



# HILLSBOROUGH

HOLLAND LANDING



THE IDEAL MASTER-PLANNED COMMUNITY.  
INSPIRED BY NATURE. BUILT FOR YOU.





IF YOU LIKE THE OUTDOORS,  
THIS MASTER-PLANNED  
COMMUNITY IS A NATURAL

# THE NATURE OF HOME

Why do they call it the “great outdoors”? Because it’s great no matter how you look at it.

If you ever dreamed of living surrounded by parks and green space, say hello to Hillsborough. If you’ve ever yearned for a more active, enjoyable lifestyle, you’ll find it here, whether your idea of recreation is golfing, biking, or just tending your backyard garden.

**NOTHING SAYS  
YOU'RE HOME  
BETTER THAN  
A WARM  
WELCOME**



Artist's concept

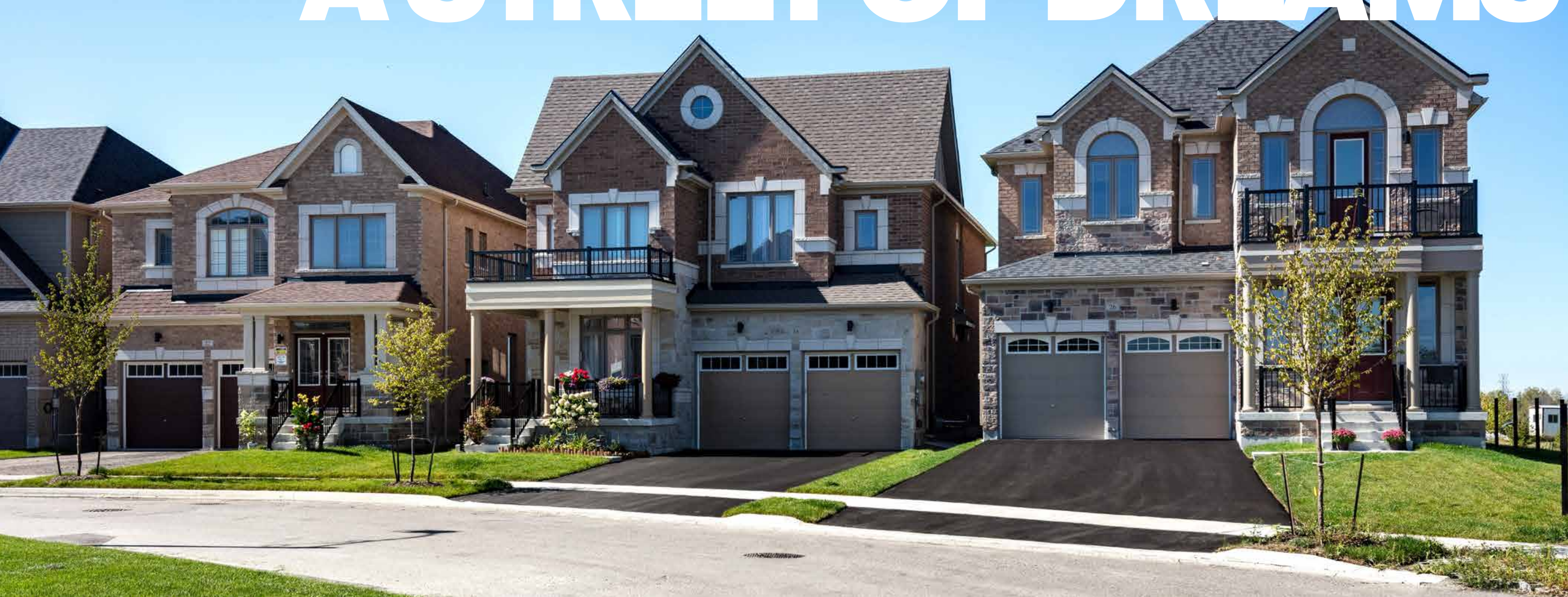
With some new communities, it's not always clear where one ends and the next one begins. But Hillsborough is different. It's a master planned community with real presence, thanks to its handsome stone entrance gates that warmly welcome you, and proudly announce that you're home. It's one of the many things that sets Hillsborough apart, and gives the neighbourhood an identity all its own.



Context is everything. It's not enough to build a beautiful home. You've got to ensure that all the neighbouring homes are beautiful too. Different yet complementary.

We spent a lot of time planning and designing the streetscapes at Hillsborough. The result is a collection of streets, roads and cul-de-sacs where the homes have real curb appeal, both individually and in harmony with their neighbours.

