GOLDIE FARHOOMAND
REAL ESTATE SALES REPRESENTATIVE, CNE · RE/MAX WEST REALTY INC.
647-808-0201 · www.goldiehomes.ca





AVELLA

BY TREASURE HILL · AURORA, ONTARIO

Where refined living meets Aurora's finest address.

FROM	SIZE	BEDROOMS	CLOSING
$799,900	2,200–2,400 SQ.FT.	UP TO 5	AUGUST 2027

HIGHLIGHTS

- 18-ft. wide 2-car garage townhomes
- Finished basement included — move-in ready
- 9' smooth ceilings & quartz countertops throughout
- 5-piece appliance package + electric fireplace
- Smart home technology (Genius Package) standard

LOCATION & LIFESTYLE

- Leslie St & Addison Hall Circle, Aurora
- Construction Oct 2026 · Closing Aug 2027
- Vinyl flooring on ground, main & upper floors
- Development charges capped at $10,000
- Assignments available

> *I help my clients find more than a home — I help them find where life begins. Avella represents everything I look for: exceptional design, smart value, and a community worth putting down roots in.*
>
> — Goldie Farhoomand, RE/MAX West Realty Inc.

Deposit Structure: $20,000 signing · $10,000 × 6 installments over 210 days · Total: $80,000 · Sereno Buildings Corp.

Sales Office: 239 Earl Stewart Dr #1, Aurora

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OVERVIEW

Location: Leslie St & Addison Hall Circle, Aurora
Presentation Centre: 239 Earl Stewart Dr #1
Starting Price: $799,900 (excl. HST)
Size Range: 2,200 – 2,400 sq. ft.
Ceiling Height: 9' Smooth on Main Floor
Construction Start: October 2026
Closings Start: August 2027

MODELS

Avella 1 Int: 2,200 sq.ft. · $855,900
Avella 2 Int: 2,285 sq.ft. · $859,900
Avella 3 Int: 2,280 sq.ft. · $839,900
Avella 3 Int Blk 1: 2,280 sq.ft. · $799,900

DEPOSIT

- $20,000 upon signing
- $10,000 at 60/90/120/150/180/210 days

Total: $80,000 · Sereno Buildings Corp.

FEATURES & INCENTIVES

INCLUDED FEATURES

- Finished Basement
- 5-Piece Appliance Package
- Vinyl Flooring — All Levels
- Staircase to Complement Flooring
- 9' Smooth Ceilings on Main Floor
- Central Air Conditioning
- Assignments Available
- Dev. Charges Capped at $10,000

GENIUS PACKAGE

- Quartz Countertops Throughout
- Electric Fireplace
- Google Home Integration
- Rogers Connected Home
- Sherwin-Williams Paint Package
- Aprilaire Humidifier
- LiftMaster MyQ Garage Opener
- Nest Smart Thermostat

COMMUNITY

PARKS & TRAILS

- Stewart Burnett Park
- Aurora Wildlife Park
- Sheppard's Bush Conservation Area
- Lake Wilcox Park
- Aurora Community Arboretum
- Tim Jones Trail

SCHOOLS

- St. Andrew's College
- Aurora High School
- Dr. G.W. Williams Secondary
- St. Maximilian Kolbe Catholic HS

RECREATION

- Stronach Aurora Recreation Complex
- St. Andrew's Valley Golf Club
- Magna Golf Club
- Beacon Hall Golf Club

Ready to claim your VIP access to Avella?

Contact Goldie Farhoomand for priority pricing and floor plan selection.

647-808-0201 · Goldie@goldiehomes.ca

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PRICE LIST

2-CAR GARAGE HOMES · ALL PRICES EXCLUSIVE OF HST

MODELS & PRICING

INTERIOR UNITS

Avella 1 INT Elev. A: 2,200 sq.ft.
- $855,900 · $389/sq.ft.

Avella 2 INT Elev. A: 2,285 sq.ft.
- $859,900 · $376/sq.ft.

Avella 3 INT Elev. A: 2,280 sq.ft.
- $839,900 · $368/sq.ft.

Avella 3 Blk 1 Elev. A: 2,280 sq.ft.
- $799,900 · $351/sq.ft.

PREMIUMS

- Elevation B: +$7,500
- End Unit: +$30,000
- Corner Unit: +$40,000

OPTIONAL UPGRADES

- Ground Floor Guest Suite: +$15,000
- Wet Bar in Basement: +$7,200
- 4th Bedroom Upper Level: +$10,000
- 3-Piece Basement (A3): +$6,500

DEPOSIT STRUCTURE

DEPOSIT SCHEDULE

- $20,000 upon signing
- $10,000 in 60 days
- $10,000 in 90 days
- $10,000 in 120 days
- $10,000 in 150 days
- $10,000 in 180 days
- $10,000 in 210 days

Total: $80,000

Bank Draft: Sereno Buildings Corp.

NOTES

- All sq.ft. includes balcony & finished basement
- Prices based on 2026 Enhanced HST rebate
- Purchaser must qualify & assign rebate to vendor
- Prices subject to change. E.&O.E.

CONTACT

For VIP access & priority allocations:

Phone: 647-808-0201

Web: goldiehomes.ca

SALES OFFICE HOURS

- Mon – Thu: 1 pm to 8 pm
- Friday: By Appointment Only
- Sat & Sun: 11 am to 6 pm

Prices and specifications are subject to change without notice. Illustrations are artist's concept. E.&O.E. Additional Lot premiums may apply. Extras to be selected at time of colour selection from the Vendor's standard samples. Limited time offer; subject to change without notice. Actual usable floor space may vary from the stated floor area. Indoor square footage may include outdoor areas, as applicable. Please see the Sales Representative for further details. Prices advertised are based on the proposed 2026 Enhanced HST rebate (or similar program) being enacted into law and available to the Purchaser. The advertised price reflects the purchase price exclusive of applicable taxes. The Purchaser must qualify for and assign the rebate to the Vendor on or before closing. If the rebate is not enacted, is amended, delayed, or otherwise unavailable for any reason, the advertised price shall be increased by the amount of the HST and the Purchaser shall be responsible for payment of such amount on closing. The Vendor shall not be liable for any failure of the rebate to become law or be available to the Purchaser. Prices, specifications and incentives are subject to change without notice. E.&O.E. June 6, 2026.

