



On Site

Heathwood calls Richmond Hill site 'one of a kind'

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The Enclave at Forestbrook

Location: Richmond Hill, Ont.

Builder: Heathwood Homes

Size: 2,234- to 2,739-square feet

Price: \$484,900 to \$559,900

Sales centre: 11488 Yonge St., south of Gamble Road (19th Avenue). Open Monday to Thursday from 1 p.m. to 8 p.m.; Friday by appointment; weekends from 11 a.m. to 6 p.m.

Contact: Phone (416) 637-3520 or visit www.heathwood.com

Buyers have eagerly snapped up half the inventory of homes at Heathwood Homes' latest townhouse project in Richmond Hill, attracted by its setting on a secluded ravine, yet minutes from all the action and urban attractions in town.

"I've been in the business for 40 years, and this is probably one of the best sites – if not the best site – we've built," says president Hugh Heron. "You won't find another site like this in the GTA. It's one of a kind."

Mature trees, walking trails and ponds will surround the freehold collection – called the Enclave at Forestbrook – which is part of a larger low-rise community the company has created at Gamble Road and Yonge Street.

"The whole area has been developed over the last 20 years, and this is one of the few remaining sites," says Mr. Heron. "Half of these townhouses back onto a ravine and a huge number of [single-family] houses on the other side back onto the ravine as well."

All 54 townhouses in the luxury infill development will face a cul-de-sac that extends from an existing roadway in the area, which is home to new and established parks, schools, community centres, a library and Yonge Street shops.

Golf courses, multiplex theatre and restaurants are easily accessible, along with several public transit systems and highways 404 and 407. "Everything is right here, right now," adds Mr. Heron.

The townhouses will be arranged with two-storey end units and three-storey components in the centre, then seamlessly dressed with brick, stone and/or stucco exteriors, arched dormers, curved walls of windows and covered porches with eight-foot entry doors.

"We've made them appear as if they're manor homes," Mr. Heron explains. "And they're not small either. They go as high as 2,700-square feet."

The Linden is a sizable example with 2,386 square feet of living space, composed of three bedrooms, three bathrooms, a combined living and dining area and a fireside family room and eat-in kitchen with a Juliet balcony.

Plus, it will have a lower level great room with a rear walkout and access to an oversized garage with storage space.

Various plans will offer media rooms, studies, upper level laundry facilities and lavish master bathrooms.

Interior finishes will include hardwood floors, granite countertops, oak staircases and central air conditioning.

The builder will also take the unusual step of building each townhouse to Energy Star standards, which will lower utility bills and increase indoor air quality and comfort.

"If you think about resale value down the road ... people will be asking what the running costs of a house are," says Mr. Heron. "We don't ask that question quite often today, but I'm sure we'll be asking that in five years time."

Notable green features will encompass low-E argon windows, heat recovery ventilators and high efficiency furnaces, as well as dual flush toilets, motion detector lights in the bathrooms and roughed-in wiring for solar panels.

Construction begins later this month (APRIL) for occupancy before the end of the year.

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