

**GEORGINA**  
HEIGHTS



Discover  
*living*  
IN KESWICK

TREASURE HILL OFFERS

# FOUR SEASON LIVING

Welcome to **Georgina Heights** in Keswick. Experience a relaxing community where life can be everything you've ever dreamed of.

Situated at Church Street and Woodbine Avenue, **Georgina Heights** is in an ideal location within Keswick, just minutes from Cook's Bay. Here you can enjoy year-round amenities such as boating and fishing in the summer, skating and ice fishing during the winter and everything else in between. Perfect for families, **Georgina Heights** boasts entertainment and recreation options in a natural setting, creating an enviable lifestyle.

Offering an impressive selection of 40' and 50' singles in this Keswick community, Treasure Hill invites you to discover living, discover **Georgina Heights**.





PROMISING A MORE  
**RELAXED**  
**LIFESTYLE**



**Georgina Heights** in Keswick is close to everything you need including schools, grocery stores, restaurants, and entertainment options like The Gem Theatre and so much more. Quick access to the new Hwy. 404 extension allows you to commute throughout the GTA with ease. Enjoy close proximity to popular beaches, marinas, golf courses, beautiful parks and conservation areas that will allow you to relax and make you proud to call **Georgina Heights** your home.

# LAKE-SIDE LIVING

## KESWICK AMENITIES

### DINING + ENTERTAINMENT

1. Orchard Beach Lakefront Bar & Grill
2. Stephen Leacock Theatre
3. C.J. Barley's
4. Boston Pizza
5. Pizza Pizza
6. Tim Hortons
7. Dairy Queen
8. Casa Autentica Mexican Restaurant & Bar
9. King Dragon Marine
10. Gem Theatre
11. Swiss Chalet
12. McDonalds
13. St. Louis Bar & Grill
14. Sunset Grill

### SHOPPING

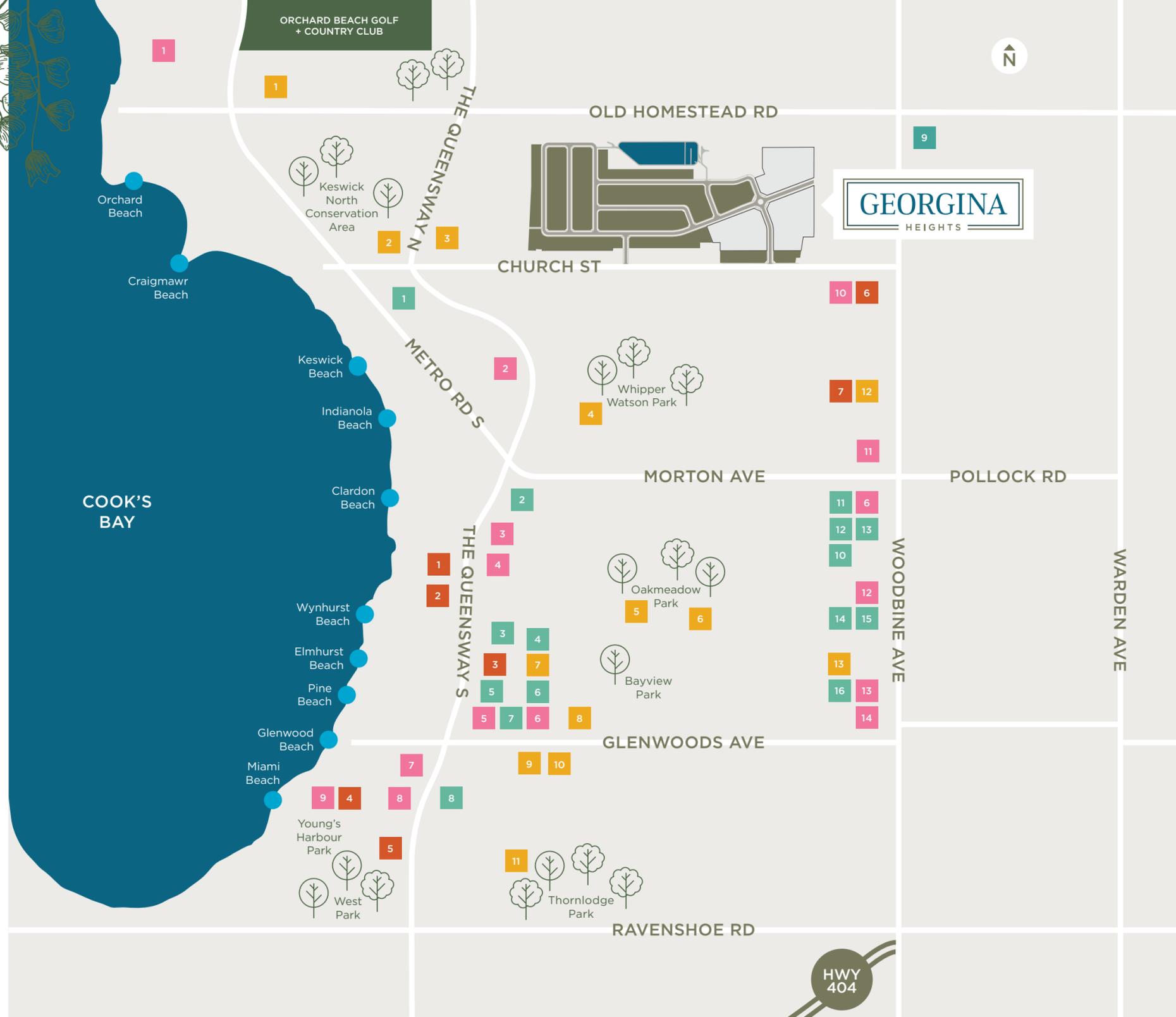
1. Food Basics
2. The Queensway Market Place
3. Shoppers Drug Mart
4. Dollarama
5. The Source
6. FreshCo
7. The Beer Store
8. Keswick Home Hardware
9. Georgina Garden Centre
10. Bulk Barn
11. Canadian Tire
12. LCBO
13. Rexall Pharma Plus
14. Zehrs
15. Staples
16. Walmart Keswick Super Centre

### EDUCATION + COMMUNITY

1. St. Thomas Aquinas Catholic Elementary School
2. Lakeside Public School
3. Keswick Public School
4. WJ Watson Public School
5. RL Graham Public School
6. Keswick High School
7. Learning Centre for Georgina
8. Jersey Public School
9. Our Lady of the Lake Catholic College School
10. Prince of Peace Catholic Elementary School
11. Lake Simcoe Public School
12. Georgina Public Library
13. Fairwood Public School

### FITNESS + RECREATION

1. Keswick Marine
2. Krates Marina Ltd.
3. 24/7 NRG Fitness
4. Pasadena Marina
5. Snap Fitness
6. Lake Simcoe Soccer Club
7. Georgina Ice Palace





GEORGINA HEIGHTS  
**MODELS +  
FLOORPLANS**

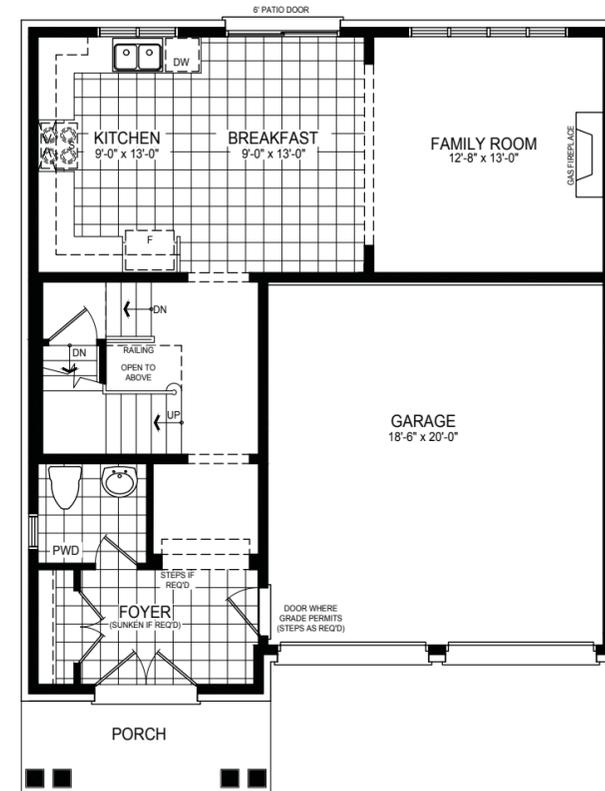
40' LOT  
LYNWOOD 1

INCLUDES 10 SQ. FT. OF OPEN AREA

ELEV. B | 1,957 SQ. FT.



ELEV. A | 1,898 SQ. FT.

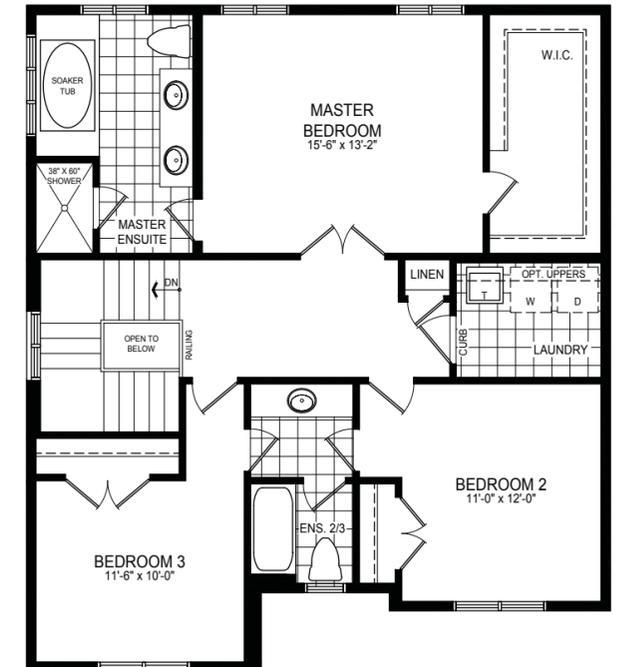


ELEV. A

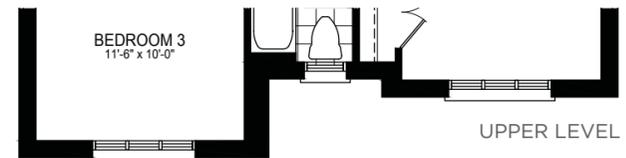


MAIN LEVEL

ELEV. B

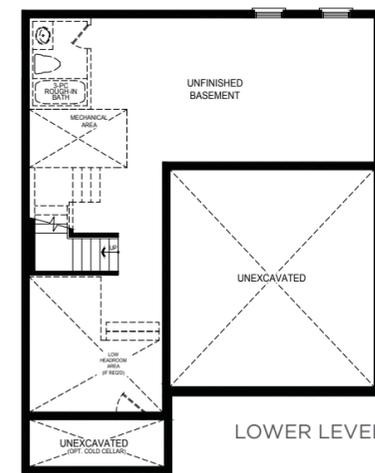


ELEV. A



ELEV. B

UPPER LEVEL



ELEV. A & B

LOWER LEVEL

Steps and porches may vary at any exterior or garage entrance ways due to grading variance. Actual usable floor space may vary from stated floor area. All renderings are artist's concept. Dimensions, specifications, architectural and mechanical detailing are approximate and subject to minor modifications. E. & O. E.

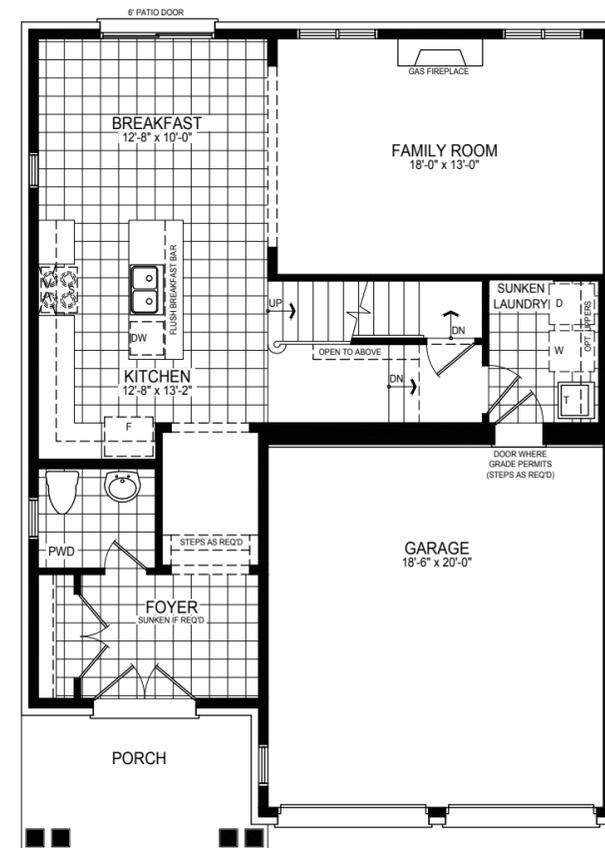
40' LOT  
LYNWOOD 2

INCLUDES 5 SQ. FT. OF OPEN AREA

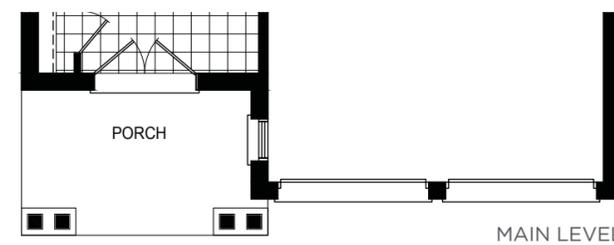
ELEV. B | 2,191 SQ. FT.



ELEV. A | 2,138 SQ. FT.