Ready to claim your VIP access to Avella?

Contact Goldie Farhoomand for priority pricing and floor plan selection.

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BONUS INCENTIVES

WHAT'S INCLUDED WITH EVERY AVELLA HOME

INCLUSIONS

STANDARD INCLUSIONS

- Finished Basement (as per plan)
- 5-Piece Appliance Package
- Vinyl Flooring — Ground, Main & Upper (A1/2/3)
- Vinyl Flooring — Basement, Main & Upper (A4)
- Staircase to Complement Vinyl Flooring
- 9' Smooth Ceilings on Main Floor
- Smooth Ceilings Throughout
- Central Air Conditioning
- Assignments Available
- Development Charges Capped at $10,000

GENIUS PACKAGE

- Quartz Countertops Throughout
- Electric Fireplace

SMART HOME

- Google Home Integration
- Rogers Connected Home
- Sherwin-Williams Premium Paint
- Aprilaire Whole-Home Humidifier
- LiftMaster MyQ Garage Opener
- Nest Smart Thermostat

WHY AVELLA

- 18-ft. wide 2-car garage townhomes
- Up to 5 bedrooms & 2,400 sq.ft.
- Finished basements — move-in ready
- Smart home technology standard
- Premium quartz counters throughout
- 9' main floor ceilings
- Aurora's finest community

Ready to claim your VIP access to Avella?

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Avella 1 / A1-Int — Elevation A & B · 2,200 Sq.Ft.

MODEL	SIZE	PRICE	TYPE
A1-Int	2,200 SQ.FT.	$855,900	2-Car Garage

26

Avella 1 / A1-Int
Elevation A & B
2,200 Sq.Ft.

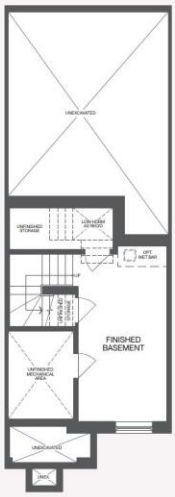
Includes 221 Sq.Ft. Finished Basement and 117 Sq.Ft. Outdoor Balcony Area



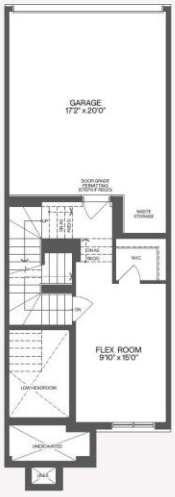
Front Elevation A



Front Elevation B



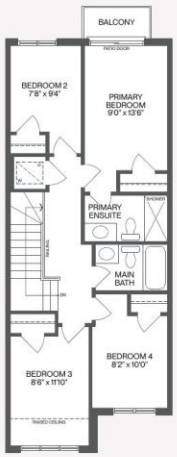
Basement Plan, El. 'A & B'



Ground Floor Plan, El. 'A & B'



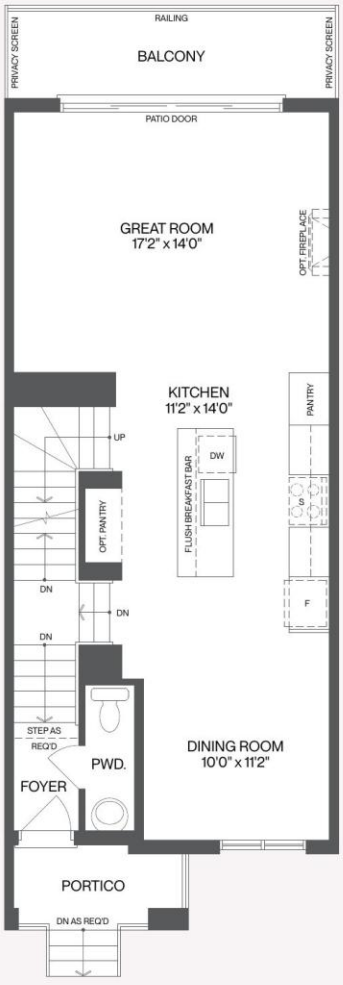
Opt. Ground Floor Plan
W/Guest Suite, El. 'A & B'



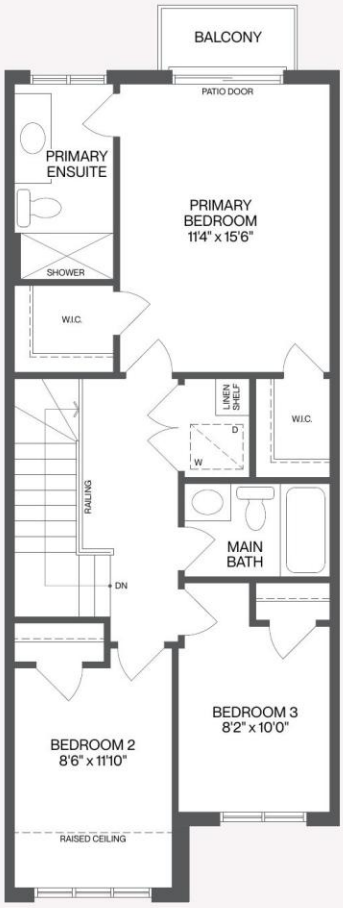
Opt. Upper Floor Plan
W/4 Bedrooms, El. 'A & B'

TREASURE HILL

27



Main Floor Plan, El. 'A & B'



Upper Floor Plan, El. 'A & B'

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Avella 1 / A1-End — Elevation A & B · 2,250 Sq.Ft.

MODEL	SIZE	PRICE	TYPE
A1-End	2,250 SQ.FT.	$885,900+	2-Car Garage

Avella 1 / A1-End
Elevation A & B
2,250 Sq.Ft.

