

ELLIA

AT UNITY



ELLIA

AT UNITY

Introducing a *first-of-its-kind*, Designer Townhome Collection

Ellia, a new townhome release thoughtfully introduced within the grand vision of Unity. Created for people at every stage, drawn to simplicity, flow, and better living.

Designer Townhome Collection
By Treasure Hill

Introducing *Ellia* at Unity. Inspired by the Japanese design principles that define Unity, *Ellia* represents the *next* evolution of purposeful townhome living. Not an addition,

but a continuation of the master-planned vision, where *form* meets function and everyday *living* feels effortless, intuitive, and refined.



Private *Elevators.* Thoughtful *Living.*

Where simplicity isn't less. It's more.

An innovative townhome series that redefines modern living through clarity, intention, and purpose.

Rooted in sustainability and built with precision, these homes set a new standard for thoughtful design. With interiors by Cecconi Simone, every detail is shaped by refined minimalism and a deep respect for flow, balance, and livability. Private elevators, underground parking, throughout the home are seamlessly integrated to support ease of movement and everyday comfort.

The result is a calm, considered home that feels both elevated and intuitive. Design that doesn't try to impress, but quietly improves the way everyday life is lived.



Photographs may show upgraded features, finishes, or options that are not included as standard and are available at additional cost.

A quiet *evolution*
in interior
architecture. On
the main living
level, *seamless*
millwork in the
kitchen and
family room
creates *warmth*
and cohesion,

grounding the
home in *thoughtful*
design and bringing
clarity to where
everyday life *naturally*
comes together.





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 indoors, Ellia homes are engineered for consistency, efficiency, and comfort.

Open-Concept Living

Thoughtfully proportioned living and kitchen spaces designed for everyday life.

Designer Kitchen

Full-height millwork, integrated storage, and a central island designed to blend seamlessly into the home.

Private Powder Room

Conveniently placed with discreet, refined finishes.

Main Living Level Millwork

Custom-designed millwork throughout the kitchen and family room delivers cohesion, storage, and a finished architectural feel.

Locally Curated.
Globally Inspired.

Materials throughout Ellia are selected for durability, sustainability, and timeless appeal. Proudly assembled in Canada, with global design influence, these homes reflect a balance of craftsmanship, restraint, and quality.

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 Ellia, where simplicity, serenity, and intelligent design come together with ease. Every element is thoughtfully considered to elevate everyday living, creating a space that feels warm, modern, and complete.

Unified Design Language

Seamless millwork connects each zone, with thoughtfully designed built-ins throughout the main living level for a calm, cohesive flow.

Balanced Proportions

Spaces feel open, comfortable, and intentionally scaled.

Minimal, Not Sparse

Hidden storage keeps the home functional without visual 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.



Calm *by* Design.
Life, Refined.



Photographs may show upgraded features, finishes, or options that are not included as standard and are available at additional cost.



Photographs may show upgraded features, finishes, or options that are not included as standard and are available at additional cost.

A Retreat of Quiet Refinement

This interior plan reflects the essence of Ellia, where simplicity, serenity, and intelligent design come together effortlessly. Every element is carefully considered to support how you live day to day, from the flow between spaces to the balance of light, proportion, and comfort. The result is an environment that feels calm and intuitive, modern yet welcoming, and thoughtfully complete without feeling overdesigned.

Integrated Design

Walls and storage are thoughtfully composed to create a clean, calming aesthetic.

Ensuite Access

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

Natural Light

Soft daylight moves through the space, warming every surface.

Balanced Layout

Careful proportions and symmetry create a sense of visual ease.

Quiet Luxury

Finishes are warm, modern, and intentionally understated.



Photographs may show upgraded features, finishes, or options that are not included as standard and are available at additional cost.



Photographs may show upgraded features, finishes, or options that are not included as standard and are available at additional cost.



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



Photographs may show upgraded features, finishes, or options that are not included as standard and are available at additional cost.