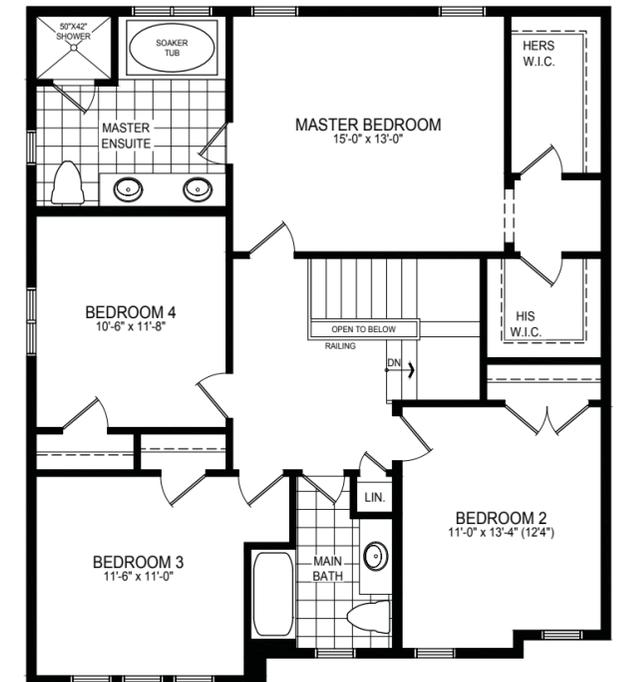


ELEV. A

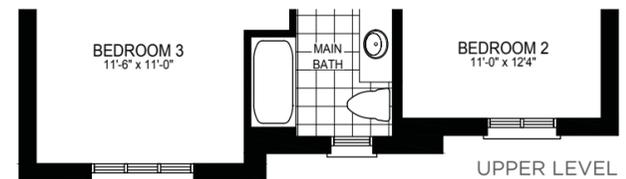


ELEV. B

MAIN LEVEL

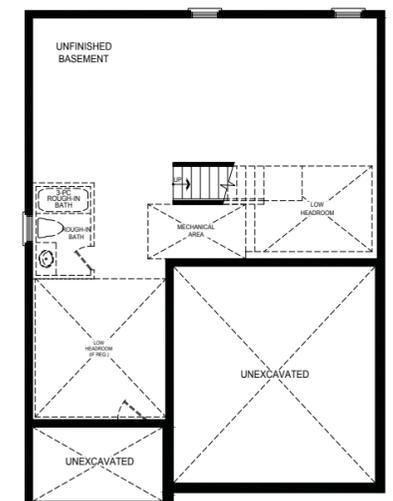


ELEV. A

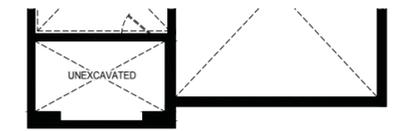


ELEV. B

UPPER LEVEL



ELEV. A



ELEV. B

LOWER LEVEL

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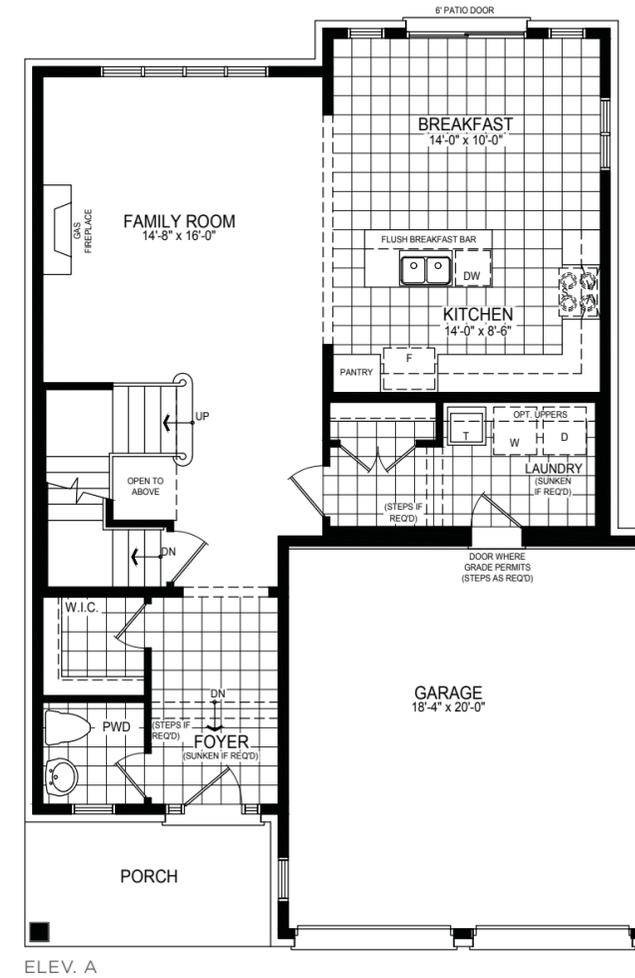
# 40' LOT LYNWOOD 3

INCLUDES 11 SQ. FT. OF OPEN AREA

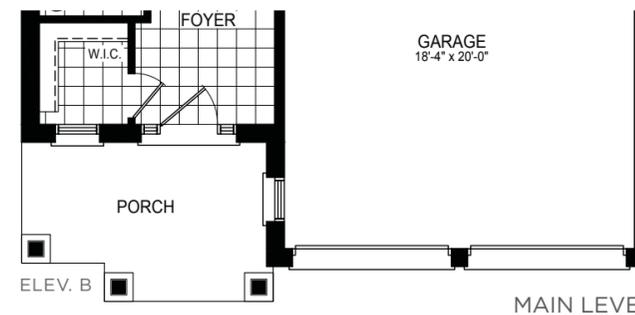
ELEV. B | 2,282 SQ. FT.



ELEV. A | 2,239 SQ. FT.

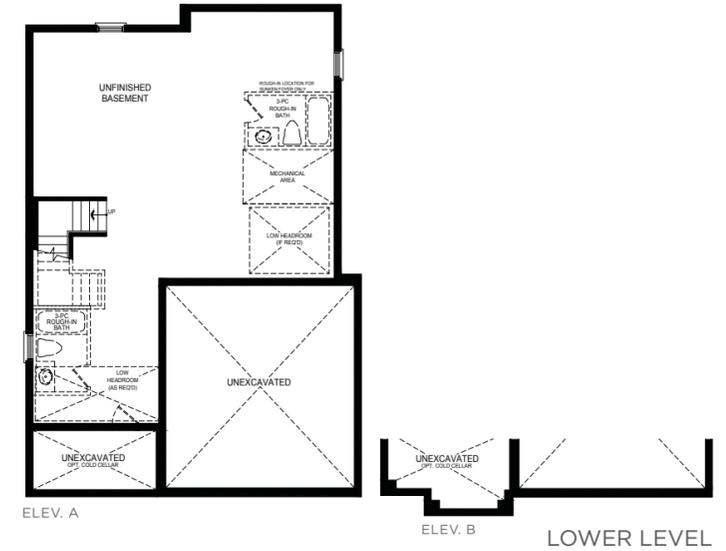


ELEV. A



ELEV. B

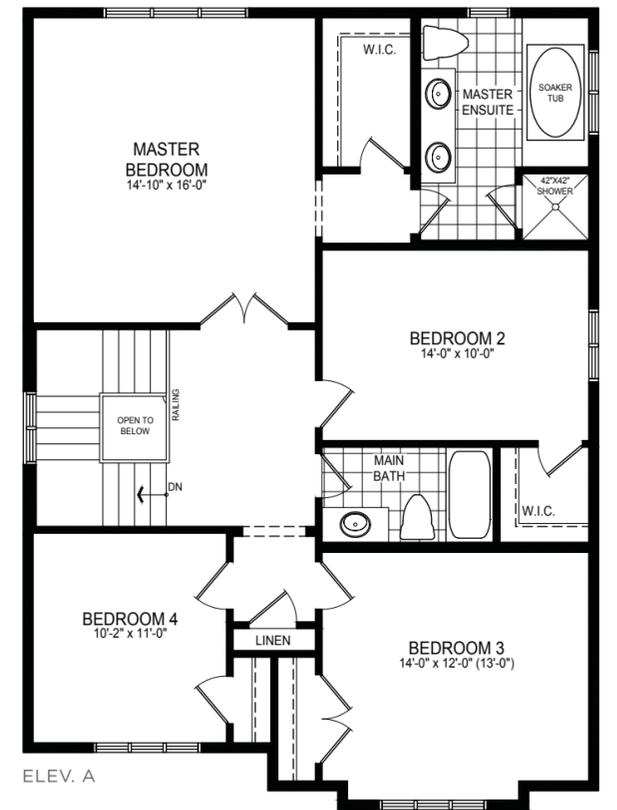
MAIN LEVEL



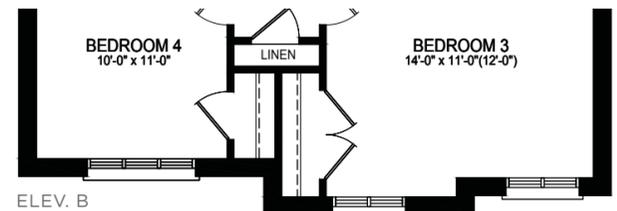
ELEV. A

ELEV. B

LOWER LEVEL



ELEV. A



ELEV. B

UPPER LEVEL

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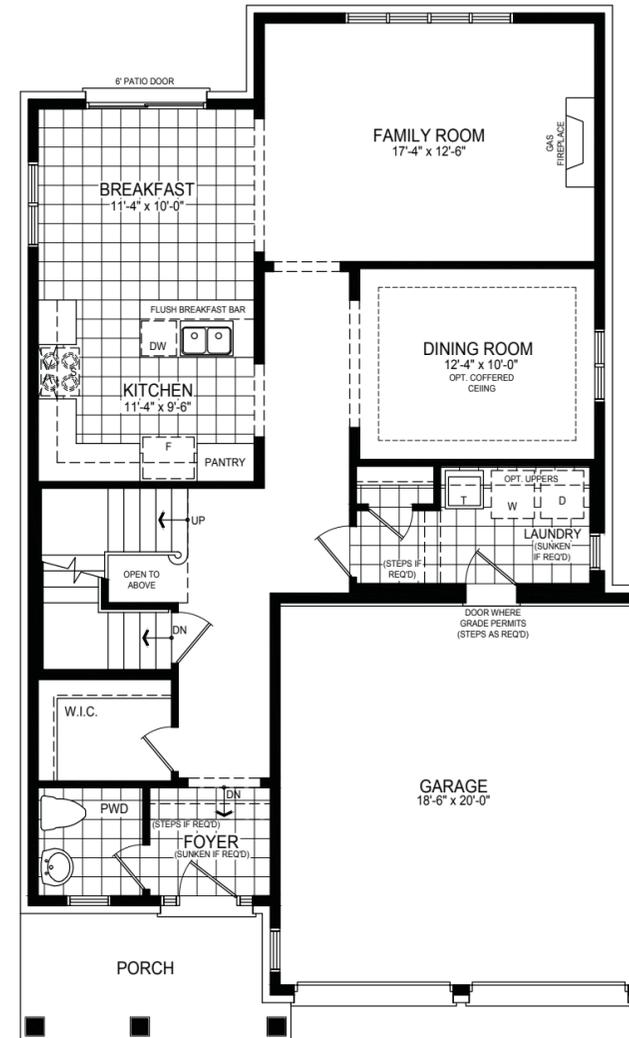
40' LOT  
LYNWOOD 4

INCLUDES 10 SQ. FT. OF OPEN AREA

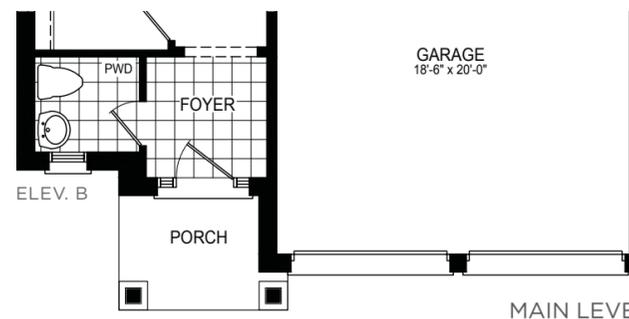
ELEV. B | 2,495 SQ. FT.



ELEV. A | 2,412 SQ. FT.

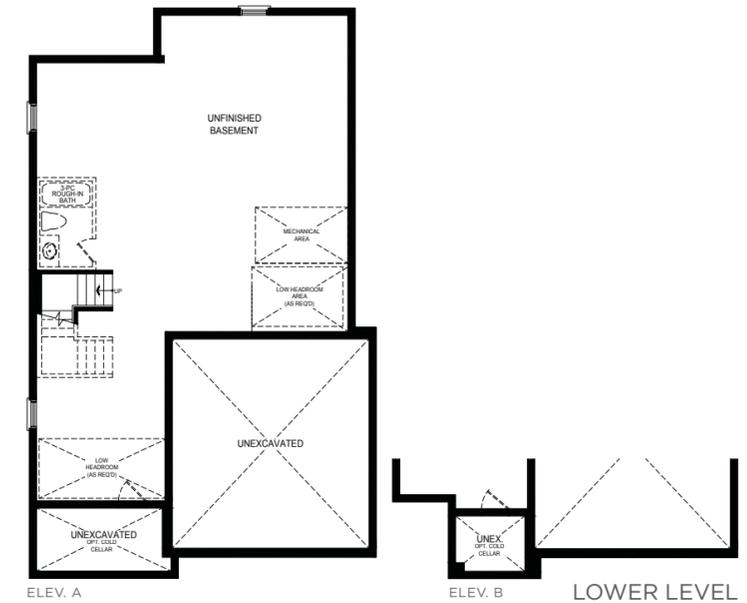


ELEV. A



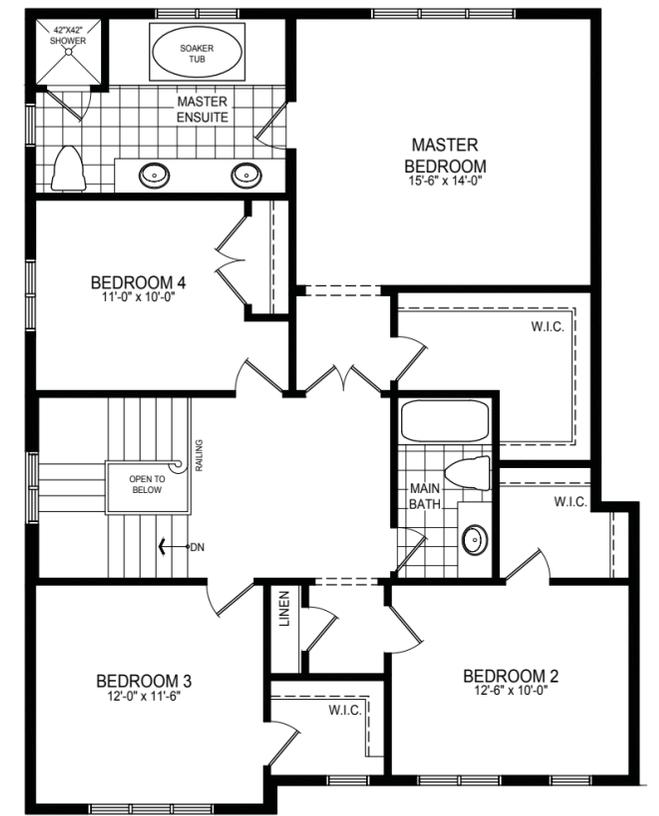
ELEV. B

MAIN LEVEL

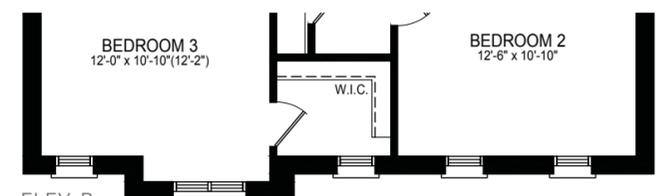


ELEV. A

ELEV. B LOWER LEVEL



ELEV. A



ELEV. B

UPPER LEVEL

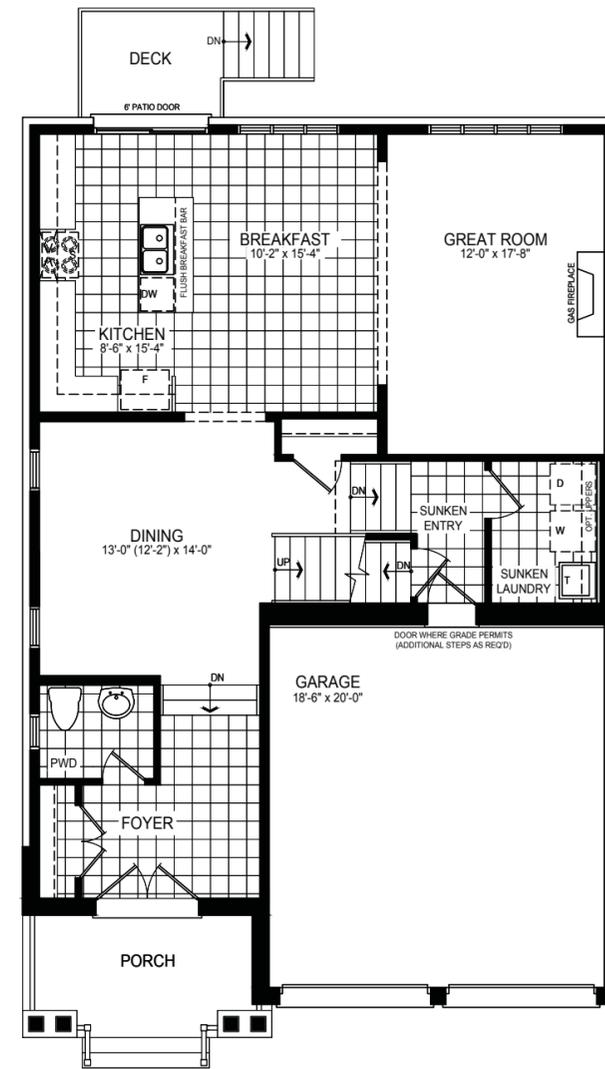
Steps and porches may vary at any exterior or garage entrance ways due to grading variance. Actual usable floor space may vary from stated floor area. All renderings are artist's concept. Dimensions, specifications, architectural and mechanical detailing are approximate and subject to minor modifications. E. & O. E.