Includes 232 Sq.Ft. Finished Basement and 118 Sq.Ft. Outdoor Balcony Area

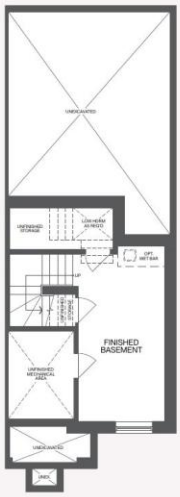


Front Elevation A

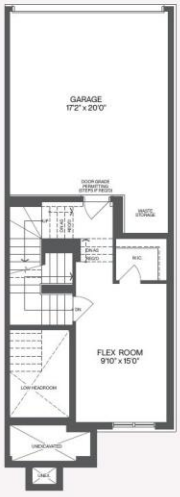


Front Elevation B

28



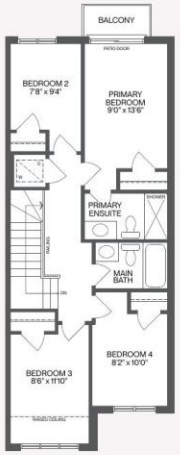
Basement Plan, El. 'A & B'



Ground Floor Plan, El. 'A & B'



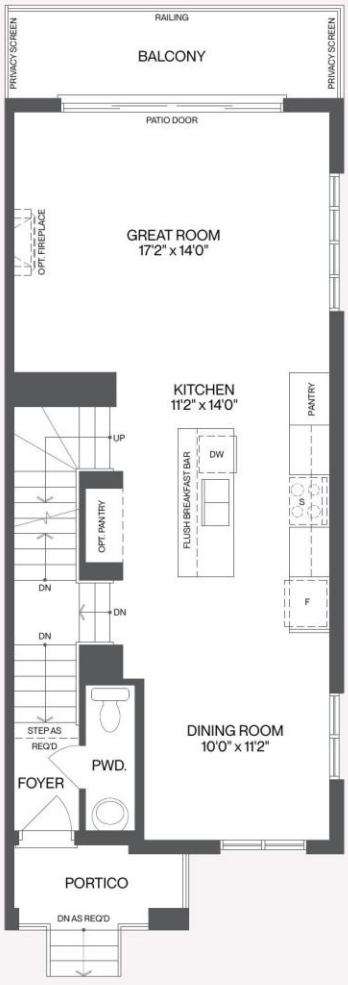
Opt. Ground Floor Plan
W/Guest Suite, El. 'A & B'



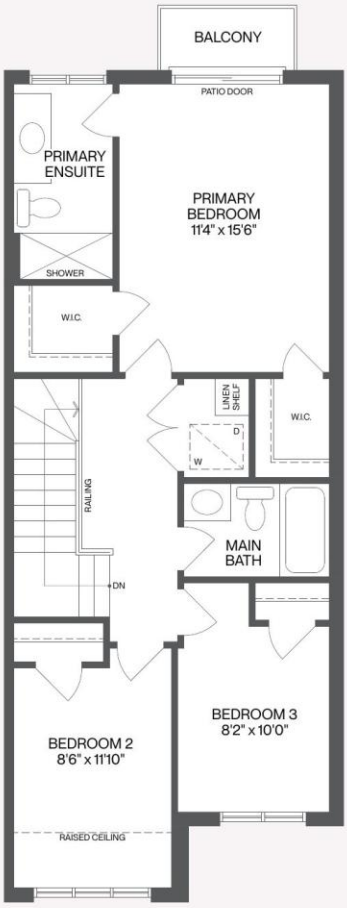
Opt. Upper Floor Plan
W/4 Bedrooms, El. 'A & B'

TREASURE HILL

29



Main Floor Plan, El. 'A & B'



Upper Floor Plan, El. 'A & B'

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Railings on front porch only where required by O.B.C. All images are artist concept only. E & O.E.

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Avella 1 / A1-Corner — Elevation A & B · 2,250 Sq.Ft.

MODEL	SIZE	PRICE	TYPE
A1-Corner	2,250 SQ.FT.	$895,900+	2-Car Garage

30

Avella 1 / A1-Cor
Elevation A & B
2,250 Sq.Ft.

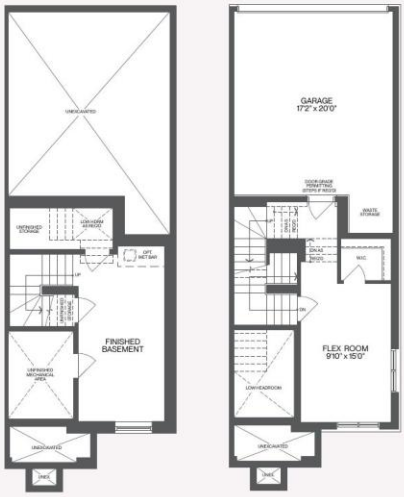
Includes 232 Sq.Ft. Finished Basement and 118 Sq.Ft. Outdoor Balcony Area







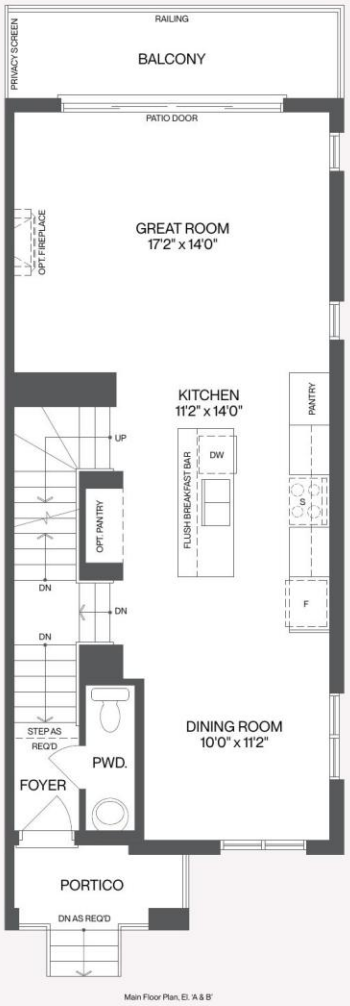


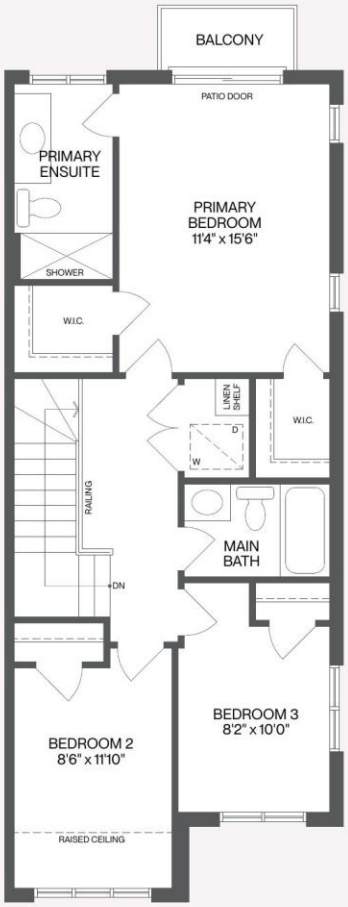




TREASURE HILL

31





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Avella 2 / A2-Int — Elevation A & B · 2,285 Sq.Ft.

