COLLECTION ON 27

Kleinburg Luxury Towns

Back-to-Back & Rear lane

Traditional Towns

*Artist's impression

Where Kleinburg Comes Home



A Community Designed for the Way You Live

Welcome to Collection on 27 — a new community of 166 thoughtfully designed town homes in Kleinburg, where contemporary living meets the character and charm of one of Vaughan's most distinctive communities.

Designed with connection in mind, Collection on 27 brings together beautifully considered homes, welcoming streetscapes, and a location that places nature, culture, dining, shopping, and everyday conveniences within easy reach.

This is a community designed for the rhythms of real life. Mornings can begin with a walk through the neighbourhood, afternoons can be spent exploring Kleinburg's trails and green spaces, and evenings can unfold over dinner, drinks, or a stroll through the Village.



With 166 residences, Collection on 27 offers an intimate community atmosphere while giving residents room to grow, connect, and make the most of everything Kleinburg has to offer.

It is more than a collection of homes. It is a place to put down roots, build connections, and create the everyday moments that make a house feel like home.

A place to live. A place to connect.
A place to call home.





Building Communities With A Purpose

UNIQ®
COMMUNITIES

At **UNIQ Communities**, building a home is only part of the story. The focus is on creating communities that feel intentional — places where thoughtful design, quality, lifestyle, and location come together.

Collection on 27 reflects this philosophy through a balance of contemporary architecture, functional living spaces, and a community-oriented approach. Every residence is designed to support the way people live today, while the neighbourhood itself is thoughtfully positioned within the character and natural beauty of Kleinburg.

UNIQ Communities believes that the best communities are designed with life beyond the front door in mind. The streets you walk, the places you gather, the amenities you enjoy, and the people you meet all become part of the experience of home. Collection on 27 is an expression of that vision: a community designed not simply to be lived in, but to be lived well.



Thoughtfully built.
Intentionally designed.
Made for living.



Village Living, Redefined.

Nestled within Vaughan and surrounded by the natural beauty of the Humber River valley, Kleinburg has maintained the atmosphere of a charming village while continuing to evolve as a highly sought-after modern community. Its tree-lined streets, heritage architecture, independent businesses, restaurants, cafés, boutiques, galleries, and green spaces create a setting that feels distinctly removed from the pace of the city.

At the heart of the community is Kleinburg Village, where residents can spend an afternoon exploring local shops, meet friends for coffee, enjoy dinner at a neighbourhood restaurant, or simply take in the atmosphere of the Village. For those who prefer to spend their time outdoors, Kleinburg offers a wealth of natural surroundings to explore.

The Humber River valley, parks, trails, conservation areas, and surrounding green spaces create opportunities for walking, cycling, hiking, and enjoying the outdoors throughout the seasons.

Kleinburg is also home to cultural destinations such as the McMichael Canadian Art Collection, adding an artistic and cultural dimension to the community. And while Kleinburg feels like a retreat from the city, its location keeps residents connected to Vaughan and the broader GTA.

There are places that offer convenience. And then there are places with a character all their own.

That combination is what makes Kleinburg so compelling:

Village character.
Natural beauty.
Modern connectivity.



