



FLOR



FLORI

Introducing a *first-of-its-kind*
designer townhome

The Townhome Collection
By Treasure Hill

Introducing *Flori*,
The Townhome
Collection.
Inspired by Japanese
design principles
rooted in simplicity,
beauty, and
purposeful living –
Treasure Hill
presents a

thoughtfully *curated*
environment where
form meets function
in perfect harmony.
This is not just a
townhome. It's a
lifestyle *reimagined*,
refined, and elevated.



The Art *of* Thoughtful *Living*

Where simplicity isn't less – it's more. An innovative townhome series that redefines modern living through simplicity, clarity, and purpose.

Rooted in sustainability and built with precision, these homes embody a new standard of thoughtful design. With interiors by Cecconi Simone, every element is shaped by refined minimalism and a deep respect for flow, balance, and livability.

The result is a calm, considered space that feels both elevated and intuitive – a true reflection of design that enhances everyday life.



Actual Model Home

A revolution
in interior
architecture,
these homes
feature seamless,
end-to-
end *millwork*
and natural
wood finishes

throughout,
creating an
uninterrupted flow
of warmth, texture,
and *artistry* in
every room.





Renderings are artist's concept only. Specifications, sizes, layouts and materials are subject to change without notice. E.&O.E.

Programmed to the Millimetre

Precision-manufactured and engineered indoors, each townhome is designed down to the finest detail – ensuring maximum efficiency, beauty, and build performance without compromise.

Open-Concept Living

Thoughtfully proportioned living and kitchen areas flow seamlessly, offering comfort, clarity, and connection.

Designer Kitchen

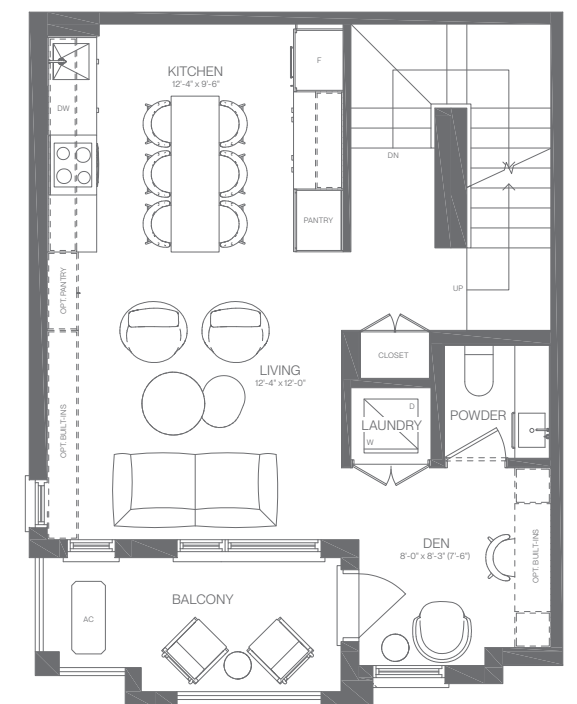
Features a central island, full-height millwork, and natural wood finishes for a warm, minimalist aesthetic.

Living Area

Square layout, ideal for lounging or entertaining, framed by soft natural light and access to the balcony.

Private Powder Room

Discreetly placed off the entry, with refined finishes and elegant simplicity.