MODEL	SIZE	PRICE	TYPE
A2-Int	2,285 SQ.FT.	$859,900	2-Car Garage

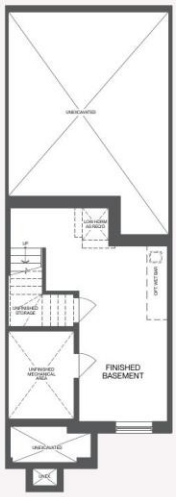
Avella 2 / A2-Int
Elevation A & B
2,285 Sq.Ft.

Includes 307 Sq.Ft. Finished Basement and 117 Sq.Ft. Outdoor Balcony Area


Front Elevation A


Front Elevation B

32



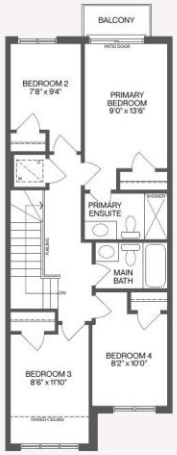
Basement Plan, El. 'A & B'



Ground Floor Plan, El. 'A & B'



Opt. Ground Floor Plan
W/Guest Suite, El. 'A & B'



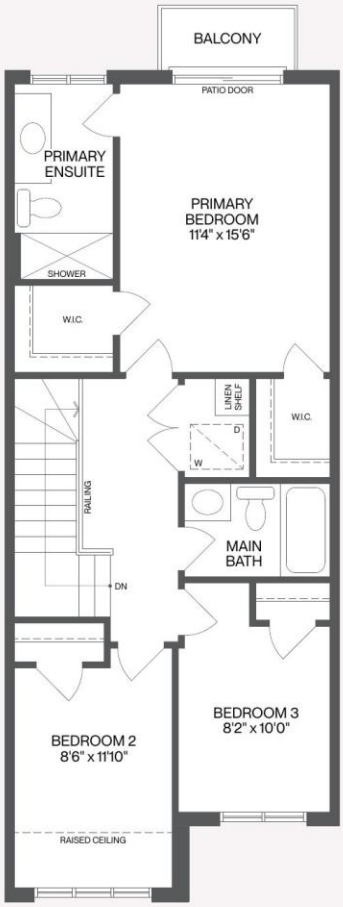
Opt. Upper Floor Plan
W/4 Bedrooms, El. 'A & B'

TREASURE HILL

33



Main Floor Plan, El. 'A & B'



Upper Floor Plan, El. 'A & B'

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Avella 2 / A2-End — Elevation A & B · 2,330 Sq.Ft.

MODEL	SIZE	PRICE	TYPE
A2-End	2,330 SQ.FT.	$889,900+	2-Car Garage

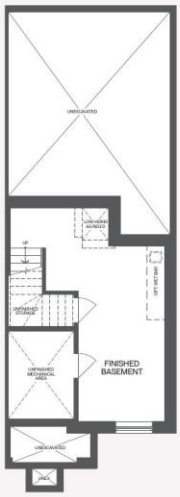
Avella 2 / A2-End
Elevation A & B
2,330 Sq.Ft.

Includes 318 Sq.Ft. Finished Basement and 118 Sq.Ft. Outdoor Balcony Area


Front Elevation A


Front Elevation B

34



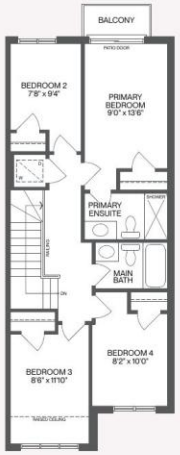
Basement Plan, El. 'A & B'



Ground Floor Plan, El. 'A & B'



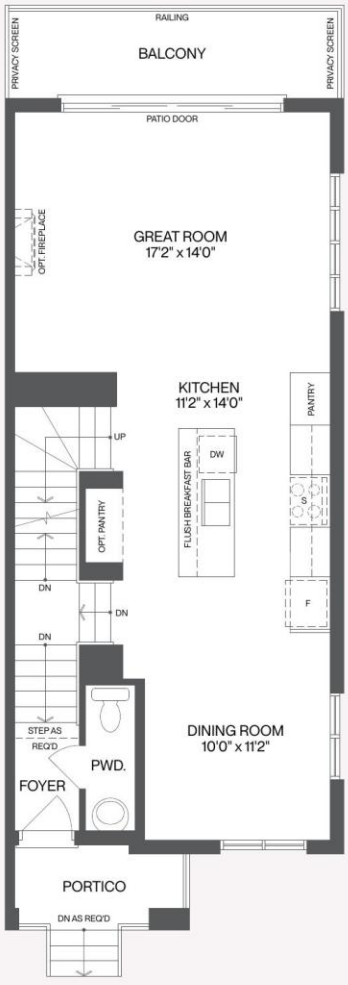
Opt. Ground Floor Plan
W/Guest Suite, El. 'A & B'



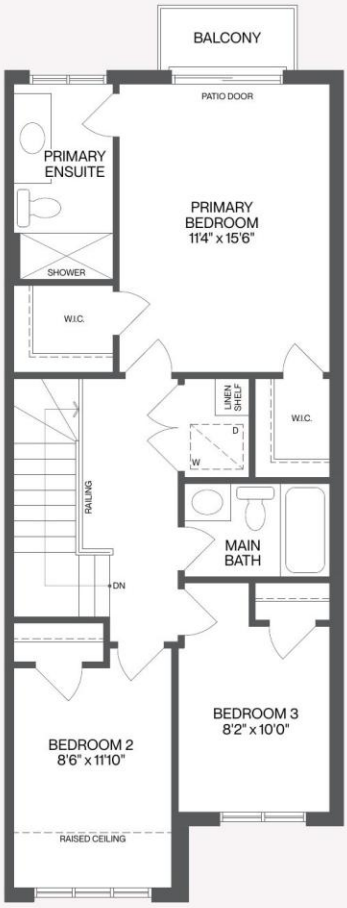
Opt. Upper Floor Plan
W/4 Bedrooms, El. 'A & B'

TREASURE HILL

35



Main Floor Plan, El. 'A & B'



Upper Floor Plan, El. 'A & B'

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Avella 2 / A2-Corner — Elevation A & B · 2,330 Sq.Ft.