BACK TO BACK TOWNS



*Artist's impression

BACK TO BACK TOWNS

FRONT LOAD TOWNS

*Artist's impression

FRONT LOAD TOWNS

*Artist's impression

Features & Finishes

EXTERIOR DETAILS OF QUALITY CONSTRUCTION

1. Architecturally controlled and selected clay brick with complimenting modern face stone and stucco as per model type. Detailing may vary from Artist's concept and are subject to grade conditions.
2. Poured concrete basement floors and foundation walls with damp proofing, weeping tiles and drainage membrane to walls.
3. Striking ±8' metal-insulated front entry doors as per plan.
4. Single-car and two-car garage where applicable, as per plan.
5. Roll-up garage door, complete with decorative glass panels, where applicable.
6. Fully drywalled garage walls (skim coat and primed) excluding concrete or block walls.
7. Spray foam insulation in garage ceilings and any bay windows or decks where habitable spaces are above.
8. ±6'-8" metal-insulated garage to house access door installed with dead bolt and safety closer if grading permits.
9. Patio sliding door on uncovered balconies on ground and upper floor as per plan.
10. For economical heating, the home will be insulated in accordance with the current Ontario Building Code, specifications including expanding foam insulation to all garage ceilings and around all windows and doors.
11. Covered porches & porticos enhancing select elevations.
12. Maintenance free pre-finished aluminum soffits, fascia, eaves trough, downpipes, and siding – all architecturally designed and approved.
13. Colour coordinated self-sealing asphalt shingles. Accenting metal roof details as per plan.
14. Aluminum or vinyl exterior railings for both porch (where required by building code) and decorative applications.
15. Privacy screen where required as per plan.
16. Vinyl horizontal basement windows with window wells as required.
17. Two exterior hose bibs, one in the garage and one at the rear of the home for Front Load and Rear Lane models. Back-to-Back models to receive one exterior hose bib in the garage.
18. Black exterior light fixtures where applicable as per plan.
19. Tasteful municipal address plaques provided.
20. Fully sodded lot with landscaping consisting of shrubs, plantings, and trees, where applicable, except paved areas, with precast concrete slab walkway from driveway to front porch.
21. All lookout or deck lot grade conditions will receive a standard deck with steps to grade. Walkout lot grade conditions will receive a Juliet guard on ground floor access doors to rear yard. Standard grade lots will receive precast (steps) on ground floor access doors to rear yard.
22. Front porches may incorporate recessed steps/railings where grade requires. Number of steps at the front porch may vary due to grade conditions.
23. Basecoat driveway paving with topcoat driveway paving installed one year after the basecoat. The Vendor will not be responsible for repairing tire marks or any future settlement that occurs after the topcoat has been installed.
24. The Purchaser acknowledges and agrees that the home may be constructed on the lot in a mirror-image (reverse) orientation, as determined by the Vendor.
25. End and corner units have special treatments in accordance with architectural control provisions and Purchaser accepts the same.

UNIQ COMMUNITIES

COLLECTION ON 27

DISTINCTIVE INTERIOR FEATURES

26. Main floor, ground floor and upper floor ceiling height to be ±9' Door heights and arches, if applicable, to be ±6'-8". Many designs have double height features, vaulted and cathedral ceilings as per plan.
27. Tongue and groove sub-flooring on ground, main and upper floors.
28. Modern flat stock ±3" baseboards and ±2" casing throughout finished areas as per plan. All arches on the main floor to be trimmed as per plan.
29. Smooth flat-panel interior doors throughout finished areas as per plan. Excludes metal-insulated exterior doors (front and/or garage door).
30. Satin nickel lever hardware and hinges throughout all interior doors as per plan.
31. Oak handrail, post and ±½" straight metal pickets throughout finished areas as per plan.
32. All interior trim and doors are painted white with interior walls finished in a quality white latex paint.
33. Smooth ceiling throughout main floor. Stippled ceiling on ground, finished basement where applicable and upper floor as per plan. Bathrooms and laundry in finished areas as per plan, to receive smooth ceilings.
34. Melamine shelving installed in all closets and linen, as per plan.
35. Sealed basement ducts – this practice significantly reduces heat loss at duct joints.
36. Expanding foam insulation applied around all windows and doors to increase air tightness and draft prevention.
37. Professional home cleaning prior to occupancy, including windows, furnace and duct system.

KITCHEN, BATH & LAUNDRY

38. Purchaser's choice of cabinets and countertops from one of three Designer-selected packages, as per plans.
39. All kitchens feature base and upper cabinets as per plan. Island and flush breakfast bar as per plan with your choice of doors from Builder's standard selections.
40. Level 1 stone surface including quartz countertops with straight edge profile in kitchen and all bathrooms without bullnose or counter backsplash where applicable per plan. Selections are as per Builder's standard selections.
41. Provisional rough-in for future dishwasher (electrical run from panel to underside of dishwasher space in basement).
42. Durable stainless steel, double bowl undermount sink with single-lever pullout faucet in kitchen with shut-off valve.
43. Classic white plumbing fixtures for all bathrooms complete with shut-off valves.
44. Low-flow toilet system featured throughout all baths.
45. Pedestal sink in powder room(s) as per plan.
46. Single-lever low-flow faucet with drop-in sink in all ensuite and baths as per plan.
47. All shower areas to receive the comfort of pressure balance control valves.
48. Freestanding tub with deck-mounted faucet as per plan.
49. Modern vinyl tub or shower wall panel system in all ensuite and baths as per plan.
50. Framed glass shower enclosure in primary ensuite as per plan.
51. Mirrors over vanities in all bathrooms, including powder room as per plan.
52. Exhaust fans in all bathrooms.
53. Privacy locks on all bathroom(s) and powder room doors as per plan.
54. Due to the variety in client tastes, bath accessories (towel bars and toilet paper holders) are not provided.
55. Laundry room to include hot/cold water connections with white drop-in laundry tub including base cabinet with a laminate countertop or stand-alone laundry tub with taps as per plan.

