

Hillview Towns

Brampton

From 1,801 to 2,309 sq ft

From the \$800s



SAM McDADI
REAL ESTATE BROKERAGE



HILLVIEW
TOWNS

A private townhome enclave surrounded by nature, between Brampton and Mississauga

Hillsview Towns by Umbria Development Group brings a peaceful new neighbourhood to life at the southern edge of Brampton—perfectly positioned between two vibrant cities, surrounded by greenery, and set high above the valley for incredible views. This exclusive community offers Traditional, Modern, and Dual-Frontage townhomes that blend timeless materials with contemporary design, creating a uniquely balanced expression of style.

Choose from thoughtfully designed homes ranging from 1,801 to 2,309 square feet, crafted with elegant brick, stone, and stucco exteriors. Inside, you'll find spacious interiors with 9' ceilings on both the main and second floors, oak staircases and handrails, hardwood on the main level, premium kitchen cabinetry, and ceramic wall tile in bathrooms. Three distinct collections let you personalize your ideal fit—each home built to meet your highest standards with lasting comfort and quality.

Set beside a planned 20-acre park and vibrant community centre, Hillsview offers a lifestyle in perfect balance. Walking trails, ponds, playgrounds, and natural green corridors weave through the area, while schools, shops, restaurants, and commuter access keep daily living convenient. With Lionhead Golf Club and Francis Bransby Woods nearby, every day offers a reason to stay active or simply unwind in nature.





Block 02

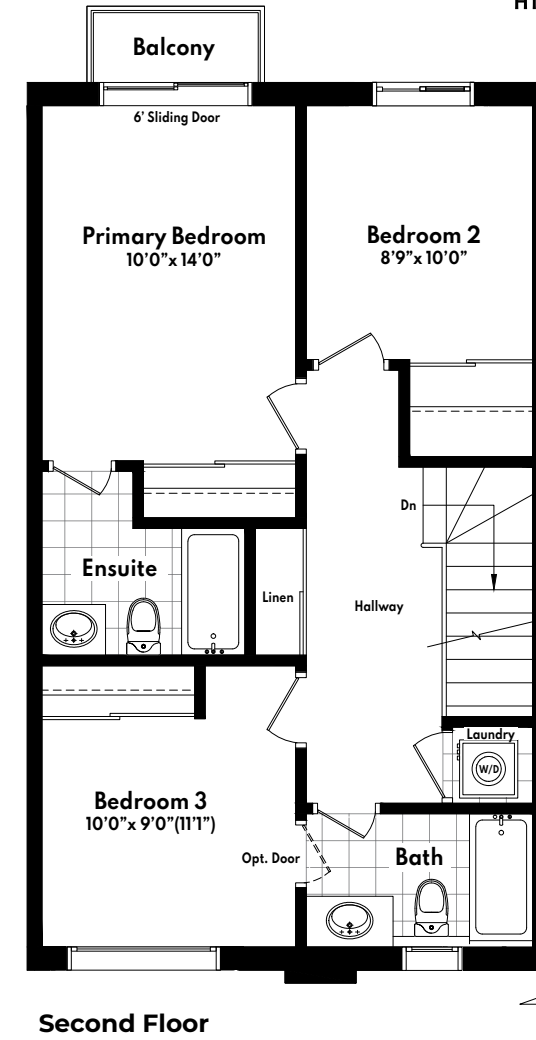
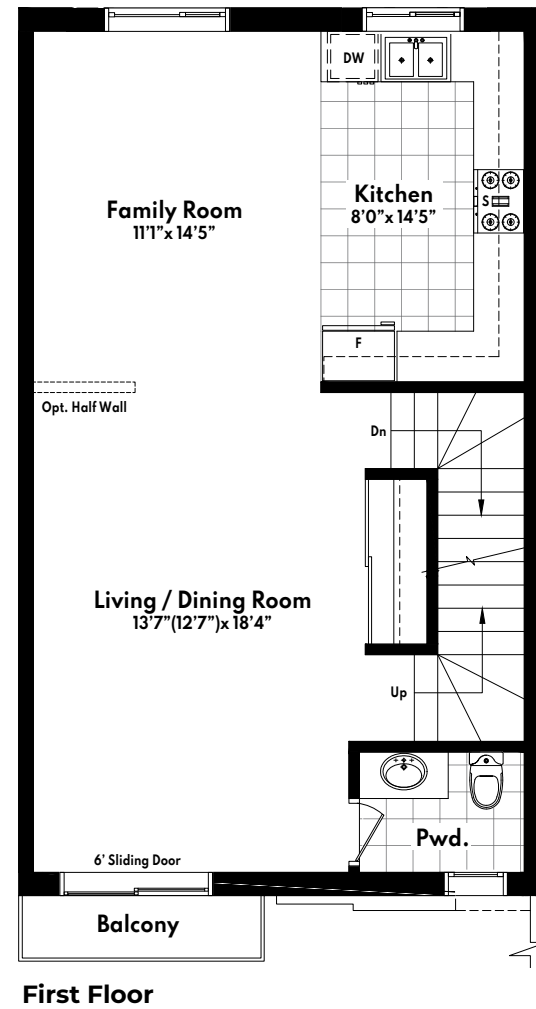
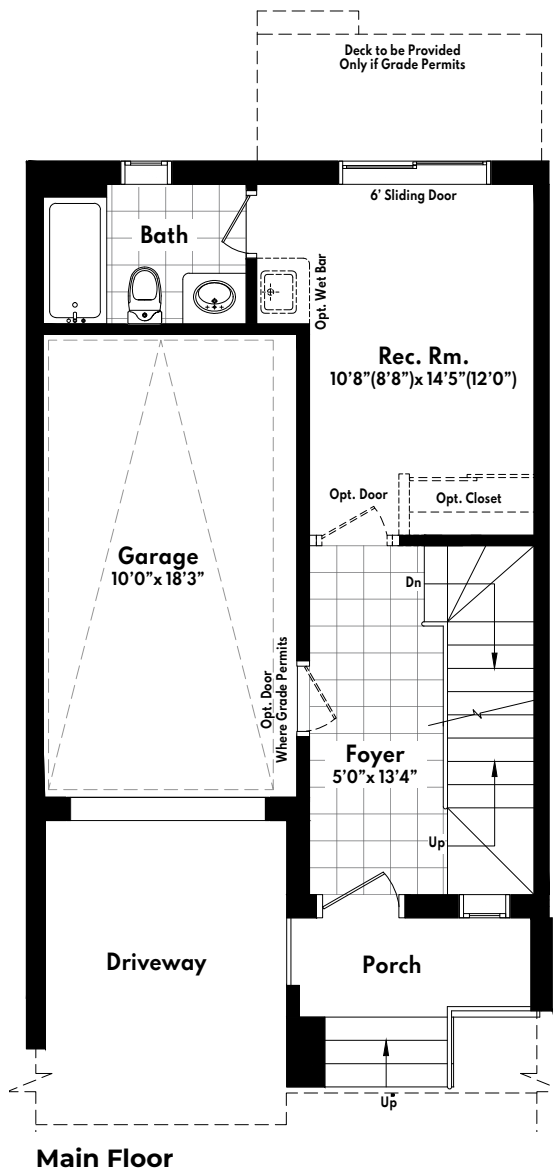
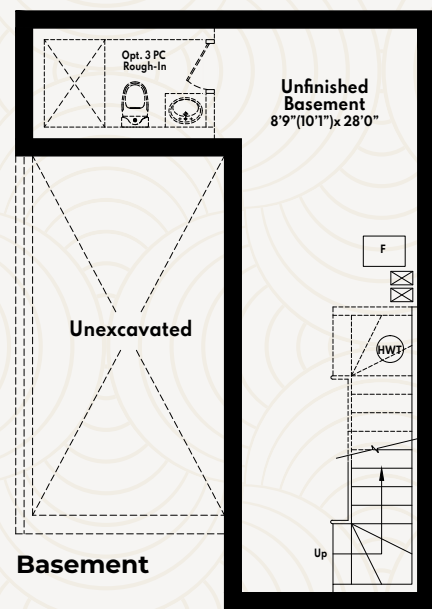
*Renderings are artistic concept only



the Pine

1,802 sq.ft.