MODEL	SIZE	PRICE	TYPE
A2-Corner	2,330 SQ.FT.	$899,900+	2-Car Garage

Avella 2 / A2-Cor
Elevation A & B
2,330 Sq.Ft.

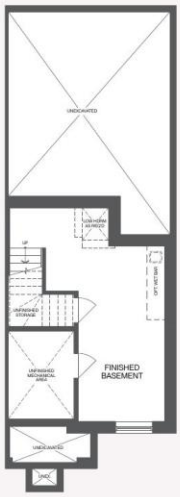
Includes 318 Sq.Ft. Finished Basement and 118 Sq.Ft. Outdoor Balcony Area


Front Elevation A

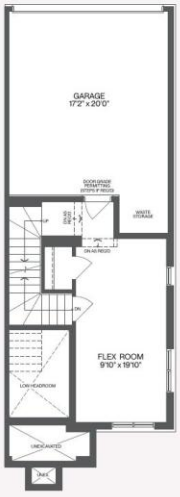

Front Elevation B


Side Elevation A


Side Elevation B



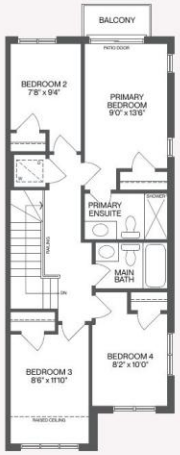
Basement Plan, El. 'A & B'



Ground Floor Plan, El. 'A & B'

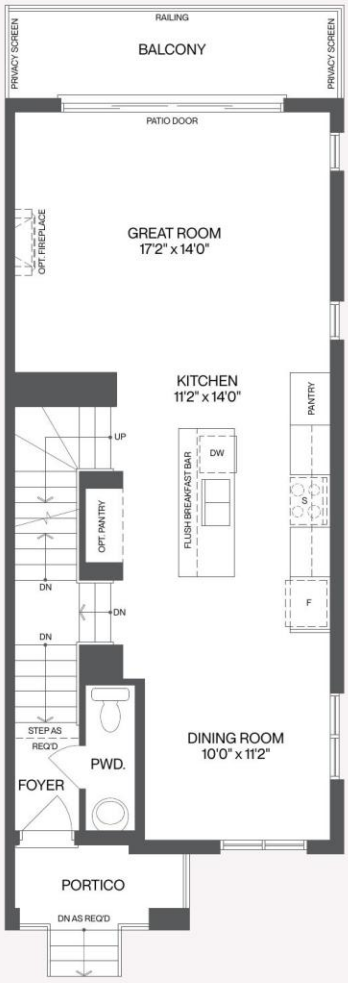


Opt. Ground Floor Plan
W/Guest Suite, El. 'A & B'

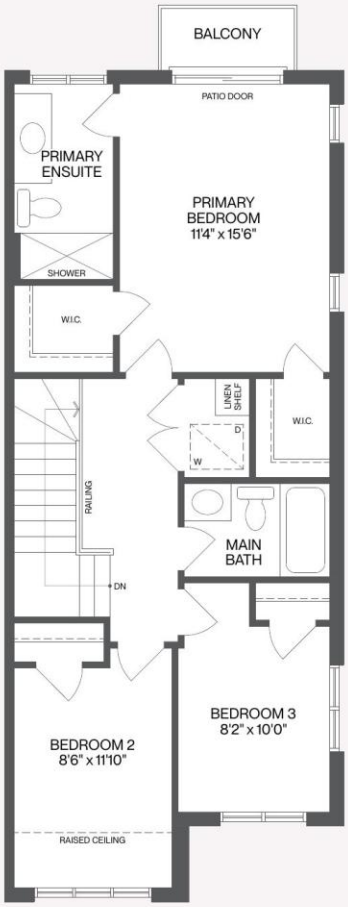


Opt. Upper Floor Plan
W/4 Bedrooms, El. 'A & B'

TREASURE HILL



Main Floor Plan, El. 'A & B'



Upper Floor Plan, El. 'A & B'

AVELLA

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Avella 3 / A3-Int — Elevation A & B · 2,280 Sq.Ft.

MODEL	SIZE	PRICE	TYPE
A3-Int	2,280 SQ.FT.	$839,900	2-Car Garage

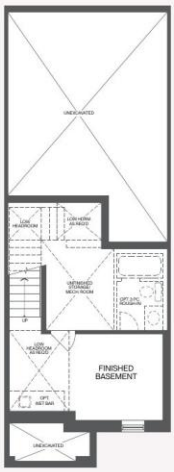
Avella 3 / A3-Int
Elevation A & B
2,280 Sq.Ft.

Includes 198 Sq.Ft. Finished Basement and 117 Sq.Ft. Outdoor Balcony Area

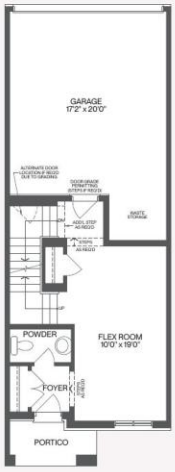

Front Elevation A


Front Elevation B

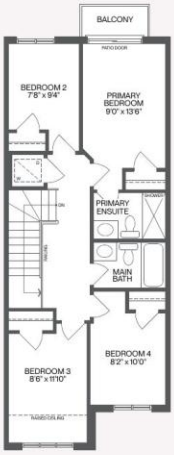
38



Basement Plan, El. 'A & B'

