TREASURE HILL

AVELLA FAST FACTS

Site Location: Leslie Street & Addison Hall Circle, Aurora

Presentation Centre: 239EarlStewart Dr#1,Aurora

Positioning: Live Betterin Aurora 2-Car Garage Homes with up to 5 Bedrooms

Starting Price: $799,900

Sales Brokerage: Treasure Hill In-House Sales Team

Product: 2-Car Garage Homes in Aurora featuring spacious up to 5-bedroom layouts and up to 2,400 sq. ft.

Size Range: 2,200 – 2,400 sq. ft.

CeilingHeight: 9' Smooth Ceilings on Main Floor*

Construction Start: October 2026

Closings Start: August 2027

Bonus Features:

- Finished Basements Included!*
- 5-Piece Appliance Package,
- Vinyl Flooring – Ground, Main and Upper floor A1, 2 and 3, Basement, Main and Upper Floor A4.
- Staircase to Compliment Vinyl Flooring
- 9' Ceilings on Main Floor
- Smooth Ceilings Throughout
- Air Conditioning
- Assignments Available
- Development Charges Capped at $10,000
- Treasure Hill Genius Package Includes:
  - Quartz Countertops Throughout
  - Electric Fireplace

Deposit Structure:

- $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 Payable:

Sereno Buildings Corp.

Parks and Trails

- Stewart Burnett Park
- Trent Park
- Aurora Wildlife Park
- Sheppard's Bush Conservation Area
- Edward Coltham Park
- John Abel Park
- Bailey Ecological Park
- Lake Wilcox Park
- Aurora Community Arboretum
- Tim Jones Trail

Schools

- St. Andrew's College
- St. Anne's School
- Aurora Public School
- Rick Hansen Public School
- Regency Acres Public School
- St. Joseph Catholic Elementary School
- St. Jerome Catholic Elementary School
- Dr. G.W. Williams
- Aurora High School
- St. Maximilian Kolbe Catholic High School

Recreation

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

Manni Xu

President & Broker of record, CCIM, FRI, SRS, SRES, MCNE, CLHMS, GUILD

RE/MAX ADVANCE REALTY, BROKERAGE
Independently Owned And Operated

Wenny Shu

Sales Representative
ABR, SRS, SRES, RENE

416-418-7628 MORE INFO 416-938-8662