Neighbourhood *Amenities* – The Essentials

Located at Warden and Vine Cliff Blvd., Unity places Ellia at the centre of convenience, connectivity, and everyday ease. Parks, schools, shops, and transit are all close enough to become part of your daily rhythm.

- Minutes to Highway 407 and 404
- Close to Unionville GO, Markham GO, Centennial GO and Mount Joy GO Station
- Nearby YRT access
- Top-rated schools and early learning centres
- Steps to groceries, fitness, banks, and cafes

A place where life finds its balance and keeps it.



Fairways that roll into the horizon. Parks that stretch further than your thoughts. A main street with a past worth lingering in. And shopping that puts everything within reach. This is Markham, curated.



Markham Pan Am Centre
A world-class sports and recreation facility, the Markham Pan Am Centre offers swimming, badminton, volleyball, and fitness amenities for athletes and families alike – all in the heart of the community.



Il Postino
On historic Main Street Unionville, Il Postino serves authentic Italian cuisine in a warm, welcoming setting – perfect for a family dinner or a night out just steps from home.



Historic Main Street Unionville
Cobblestone charm, cafés, and heritage buildings that turn every stroll into a little escape.



Rouge National Urban Park
Canada's largest urban park, where ancient forests, winding trails, and wide-open skies remind you how big the world can feel.



CF Markville Shopping Centre
Style, dining, and essentials all under one polished roof.



Angus Glen Golf Club
Two championship courses, endless greens, and the perfect excuse to spend the day outside.



Top-Ranked Schools and Educational Excellence in Markham

Markham offers access to some of the region's best schools, including Markham District High School and Unionville High School, known for their academic excellence. The city is also home to strong programs within the York Region District School Board and is close to top post-secondary institutions like Seneca College and the University of Toronto Scarborough. Markham's commitment to quality education makes it the perfect place for families to grow and thrive.

Where *Possibility Meets* Technology



Markham is more than a location; it's a lifestyle. Known as Canada's High-Tech Capital, the city offers exciting career opportunities, top-tier education, and a rich cultural scene that reflects its vibrant, diverse population.

Markham also knows how to slow down. With abundant parkland, preserved heritage villages, and tight-knit communities, it offers the perfect blend of urban buzz and small-town charm. For families seeking a future-forward home in a grounded, welcoming setting, there's no better place to be.



Top 10 Tech Companies

IBM Canada Headquarters

Enterprise tech, AI, cloud, cybersecurity
A global tech leader with deep roots in Markham, driving innovation across industries.

AMD (Advanced Micro Devices)

Semiconductors, CPUs, GPUs
One of the world's top chipmakers, with engineering and development operations in Markham.

GM Canada Technical Centre – Markham Campus

Autonomous vehicles, connected car software
A major R&D hub leading General Motors' next-gen vehicle software development.

Lenovo Canada

Consumer and enterprise technology
Global tech giant with a strong presence supporting both consumer electronics and enterprise solutions.

Huawei Technologies Canada

Telecommunications, R&D
A key innovation centre for 5G and network technologies (with a significant R&D footprint in Markham).

Schneider Electric Canada

Energy management, automation systems
A sustainability-focused tech firm building smarter energy and industrial solutions.

Honeywell Canada

Aerospace, smart buildings, automation
A major player in industrial and commercial tech, with advanced automation solutions.

Redline Communications

Wireless broadband, industrial networks
Specialized in high-performance wireless tech for mission-critical environments.

Enhouse Systems

Enterprise software, telecom, contact centre tech
A Canadian success story, headquartered in Markham with a global client base.

Real Matters

Real estate technology, data analytics
A leading platform for mortgage and insurance services, powered by proprietary tech.