3 BEDROOMS / 3.5 BATHROOMS



First Floor

***Total Balcony - 64 sq.ft.**

Number of balconies in each lot varies per elevation. Each lot has at least 1 balcony. Renderings and illustrations are artist's concept. All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. E. & O.E. Hillsview Towns. All rights reserved. Nov 2024.

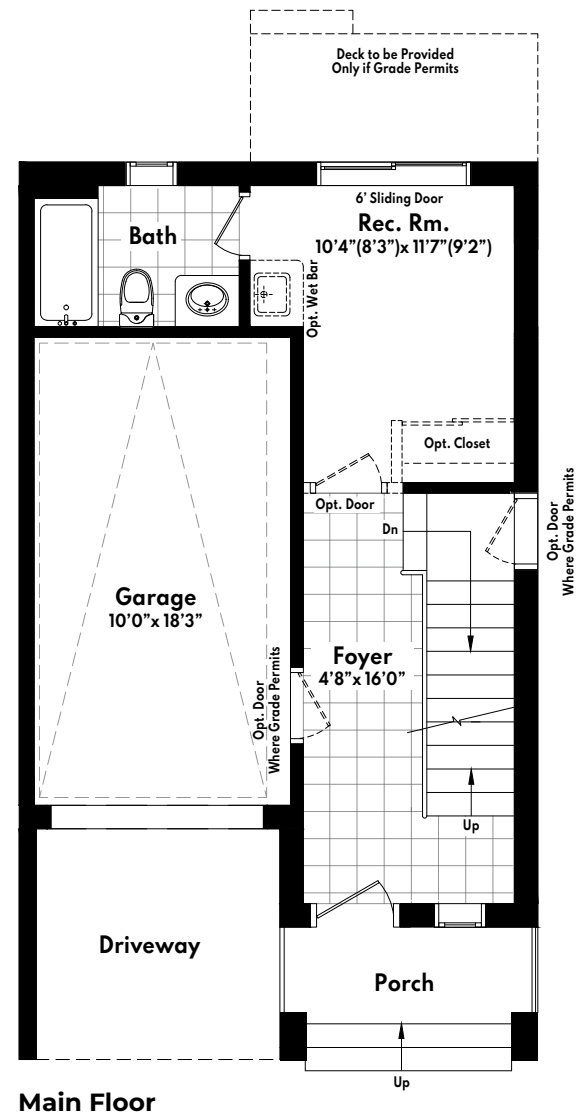
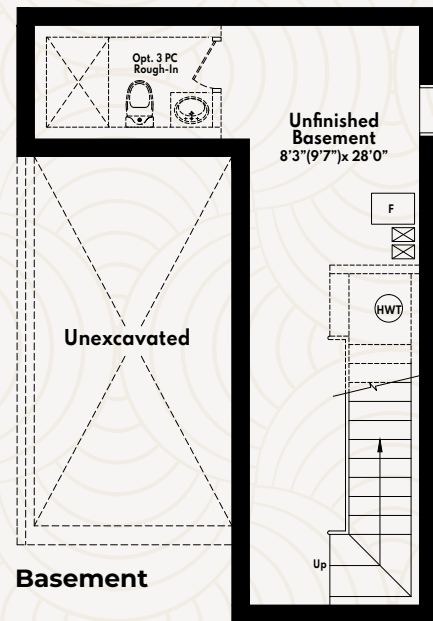
Type B



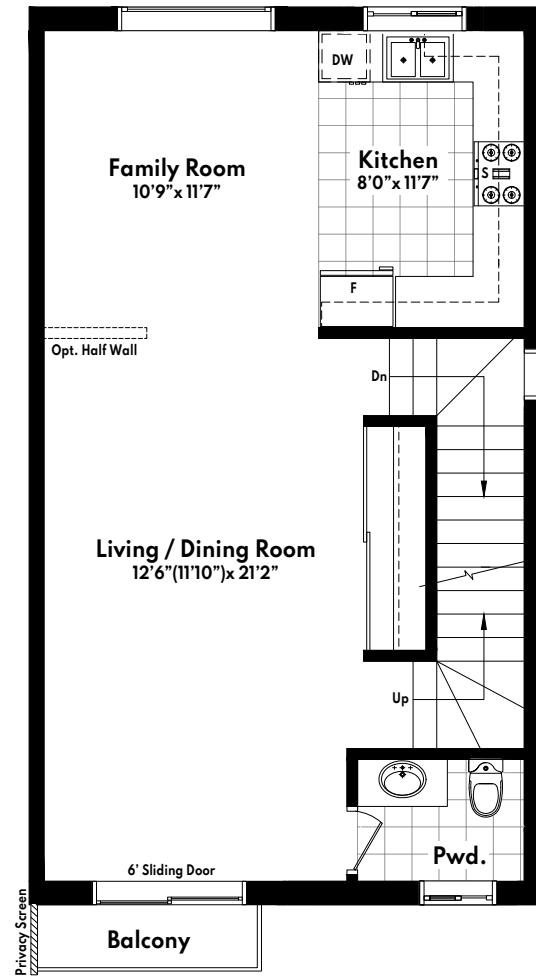
the Evergreen

1,804 sq.ft.

