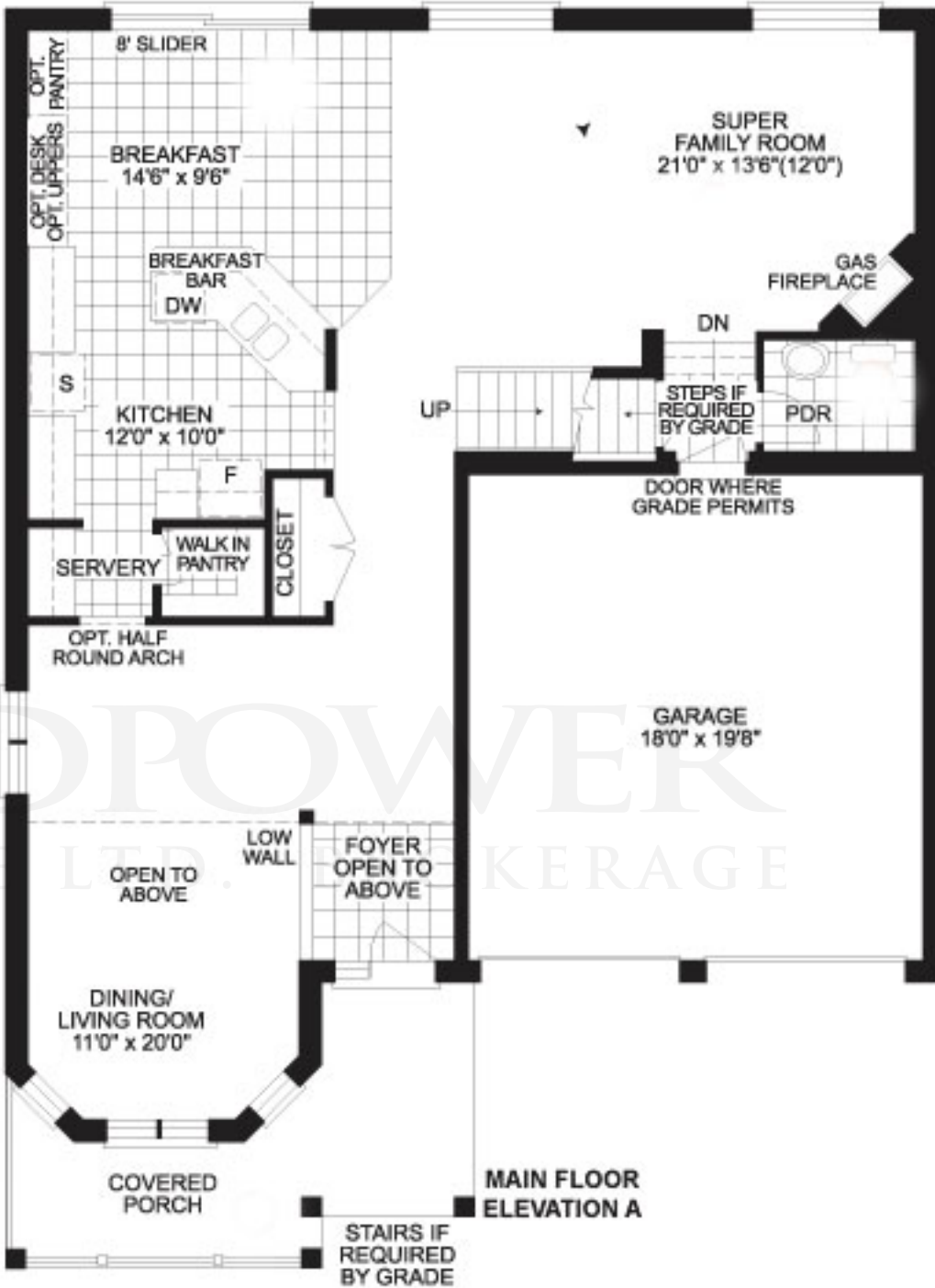
First Floor



elevation A

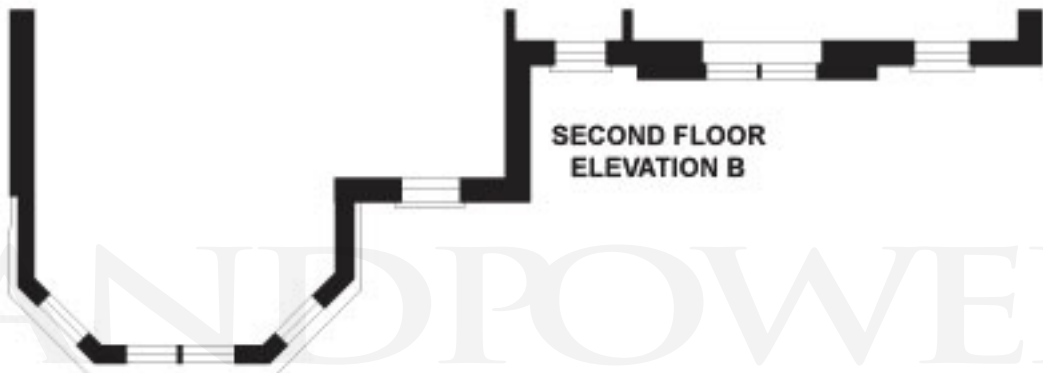
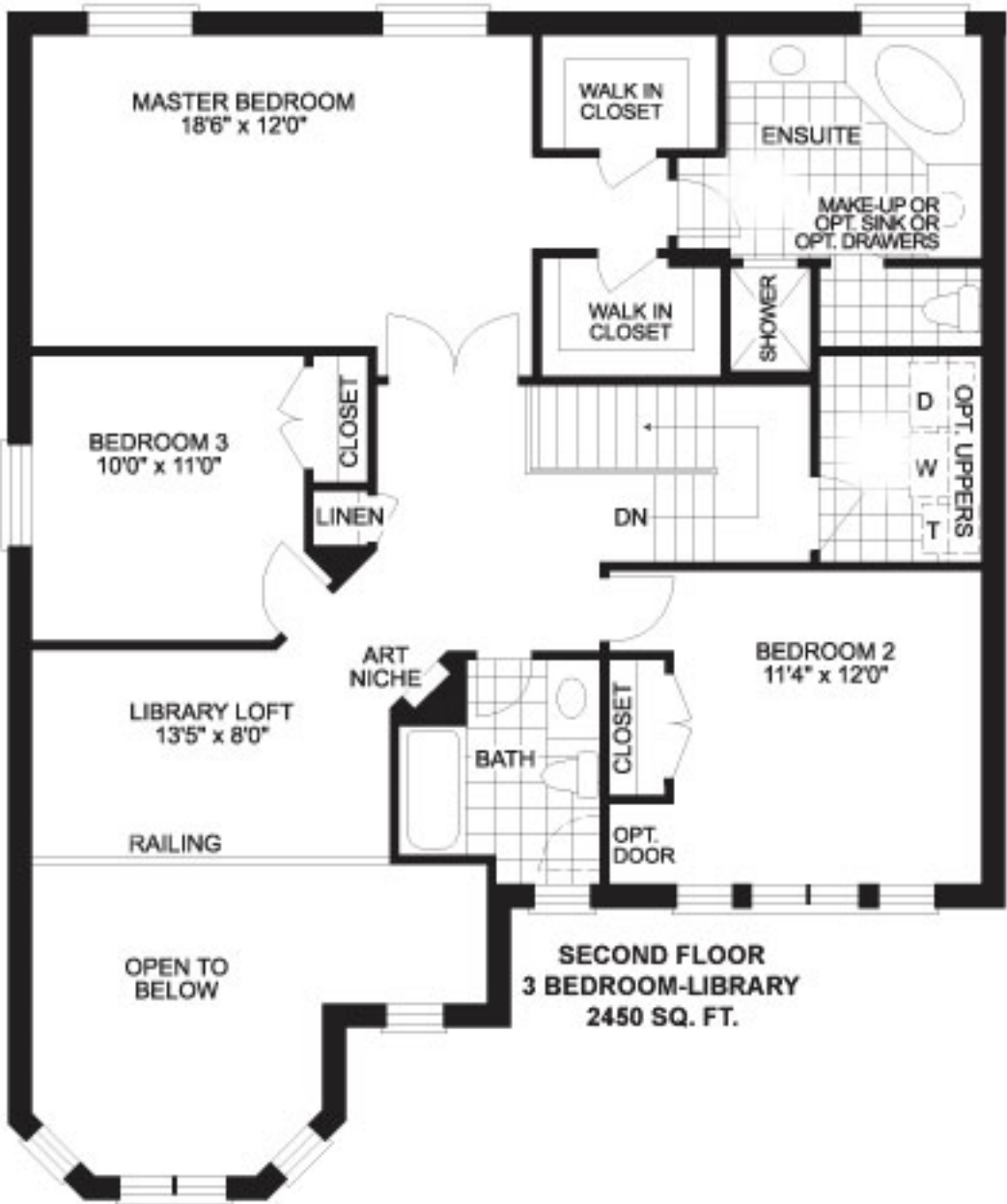


elevation B



the **MONARCH** • 2,610 / 2,450 sq. ft.