40' LOT  
LYNWOOD 5

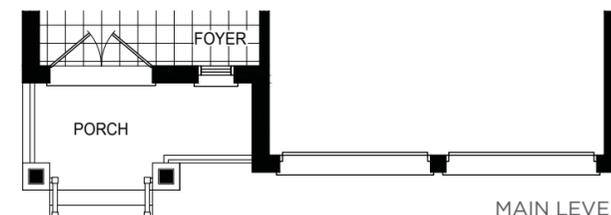
ELEV. B | 2,564 SQ. FT.



ELEV. A | 2,515 SQ. FT.

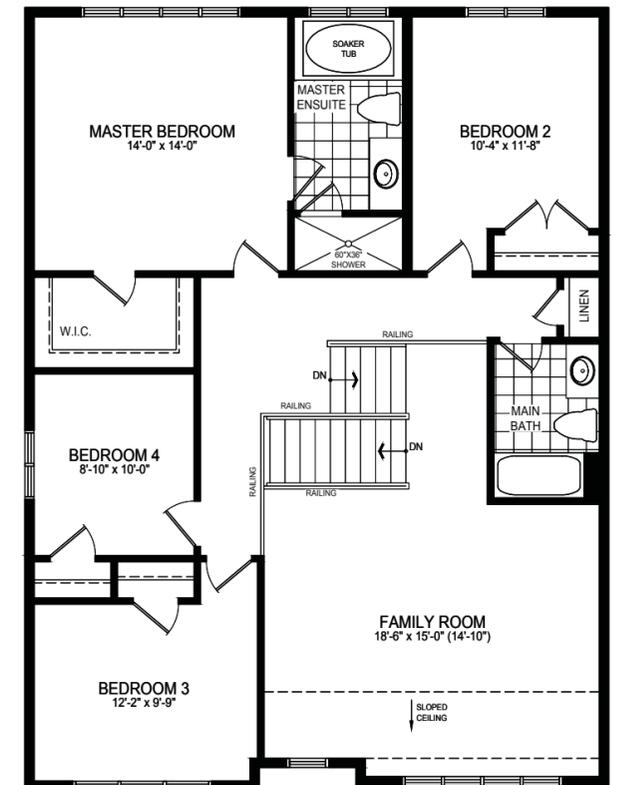


ELEV. A

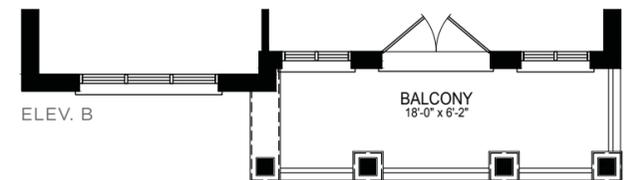


MAIN LEVEL

ELEV. B

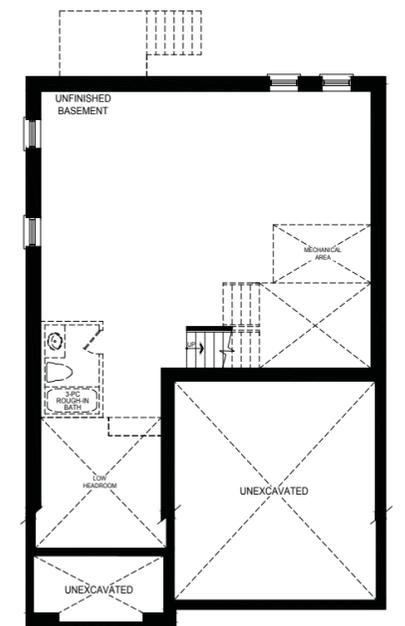


ELEV. A



ELEV. B

UPPER LEVEL



ELEV. A



ELEV. B

LOWER LEVEL

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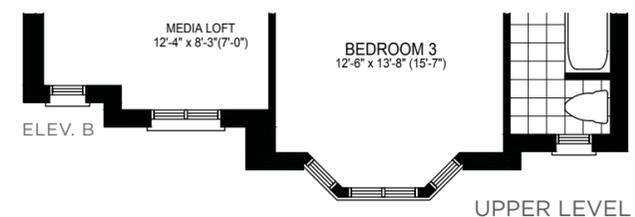
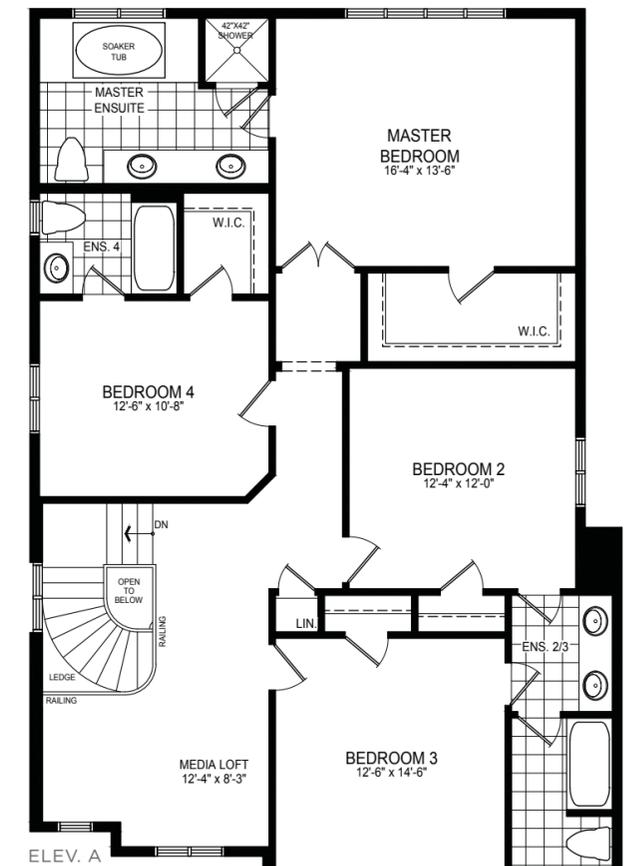
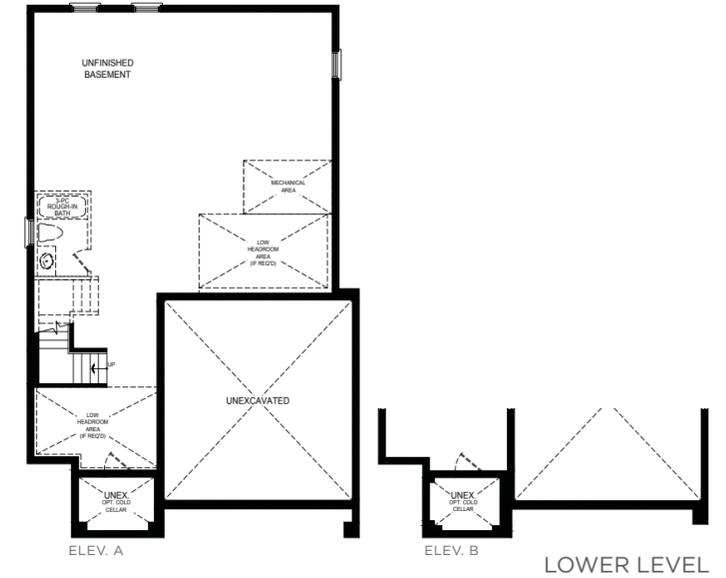
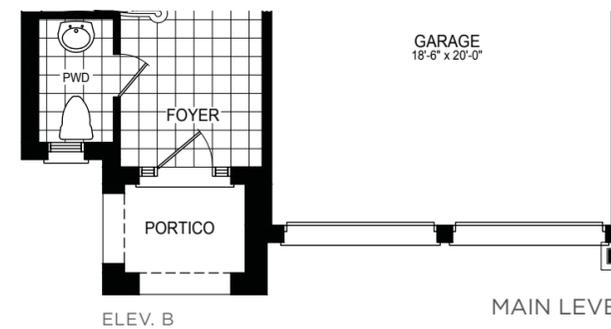
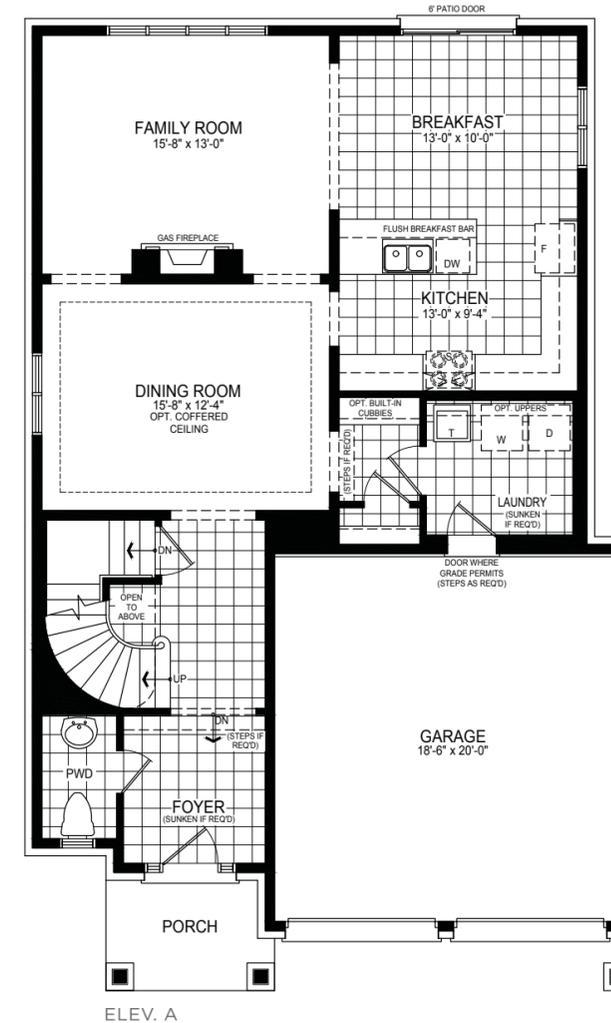
40' LOT  
LYNWOOD 6

INCLUDES 8 SQ. FT. OF OPEN AREA

ELEV. B | 2,673 SQ. FT.



ELEV. A | 2,605 SQ. FT.



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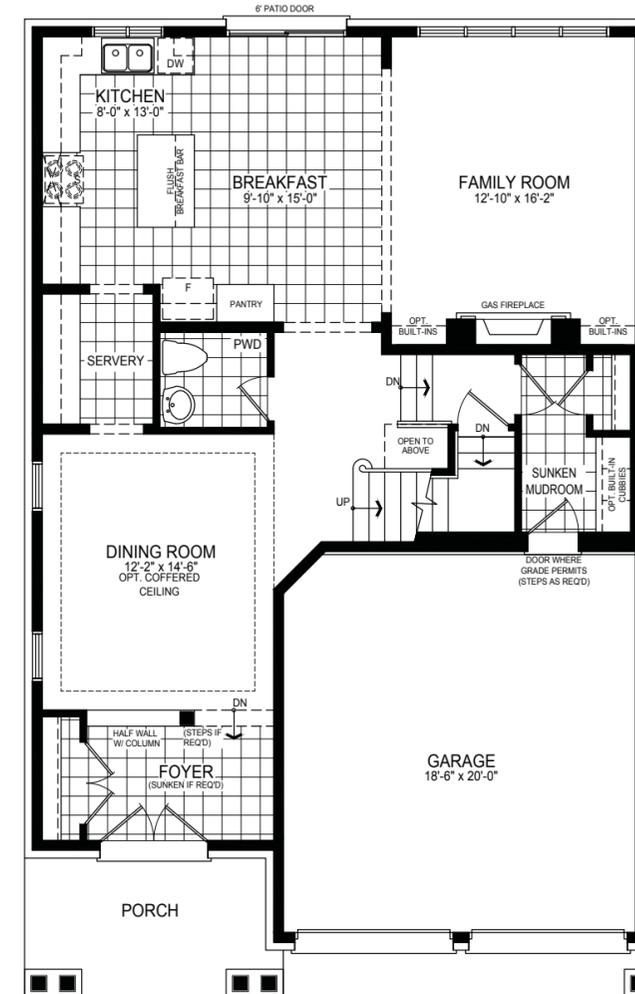
# 40' LOT LYNWOOD 7

INCLUDES 8 SQ. FT. OF OPEN AREA

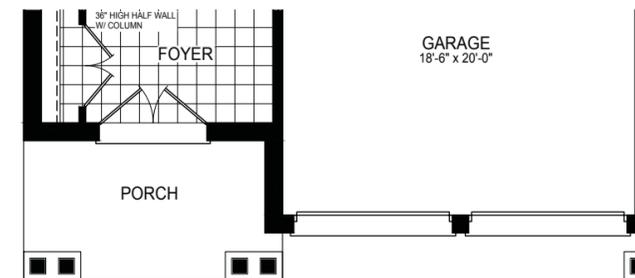
ELEV. B | 2,686 SQ. FT.



ELEV. A | 2,636 SQ. FT.