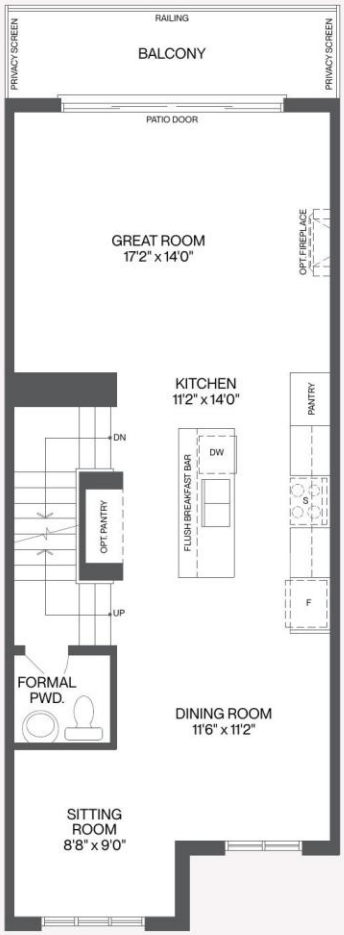


Ground Floor Plan, El. 'A & B'

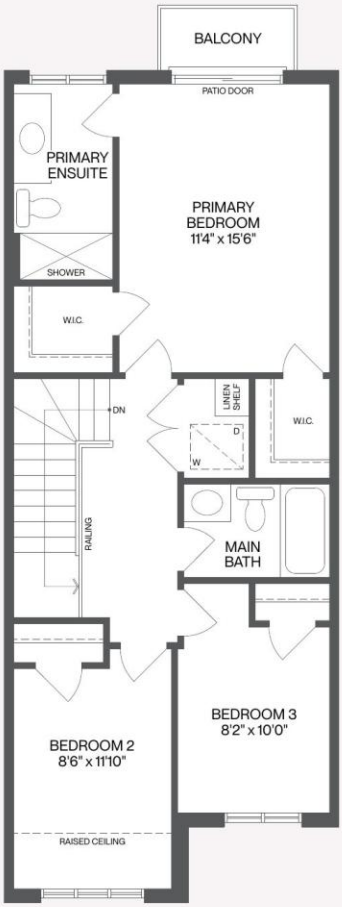


Opt. Upper Floor Plan
W/4 Bedrooms, El. 'A & B'

39



Main Floor Plan, El. 'A & B'



Upper Floor Plan, El. 'A & B'

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TREASURE HILL AVELLA

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Avella 3 / A3-End — Elevation A & B · 2,320 Sq.Ft.

MODEL	SIZE	PRICE	TYPE
A3-End	2,320 SQ.FT.	$869,900+	2-Car Garage

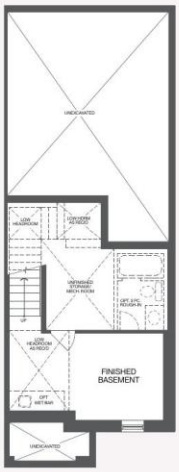
Avella 3 / A3-End
Elevation A & B
2,320 Sq.Ft.

Includes 204 Sq.Ft. Finished Basement and 118 Sq.Ft. Outdoor Balcony Area

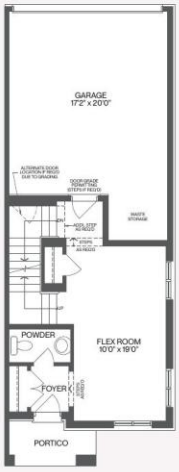

Front Elevation A


Front Elevation B

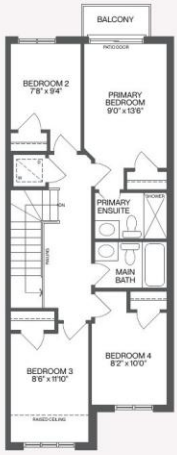
40



Basement Plan, El. 'A & B'



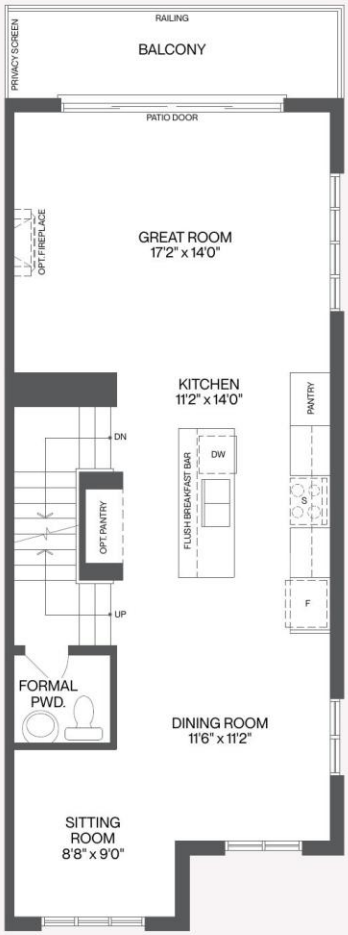
Ground Floor Plan, El. 'A & B'



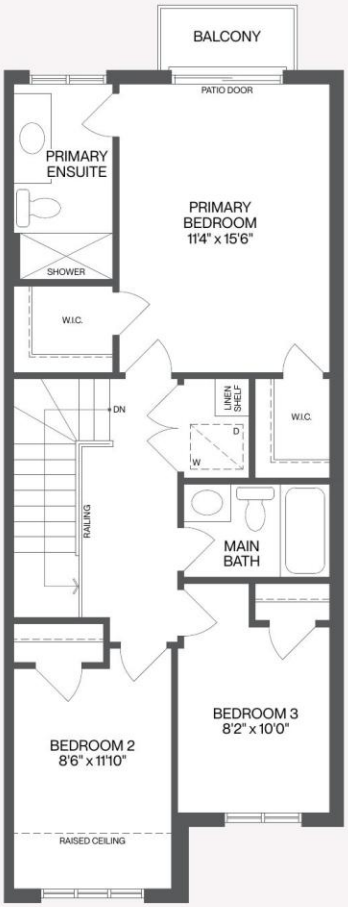
Opt. Upper Floor Plan
W/4 Bedrooms, El. 'A & B'

TREASURE HILL

41



Main Floor Plan, El. 'A & B'



Upper Floor Plan, El. 'A & B'

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AVELLA

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Avella 3 / A3-Corner — Elevation A & B · 2,320 Sq.Ft.