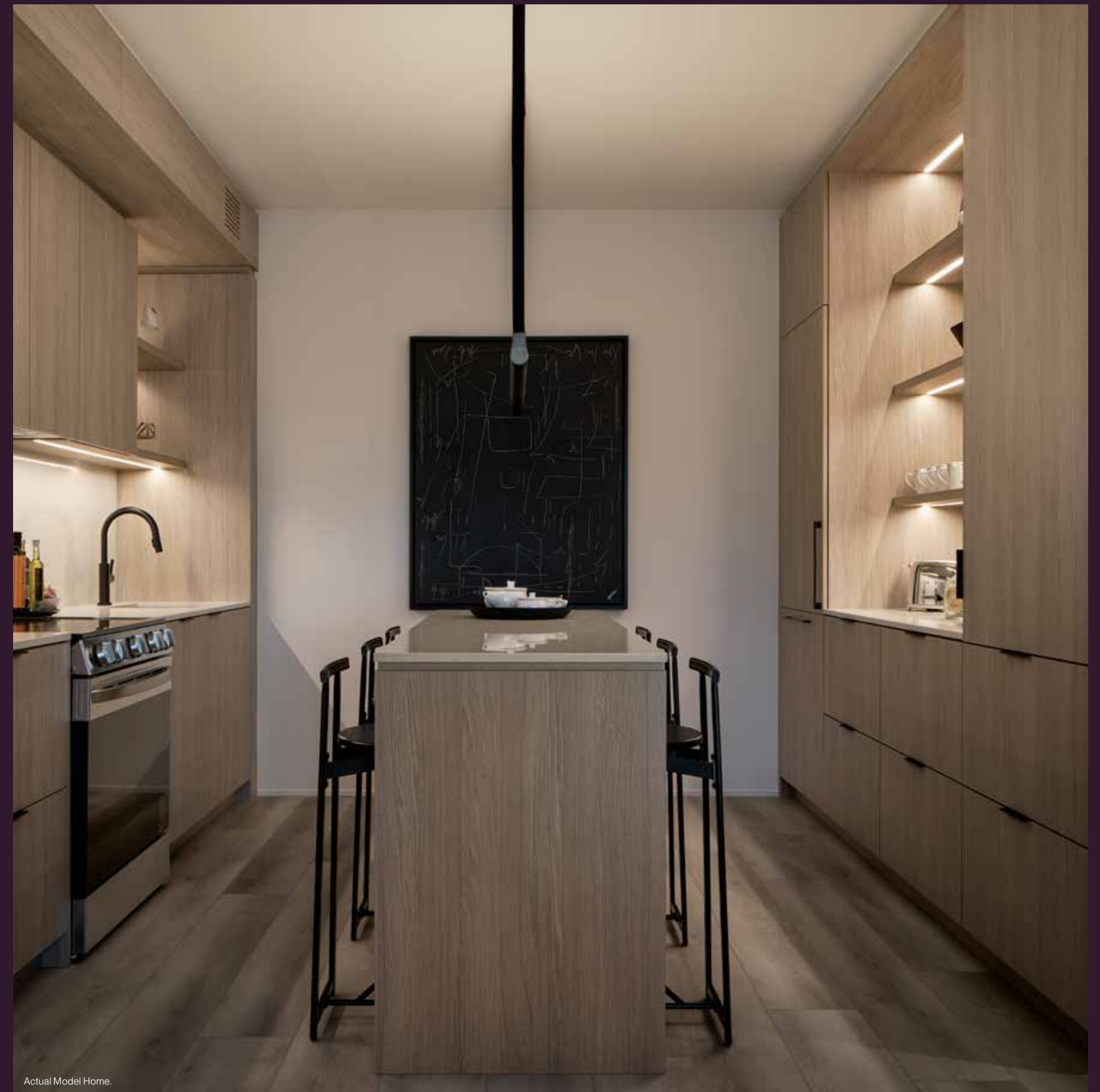


Locally *Curated*.
Globally Inspired.

From the timber used in select panels to the carefully chosen finishes underfoot, materials in The Townhome Collection are thoughtfully sourced to meet exceptional standards of design, durability, and sustainability. Proudly assembled in Canada with global influences, each home reflects a refined balance of quality craftsmanship and timeless simplicity.

Form

Minimal, integrated, and undeniably sophisticated, your kitchen is a masterclass in refinement. Designed to blend seamlessly into the home's aesthetic, it balances beauty and utility with quiet confidence.



Actual Model Home.

Function

Designed to Live Beautifully

This interior plan reflects the essence of The Townhome Collection – where simplicity, serenity, and smart design come together effortlessly. Every element has been considered to elevate how you live day to day, creating a space that feels warm, modern, and beautifully complete.

Unified Design Language

Seamless millwork connects each zone with calm, cohesive flow.

Balanced Proportions

Each element – furniture, finishes, fixtures – is scaled for comfort and clarity.