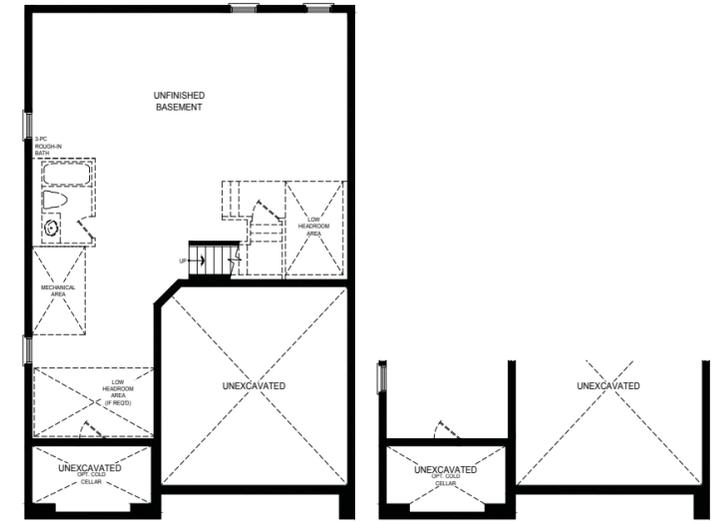


ELEV. A



ELEV. B

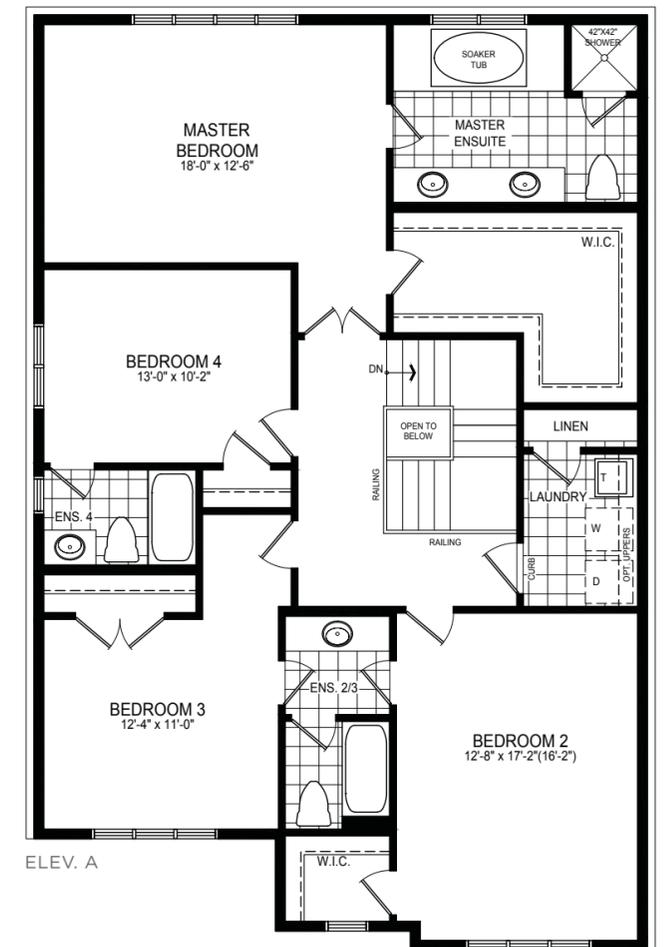
MAIN LEVEL



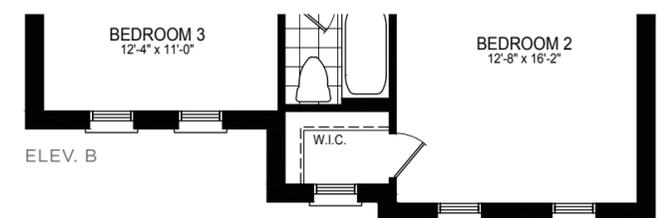
ELEV. A

ELEV. B

LOWER LEVEL



ELEV. A



ELEV. B

UPPER LEVEL

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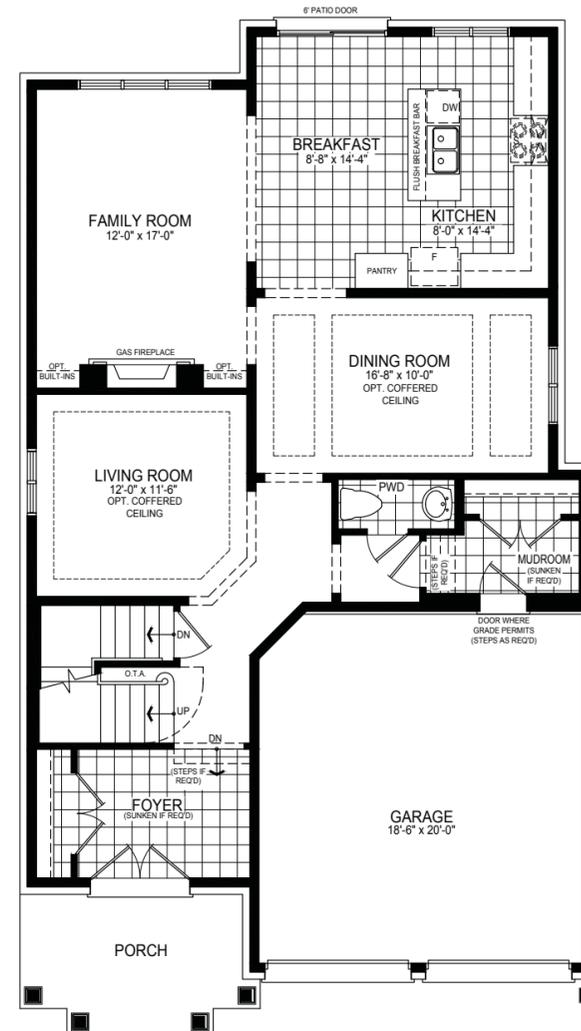
# 40' LOT LYNWOOD 8

INCLUDES 8 SQ. FT. OF OPEN AREA

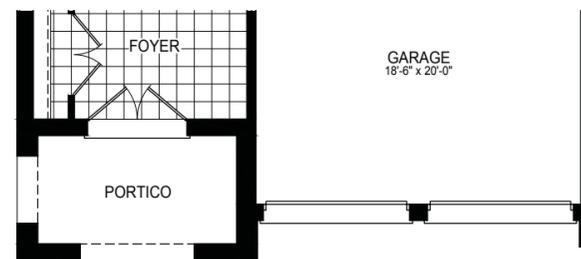
ELEV. B | 2,892 SQ. FT.



ELEV. A | 2,830 SQ. FT.

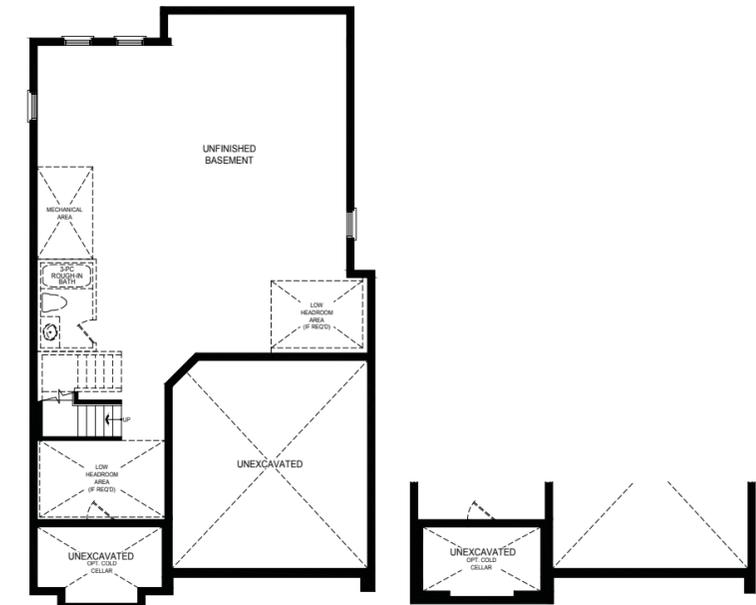


ELEV. A



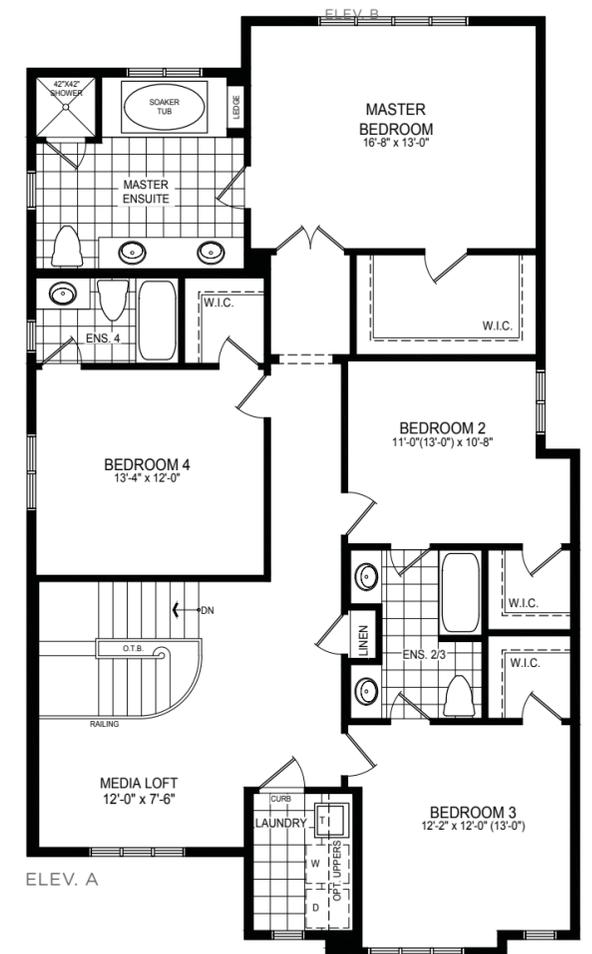
ELEV. B

MAIN LEVEL



ELEV. A

LOWER LEVEL



ELEV. A

ELEV. B

UPPER LEVEL

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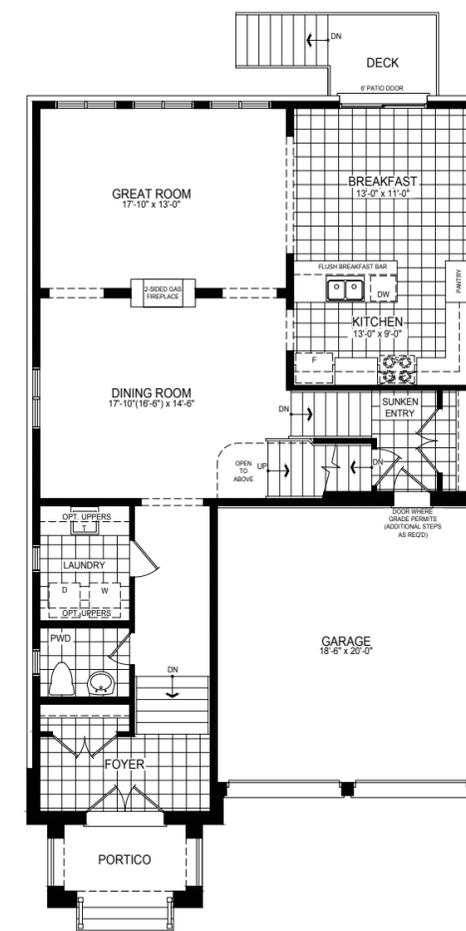
# 40' LOT LYNWOOD 9

INCLUDES 16 SQ. FT. OF OPEN AREA

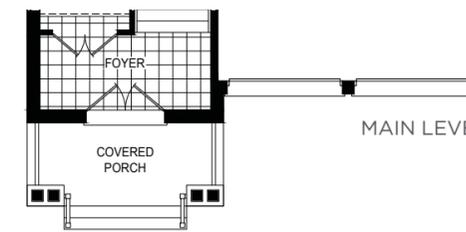
ELEV. B | 2,918 SQ. FT.



ELEV. A | 2,850 SQ. FT.



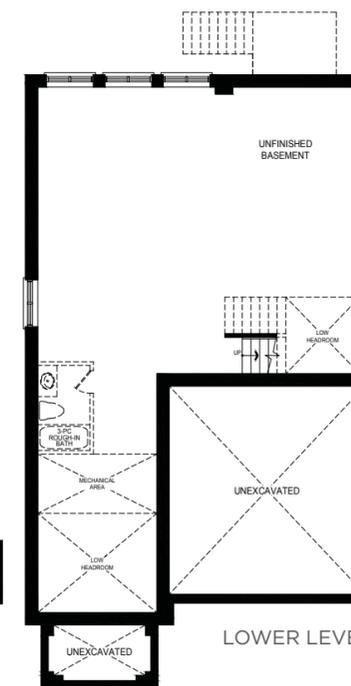
ELEV. A



ELEV. B

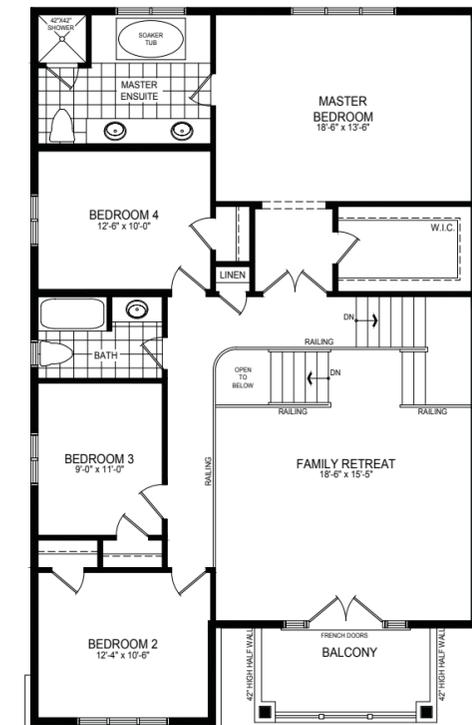
MAIN LEVEL

ELEV. B

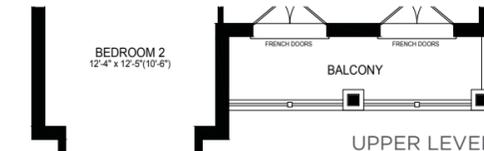


ELEV. A

LOWER LEVEL

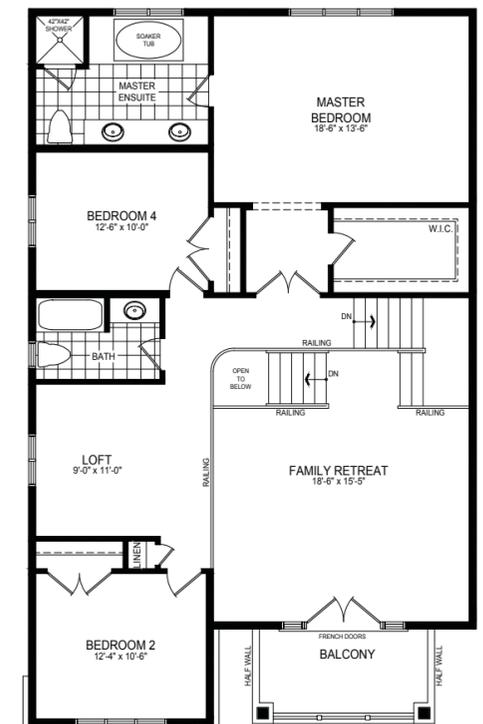


ELEV. A

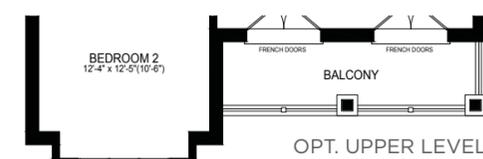


ELEV. B

UPPER LEVEL



ELEV. A



ELEV. B

OPT. UPPER LEVEL

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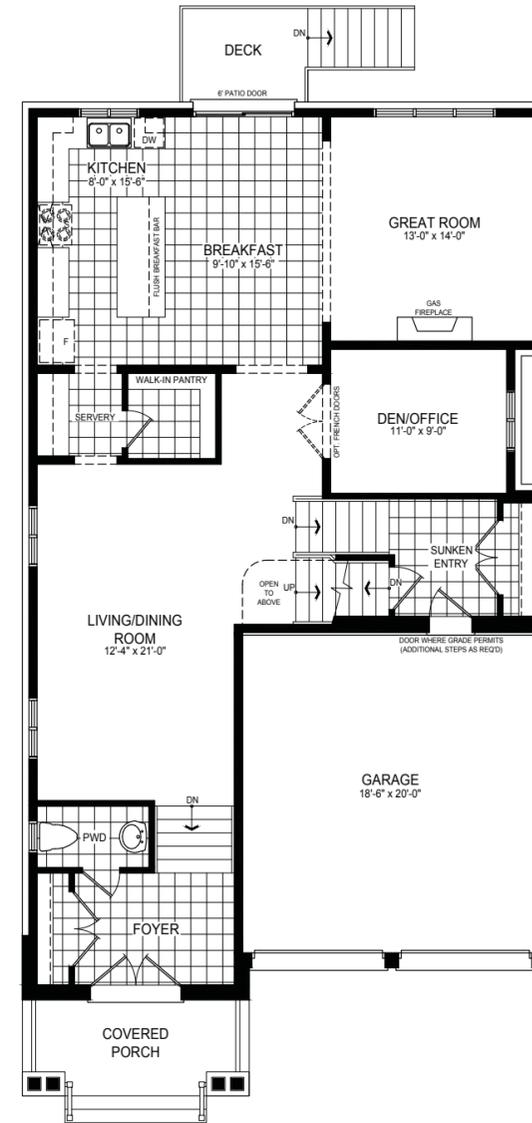
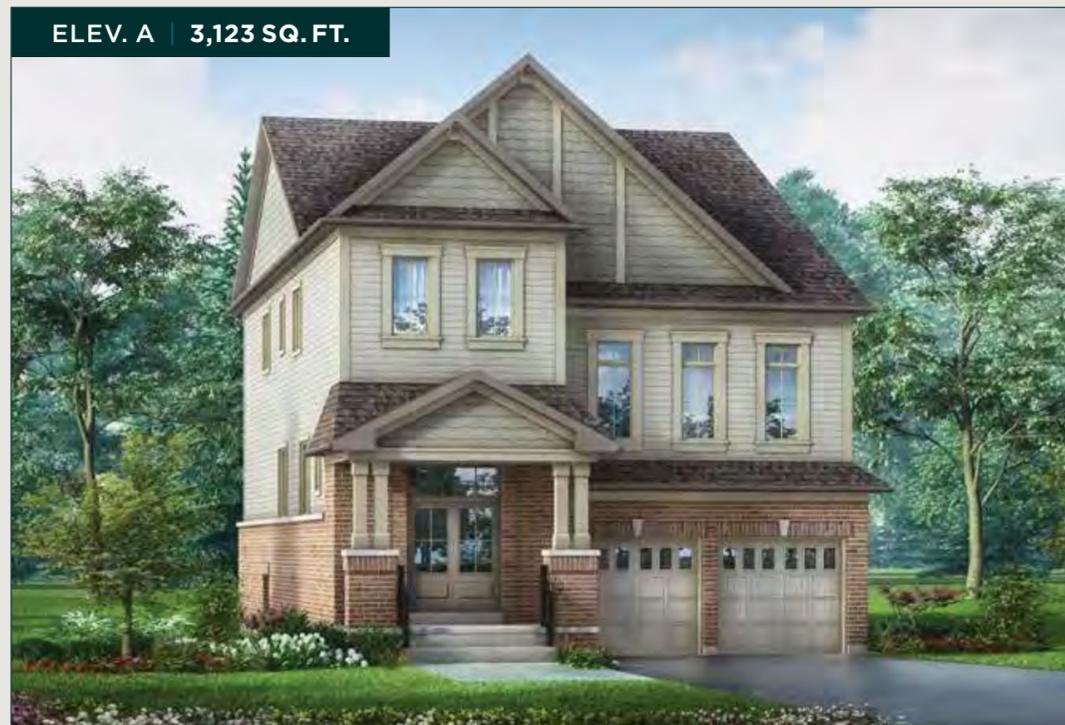
40' LOT  
LYNWOOD 10