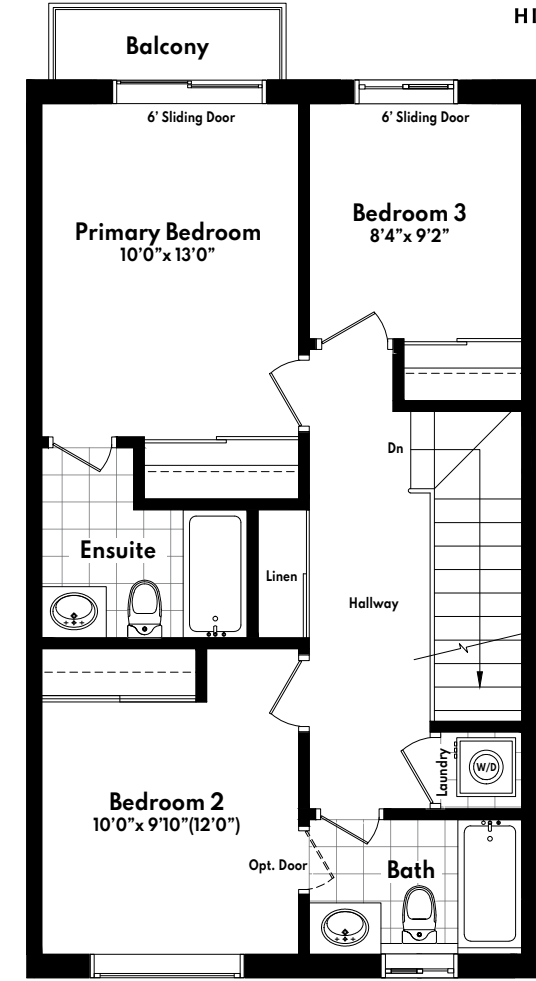
3 BEDROOMS / 3.5 BATHROOMS



Main Floor



First Floor



Second Floor



***Total Balcony - 64 sq.ft.**

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Type C



Block 03

*Renderings are artistic concept only



Block 04

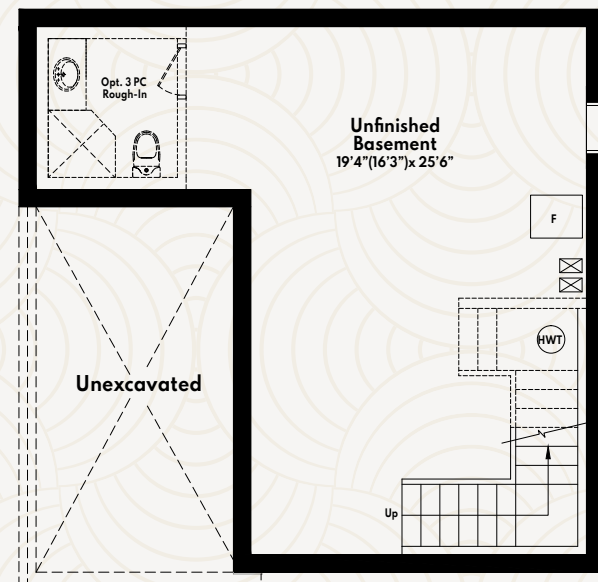
*Renderings are artistic concept only



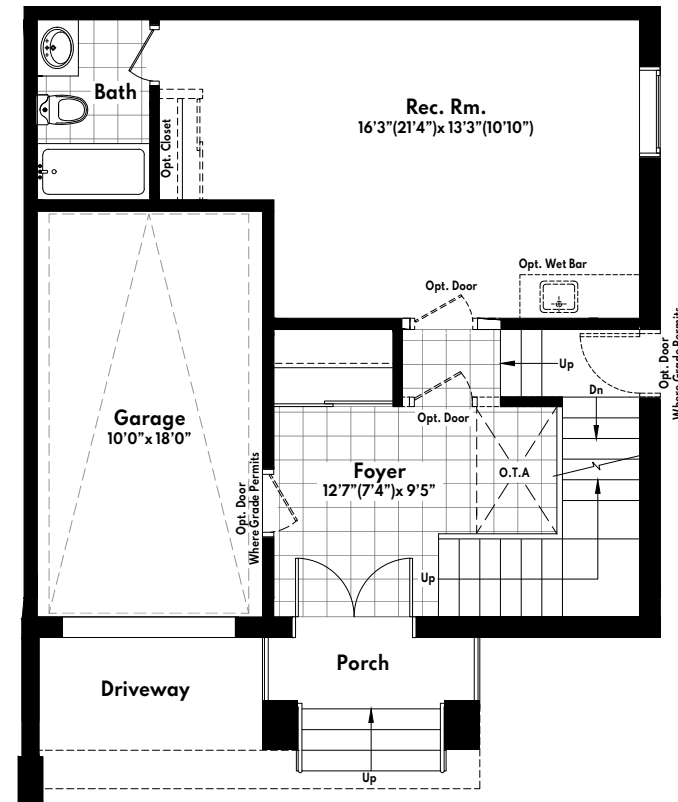
the Ash

2,309 sq.ft.