Second Floor



LANDPOWER
REAL ESTATE LTD. BROKERAGE



the **MONARCH** • 2,610 / 2,450 sq. ft.

Basement



**BASEMENT
ELEVATION B**

the MARIPOSA • 2,779 sq. ft.

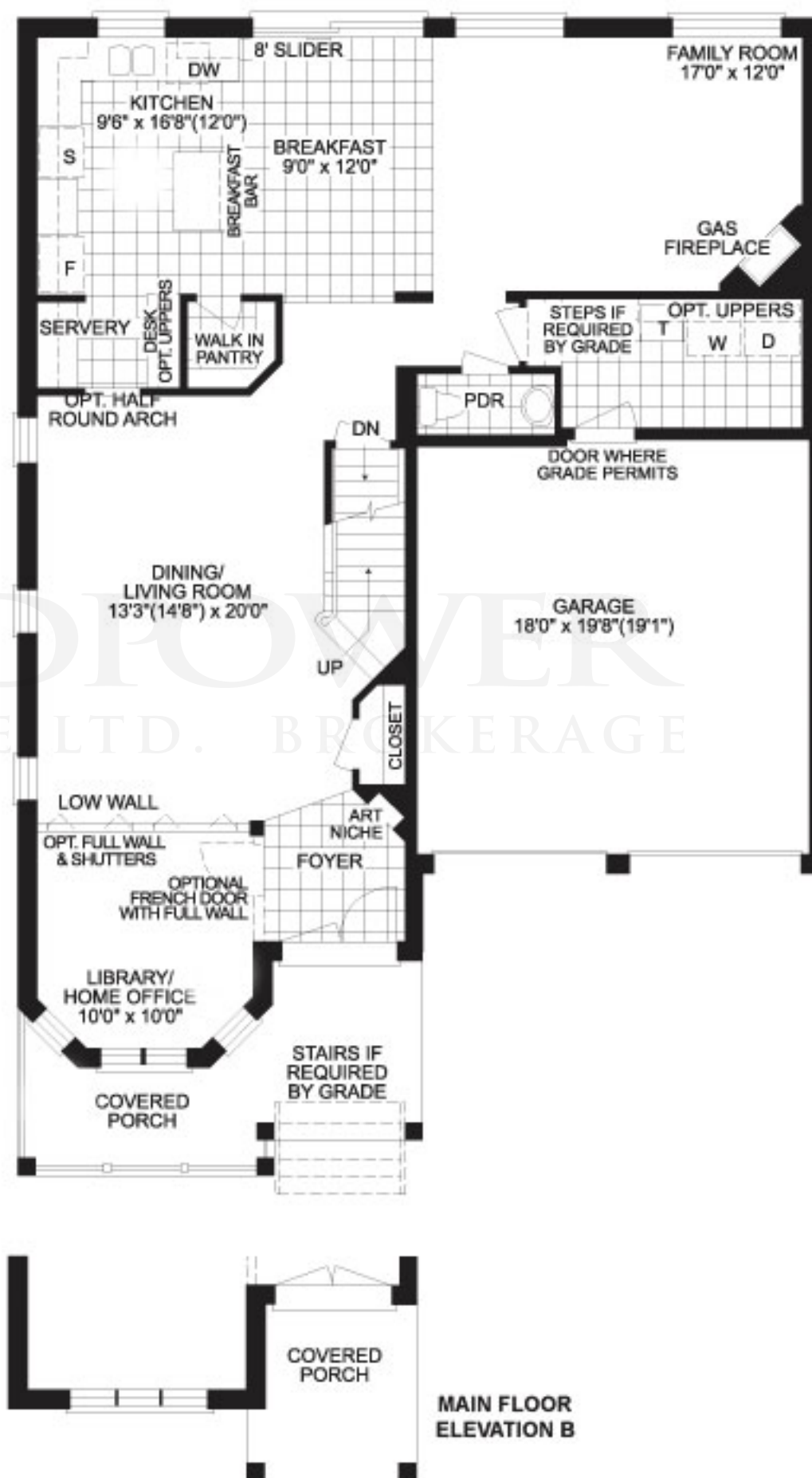
First Floor



elevation A

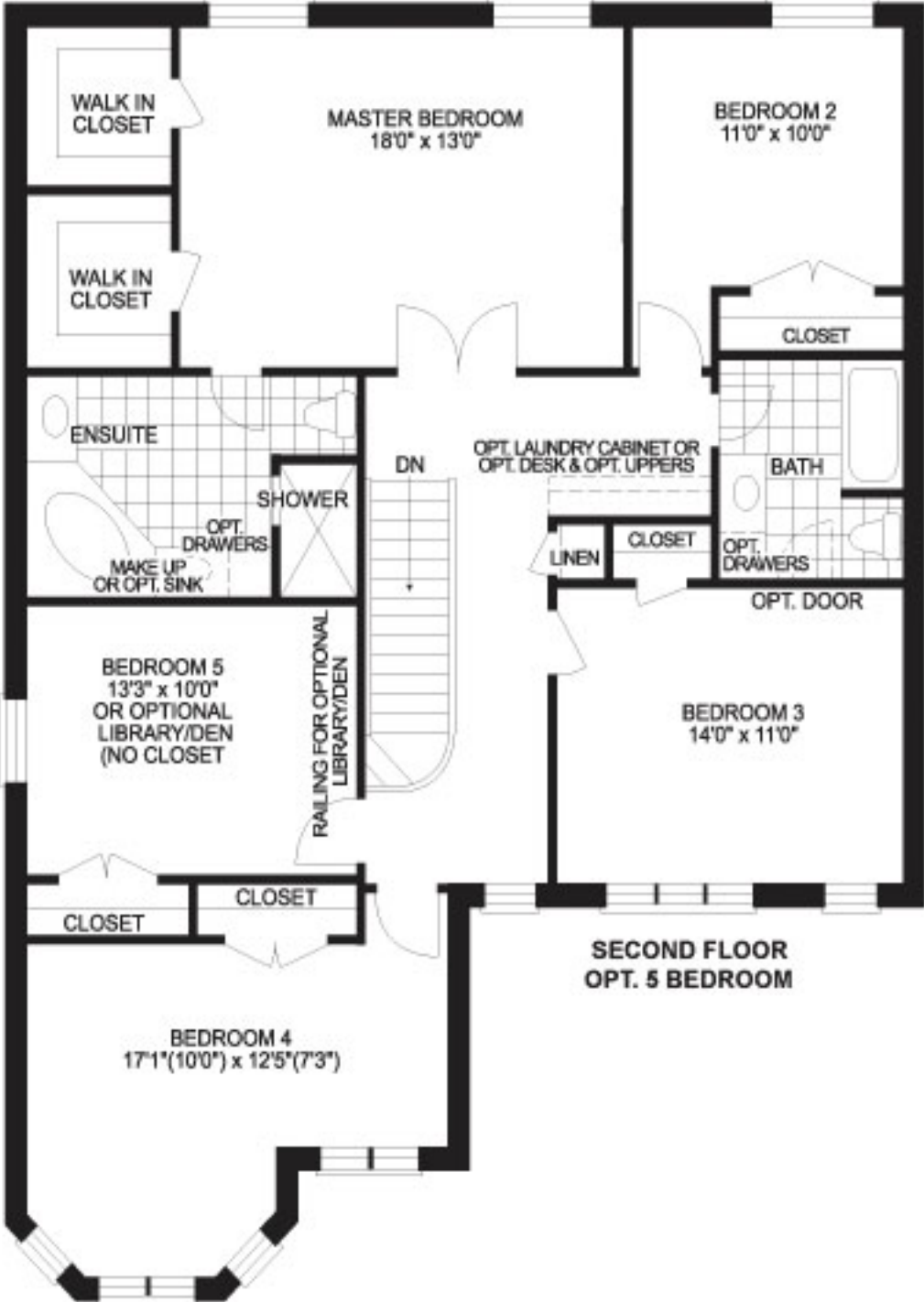


elevation B



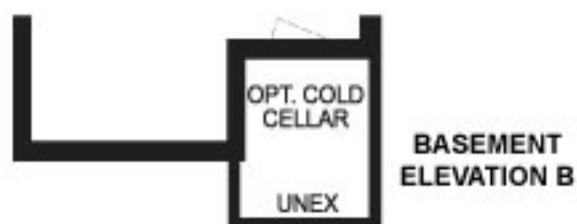