MODEL	SIZE	PRICE	TYPE
A3-Corner	2,320 SQ.FT.	$879,900+	2-Car Garage

Avella 3 / A3-Cor
Elevation A & B
2,320 Sq.Ft.

Includes 204 Sq.Ft. Finished Basement and 118 Sq.Ft. Outdoor Balcony Area

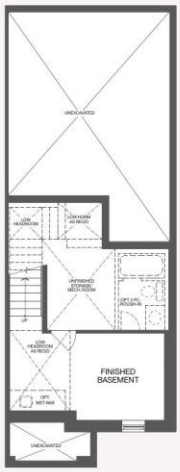

Front Elevation A


Front Elevation B

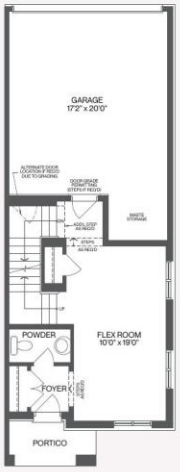

Side Elevation A


Side Elevation B

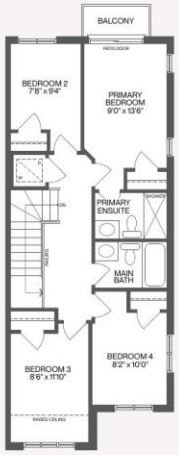
42



Basement Plan, El. 'A & B'



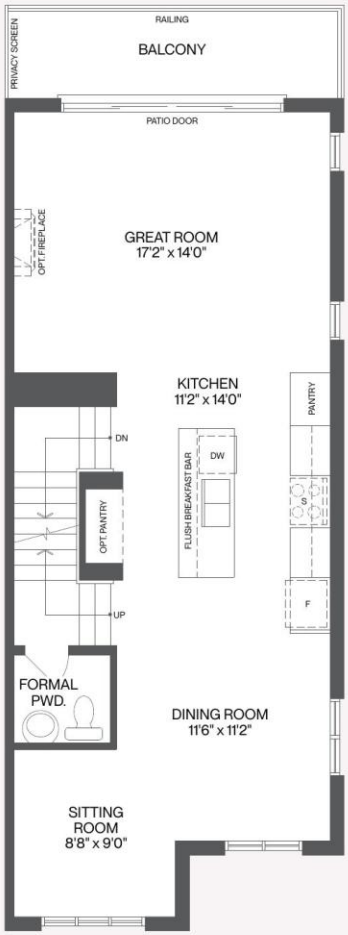
Ground Floor Plan, El. 'A & B'



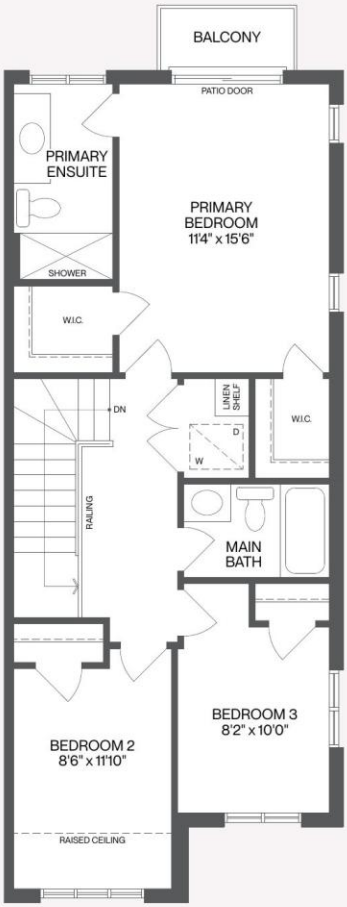
Opt. Upper Floor Plan
W/4 Bedrooms, El. 'A & B'

TREASURE HILL

43



Main Floor Plan, El. 'A & B'



Upper Floor Plan, El. 'A & B'

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Railings on front porch only where required by O.B.C. All images are artist concept only. E.& O.E.

AVELLA

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Avella 4 / A4-Int — Elevation B · 2,360 Sq.Ft.

MODEL	SIZE	PRICE	TYPE
A4-Int	2,360 SQ.FT.	Contact Agent	2-Car Garage

Avella 4
Model A4-Int Elevation B. 2,360 Sq.Ft.
Includes 235 Sq.Ft. Finished Basement
and 117 Sq.Ft. Outdoor Balcony Area



Opt. Ground Floor Plan
W/ Guest Suite, El. 'B'

Opt. Upper Floor Plan
W/ 4 Bedrooms, El. 'B'

TREASURE HILL

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Front Elevation B

AVELLA 4

Model A4-Int
Elevation B
2,360 Sq.Ft.
Includes 235 Sq.Ft. Finished Basement
and 117 Sq.Ft. Outdoor Balcony Area

TREASURE HILL

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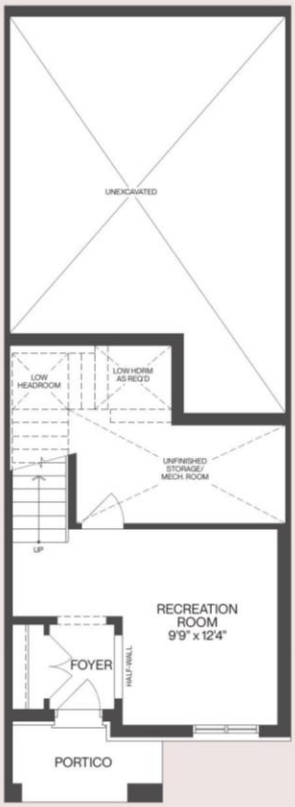
Avella 4 / A4-Int — Floor Plans Detail

MODEL	SIZE	PRICE	TYPE
A4-Int	2,360 SQ.FT.	Contact Agent	2-Car Garage

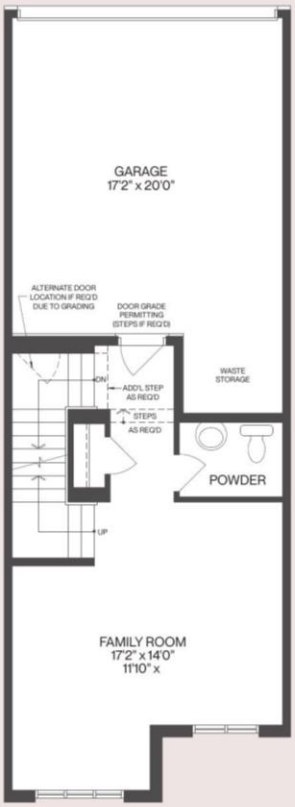
Avella 4

Model A4-Int Elevation B. 2,360 Sq.Ft.