Effortlessly Connected

Parks and Trails

1. Victoria Square Park
2. John Payne Park
3. Gordon Stollery Park
4. Milton Fierheller Park
5. Toogood Pond
6. Milne Dam Conservation Park
7. Denison Park
8. Aldergrove Park

Recreation

9. Victoria Square Community Centre
10. Angus Glen Golf Club
11. Angus Glen Community Centre
12. Richmond Green Sports Centre and Park
13. Markham Village Community Centre
14. Varley Art Gallery of Markham
15. KC Badminton Club Richmond Hill Campus
16. Flato Markham Theatre
17. Unionville Library
18. Markham Pan Am Centre
19. Markham YMCA
20. Cineplex Cinemas Markham

Restaurants

21. Chatime Bubble Tea
22. The Owl of Minerva
23. Duo Patisserie & Café
24. Il Postino
25. Chat Bar
26. Sumoki Yakitori
27. Haidilao Hot Pot
28. Congee Queen
29. Alchemy Coffee
30. Peters Fine Dining

Shopping

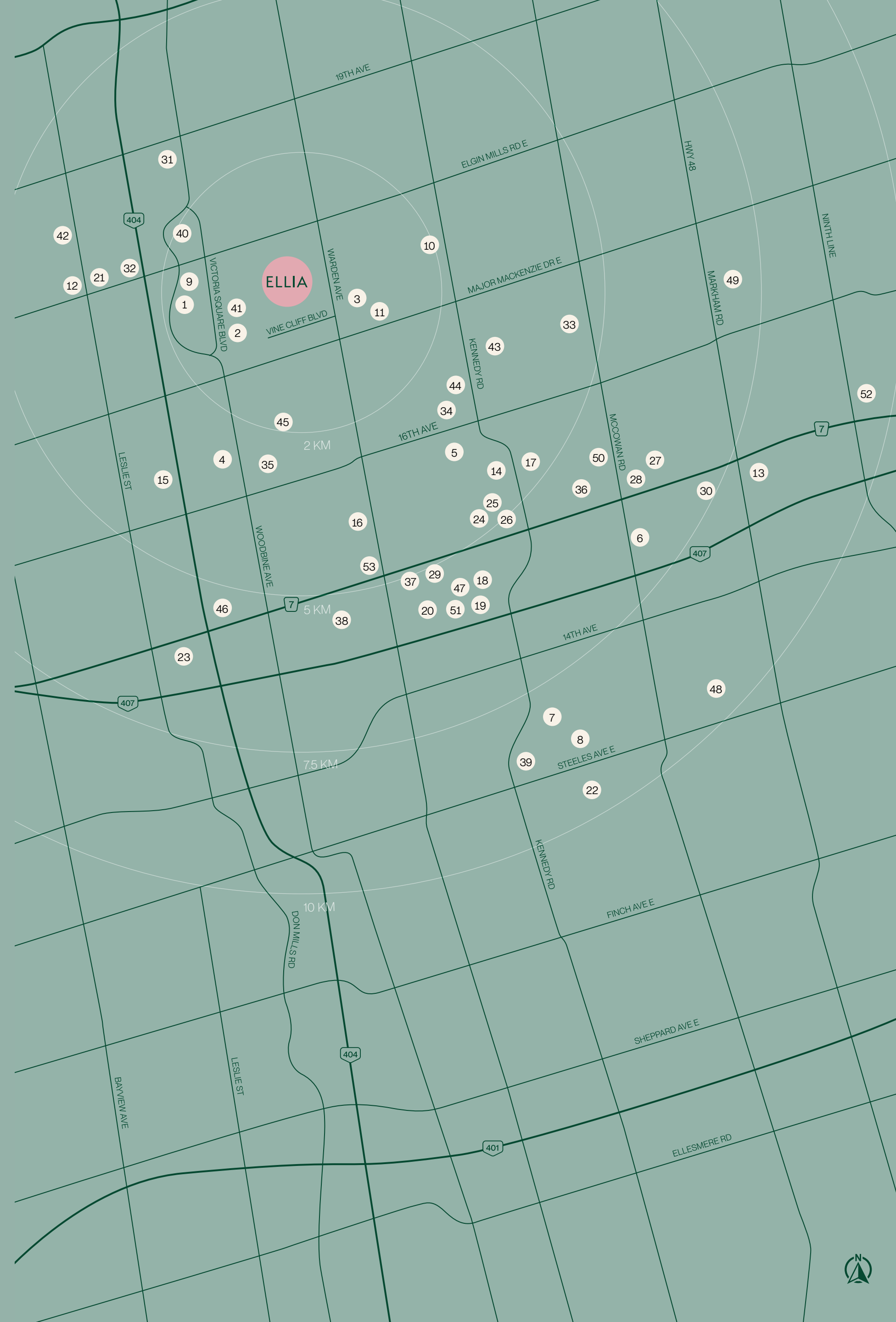
31. 19th Avenue Farmer's Market
32. Costco Wholesale
33. FreshCo
34. The Village Grocer
35. T&T Supermarket Woodbine
36. CF Markville
37. Whole Foods Market
38. First Markham Place
39. Pacific Mall