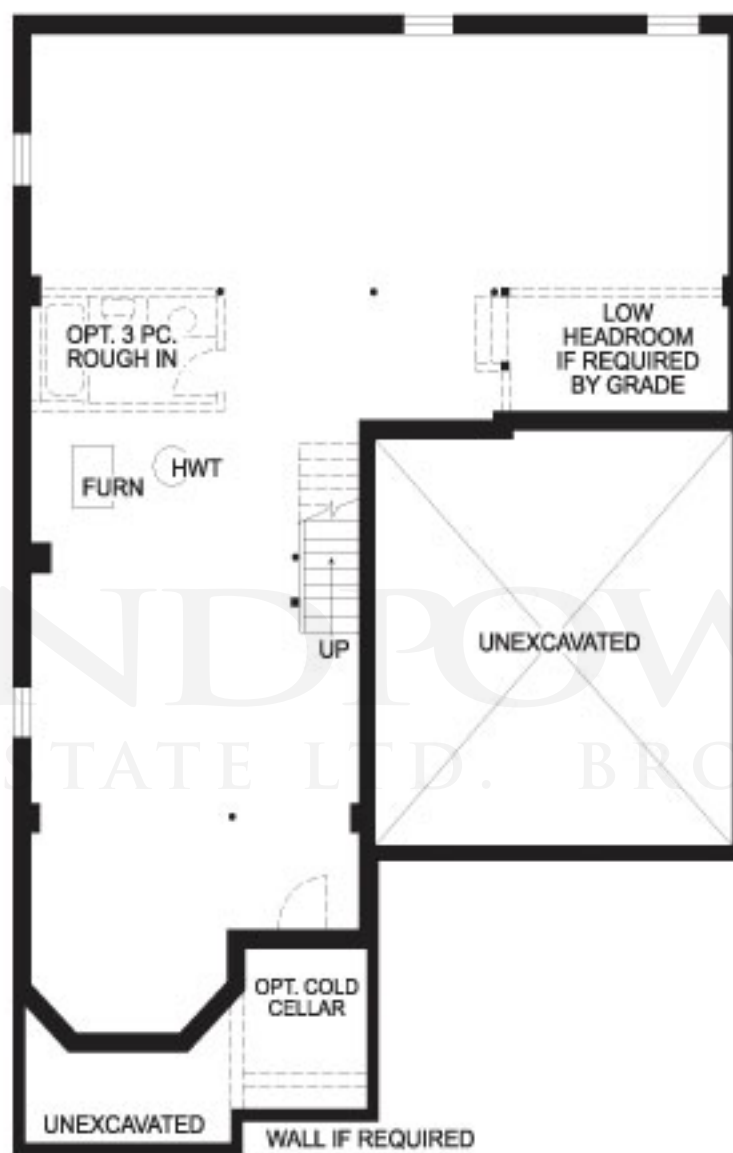
the **MARIPOSA** • 2,779 sq. ft.

Second Floor



the **MARIPOSA** • 2,779 sq. ft.

Basement



Townhomes

Semis

35 foot Lots

41 foot Lots

45 foot Lots

Townhomes



The Lily
1847 sq. ft.

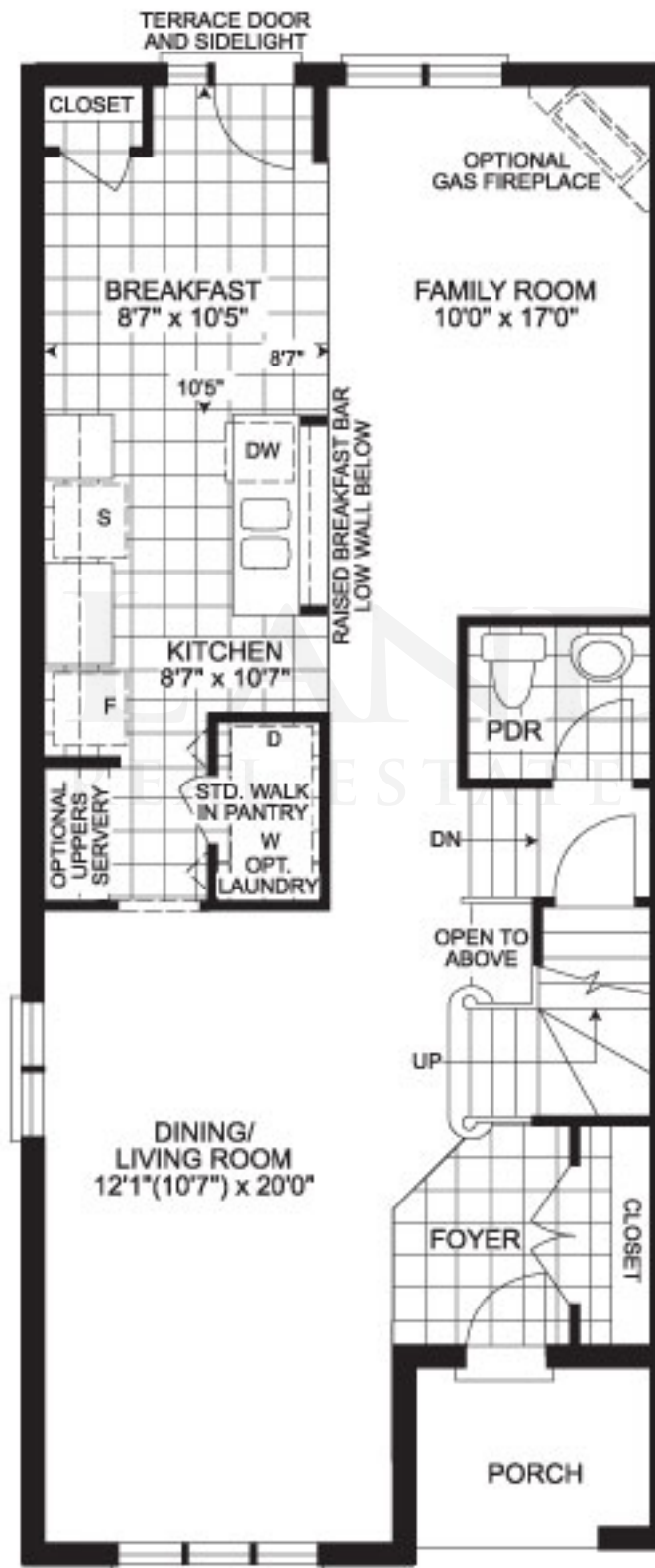
The Iris
1750 sq. ft.



The Sutton
1916 sq. ft.

the **LILY** • 1,847 sq. ft.