Features & Finishes

STAIR & FLOORING

56. Vinyl flooring throughout main floor, upper hall only, powder room(s), bathrooms and foyer as per plan.
57. Quality broadloom carpet with under pad in upper floor bedrooms and ground floor living areas. Choice of one colour per Builder's standard selections.
58. Varnished oak staircase, including landings, in finished areas as per plan.
59. Transition strip to be used between different flooring materials which could cause differences between flooring heights.

MECHANICAL SYSTEMS

60. All homes feature an HRV (Heat Recovery Ventilator) system – distributing fresh air throughout the home and minimizing poor air contaminants.
61. Forced air high-efficiency gas heating. Location may vary from plan and shall be moved to optimize performance at Vendor's discretion.
62. Programmable Electronic Thermostat to better regulate temperature distribution over non-peak time.
63. Flexible water pipe solution using PEX (polyethylene) to reduce noise erosion and eliminate solder contaminants within plumbing system.
64. Ductwork sized to accommodate ventilation system requirements for heating and cooling.

ELECTRICAL

65. All wiring in accordance with Ontario Hydro standards.
66. Smoke and carbon monoxide detectors installed as per Ontario Building Code.
67. Ceiling light fixture package provided throughout all finished areas. Bathrooms will receive a wall-mounted light fixture above the vanity, except for powder room, which will receive a ceiling-mounted light fixture. LED light-bulbs throughout.
68. 100-amp electrical service with breaker panel and copper wiring throughout based on building code.
69. Electrical and water connection rough-ins for future washer and dryer in location shown as per plan.
70. Two exterior weatherproof electrical outlets, one at front porch and one at rear of home for Front Load and Rear Lane models. Back-to-Back models to receive one weatherproof electrical outlet at front porch.
71. One holiday receptacle at front porch, on separate controlled switch.
72. Ground fault interrupter receptacles, as per building code.
73. The security of hard-wired smoke detectors with light strobe on all floors, including lower level, and one direct wired carbon monoxide detector as per code requirement.
74. White Decora switches and receptacles throughout finished areas as per plan.
75. Rough-in for future central vacuum system terminating in the basement, complete with dedicated plug-in basement and garage.
76. Single switch operating all basement lighting. Cold cellar, if applicable, to have separate switch.
77. Receptacle(s) located at ceiling for future garage door opener(s) and one receptacle on garage wall as per plan.
78. Electric door chime at front entry door.

HOME AUTOMATION

79. State-of-the-art integrated smart home structured wiring terminating in the "Family Room". This fully integrated home wiring system will provide the Hi-tech infrastructure for today's technological features and expand to give you the ones you may want in the future such as home-office applications, computer local area networks, high-speed Internet, modem, home entertainment, digital audio/video distribution systems and so much more.
80. UNIQ COMMUNITIES shall provide a personally scheduled appointment with our qualified Technical Contractor to explain and coordinate any additional requirements you may desire. Master bedroom and family room are pre-wired for cable TV and telephone.

SMART HOME AUTOMATION

81. Builder shall provide your new home with Smart Home technology which will include:
- Smart Home Remote Access + Notifications;
- Smart Lock from garage door into home (where applicable);
- Smart Thermostat Control;
- 2 Smart Lighting Control Switches;
- 1 Smart Flood Water Sensors;
- 1 Smart Automation Controller;
- Pre-construction design consultation;
- Onsite system configuration test and enrollment;
- Full Smart Home system support; and
- One-Year of 24/7 Smart Home Remote Access and Notifications included.