Minimal, Not Sparse

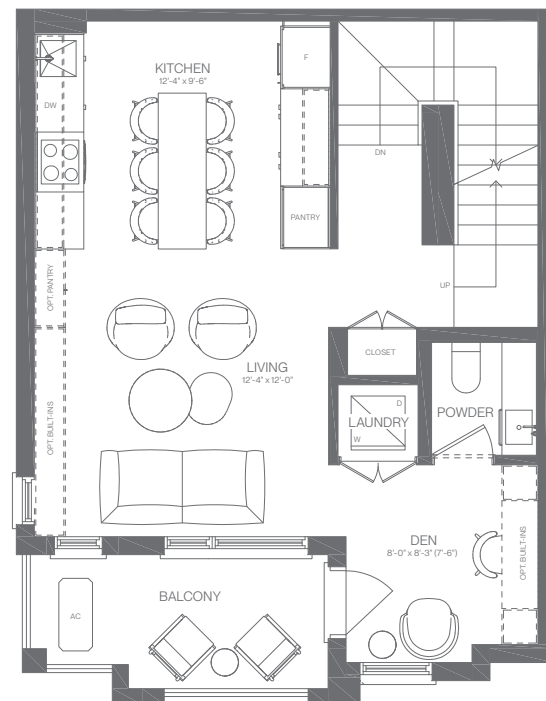
Hidden storage keeps the space functional without clutter.

Softly Framed Living

Vertical lines and warm tones create natural visual rhythm.

Light, Always Present

Soft daylight moves through the home, enhancing every surface.



Actual Model Home.

Calm *by* Design.
Life, Refined.



Actual Model Home.



Actual Model Home.

A Retreat of Quiet Refinement

The Primary Bedroom is a masterclass in calm. Every detail has been considered – from the seamless millwork that surrounds you to the softly integrated ensuite just steps away. Designed for peace, privacy, and natural light, this space offers a daily escape that feels grounded, personal, and entirely complete.

Seamless Millwork

Walls and storage flow together for a clean, calming aesthetic.

Ensuite Access

A discreet, spa-inspired bathroom is steps from the bed.

Natural Light

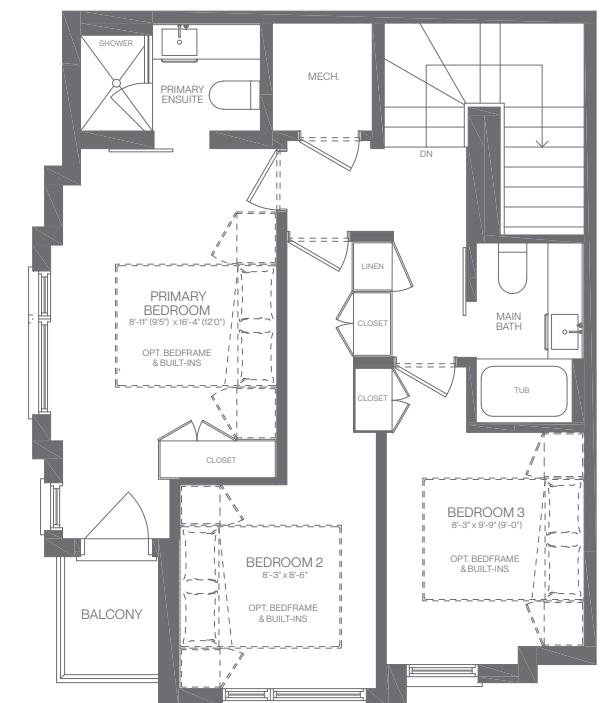
Soft daylight filters in, warming every surface.