INCLUDES 13 SQ. FT. OF OPEN AREA

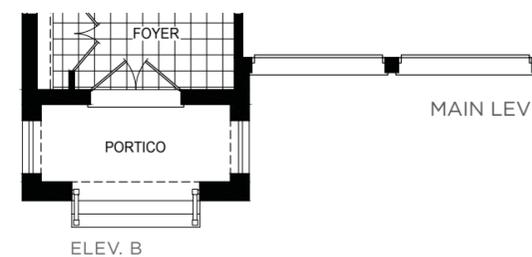
ELEV. B | 3,206 SQ. FT.



ELEV. A | 3,123 SQ. FT.

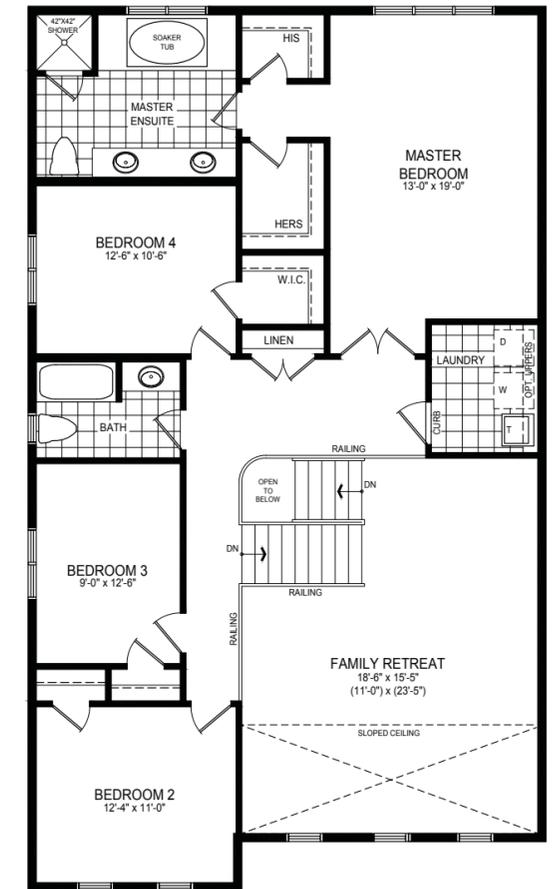


ELEV. A

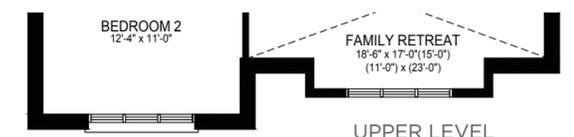


ELEV. B

MAIN LEVEL

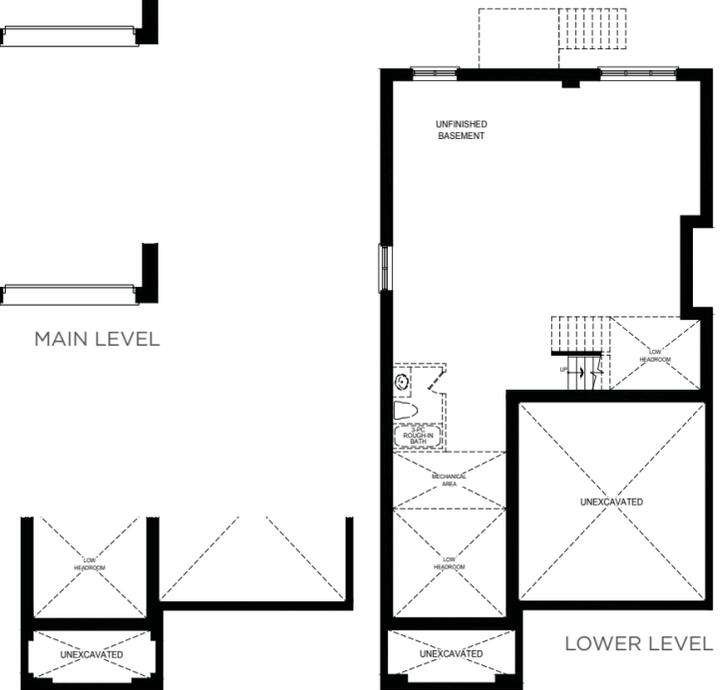


ELEV. A



ELEV. B

UPPER LEVEL



ELEV. A

ELEV. B

LOWER LEVEL

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40' LOT  
LYNWOOD 11

INCLUDES 11 SQ. FT. OF OPEN AREA

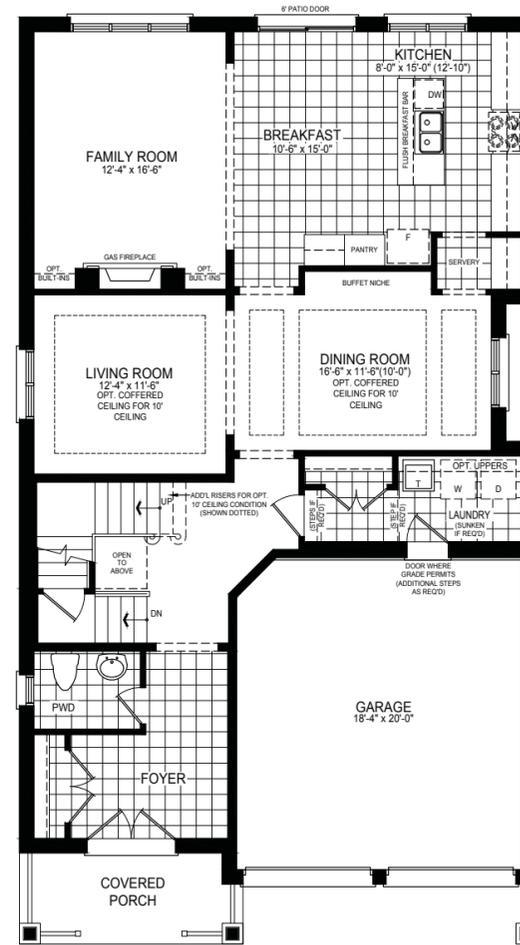
ELEV. C | 3,187 SQ. FT.



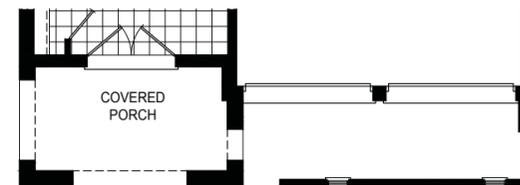
ELEV. A | 3,193 SQ. FT.



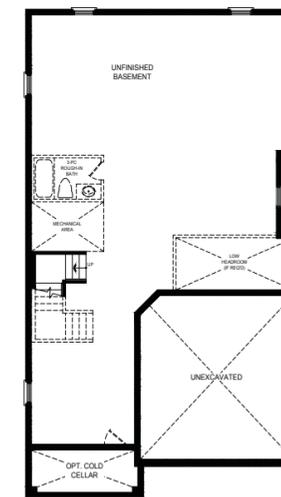
ELEV. B | 3,208 SQ. FT.



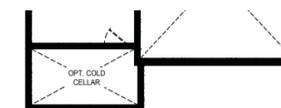
ELEV. A & B



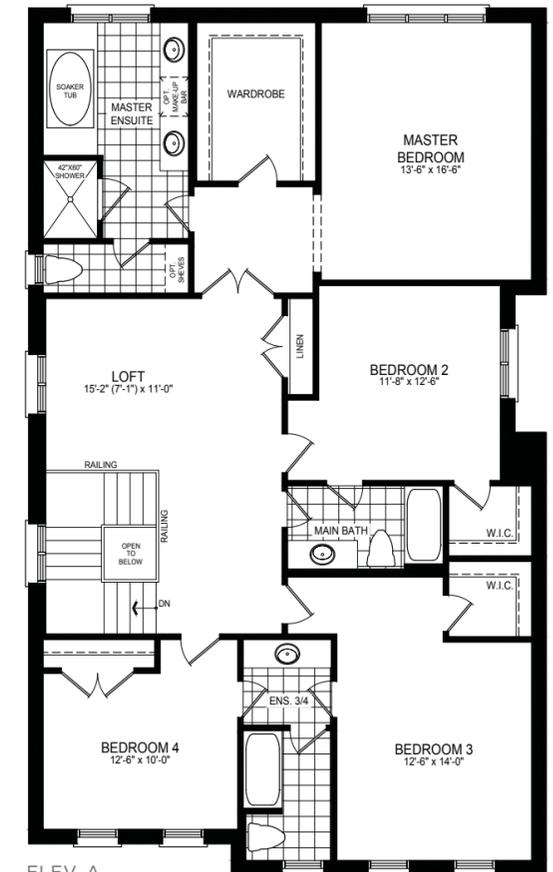
ELEV. C



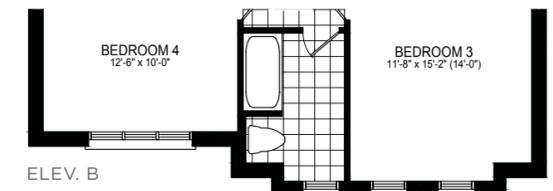
ELEV. A & B



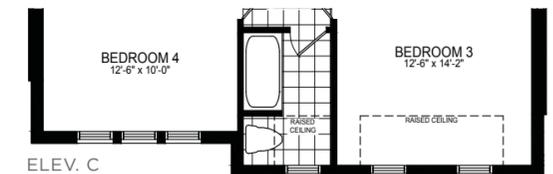
ELEV. C



ELEV. A



ELEV. B



ELEV. C

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# 50' LOT GLENVIEW 1

INCLUDES 9 SQ. FT. OF OPEN AREA

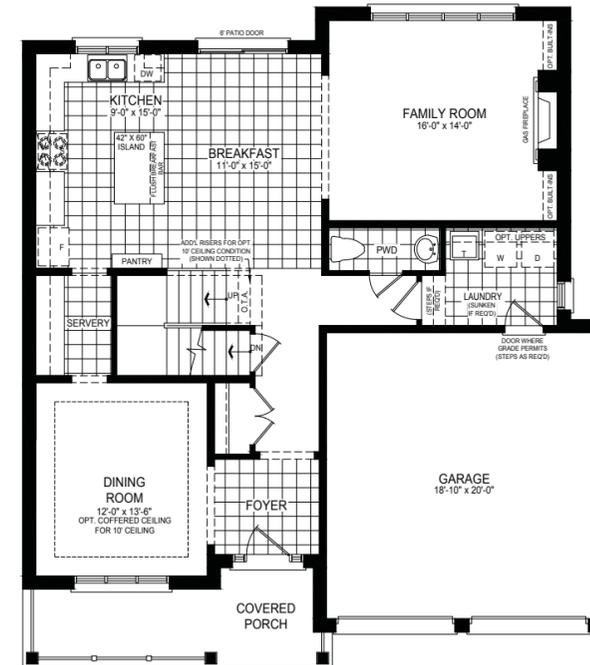
ELEV. C | 2,646 SQ. FT.



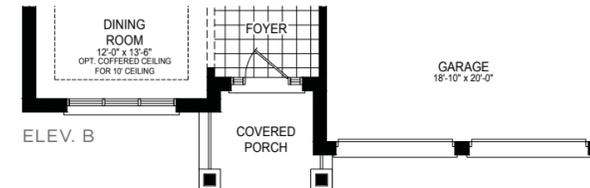
ELEV. A | 2,602 SQ. FT.



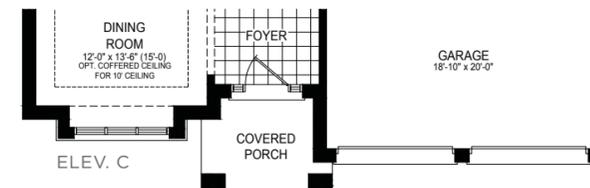
ELEV. B | 2,633 SQ. FT.



ELEV. A

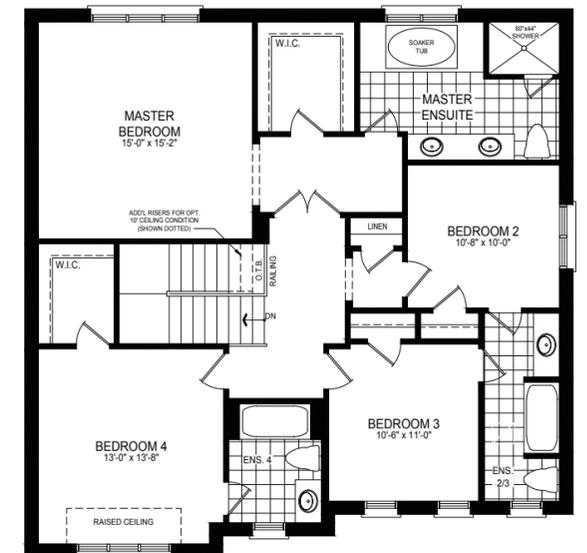


ELEV. B

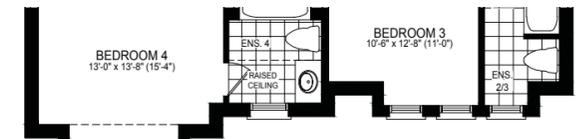


ELEV. C

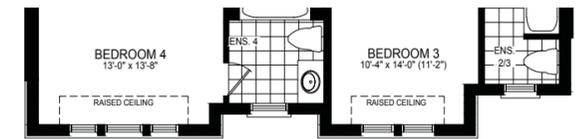
MAIN LEVEL



ELEV. A

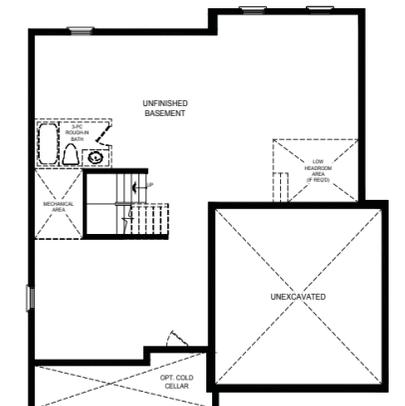


ELEV. B

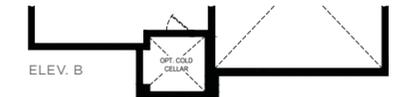


ELEV. C

UPPER LEVEL



ELEV. A



ELEV. B



ELEV. C

LOWER LEVEL

Steps and porches may vary at any exterior or garage entrance ways due to grading variance. Actual usable floor space may vary from stated floor area. All renderings are artist's concept. Dimensions, specifications, architectural and mechanical detailing are approximate and subject to minor modifications. E. & O. E.