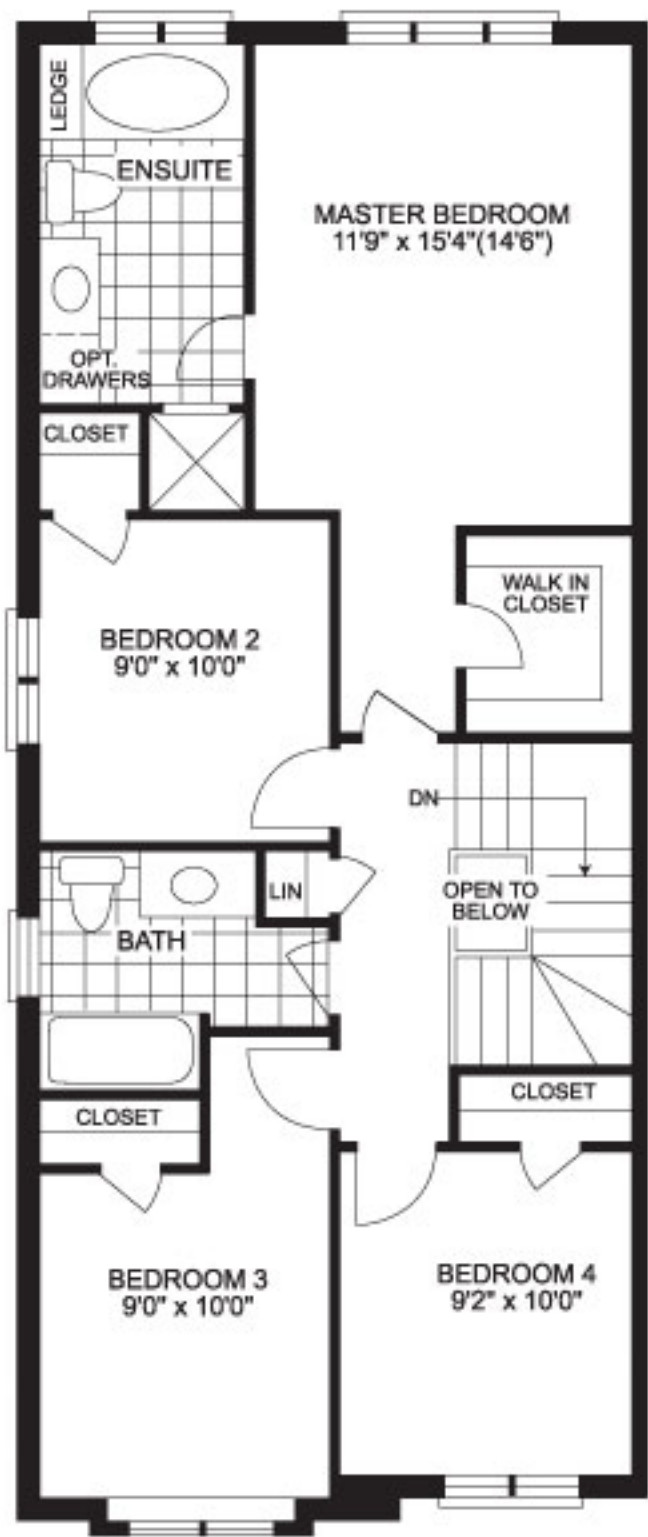
First Floor



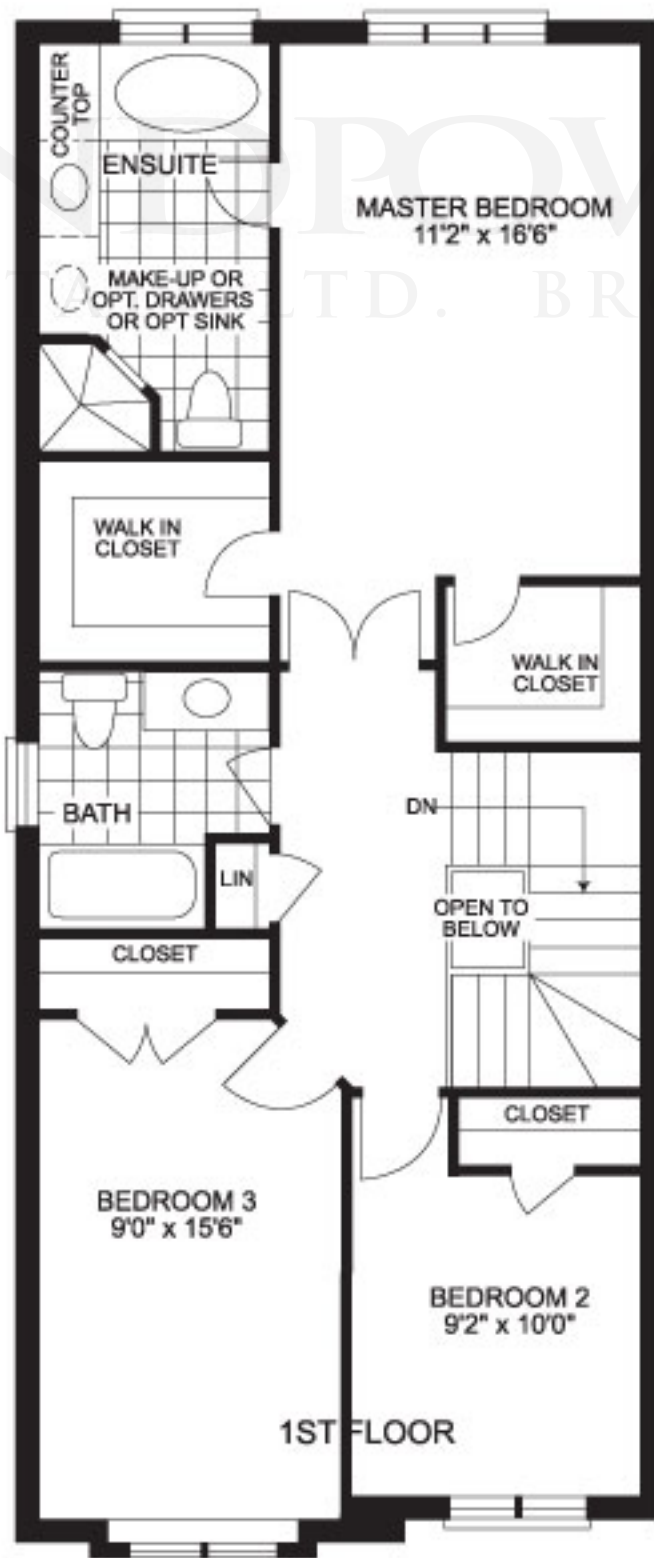
Elevation B

the LILY • 1,847 sq. ft.