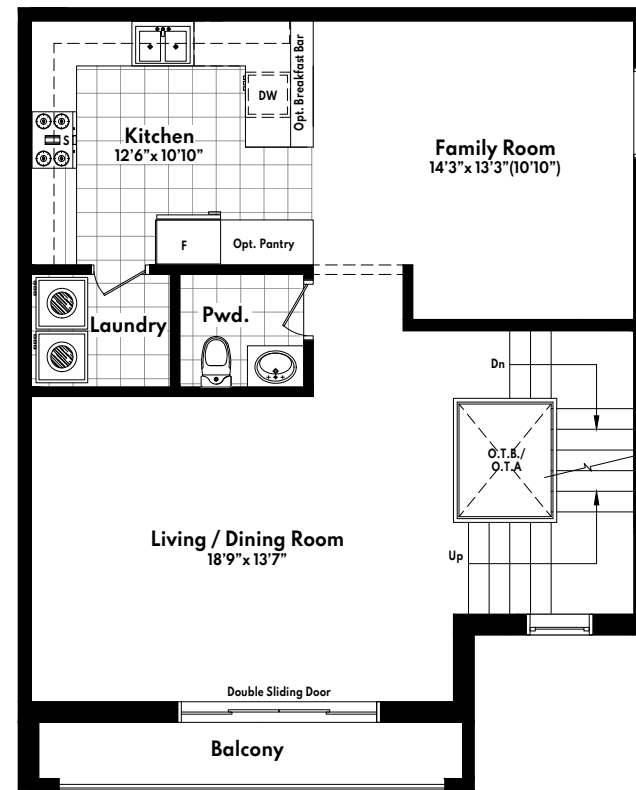
4 BEDROOMS / 3.5 BATHROOMS



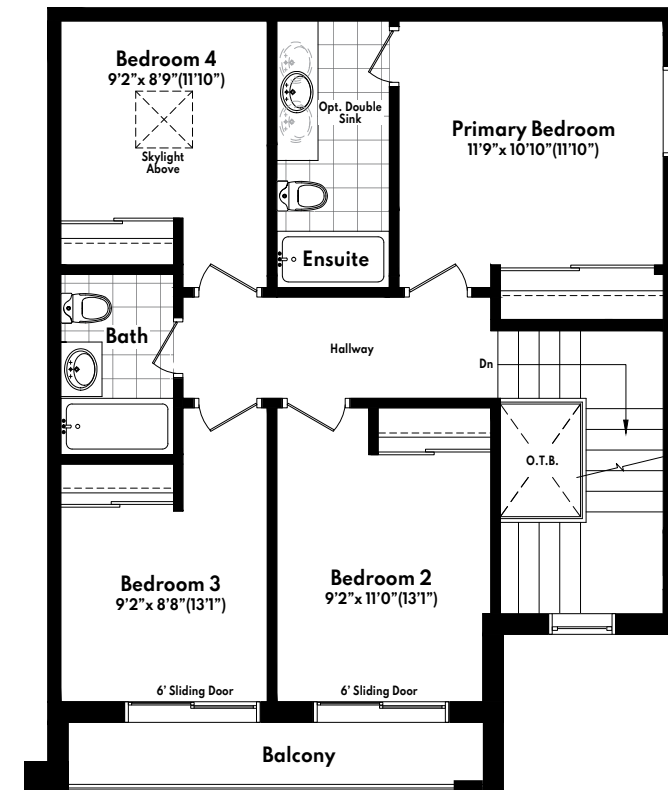
Basement



Main Floor



First Floor



Second Floor

***Total Balcony - 144 sq.ft.**

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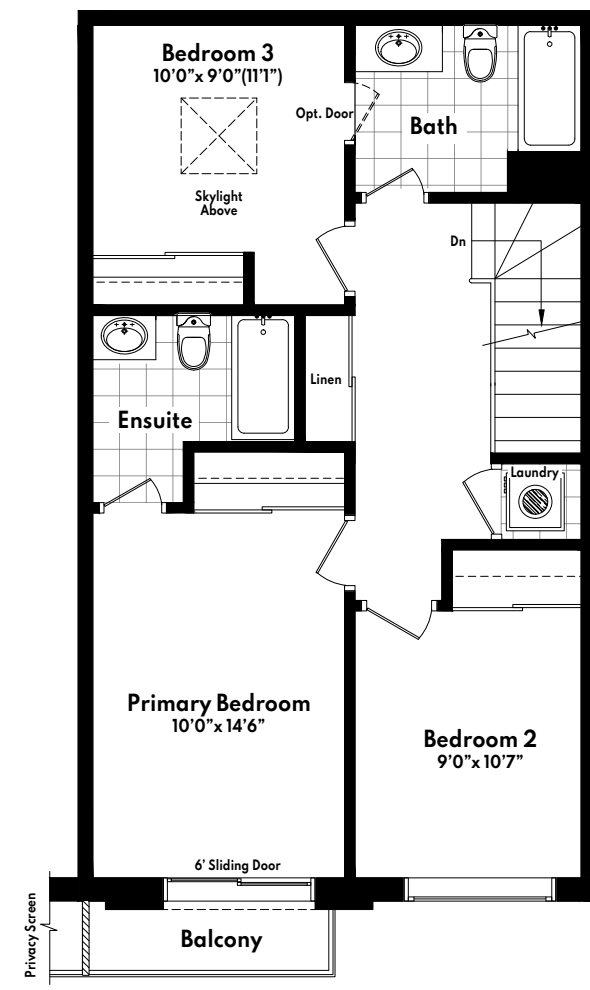
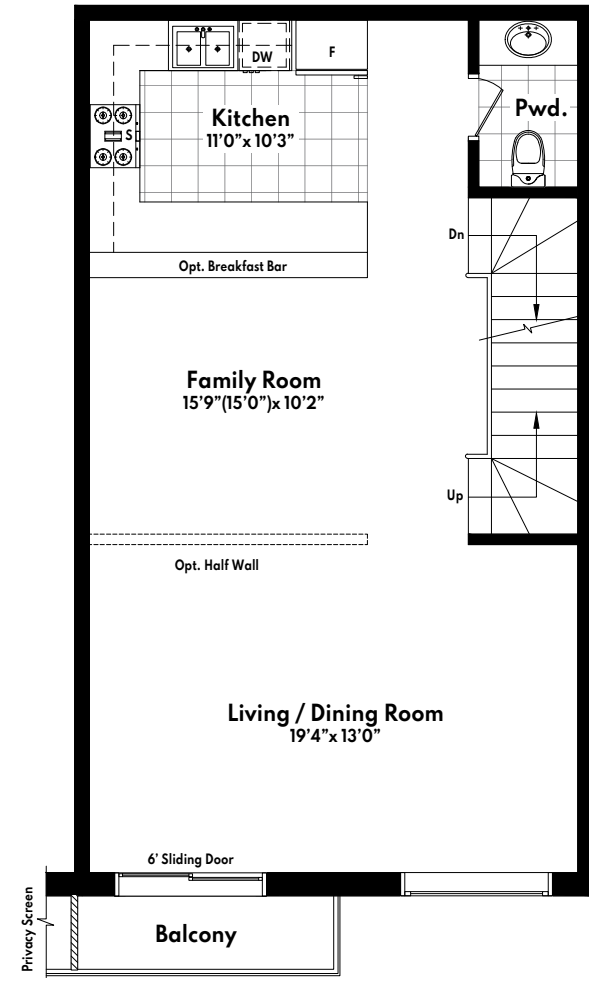
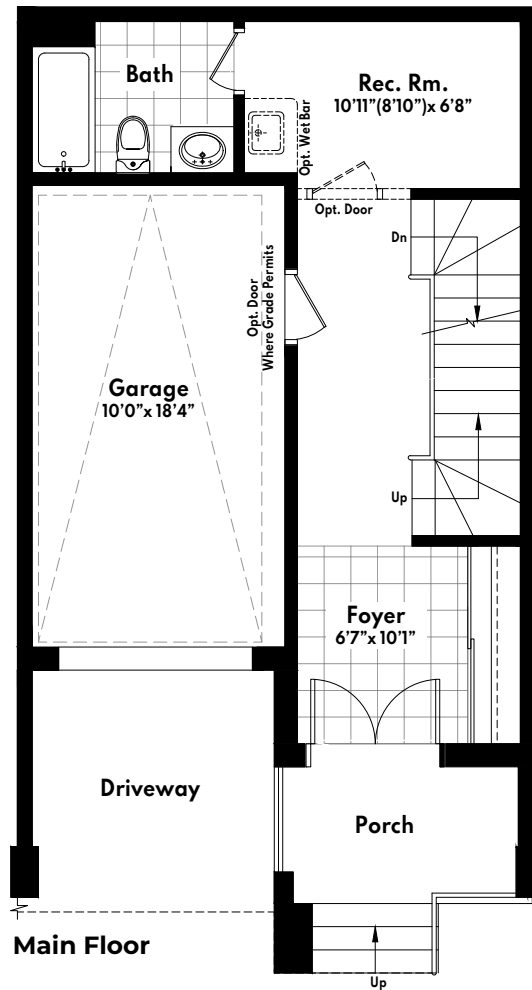
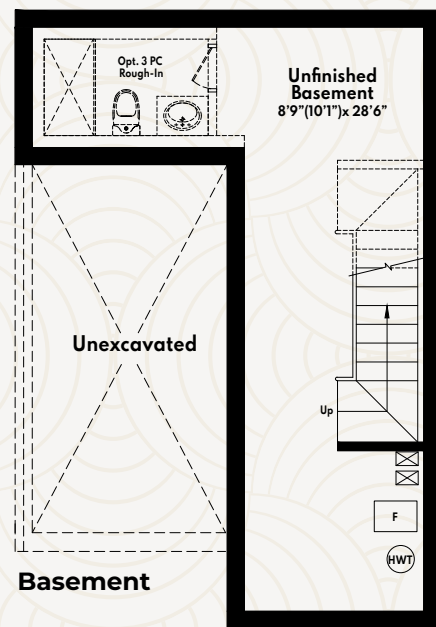
Type D



the Birch

1,801 sq.ft.

3 BEDROOMS / 3.5 BATHROOMS



First Floor

Second Floor

***Total Balcony - 80 sq.ft.**

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Type E

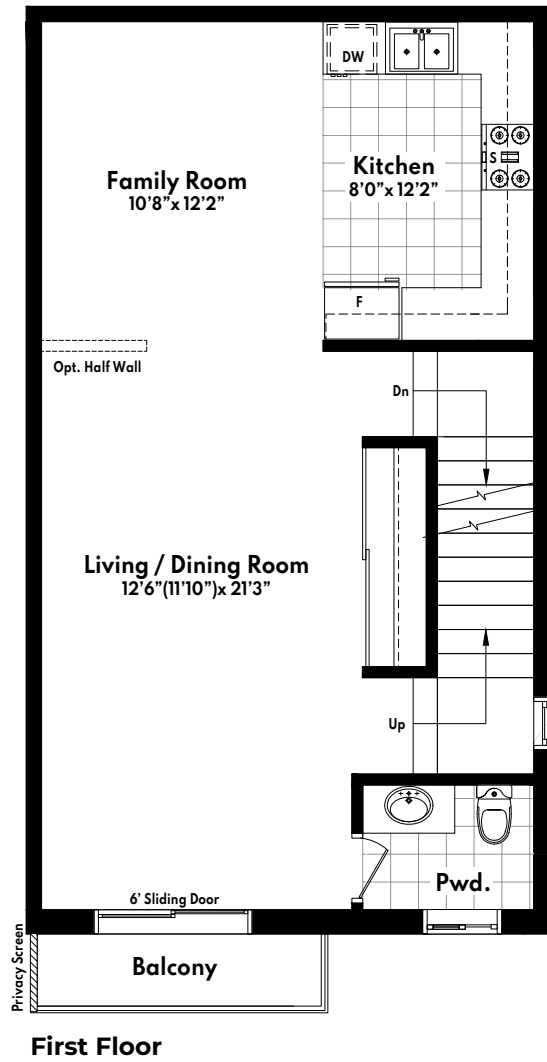
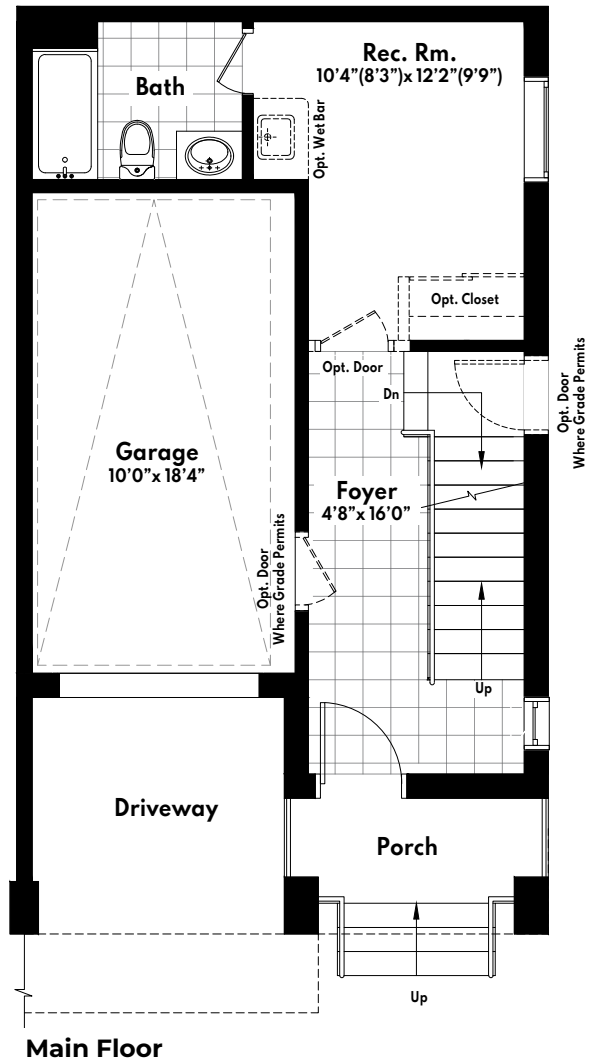
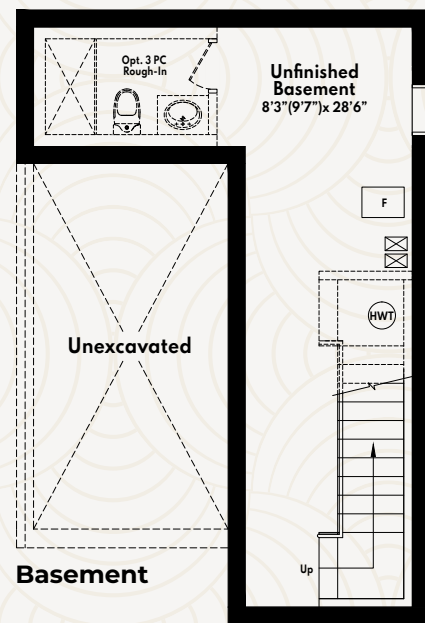