Schools

40. Victoria Square Public School
41. Sir Wilfrid Laurier Public School
42. Richmond Green Secondary School
43. Pierre Elliott Trudeau High School
44. Unionville College
45. St. Augustine Catholic High School
46. Seneca Polytechnic College Markham Campus
47. York University Markham Campus
48. NOIC Academy

Transit

49. Mount Joy GO
50. Centennial GO
51. Unionville GO
52. Cornell Bus Terminal
53. VIVA Stop: Warden Ave & Highway 7



Sustainability, Built Into *Every* Detail

Precision construction, healthier materials, and energy-efficient systems reduce environmental impact while enhancing everyday comfort. At Ellia, sustainability is not an upgrade, it is a foundation.

Precision-Built Efficiency

Homes at Ellia at Unity are precision manufactured indoors, reducing waste, energy use, and onsite disruption. This approach ensures consistent quality and performance while lowering the overall environmental footprint.



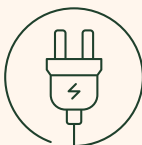
Healthier Materials, Healthier Living

Low-VOC paints, sustainably sourced woods, and high-efficiency insulation contribute to cleaner indoor air and a more conscious way to live.



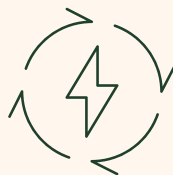
Smart Systems for Everyday Sustainability

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

Ellia at Unity is set within a thoughtfully landscaped community, featuring drought-tolerant planting and permeable surfaces that support healthy water cycles. Green spaces are woven throughout, encouraging both connection and balance.



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, heating and cooling costs. GENIUS homes are built to allow energy savings, healthier indoor air and a cleaner home with less dust.



CONNECTION



COUTURE



CONSERVATION

Genius.

Aprilaire

SHERWIN WILLIAMS

QUARTZ

nest

Google

ROGERS

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
- 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

- 2025 / Best Website – Treasure Hill
- 2025 / Best Brochure – Low Rise –Meadowlark
- 2025 / Best Model Home – Palmetto
- 2024 / Best Brochure – Low Rise –Amira Estates
- 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

NAHB

- 2025 / Best Design Centre – Treasure Hill
- 2025 / Best Website for a Builder – Treasure Hill
- 2025 / Best 30-60 Second Commercial (Broadcast or YouTube) We Make Homes You'll Never Want to Leave
- 2025 / Sales Professional of the Year – Jennifer Kitchen
- 2025 / Best Brochure – Low Rise – Flori
- 2025 / Best Digital Marketing Campaign – Low Rise – Flori
- 2025 / Best Interior Merchandising of a Model – Low Rise – Flori
- 2025 / Best Presentation Centre – Low Rise – Brooklin Vue
- 2024 / Detached Community of the Year – Amira Estates
- 2024 / Best 30-60 Second Commercial (Broadcast or YouTube) – Make The Switch
- 2019 / Best Brochure – Charbonnel