WARRANTY

Builder is dedicated to achieving minimized home deficiencies. We shall achieve this through the efforts our diligent personnel and thorough Quality Assurance Practices. Given that a home is built with over 45 tradespersons, errors are often common and to be expected, however our desire is to showcase a home that both you and your family can all be proud of.
- One-Year Warranty Protection
- Two-Year Limited Warranty Protection
- Seven-Year Major Structural Warranty Protection

1. The Purchaser acknowledges having been advised that vinyl flooring may naturally expand or contract due to changes in temperature and humidity within the home. The Purchaser accepts this as an inherent characteristic of the flooring and is advised to maintain consistent indoor humidity levels to minimize such movement.

2. The Purchaser acknowledges that the Builder reserves the right to modify floor plans, exterior elevations, specifications, and prices without notice. All renderings, floor plans, maps, brochures, and sales displays are artists' concepts, are not necessarily to scale, and contain dimensions that are approximate and may vary as a result of ongoing improvements or modifications by the Builder.

3. The Purchaser acknowledges that the water heating system, which may consist of a tank or tankless system, will be installed on a lease or lease-to-own basis by a supplier designated by the Vendor. The Purchaser agrees to assume the applicable contract as of the Closing Date without further documentation, unless otherwise required by the supplier.
4. The Purchaser acknowledges that ceilings and walls may be modified as required to accommodate mechanical systems, services, and related components.

5. The Purchaser acknowledges that variations in colour, shade, texture, and appearance may occur in finished materials, including the Vendor's standard selections, as a result of normal manufacturing and production processes
6. The Purchaser acknowledges that ceiling heights are measured from the top of the unfinished subfloor to the underside of the unfinished ceiling prior to the installation of finished materials and exclude bulkheads, ceiling drops, and other areas as shown on the plans.

7. The Purchaser acknowledges that no reduction in the Purchase Price, credit, or other compensation shall be provided for any standard feature listed herein that is omitted at the Purchaser's request.

8. The Purchaser acknowledges that, depending on site and/or grading conditions, a sump pump may be required and installed by the Vendor.

E&O.E. Version: October 13, 2026

COLLECTION ON 27

HIGHWAY 27

PRIVATE ROAD

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 7

BLOCK 8

BLOCK 9

BLOCK 10
TEMPORARY PUMPING STATION

AMENITY SPACE

BLOCK 11

BLOCK 12

BLOCK 13

BLOCK 14

BLOCK 15

BLOCK 16

BLOCK 17

BLOCK 18

BLOCK 19

BLOCK 20

BLOCK 21

BLOCK 22

BLOCK 23

BLOCK 24

BLOCK 25

FUTURE RESIDENTIAL

MAJOR MACKENZIE

	Teston Road		
	Hwy 27 SITE	Islington Ave	Pine Valley Dr
	Major Mackenzie Dr		

LEGEND

- Front Lane Towns
- Rear Lane Towns
- Back to Back Towns

UNIQ COMMUNITIES

All plans and dimensions are approimate and subject to change at the discretion of the Vendor. Site plan not to scale. Site plan provided for general information only and may not be exactly as shown. All plans and dimensions are approximate and subject to change at the discretion of the Vendor. All details should be confirmed with Sales Representative and Municipality. Artist's Concept. Landscaping and layout is artist's concept and for reference only. E.&.O.E. 2026

The Neigh-bourhood

Collection on 27 is positioned near the intersection of Highway 27 and Major Mackenzie Drive, placing residents within a highly connected part of Kleinburg and providing convenient access to the wider Vaughan community and the GTA.

Highway 27 serves as an important north-south connection through Kleinburg, while Major Mackenzie Drive provides a major east-west route across Vaughan. Together, they create convenient connections to surrounding communities, major roads, shopping destinations, employment centres, schools, recreational facilities, and everyday amenities.

But the real advantage is being able to enjoy that connectivity without giving up the character of Kleinburg.





Connected to everything.

Close to what matters

The community sits within easy reach of Kleinburg Village, where local restaurants, cafés, boutiques, services, and cultural destinations create a vibrant village experience.

Residents can enjoy the convenience of having everyday necessities and lifestyle destinations nearby while still coming home to a neighbourhood surrounded by greenery and a distinctly residential atmosphere. The location also places residents within reach of Vaughan's broader network of amenities and destinations, making it easy to move between the tranquility of Kleinburg and the energy of the city.