Block 3, 4 & 9

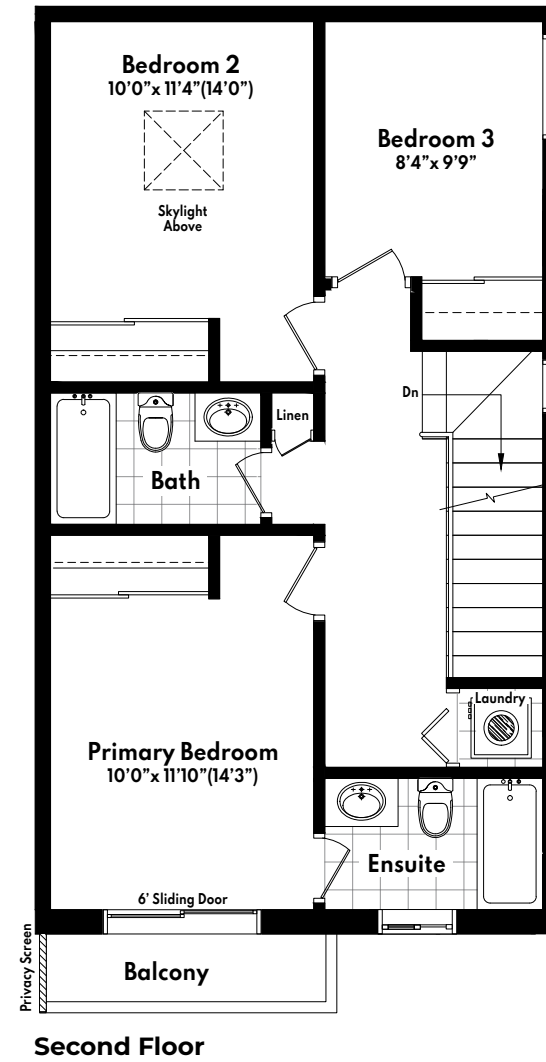
the Maple

1,803 sq.ft.

3 BEDROOMS / 3.5 BATHROOMS



First Floor
*Total Balcony - 80 sq.ft.