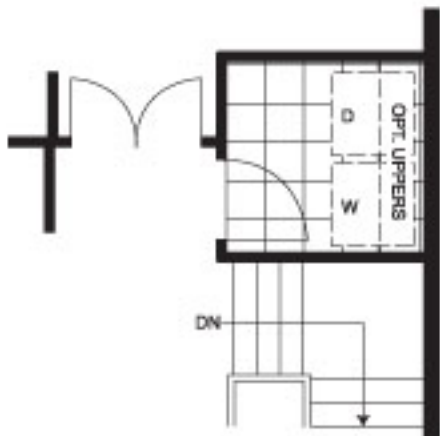
Second Floor



SECOND FLOOR 4 BEDROOM



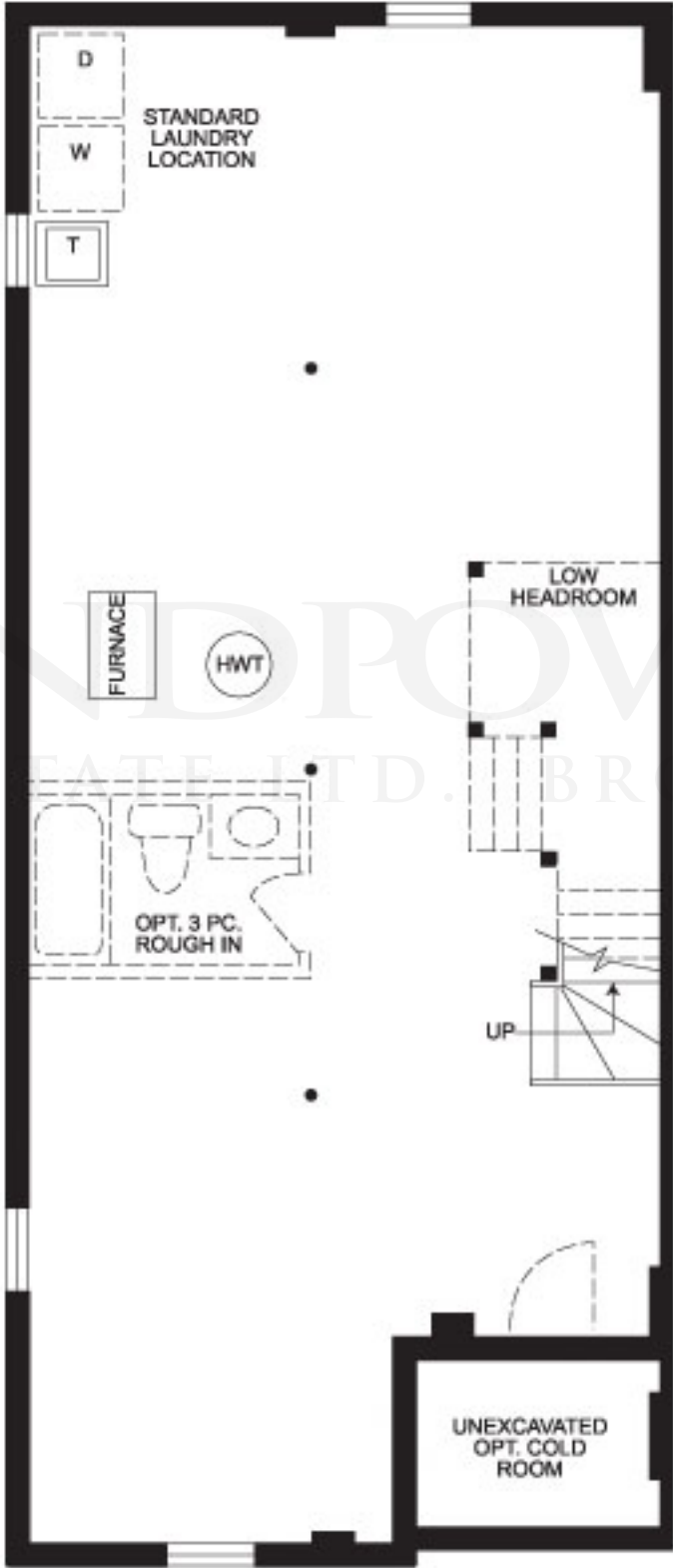
SECOND FLOOR 3 BEDROOM



PARTIAL SECOND FLOOR
3 BEDROOM
OPTIONAL LAUNDRY

the **LILY** • 1,847 sq. ft.

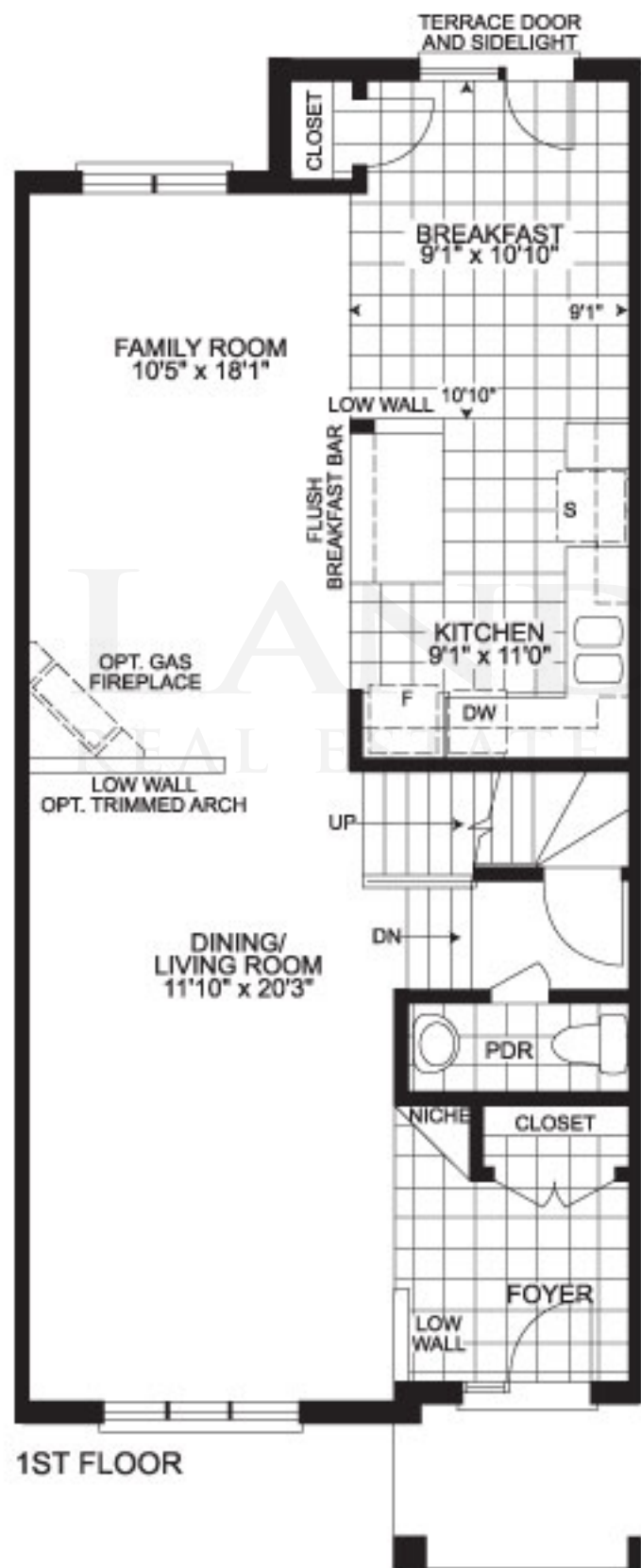
Basement



BASEMENT

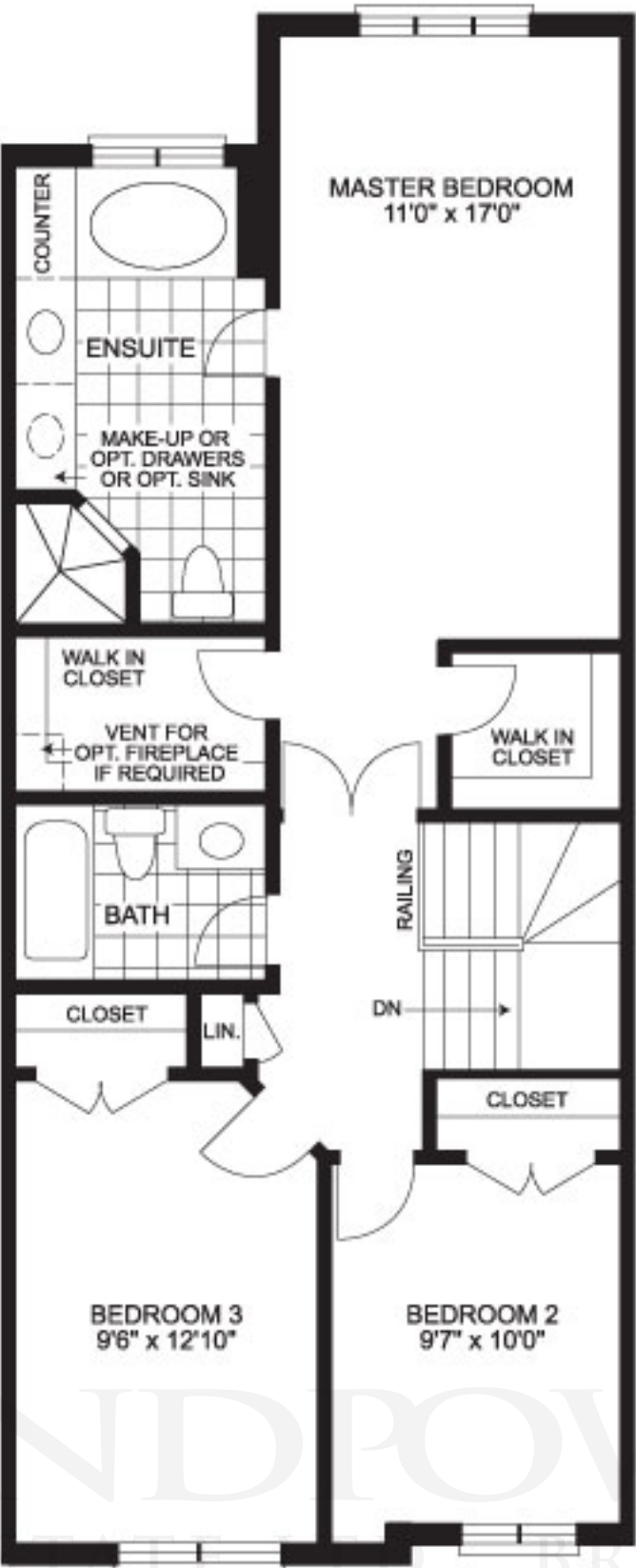
the **IRIS** • 1,750 sq. ft.