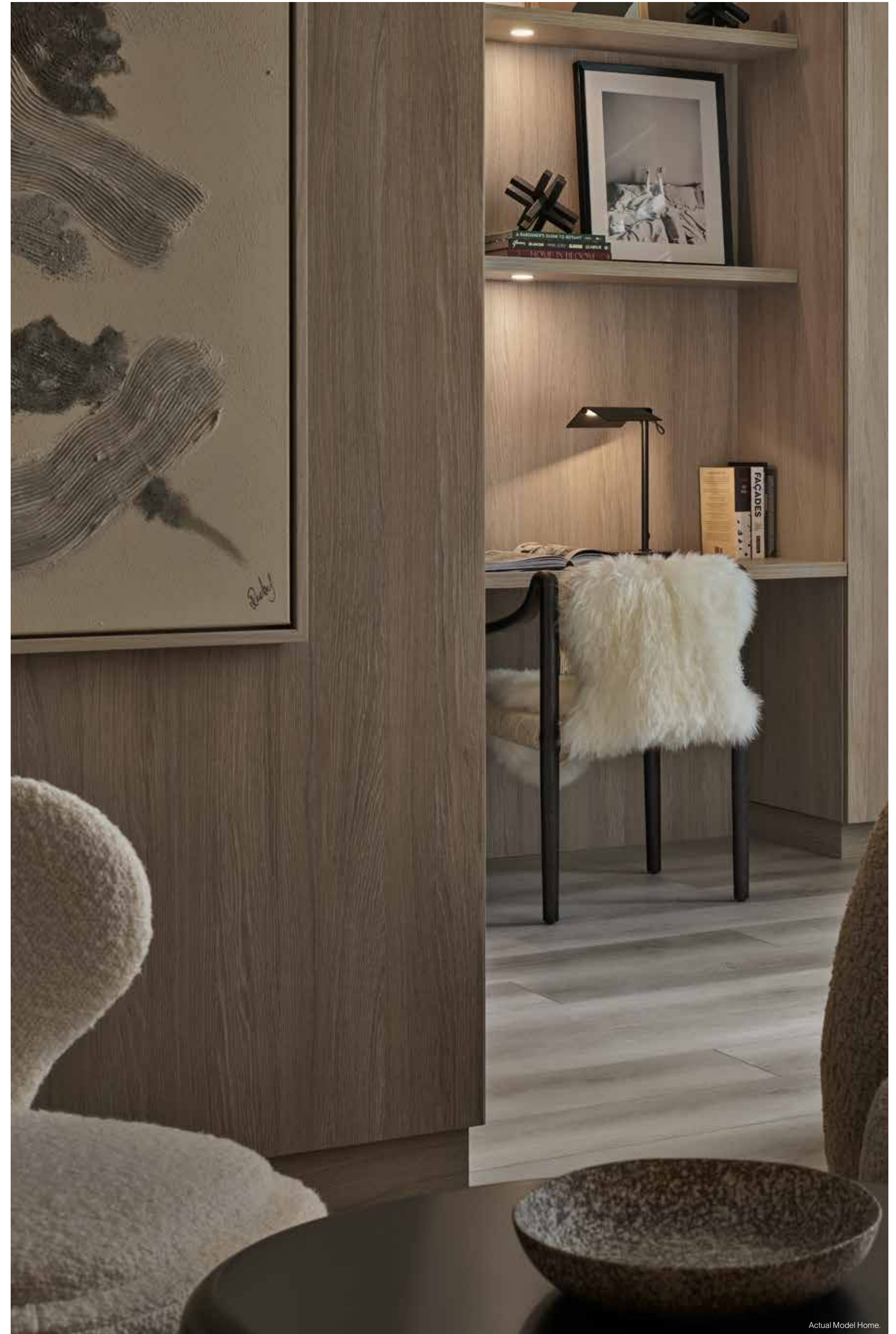
Balanced Layout

Centered details and symmetry create visual peace.

Quiet Luxury

Every finish is warm, modern, and intentionally understated.







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Actual Model Home.



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Neighbourhood *Amenities* — The Essentials

Located at Bathurst and Queen Filomena in Vaughan, Flori places you exactly where you want to be – surrounded by nature, neighbourhood parks, transit, shopping, and schools. It's a setting that offers peaceful living without sacrificing convenience.

- Minutes to Highway 407, 404, and 400
- Nearby TTC and YRT access
- Close to Maple GO, Richmond Hill GO, and Rutherford GO Station
- Top-Rated Schools and Early Learning Centres
- Steps to groceries, fitness, banks, and cafes

Live close to what matters most, in a community that feels connected by design.



This community is one that encourages connection – whether it's chatting with neighbours at the local bakery or running into familiar faces at the community that combines urban accessibility with a warm, small-town charm.