50' LOT  
GLENVIEW 2

ELEV. C | 2,919 SQ. FT.



ELEV. A | 2,862 SQ. FT.



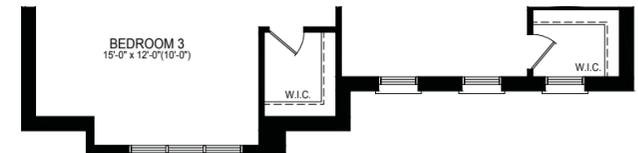
ELEV. B | 2,917 SQ. FT.



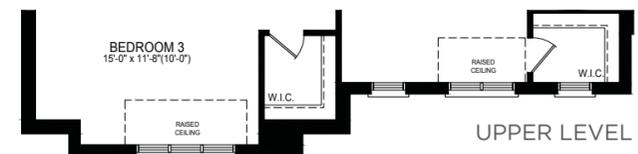
ELEV. A, B & C



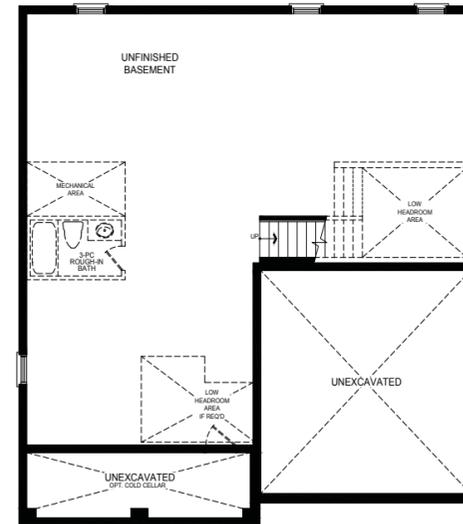
ELEV. A



ELEV. B



ELEV. C



ELEV. A, B & C

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50' LOT  
GLENVIEW 3

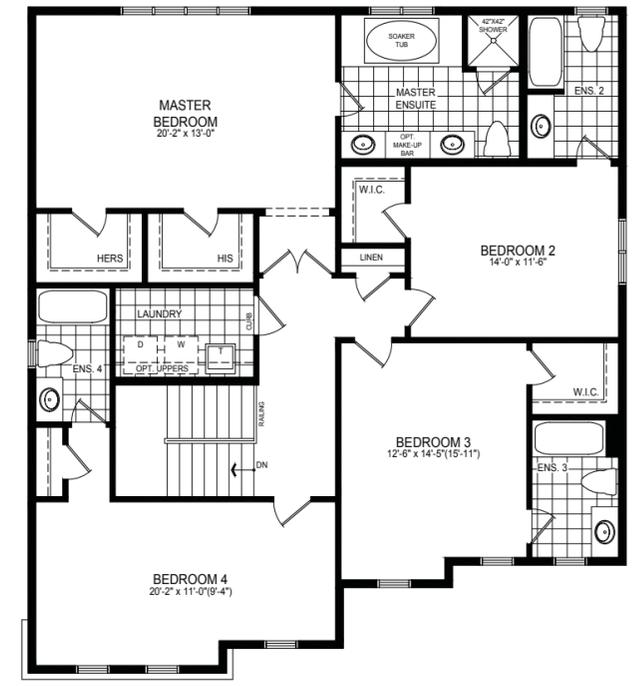
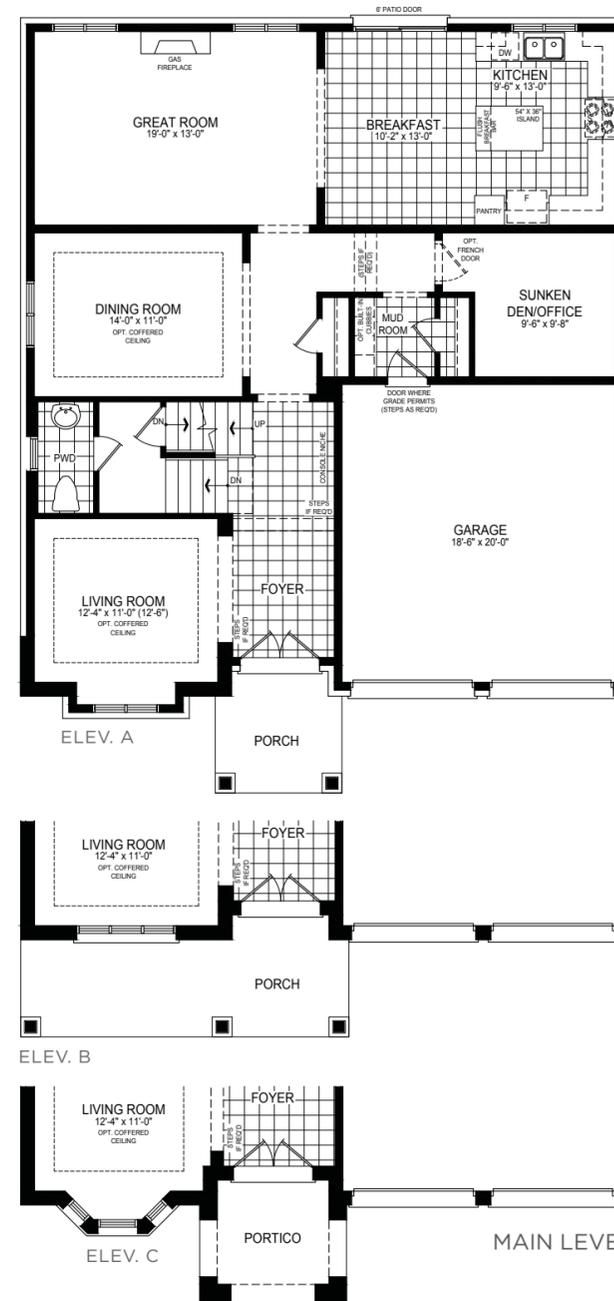
ELEV. C | 3,170 SQ. FT.



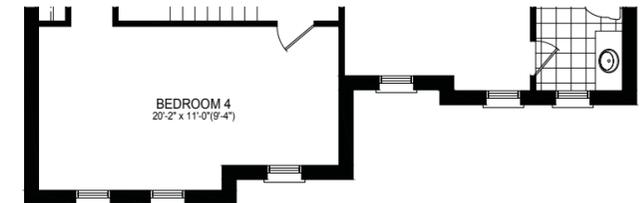
ELEV. A | 3,122 SQ. FT.



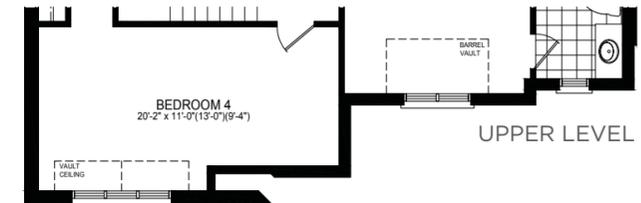
ELEV. B | 3,167 SQ. FT.



ELEV. A



ELEV. B



ELEV. C

UPPER LEVEL

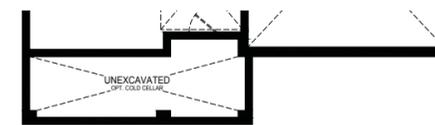


ELEV. B



ELEV. C

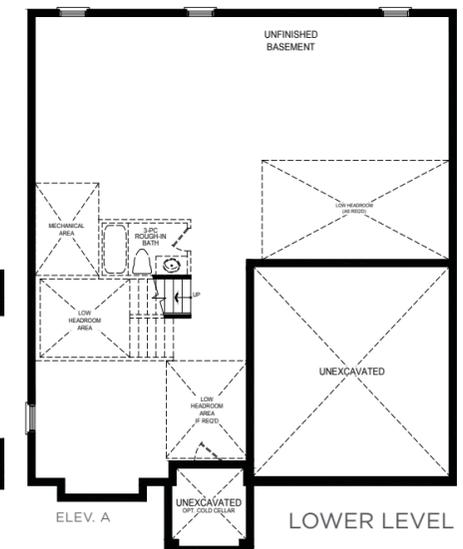
MAIN LEVEL



ELEV. B



ELEV. C



ELEV. A

LOWER LEVEL

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50' LOT  
GLENVIEW 4

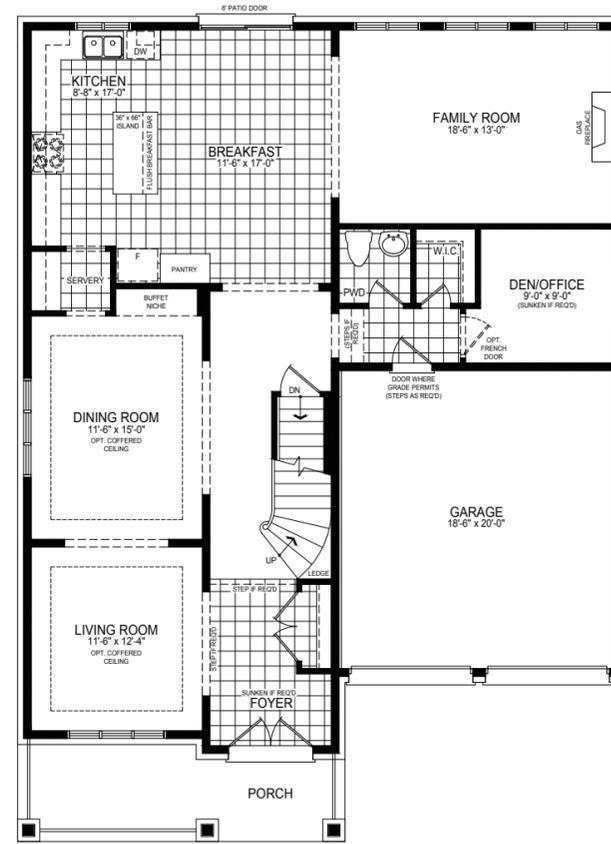
ELEV. C | 3,374 SQ. FT.



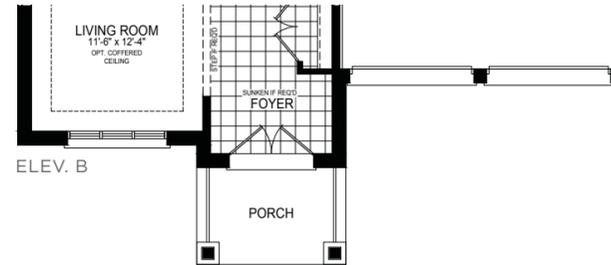
ELEV. A | 3,299 SQ. FT.



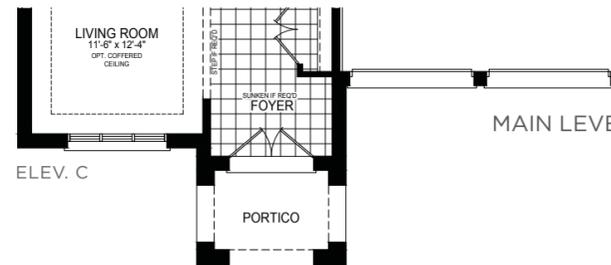
ELEV. B | 3,374 SQ. FT.



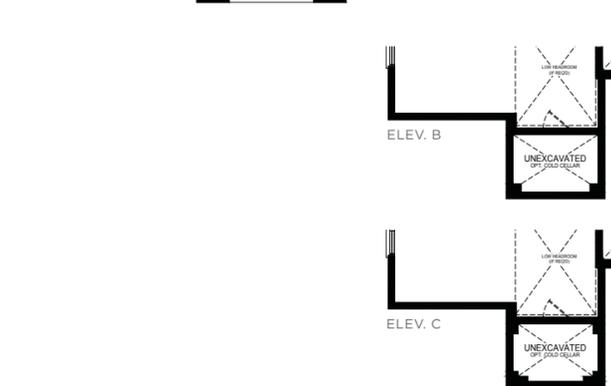
ELEV. A



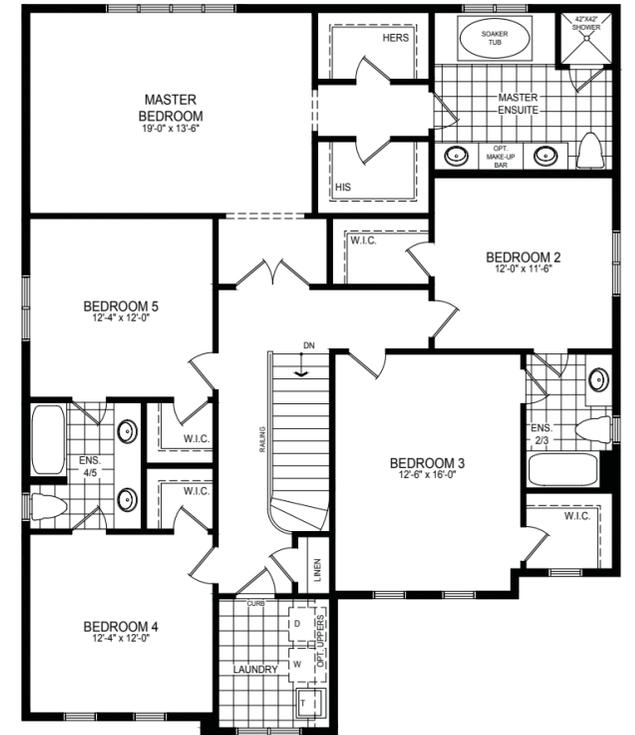
ELEV. B



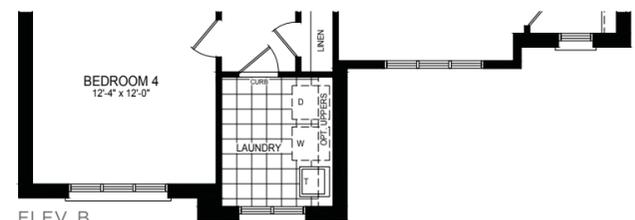
ELEV. C



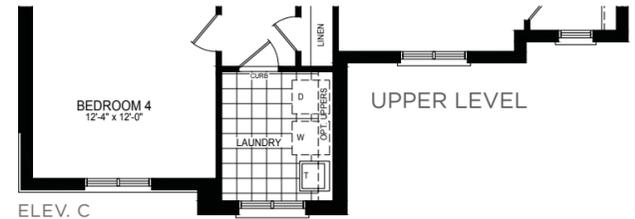
MAIN LEVEL



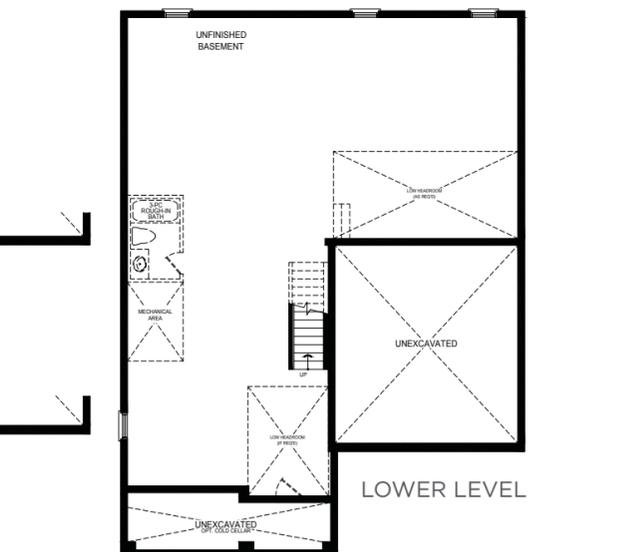
ELEV. A



ELEV. B



ELEV. C



LOWER LEVEL

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50' LOT  
GLENVIEW 5

INCLUDES 16 SQ. FT. OF OPEN AREA

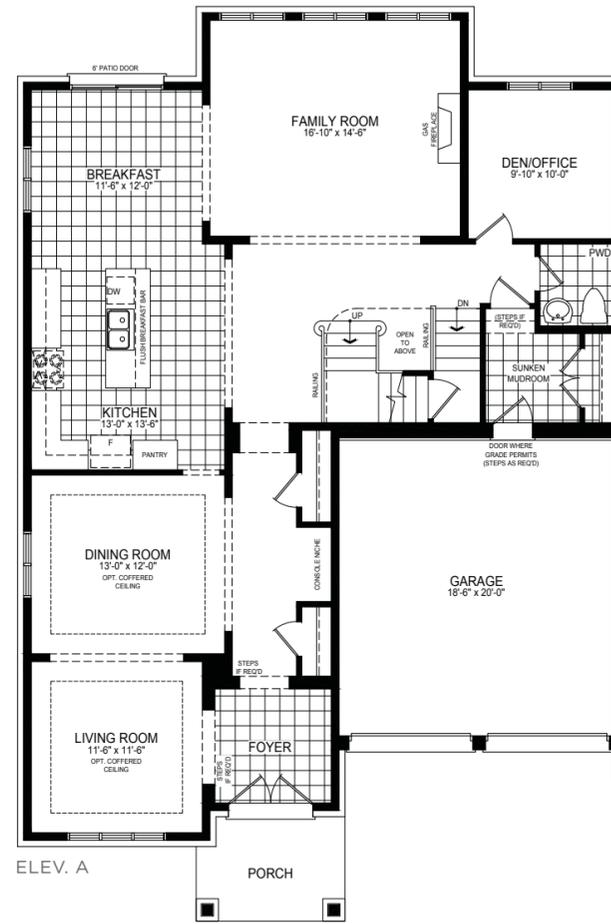
ELEV. C | 3,720 SQ. FT.