First Floor

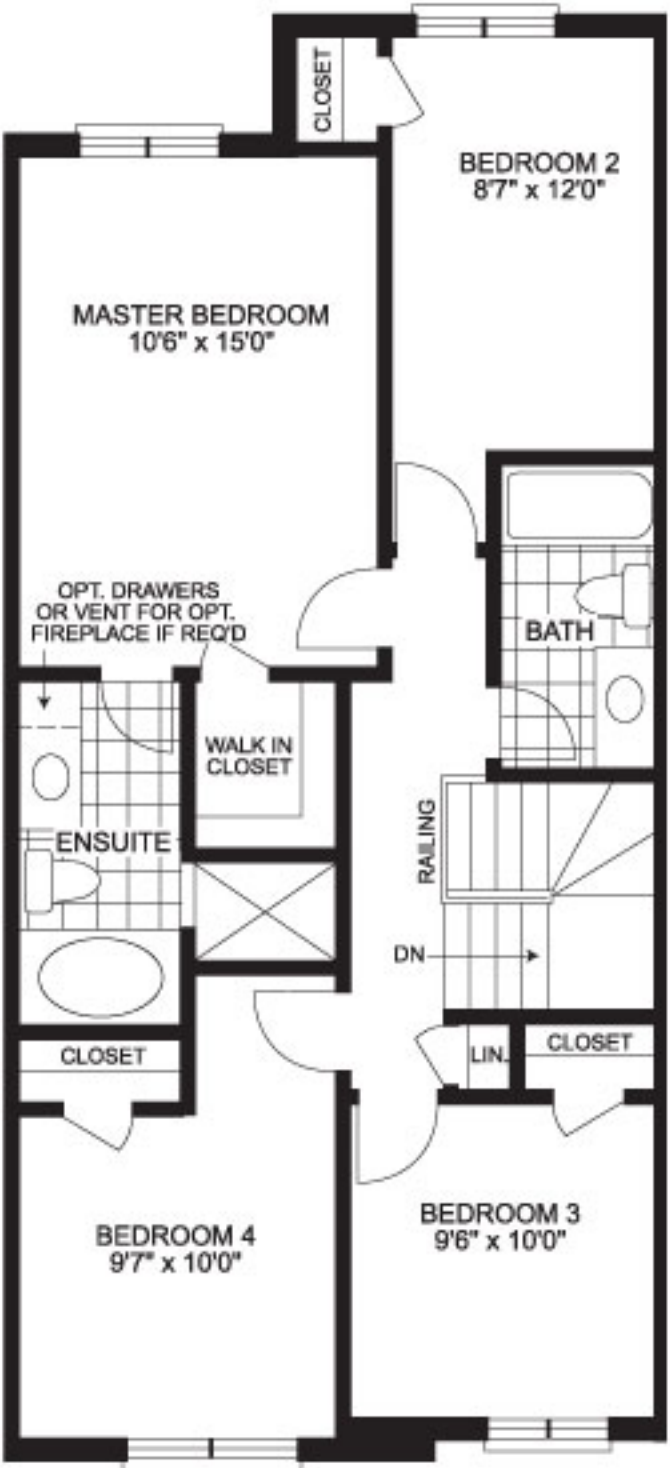


Elevation A

Second Floor



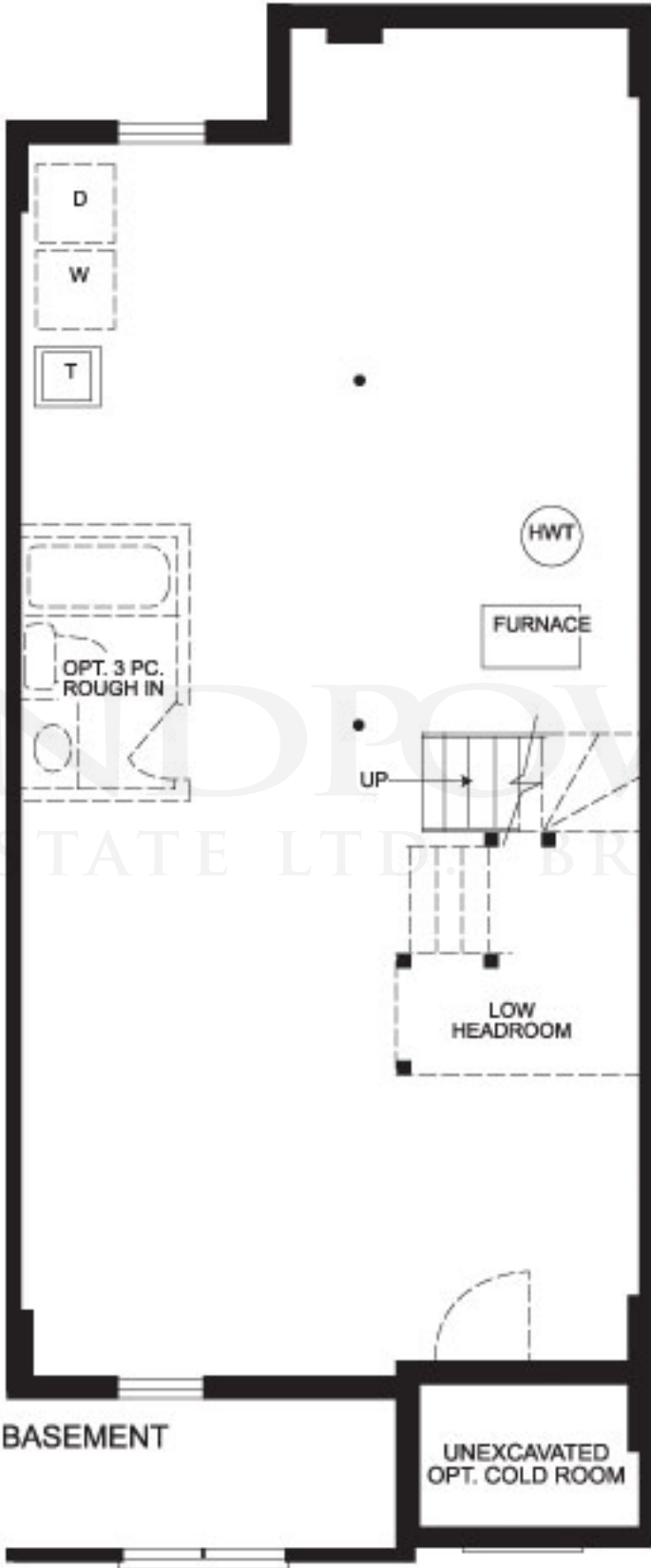
SECOND FLOOR 3 BEDROOM



SECOND FLOOR 4 BEDROOM

the **IRIS** • 1,750 sq. ft.

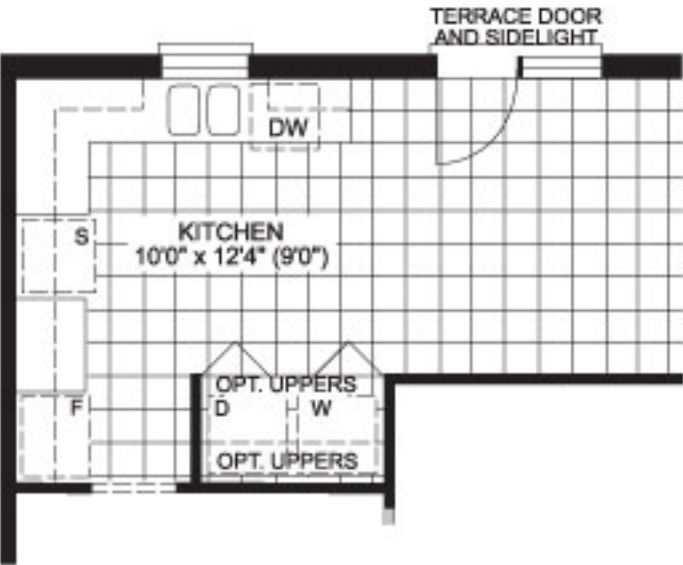
Basement



SECOND FLOOR 3 BEDROOM

the **SUTTON** • 1,916 sq. ft.