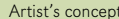
# AROUND EVERY CORNER. A STREET OF DREAMS





Life isn't a race... unless you want it to be. More often we're looking for a life that can be conducted at a more leisurely pace, even when you're busy with a young family. Hillsborough is a good place to relax, to play, to savour the simple things in life, and to just watch your family grow. It's got a small town vibe while being close to all the big city amenities, offering you and your kids the very best of both worlds.

**SPACE TO PLAY**  
**FREEDOM TO GROW**  
**ROOM TO RUN**



A COMMUNITY YOU'LL BE  
PROUD TO CALL HOME

Pride of ownership goes beyond your new home here in Hillsborough – you'll be proud of the whole community. That includes the big community park. The ponds that are strategically placed within the site. The two new schools that have been proposed for the neighbourhood. And the stone entrance gates that tell the world they've arrived at a very special place.



At the heart of Hillsborough is its 10-acre community park. There's a ball diamond perfect for the neighbourhood little leaguers, and basketball courts for the aspiring Raptor. A playground and splash pad provide the perfect spot for a kid to cool down on a hot summer day. There are sitting areas for those seeking the sun and a gazebo for those seeking the shade, and it's all linked by pathways that weave in and around the community. A destination for joggers, bikers and dog-walkers, it's a green and glorious sanctuary that will be cherished by Hillsborough residents young and old.

# A 10-ACRE COMMUNITY PARK

**WILL BE THE HEART OF YOUR NEIGHBOURHOOD**



\*The final fit, finish and construction of the Community Park is controlled and implemented by the Town of East Gwillimbury. The rendering is an artist's concept and represents the design as currently approved. E. & O. E. June 2015.