Richmond Hill Centre for the Performing Arts

A cultural landmark in the heart of downtown, showcasing world-class performances, local talent, and unforgettable live experiences all year round.



Cover Notes Café

A cozy local spot in Richmond Hill, offering great coffee, live music, and a relaxed atmosphere perfect for unwinding or catching up with friends.



Bathurst and Rutherford

This bustling plaza offers everyday convenience with popular spots like What A Bagel, LA Fitness, Longo's, and Aroma Café – all in one easy-to-access location.

Eagles Nest Golf Club

A premier championship course in Vaughan, known for its stunning design, natural beauty, and world-class golfing experience.



Revitasize

Offers organic cold-pressed juices, superfood smoothies, and wholesome meals – made fresh daily to fuel a healthy, balanced lifestyle.



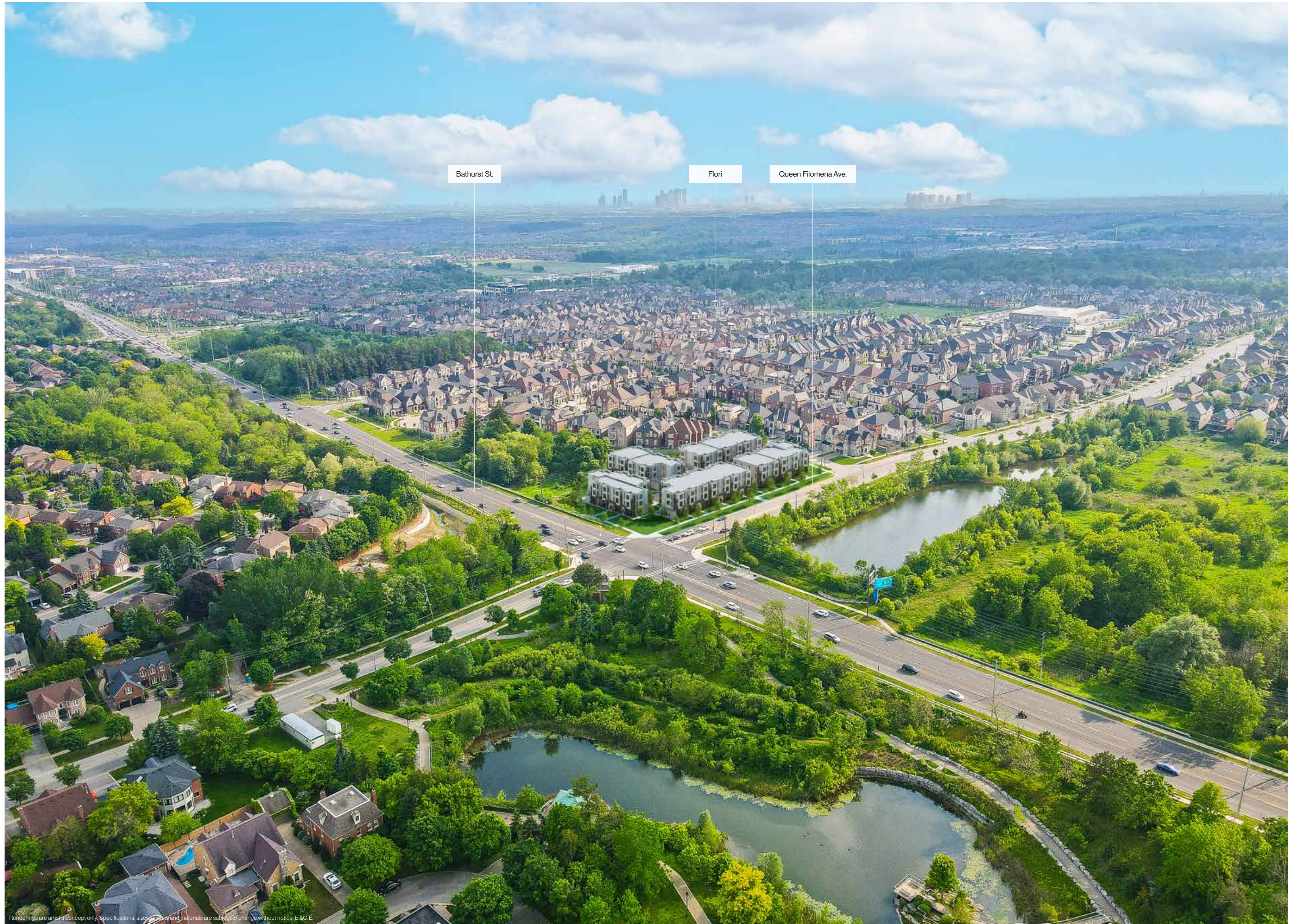
Hillcrest Mall

A go-to shopping spot in Richmond Hill, offering top brands, local shops, and great dining – all in one convenient location.



Top-Tier Education, All Around

Surrounded by a rich mix of public, Catholic, and private schools – including several with top **Fraser Institute** scores – this community offers exceptional access to education at every level. With walkable proximity to nearby schools and parks, the location earns a strong **Walk Score of 75+**, making daily life convenient, connected, and car-optional for many families.





Effortlessly *Connected*

Parks

- 1. Rumble Pond Park
- 2. Clearview Park
- 3. Twelve Oaks Park
- 4. Mill Pond Park
- 5. Spider Creek
- 6. Maple Nature Reserve
- 7. Mount Pleasant Park
- 8. Sugarbush Heritage Park

Schools

- 9. Herbert H. Carnegie Public School
- 10. Viola Desmond Public School
- 11. Pleasantville Public School
- 12. St. Theresa of Lisieux CHS