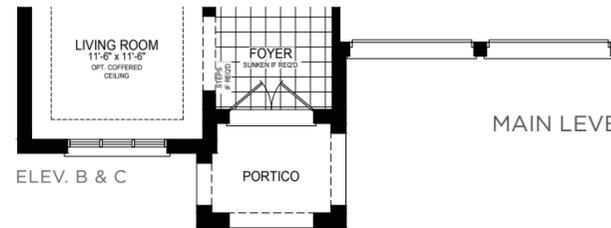
ELEV. A | 3,643 SQ. FT.



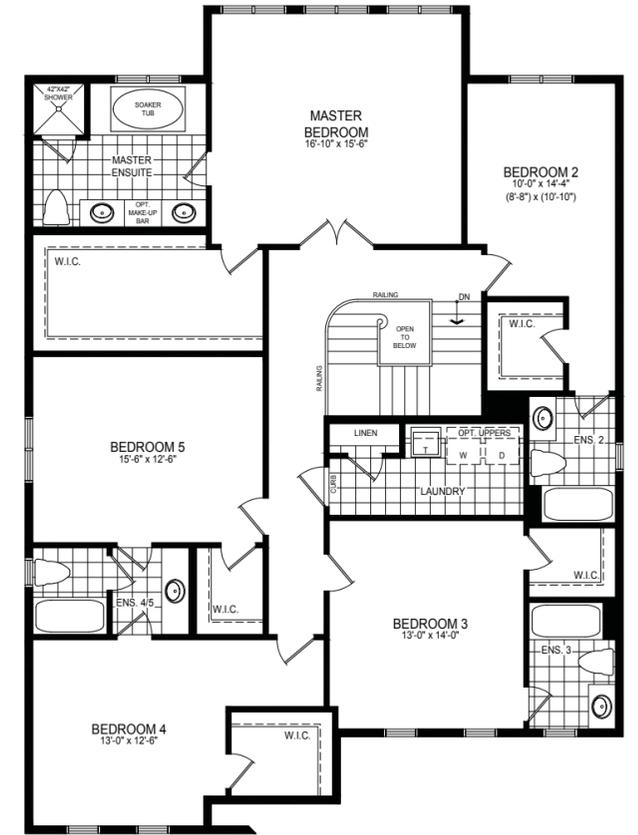
ELEV. B | 3,724 SQ. FT.



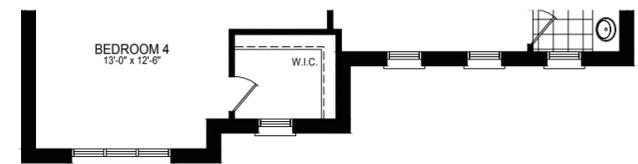
ELEV. A



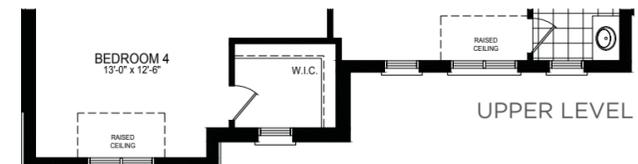
ELEV. B & C



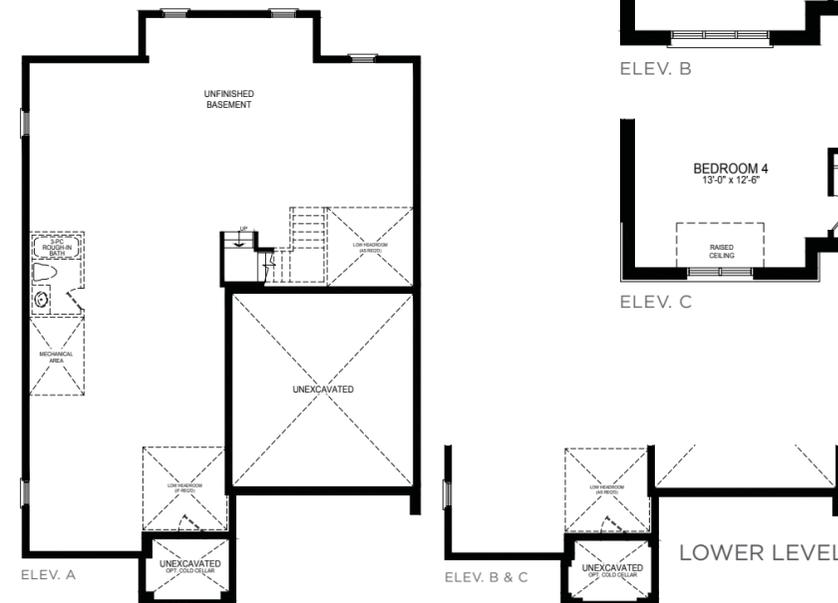
ELEV. A



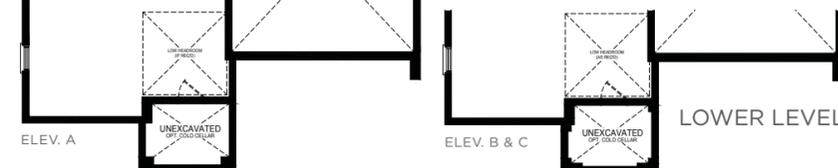
ELEV. B



ELEV. C



ELEV. A



ELEV. B & C

LOWER LEVEL

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# 50' LOT GLENVIEW 6

INCLUDES ELEV. A • 113 SQ. FT. | ELEV. B • 95 SQ. FT. | ELEV. C • 97 SQ. FT. OF OPEN AREA

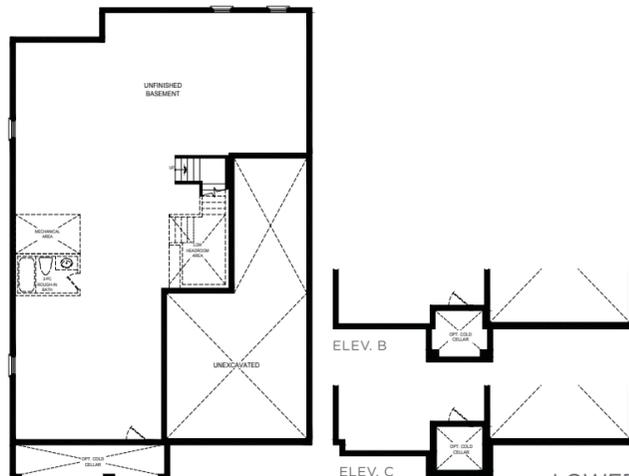
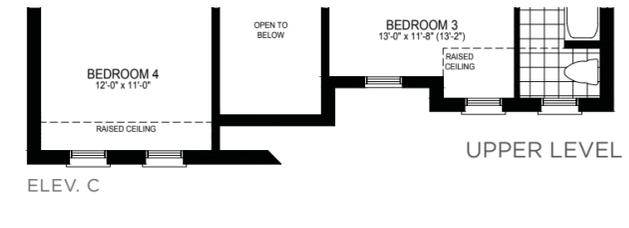
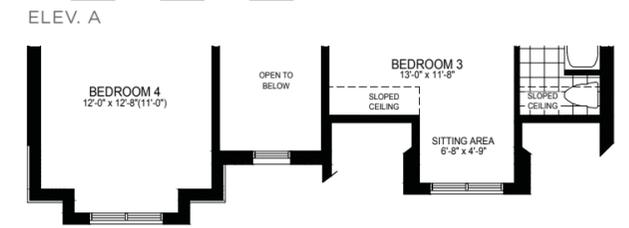
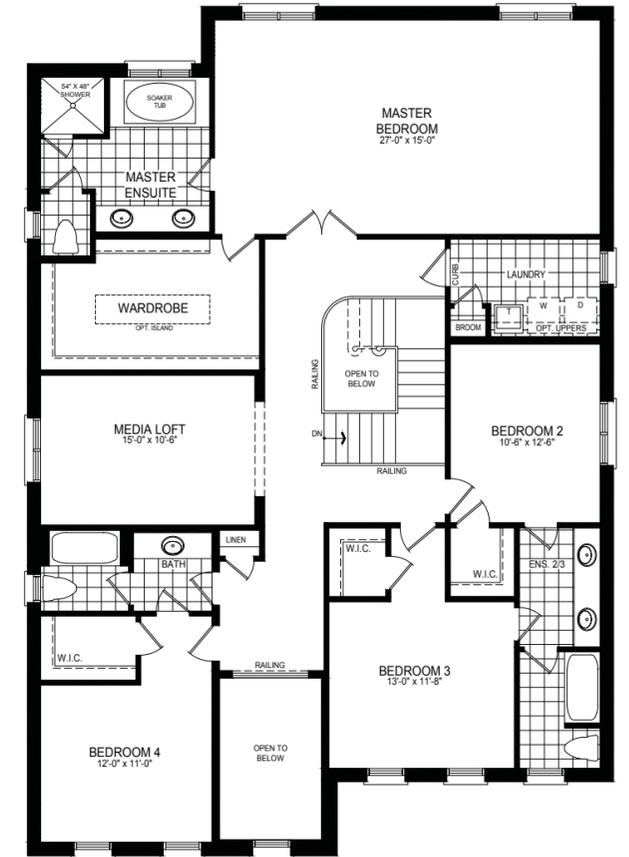
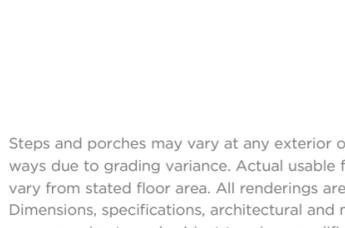
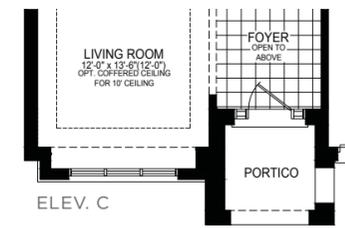
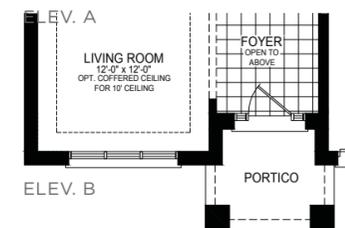
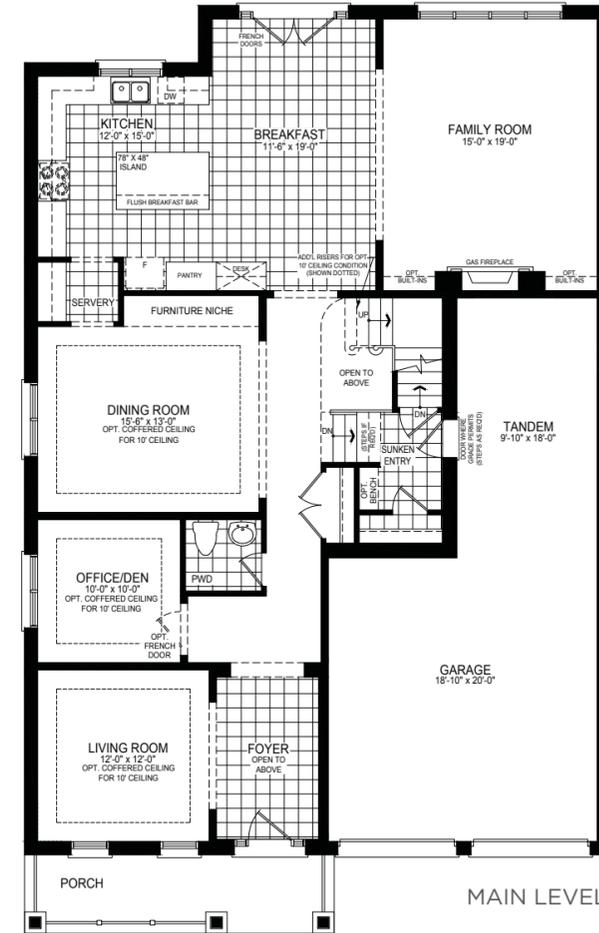
**ELEV. C | 4,062 SQ. FT.**