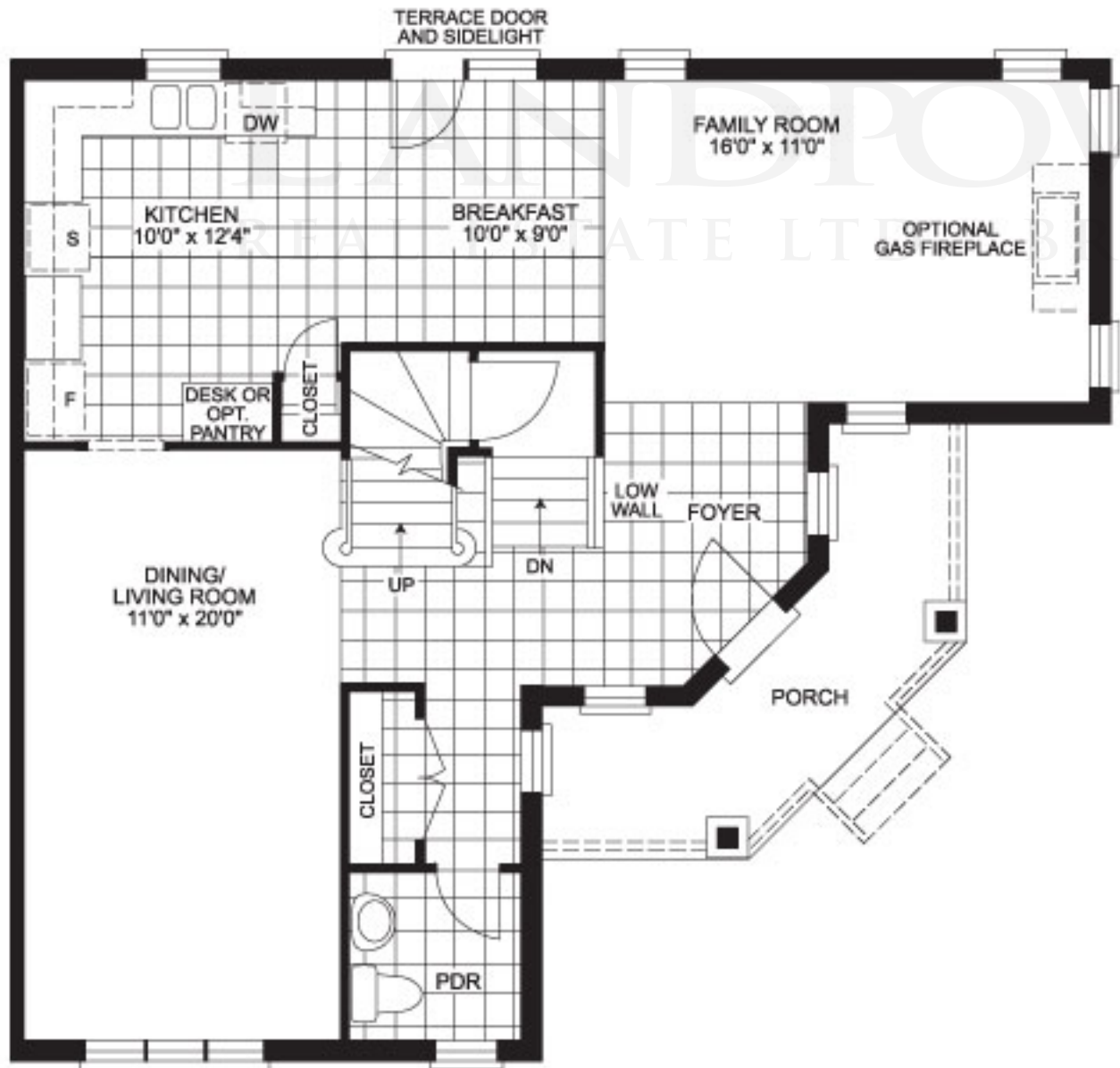
First Floor



PARTIAL PLAN OPTIONAL LAUNDRY ROOM



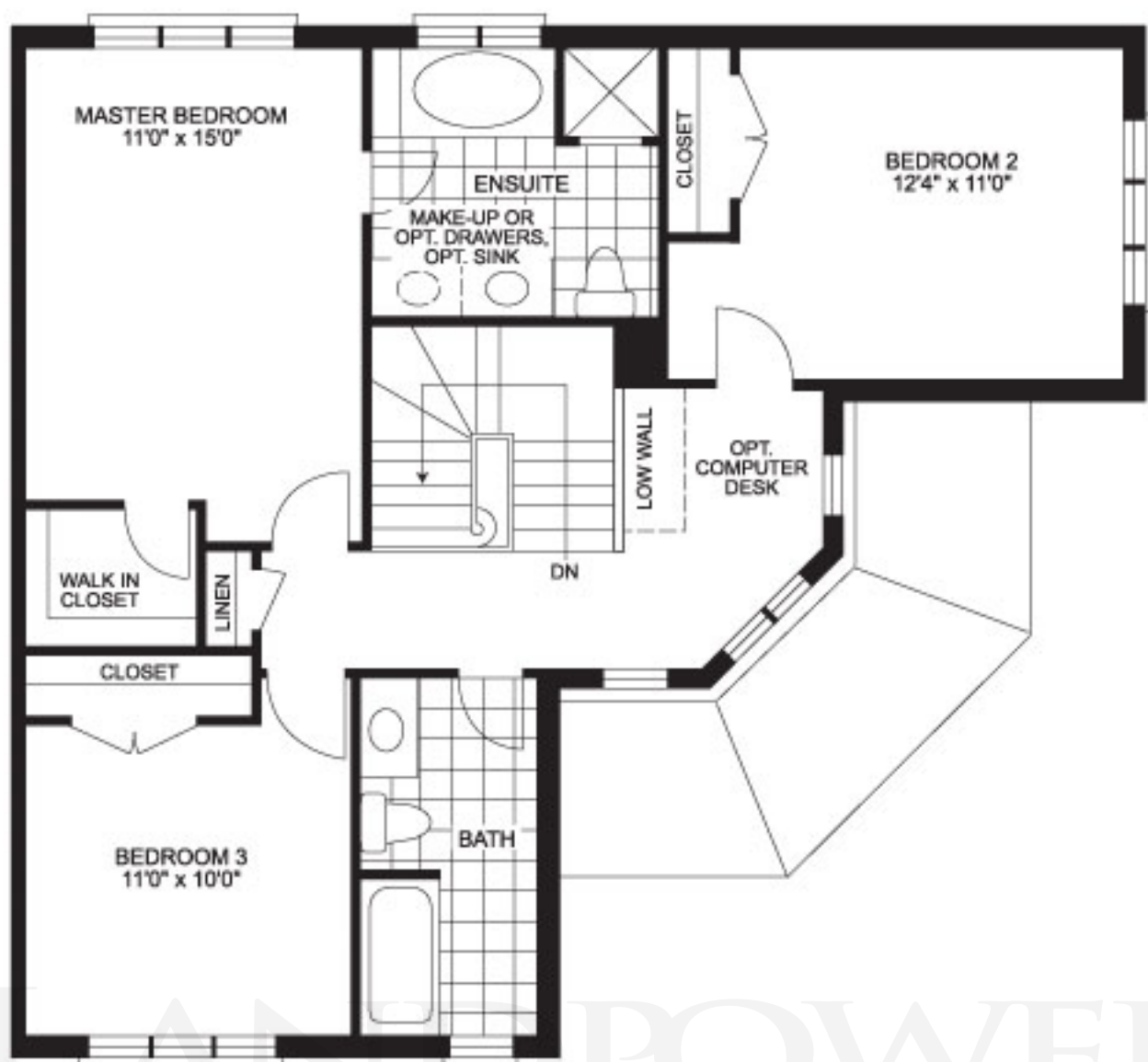
Elevation A



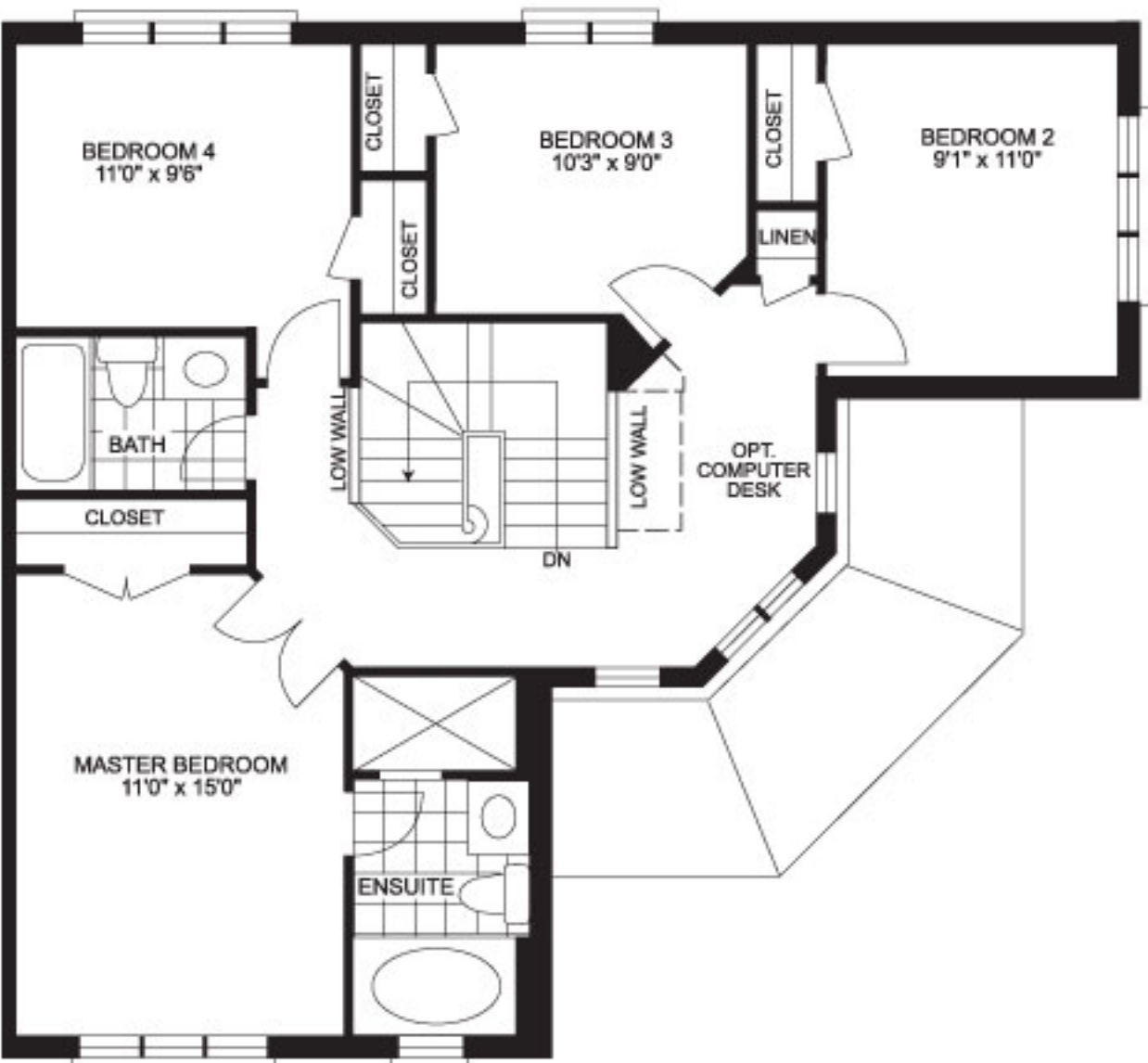