- 13. Alexander Mackenzie High School
- 14. St Mary Immaculate CES
- 15. St. Anne Catholic Elementary School
- 16. Anne Frank Public School
- 17. Nellie McClung Public School
- 18. Richmond Hill Montessori Private School
- 19. East Vaughan School
- 20. Dr Roberta Bondar Public School

Restaurants

- 21. Soufi Persian Grill & Lounge
- 22. What A Bagel
- 23. Chatime Bubble Tea
- 24. BB Cafe
- 25. Chillax & Co.
- 26. MI-NE Japanese Restaurant
- 27. Red Rooster Portuguese BBQ
- 28. Parola Ristorante
- 29. Aroma Espresso Bar
- 30. The ONE Fusion Cuisine
- 31. Cafe Landwer
- 32. Vivo Pizza + Pasta
- 33. Terra Restaurant
- 34. Philoxenia Greek Cuisine
- 35. COBS Bread

Shopping

- 36. Sue's Market
- 37. Hillcrest Mall
- 38. T&T Supermarket Weldrick Store
- 39. Highland Farms
- 40. Yummy Market
- 41. Longo's Bathurst
- 42. Rutherford Marketplace
- 43. Costco Wholesale

Recreation

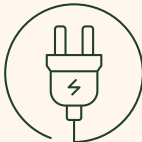
- 44. Imagine Cinemas Elgin Mills
- 45. Eagles Nest Golf Club
- 46. Elgin West Community Centre & Pool
- 47. Civic Centre Resource Library
- 48. Richmond Hill Pro Bowl
- 49. Richmond Hill Centre for the Performing Arts
- 50. Richmond Hill Golf Club
- 51. North Thornhill Community Centre
- 52. Richmond Green Sports Centre and Park
- 53. Crock A Doodle Richmond Hill
- 54. Canada's Wonderland

Transit

- 55. VIVA Stop: Yonge & Crosby
- 56. Richmond Hill GO
- 57. Maple GO
- 58. Rutherford GO
- 59. Richmond Hill Centre Terminal
- 60. Langstaff GO

Sustainability, Built Into *Every* Detail

At Flori, sustainability isn't a feature – it's a foundation. Every element of the community reflects a commitment to thoughtful living, where design, materials, and construction practices come together to reduce environmental impact while enhancing everyday comfort.