Artist's concept



# CLOSE TO EVERYTHING

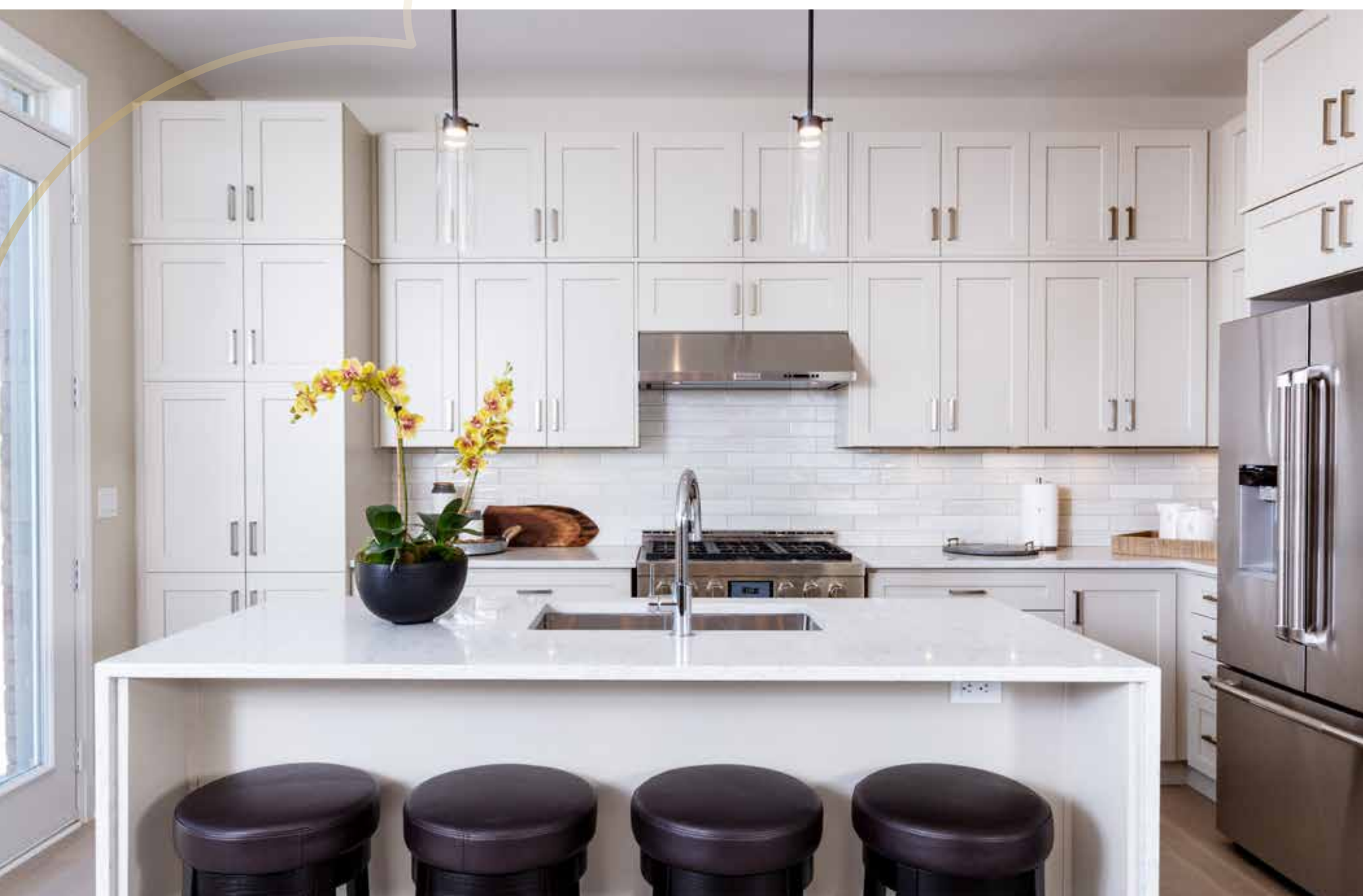
## FAR FROM ORDINARY

Whatever you want or need is close at hand when living at Hillsborough. Situated here at the top of Yonge Street, you're surrounded by parks, nature reserves and conservation areas. Restaurants, the public library, community and recreation centres, golf courses – all are conveniently close. Enjoy shopping at Upper Canada Mall and the big box stores on Green Lane. Take a short drive north to Lake Simcoe. You've got easy access to the new 407 extension, as well as the East Gwillimbury GO Station with direct connections to downtown Toronto.





## THE PERFECT BLEND OF TRADITIONAL COMFORTS AND FRESH IDEAS



Architects used to look at a house as a series of separate rooms, each with their own purpose. But today, interior design has evolved and the idea of “open concept” has opened up a whole new range of possibilities, with not just rooms but “living zones”. The result is homes that are built for the way people live today.

While the design thinking has changed so too has the selection of features and finishes available to today’s new home buyer. Andrin has sought out the latest and the best, including a range of colours that are both contemporary and classic.



# BUILDING A SMARTER HOME FOR A BETTER FUTURE



## We build sustainability into each and every home

- 1** All homes are targeting ENERGY STAR® qualification and shall receive inspections and an air tightness test.
- 2** Superior wall insulation to R25 and attic to R50 for improved indoor comfort and energy savings.
- 3** On-demand hot water recirculation system to ensuite bathroom on second floor designed to reduce wait time for hot water.
- 4** Refrigerator, dishwasher and clothes washer appliances to be Energy Star® qualified.
- 5** Energy Star® rated exhaust fan vented to the outside in all bathrooms, powder room and laundry room (where applicable).
- 6** HRV (heat recovery ventilator) exhausts stale indoor air and replaces it with fresh outdoor air. Heat from the expelled air is captured and used to pretemper the incoming fresh air.
- 7** Drain Water Heat Recovery (DWHR) installed on the main shower stack. Heat from the shower drain water is used to pre-temper incoming cold water before it is heated in the storage tank.
- 8** Improved indoor air quality with the use of low volatile organic compound (VOC) paints, sealants and adhesives, carpet and underlay.
- 9** Solar conduit from attic to basement. Roof trusses designed to support the weight of future solar panels.



# 30 YEARS OF MAKING DREAMS A REALITY

As it is the 30th anniversary of ANDRIN HOMES this year, it continues to build one outstanding community after another, with thousands of homes completed across the GTA and beyond.

The acclaim of ANDRIN'S customers is matched by the recognition it has received from the new home industry which recently honoured the company with the 2019 SAM Award for Most Outstanding Mid/High Rise Design.

The cornerstones of the company's success – Superior Quality, Old Fashioned Value, Design Innovation and Exceptional Customer Service – originate from the longstanding principles of the company's founder and President, Peter Smith and partner, the Kerbel Group. The Kerbel Group has been active in every aspect of the real estate market and has been a major developer in the Metropolitan Toronto area since the early 1950's. The company is well respected for its outstanding designs and high quality workmanship, and has an impressive portfolio of prestigious condominium projects and exceptional commercial properties.

Since its inception, Andrin has built thousands of homes in communities across southern Ontario including Vaughan, Markham, Whitby, Brampton, Mississauga, Oakville, Burlington, Hamilton, Guelph, Kitchener, Bradford, Newmarket and Holland Landing. We do more than just build homes... we build vibrant communities. We are proud of our past accomplishments and look toward the future, confident that we have the skills to continue creating quality developments that new home buyers can count on to stand the test of time.

**[AndrinHomes.com](http://AndrinHomes.com)**



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