FIRST FLOOR

the **SUTTON** • 1,916 sq. ft.

Second Floor



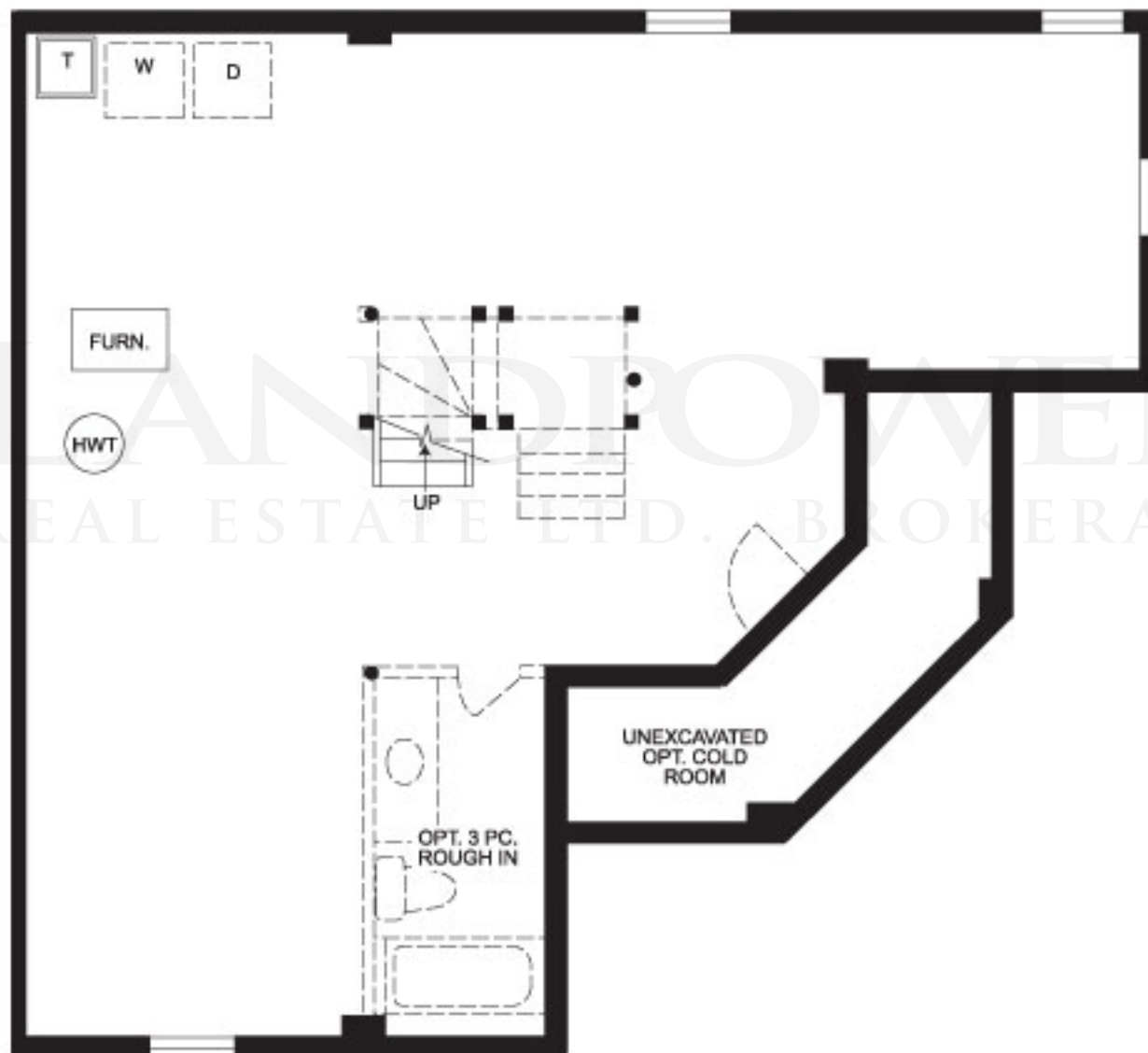
SECOND FLOOR 3 BEDROOM



SECOND FLOOR 4 BEDROOM

the **SUTTON** • 1,916 sq. ft.

Basement



BASEMENT