Second Floor



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Type F



Block 06

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Block 08

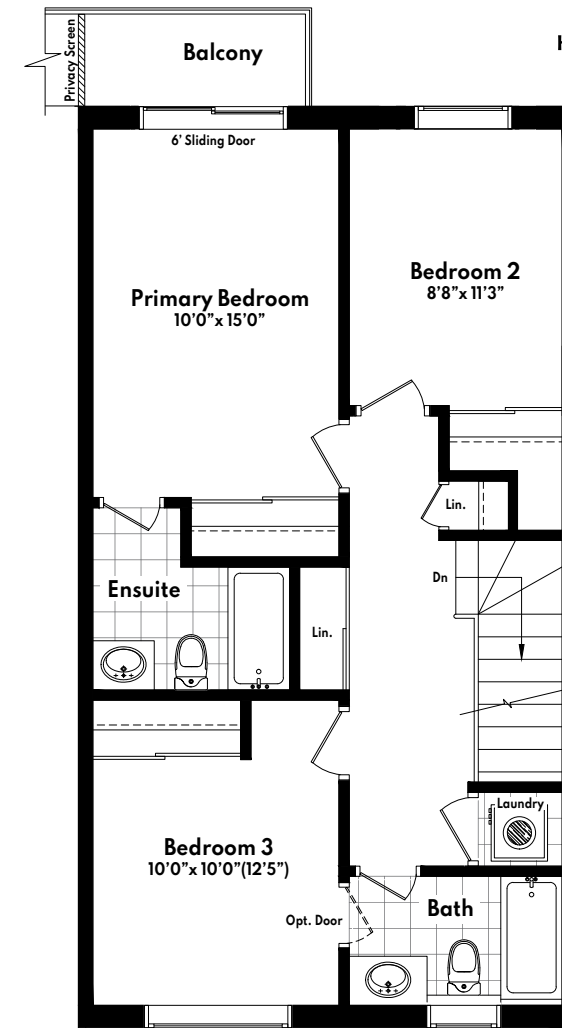
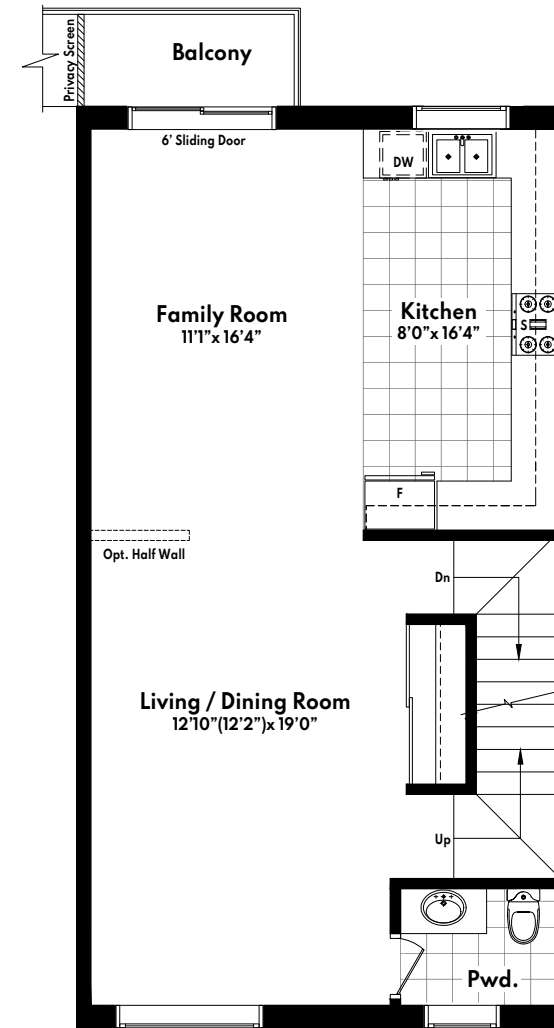
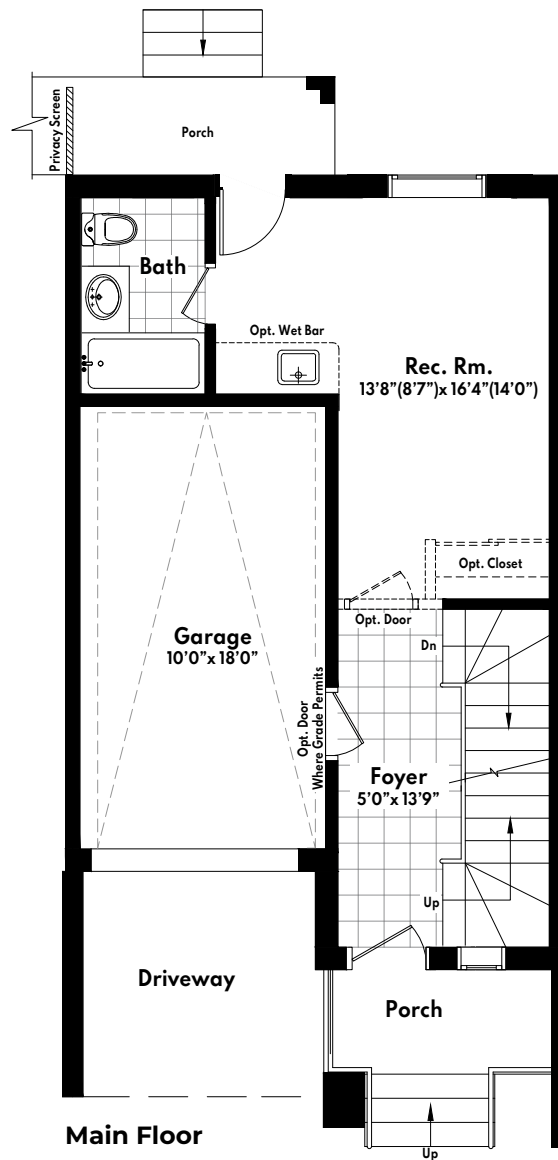
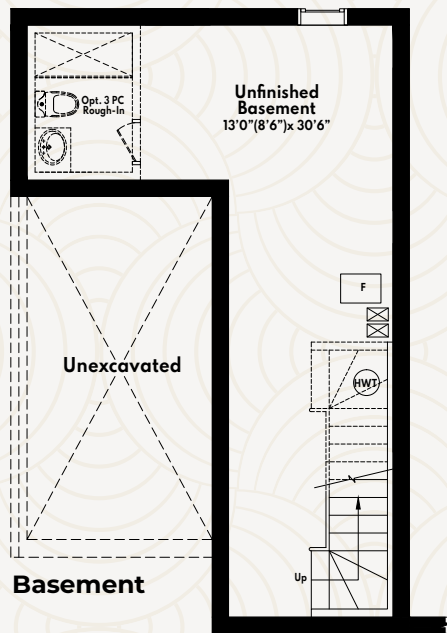
*Renderings are artistic concept only



the Willow

1,927 sq.ft.

3 BEDROOMS / 3.5 BATHROOMS



***Total Balcony - 72 sq.ft.**

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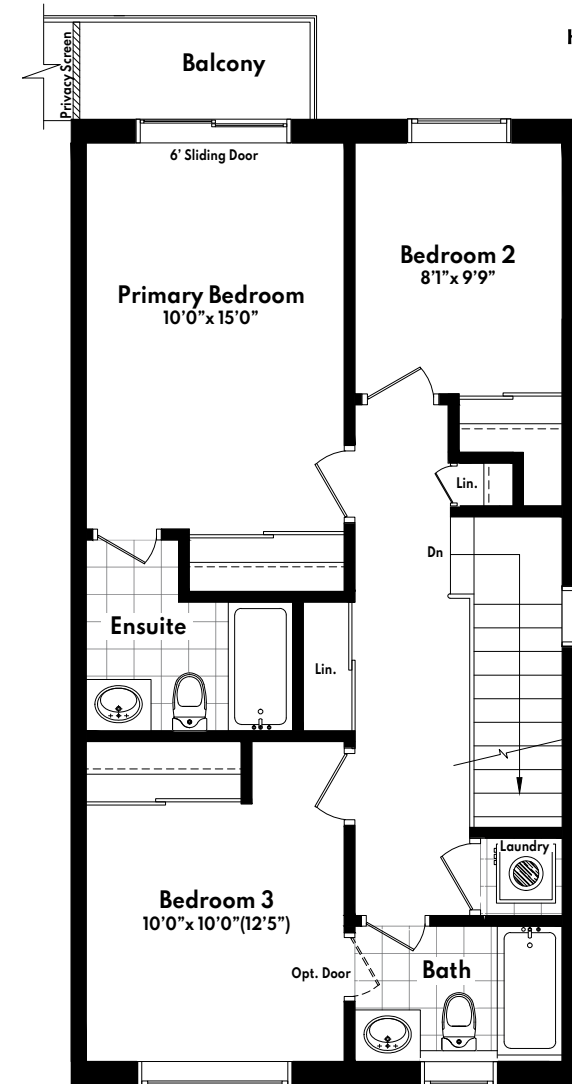
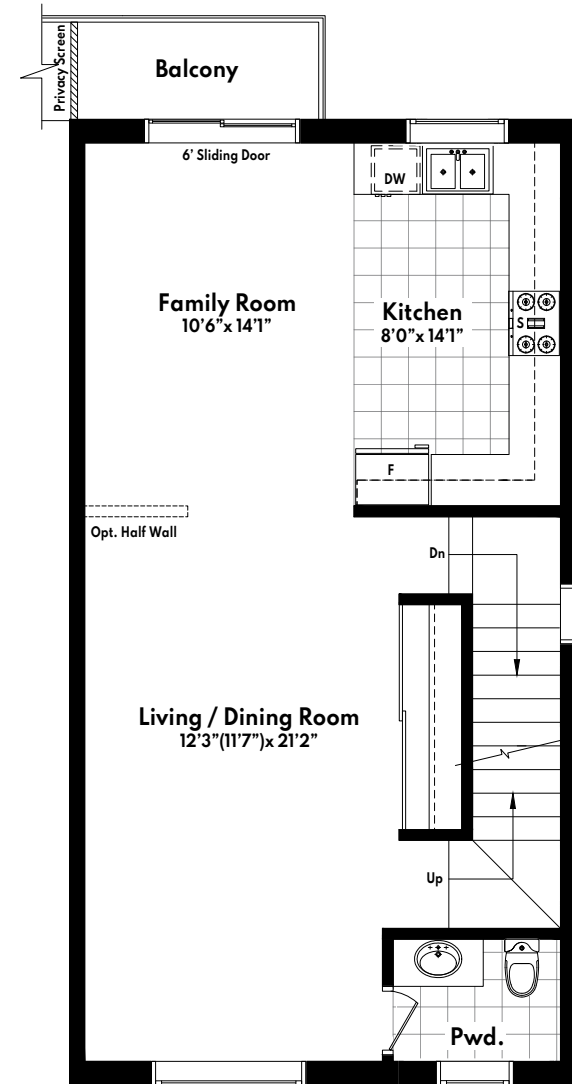
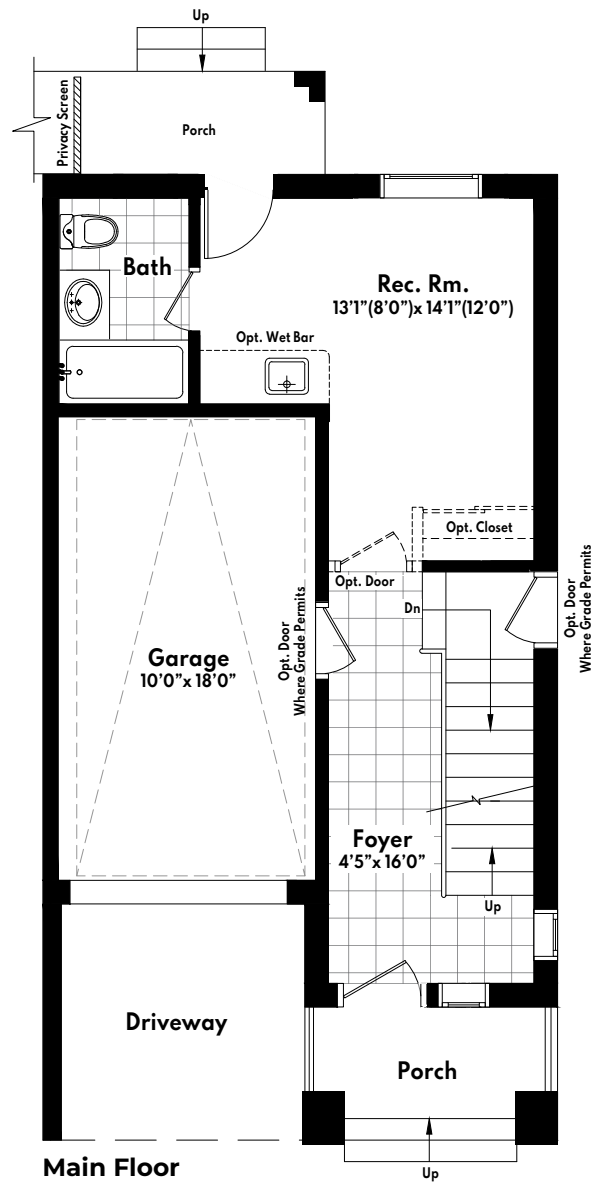
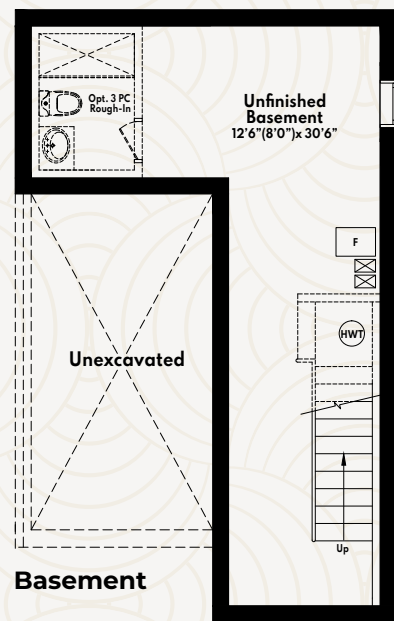
Type H