Precision-Built Efficiency Flori townhomes are precision manufactured indoors, minimizing waste, energy use, and onsite disruption. This method ensures consistent quality and performance while dramatically lowering the project's carbon footprint.	Healthier Materials, Healthier Living Low-VOC paints, sustainably sourced woods, and high-efficiency insulation contribute to cleaner indoor air and a more conscious way to live.	Smart Systems for Everyday Sustainability From energy-efficient windows and appliances to LED lighting and water-saving fixtures, every choice is made with long-term sustainability and utility in mind.	Nature, Integrated Flori's landscaping includes drought-tolerant species and permeable pavers to support healthy water cycles. Green spaces are woven into the community's fabric, encouraging both biodiversity and connection.	Built to Last Durable finishes, timeless design, and intelligent construction mean these homes are made to endure – reducing the need for replacement, remodeling, or waste.
				



Discover the Genius™ of a Treasure Hill Home.

This industry-changing program was first introduced by Treasure Hill in 2018, and to keep up with changes in technology has been undergoing fine-tuning ever since! Comprised of three pillars – **Connection**, **Couture** and **Conservation** – every new Treasure Hill home is a GENIUS™ home featuring standard inclusions that are considered upgrades by most builders. With inclusions that connect you to the online world, across the hall and up the stairs, as well as enhanced safety and security features, glamorous finishing touches and energy-saving sustainability, all standard in your Treasure Hill home, your life is going to be a stroke of GENIUS!

Connection

Being connected is no longer an option – it's a necessity for modern living. Treasure Hill's GENIUS homes have connectivity built in, providing you with whole home Wi-Fi and the convenience and security of contemporary technology – all meant to enrich the experience of living in a Treasure Hill home.

Couture

Your GENIUS home is as beautiful as it is connected. Luxury appointments are included as standard; just another way Treasure Hill GENIUS homes infuse your life with beauty and convenience and offer you exceptional value. Included at no extra cost are premium quartz countertops, and stylish upgraded plumbing fixtures.

Conservation

Your GENIUS home will operate responsibly and can save you money in utilities and heating and cooling costs. GENIUS homes are built to allow energy savings, healthier indoor air and a cleaner home with less dust.

Genius.

Aprilaire

SHERWIN
WILLIAMS®

QUARTZ

nest

Google

ROGERS™



CONNECTION



COUTURE



CONSERVATION

Over 20 Years of Award-Winning Achievements

Reflecting on the communities we've built over the years is a source of great pride. This journey is a testament to the vision and dedication of our founder, Nicholas Fidei, whose unwavering work ethic, meticulous attention to detail, and hands-on approach have shaped a winning formula for success. As a result, thousands of Treasure Hill homeowners have proudly placed their trust in us to build not just a house, but a home for their most treasured asset – their family.

treasurehill.com

BILD AWARDS

- 2025 / Best Sales Team – Treasure Hill Sales Team
- 2025 / Best Model Home – Meadowlark, Bolton
- 2025 / Best Short Video – We Make Homes You'll Never Want to Leave
- 2025 / Salesperson of the Year
- 2024 / Best Innovative House Design – Legacy Hill
- 2022 / Best Home Interior Rendering Low Rise – McMichael Estates
- 2019 / Project of the Year – Low Rise – Charbonnel
- 2019 / Best Brochure – Low Rise – Charbonnel
- 2014 / Project of the Year – Low Rise – Urban Towns at Bayview
- 2014 / Best Sales Office – Low Rise – Urban Towns at Bayview
- 2012 / Project of the Year – Low Rise – block
- 2012 / Best Sales Office – Low Rise – block
- 2012 / Best Brochure – Low Rise – block
- 2012 / Best Direct Mail – Low Rise – block
- 2012 / Best Newspaper Ad – Low Rise – block
- 2012 / Best New Home Design – Semi-Detached or Townhome – block

OHBA

- 2024 / Best Low Rise Brochure – AMIRA
- 2022 / Best Short Video – McMichael Estates
- 2019 / Project of the Year – Low Rise – Charbonnel
- 2019 / Best Logo Design – Charbonnel
- 2019 / Best Attached Multi-Unit Home – Charbonnel

NHBA

- 2024 / Detached Community of the Year – Amira Estates
- 2024 / Best 30-60 Second Commercial (Broadcast or YouTube) – Make The Switch
- 2019 / Best Brochure – Charbonnel





