



The strength of steel is one shining example of the Armour Heights Difference.

This is a higher level of construction quality. Above the standard Residential Code there is Part 3 of the Ontario Building Code. It raises the standards to Commercial Levels and demands significantly more from a builder. That's just one of the many of benefits of the Armour Heights Difference.

- The Hill is built with a Non-combustible Building Structure. Steel, not wood.
- Every home at The Hill has the strength, fire security and sound suppression of steel framing and concrete floors.
- That means homes at The Hill will not have the settling and shrinkage that comes with wood construction.
- Steel protects against vibration from exterior traffic and activities on upper floors.
- There is enhanced acoustical performance of interior wall and floors between units.
- It also means significant savings on insurance premiums as wood buildings are placed in a high-risk category.
- There is also the reassurance and safety of built-in sprinklers on all floors.
- The Armour Heights Difference is a commitment to quality that's as strong as steel.

The Difference really is in the details.

We focus on the finishes first. Our history is in creating bespoke custom residences, and we bring a higher level of design to every community we build. Each detail is addressed personally by our Management Team; every finish, and each facet of the experience, from before you choose your home to customer service long afterwards, is carefully and thoughtfully planned, sourced and delivered.

BUILDING AND COMUNITY FEATURES

- All stone and brick façade.
- High efficiency independent HVAC units with combination boiler provide better air quality, reducing moisture and mildew.
- Neighbourhood Watch Security. The entire area will be monitored - sidewalks, main and private roads, making it a very safe community.

PARKING GARAGE

- Controlled access to underground parking garage.
- Strategically placed security cameras throughout entire parking garage.
- Emergency panic button with 24 hour security monitoring.
- Entry phone to each suite for ease of use to underground for visitors.
- Visitor Parking available: 17 exterior and 33 spots in underground garage.
- Electric Vehicle Charging Stations for owners and visitors, pay per use.
- Radio Transmitters will be placed on owners' cars to automatically open garage.
- All staircases from parking garage will be colour coded so owners and visitors can easily access the different buildings.
- All stairwells will be heat traced to allow for snow melt.
- Carwash area complete with hose and vacuum for residents.
- Bicycle storage.

COMMUNITY GROUNDS AND SECURITY

- Extensive landscaping.
- Custom-designed Children's Playground.
- Manager/Superintendent/Janitorial office complete with maintenance washroom.
- Fire Annunciator Panel located in Management Office by ramp.
- Smoke Detectors all connected to Fire Annunciator Panel.
- Flow Control Valves per each Building.
- Backup Generator for emergency services/sump pumps/lighting in Parking Garage.
- Pet wash area.

TECHNOLOGY AND UTILITIES

- Smart Lighting Package includes: Controller, 4 Wireless Switches and 1 Engraved Keypad Dimmer.
- Premium/Designer selected light fixtures throughout, as per plan.
- Energy Efficient Appliances.
- Individually metred utilities - Hydro/Water/Gas.