the Aspen

1,929 sq.ft.

3 BEDROOMS / 3.5 BATHROOMS



First Floor

Second Floor

***Total Balcony - 72 sq.ft.**

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Type J

FEATURES

EXTERIOR

- Every home exterior is comprised of brick, stone, and stucco, with coloured mortar and/or prefinished cladding as per elevation.
- Exterior paint colour selected by Builder's architect.
- Unique custom inspired roof pitches & mansard rooflines enhance all elevations as per applicable model.
- Low maintenance pre-finished aluminum eavestroughs, downspouts, and soffits.
- Insulated metal main Suite Entry door(s) with deadbolt.
- Contemporary exterior light fixtures on front elevation, as per Builder's architect.
- Doors and windows sealed with high quality caulking.
- Pre-cast slab patio, walkway, and steps with rear patio doors as required.
- Asphalt paved driveway.
- Attic insulation, exterior wall insulation and exterior basement wall insulation as per Building Code requirements.
- Poured concrete porch as per plan.
- Poured concrete basement with weeping tiles where applicable with heavy duty damp proofing.
- All elevations are under strict architectural and colour control to ensure a harmonious and integrated streetscape.
- Self-sealing 25-year manufacturers' shingles warranty in architecturally controlled colours.
- Garage access door to the interior as per plan, where grade permits.
- Fully graded and sodded lot in accordance with the requirements set out by the municipality.
- Skylights are provided in bedrooms where noted to serve as an additional light source.
- Balconies are private amenities provided in each lot as per elevation.

INTERIOR FINISHES

- Soaring 9' Ceiling on the First and Second Floors and approximately 8' Ceiling on the Main and Basement levels (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings) with semi solid interior doors. Heights are approximate dimensions.
- Smooth ceilings included in kitchen, powder rooms, and bathrooms.
- Elegant oak railing and pickets completed in natural finishes on selected models.
- Oak main staircase completed in natural finishes on selected models.
- Textured ceiling in the living room, dining room, hallways, family rooms, bedrooms with a smooth border.

- All drywall applied with screws and nails.
- Paint grade colonial trim on all doors, windows and baseboard.
- All arches on the main floor to be trimmed.
- All interior walls to be finished with flat off-white paint, except for kitchen, bathrooms and wood trim, which are painted with semi-gloss off-white paint. All wood trim will be white.
- All interior door levers to be polished brass.
- Shelf and hanging rod installed in closets.
- Shelving installed in linen closets.

KITCHEN & LAUNDRY

- Quality cabinetry selected from vendor's standard samples, with optional upgrade to extended-height upper cabinets.
- Exhaust hood fan (white) over the stove is with outside venting, exhaust hood includes light.
- Quartz kitchen countertops selected from vendor's standard samples.
- Double stainless-steel sink with washer-less single lever faucet.
- Heavy duty plug receptacle provided for the stove, plus rough-in for future dishwasher. Optional secondary stove receptacle available as an upgrade.
- Split electrical outlets at counter level for small appliances.
- Outside venting, for dryer.

BATHROOM

- Vanities in main and ensuite bathrooms except where pedestal sinks are indicated, as per plan.
- Premium grade ceramic wall tiles, two rows around the tub, and up to ceiling in enclosed separate shower stalls.
- Quality white fixtures in all washrooms from builder's samples.
- Vanity mirrors in all bathrooms.
- Exhaust fan in all bathrooms.
- Single lever faucet for tubs, sinks and showers as per the model type.
- Pressure balanced valves on all showers.

FLOORING

- Quality broadloom carpet in bedrooms from builder's standard samples
- 12" x 12" ceramic floor tiles in foyer, kitchen, powder rooms, laundry room & mud room from builder's standard samples as per applicable plan.
- Pre-finished engineered 3 1/4" hardwood on the first floor as per plan.
- Quality carpet in bedrooms, rec room and hallway from builder's standard samples.
- All sub-floors sanded.

DOORS & WINDOWS

- High-quality maintenance free thermo-pane casement windows with black exterior and white interior.
- High quality basement windows.
- Screens on all operable windows.
- Metal insulated entry doors with high quality weather stripping.
- Sliding glass patio doors to rear where applicable as per plan.