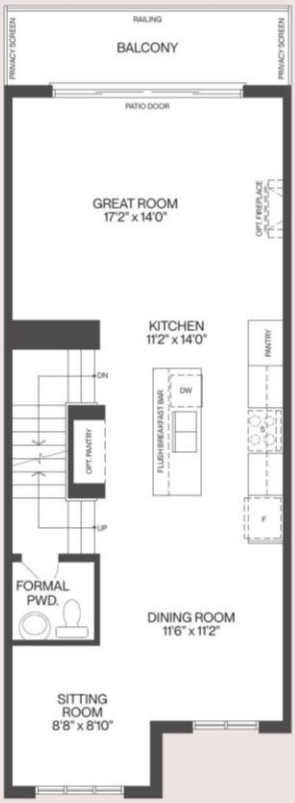
Includes 235 Sq.Ft. Finished Basement
and 117 Sq.Ft. Outdoor Balcony Area



Basement Plan, El. 'B'



Ground Floor Plan, El. 'B'



Main Floor Plan, El. 'B'



Upper Floor Plan, El. 'B'

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Avella 4 / A4-End — Elevation B · 2,400 Sq.Ft.

MODEL	SIZE	PRICE	TYPE
A4-End	2,400 SQ.FT.	Contact Agent	2-Car Garage

Avella 4
Model A4-End Elevation B. 2,400 Sq.Ft.
Includes 242 Sq.Ft. Finished Basement
and 118 Sq.Ft. Outdoor Balcony Area



Opt. Ground Floor Plan
W/ Guest Suite, El. 'B'

Opt. Upper Floor Plan
W/ 4 Bedrooms, El. 'B'

TREASURE HILL

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Front Elevation B

AVELLA 4

Model A4-End
Elevation B
2,400 Sq.Ft.
Includes 242 Sq.Ft. Finished Basement
and 118 Sq.Ft. Outdoor Balcony Area

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Avella 4 / A4-End — Floor Plans Detail

MODEL	SIZE	PRICE	TYPE
A4-End	2,400 SQ.FT.	Contact Agent	2-Car Garage

Avella 4

Model A4-End Elevation B. 2,400 Sq.Ft.

Includes 242 Sq.Ft. Finished Basement
and 118 Sq.Ft. Outdoor Balcony Area



Basement Plan, El. 'B'

Ground Floor Plan, El. 'B'

Main Floor Plan, El. 'B'

Upper Floor Plan, El. 'B'

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Avella 4 / A4-Corner — Elevation B · 2,400 Sq.Ft.

MODEL	SIZE	PRICE	TYPE
A4-Corner	2,400 SQ.FT.	Contact Agent	2-Car Garage




Front Elevation B

AVELLA 4

Model A4-Cor
Elevation B
2,400 Sq.Ft.

Includes 242 Sq.Ft. Finished Basement
and 118 Sq.Ft. Outdoor Balcony Area


Side Elevation B

TREASURE HILL

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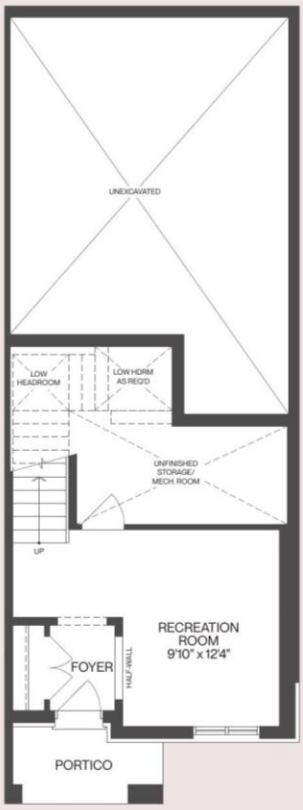
Avella 4 / A4-Corner — Floor Plans Detail

MODEL	SIZE	PRICE	TYPE
A4-Corner	2,400 SQ.FT.	Contact Agent	2-Car Garage

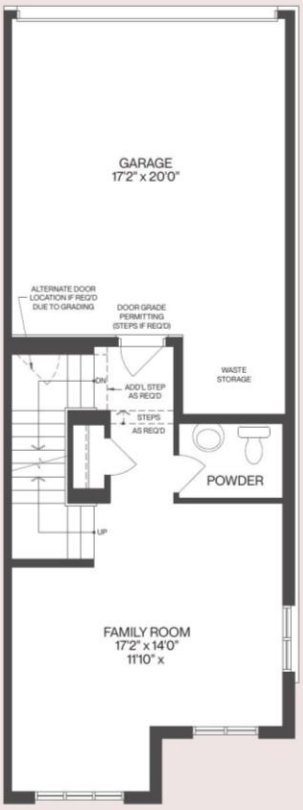
Avella 4

Model A4-Cor Elevation B. 2,400 Sq.Ft.

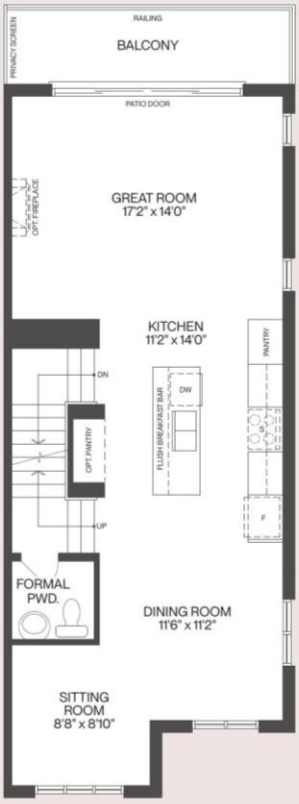
Includes 242 Sq.Ft. Finished Basement
and 118 Sq.Ft. Outdoor Balcony Area



Basement Plan, El. 'B'



Ground Floor Plan, El. 'B'



Main Floor Plan, El. 'B'



Upper Floor Plan, El. 'B'

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