**ELEV. A | 4,171 SQ. FT.**



**ELEV. B | 4,071 SQ. FT.**



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**ELEV. A | LOWER LEVEL**

50' LOT  
**GLENVIEW 7**

INCLUDES 10 SQ. FT. OF OPEN AREA

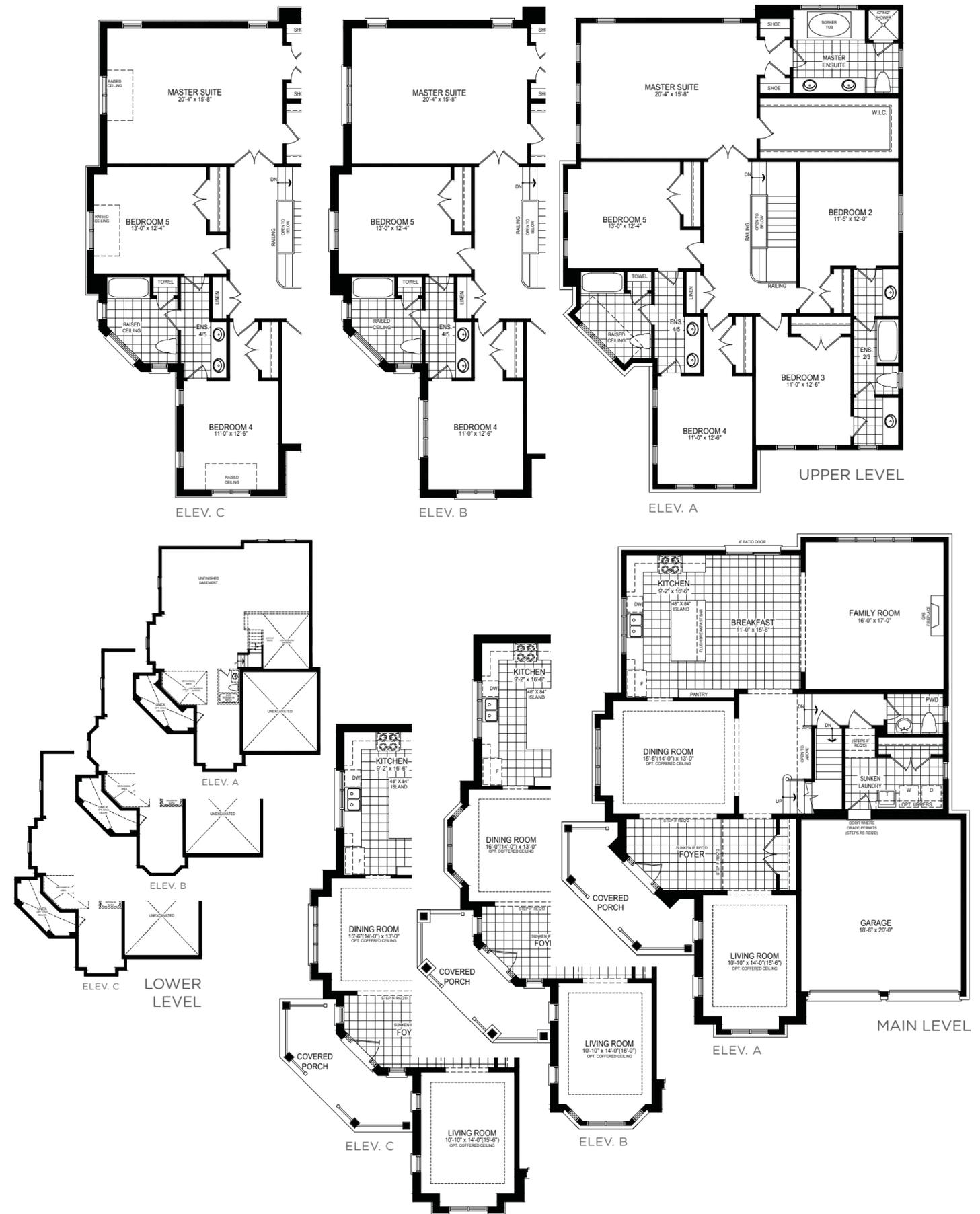
**ELEV. C | 3,582 SQ. FT.**



**ELEV. A | 3,549 SQ. FT.**



**ELEV. B | 3,593 SQ. FT.**



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50' LOT  
GLENVIEW 8

INCLUDES 10 SQ. FT. OF OPEN AREA

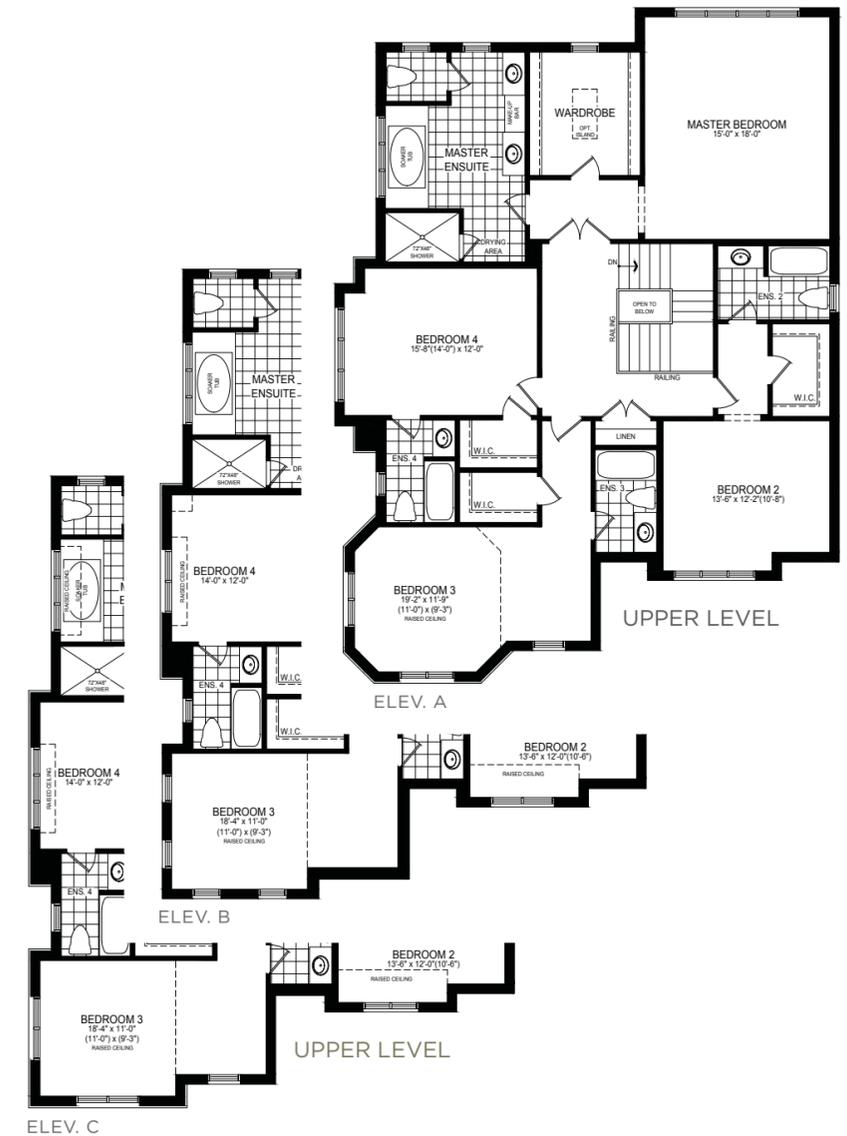
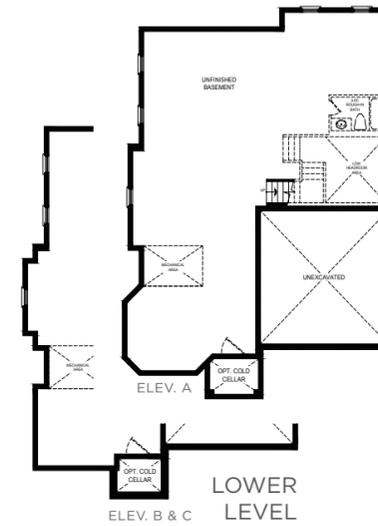
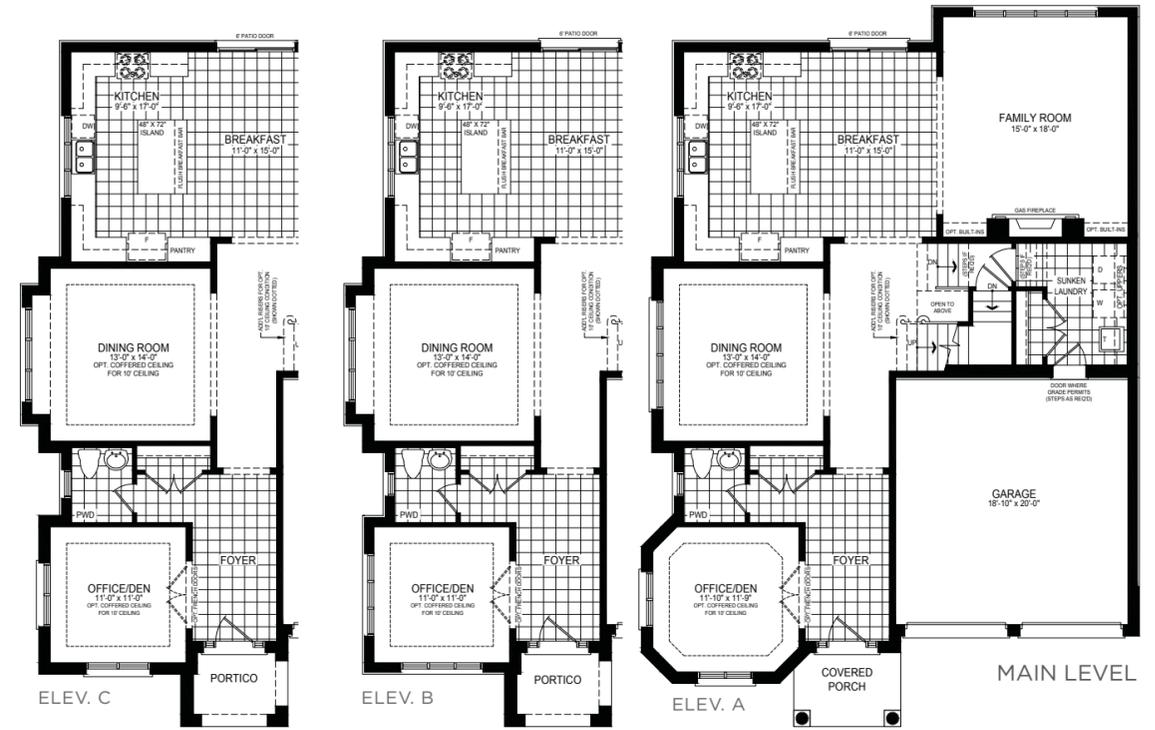
ELEV. C | 3,406 SQ. FT.



ELEV. A | 3,452 SQ. FT.



ELEV. B | 3,429 SQ. FT.



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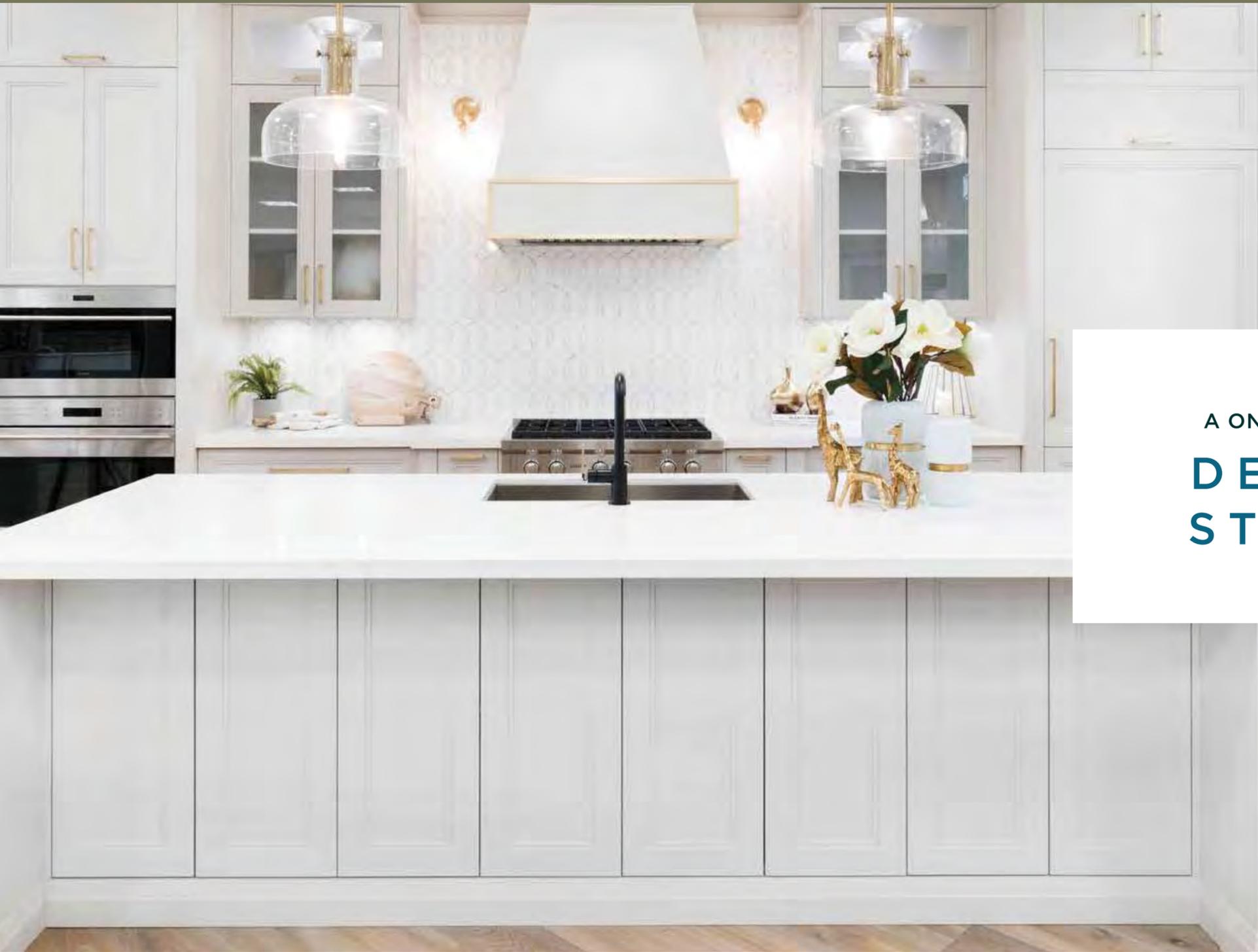


## INTERIOR AND EXTERIOR FEATURES + FINISHES

- Main Level ceiling height to be 9'.
- Upper Level ceiling height to be 8'.
- 3 1/4" prefinished natural red oak hardwood throughout Main Level (excluding tiled areas) as per plans, from Vendor's standard selection.
- Natural finish oak staircase from Main Level to Upper Level, as per plan.
- Colonial 2 3/4" casing throughout all swing doors, arches and windows throughout finished areas, as per plans.
- Colonial 4" baseboard throughout all finished areas with doorstop applied in all hard surfaced finished areas, as per plans.
- Interior railing to be natural finish oak handrail on main staircase from Main Level to Upper Level, as per plan.
- Napoleon direct vent gas fireplace with mantle, as per model type.
- Satin nickel finish levers for all doors in finished areas, as per plan.
- Group 3 Caesarstone kitchen countertop from Vendor's standard samples, as per plan.
- Extended height upper cabinets, as per plans.
- Undermount double bowl stainless steel sink with single lever pull out faucet.
- Group 3 Caesarstone countertop(s) for washroom vanities, as per plan, (excluding powder room).
- Drop in master ensuite tub with tile deck, as per plan.
- Mosaic shower bases for shower stall where applicable, as per plan.
- 200 Amp service with circuit breaker panel to utility authority standards.
- Humidifier for home comfort, supplied and installed.
- Air cleaner for home comfort, supplied and installed.
- One (1) garage door opener with one (1) keypad and one (1) remote, supplied and installed.
- One rough-in outlet to accommodate a future car charging location.
- Rough-in Smart Home structured cables - one on Main Level and one on Upper Level.
- Rough-in 3-piece washroom in Lower Level, location as per brochure.

\*See sales representative for full details.





A ONE-OF-A-KIND  
**DESIGN  
STUDIO**

Our Design Studio experts will help you personalize and customize every aspect of your kitchen, bedrooms, bathrooms and more. Give your home a unique look that's fitting for your family. The possibilities are endless, and every home is a blank canvas waiting to be painted with your desires and our expertise.



AN AWARD-WINNING

# HOME BUILDER

Our mission is to provide purchasers with homes that meet the highest standards. With our first-class design, our design experts, and superior service, we take the journey of buying a new home and elevate it to a memorable experience. **Treasure Hill** builds the finest quality homes with only the best materials and superior craftsmanship. Every **Treasure Hill** home combines many elements: stunning elevations, impressive floor plans, quality construction, great value, a convenient location and a feeling that this is a place you will want to call home.

Our reputation with TARION is second to none.

We are also a member in fine standing with BILD (Building Industry and Land Development Association). **Treasure Hill** has received multiple

BILD awards over the years, including

“Low-Rise Project of the Year” twice.

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