ELECTRICAL, HEATING & PLUMBING

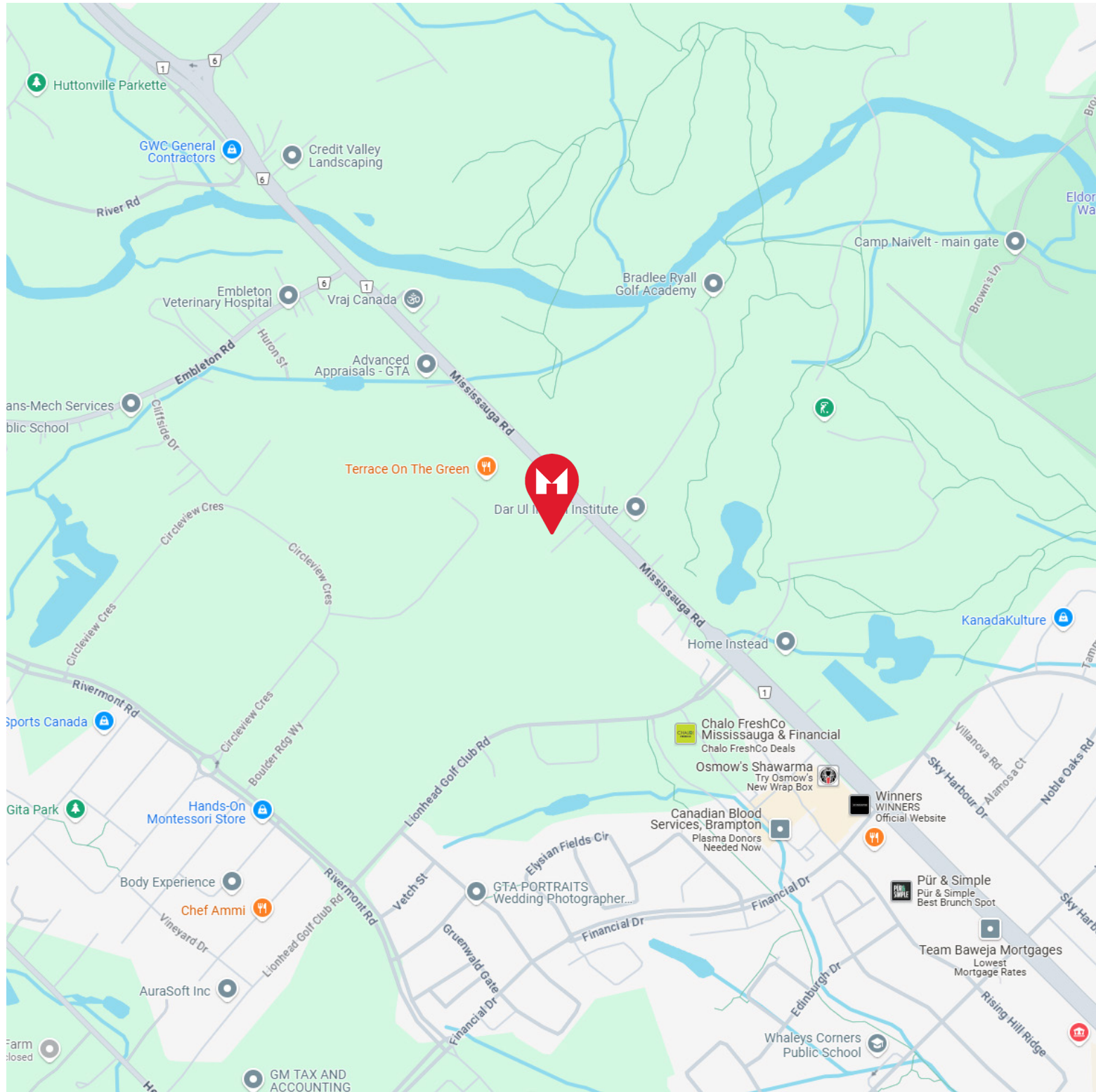
- 100 AMP electrical service with breaker panel and copper wiring throughout. with an option to upgrade to 200 AMP service line.
- Quality light fixtures provided throughout including ceiling light fixtures in bedrooms.
- Pre-wiring for cable TV in family room and master bedroom, and telephone pre-wiring in all bedrooms and kitchen (No Plates).
- Electrical door chime.
- Interconnected Smoke & Carbon Monoxide Detectors included on each floor, and in each bedroom.
- White toggle switches and receptacles.
- Electrical outlet provided in the garage along with waterproof exterior outlets (location to be determined by Vendor).
- Heavy-duty receptacle and wiring provided for washer & dryer.
- High-efficiency natural gas forced air furnace and heating system.
- Hot water tank/tank-less on a rental basis.
- Hose bib provided in garage and one on the rear (location to be determined by Vendor).
- Duct work to accommodate future air conditioning installed by Purchaser.

WARRANTY

- Tarion 7 years- major structural defects,
- Builders 2 years-plumbing, heating, electrical systems and building envelope, 1 year all other items.

COMMUNITY





Schools

Huttonville Public School
2322 Embleton Rd, Brampton

St. Alphonsa Catholic Elementary School
60 Olivia Marie Rd, Brampton

Eldorado Public School
25 Wardville Dr, Brampton

Whaleys Corners Public School
140 Howard Stewart Rd, Brampton

Brampton Stars Learning Academy
28 Sky Harbour Dr #1, Brampton

Sheridan College
7899 McLaughlin Rd, Brampton

Amenities

Scotiabank
8345 Financial Dr, Brampton

TD Canada Trust
8305 Financial Dr, Brampton

FreshCo
8405 Financial Dr, Brampton

Walmart Supercentre
9455 Mississauga Rd, Brampton

The Home Depot
9515 Mississauga Rd, Brampton0Z8

Lionhead Golf Club & Conference Centre
8525 Mississauga Rd, Brampton

Orangetheory Fitness
8275 Financial Dr, Brampton

Flower City Community Campus
8850 McLaughlin Rd S #1, Brampton

Shoppers Drug Mart
520 Charolais Blvd, Brampton

Peel Memorial Centre
20 Lynch St, Brampton

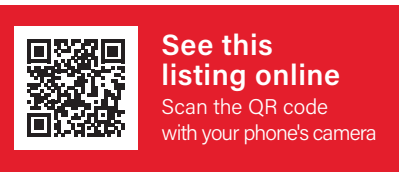
Meadowvale North Shopping Centre
6400 Financial Dr, Mississauga

Shoppers World Brampton
499 Main St S, Brampton

Mount Pleasant GO
1600 Bovaird Dr W, Brampton

Eldorado Park
8520 Creditview Rd, Brampton

Terrace On The Green - Restaurant
8672 Mississauga Rd, Brampton



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When you choose Team McDadi, **you help**

Team McDadi is a proud supporter of numerous charitable organizations, sports programs and community events

- ▶ Clarkson Christmas in the Village
- ▶ Clarkson Halloween in the Village
- ▶ Erindale Little League Tennis Canada
- ▶ Family Jingle and Mingle
- ▶ Heartland Dragons Minor Hockey Association
- ▶ Hoops for Her
- ▶ Mississauga Girls Hockey League
- ▶ Mississauga Santa Claus Parade
- ▶ Port Credit Buskerfest
- ▶ Princess Margaret Hospital Association
- ▶ Port Credit Skating Club
- ▶ Sick Kids
- ▶ Rouge Valley Health System Foundation and Club
- ▶ The Art of Giving
- ▶ Schizophrenia Society of Ontario
- ▶ Tennis Canada
- ▶ The Compass Food Bank
- ▶ The Mississauga Food Bank
- ▶ The Mississauga Tigers



Sam McDadi Real Estate Brokerage **is proud to donate a portion of each sale to the**

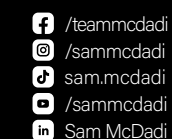


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.
In 2020, we increased our pledge to donate \$1,000,000.



**Official Real Estate Brokerage
of the Toronto Raptors**

Sam McDadi BSc., M.B.A. Sales Representative.



Mississauga 5805 Whittle Rd #110	905 502 1500
N. Mississauga 1034 Clarkson Rd	905 823 1500
Milton 1264 Main St E.	905 876 1300
Oakville 78 Lakeshore Rd W.	905 845 1500
Toronto 3311 Yonge St	416 544 1500
Burlington 3-4130 Fairview Street	905 333 1100
Hamilton 110-442 Millen Rd	905 664 5100