At Collection on 27, you don't have to choose between connection and character. You get both.

Your Weekend Starts at Home

Imagine having a village to explore just beyond your doorstep.

Start the morning with coffee in Kleinburg Village. Browse local boutiques. Meet friends for lunch. Spend the afternoon outdoors along the Humber River valley. Visit a gallery. Take the family to a nearby park. End the day with dinner close to home.

Close to the city when you want it. Connected to nature when you need it. Rooted in Kleinburg every day.

This is the rhythm of Kleinburg. A community where everyday life can feel a little less rushed and a little more connected. Kleinburg offers a rare balance between the energy and convenience of modern Vaughan and the slower, more personal character of village living. It is a place where nature is part of the landscape, local businesses are part of the community, and weekends can feel like an escape without ever having to leave home.

For families, professionals, couples, and anyone looking for a different pace of life, Collection on 27 offers an opportunity to become part of a community that has already established a strong sense of place.





The Broader Connection

Collection on 27 offers the opportunity to experience the character of Kleinburg while remaining connected to the broader Vaughan community.

Major roads surrounding the neighbourhood make it convenient to access shopping, entertainment, recreation, business districts, and other destinations throughout Vaughan and the GTA.

For those commuting, running errands meeting friends, or simply exploring everything the region has to offer, Collection on 27 provides a home base that keeps you connected.

And when the day is done, Kleinburg brings you back to a quieter pace — surrounded by greenery, community, and character.



Connected to more.

Rooted in something special.

Location is more than an address.
It is how easily your home connects you to the life around it.

Collection on 27 sits near Highway 27 and Major Mackenzie Drive, offering residents a strategic location within Kleinburg with connections throughout Vaughan and beyond.

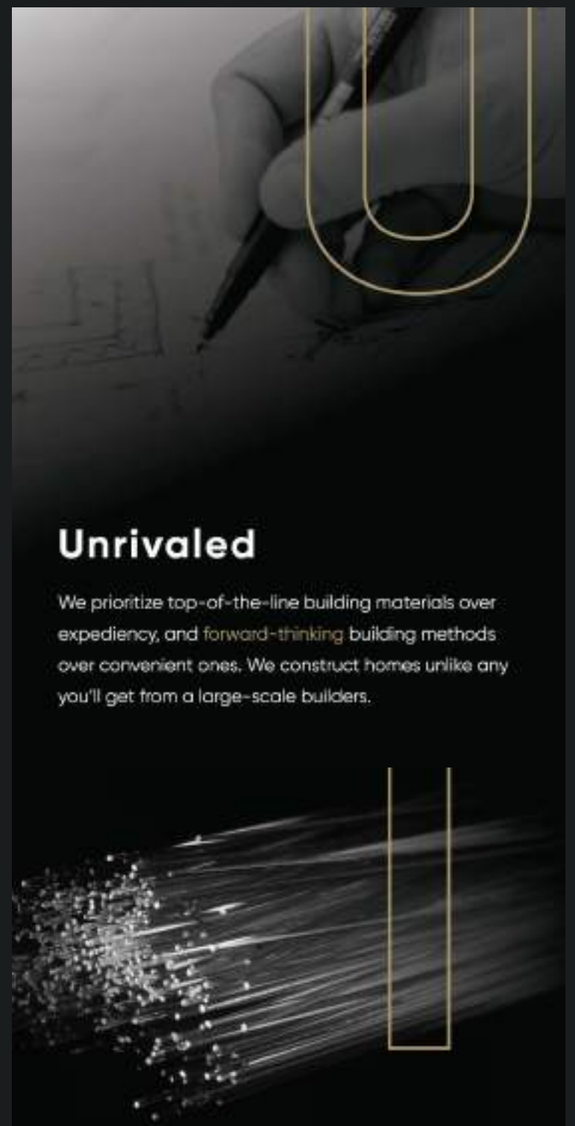
From this central position, residents can enjoy the best of Kleinburg while remaining connected to the larger network of roads, amenities, shopping, recreation, education, and employment throughout the region.

The location creates a natural balance:
Village living without feeling disconnected.
Nature without sacrificing convenience.
Community without giving up connectivity.

It is a location designed for people who want more from where they live.

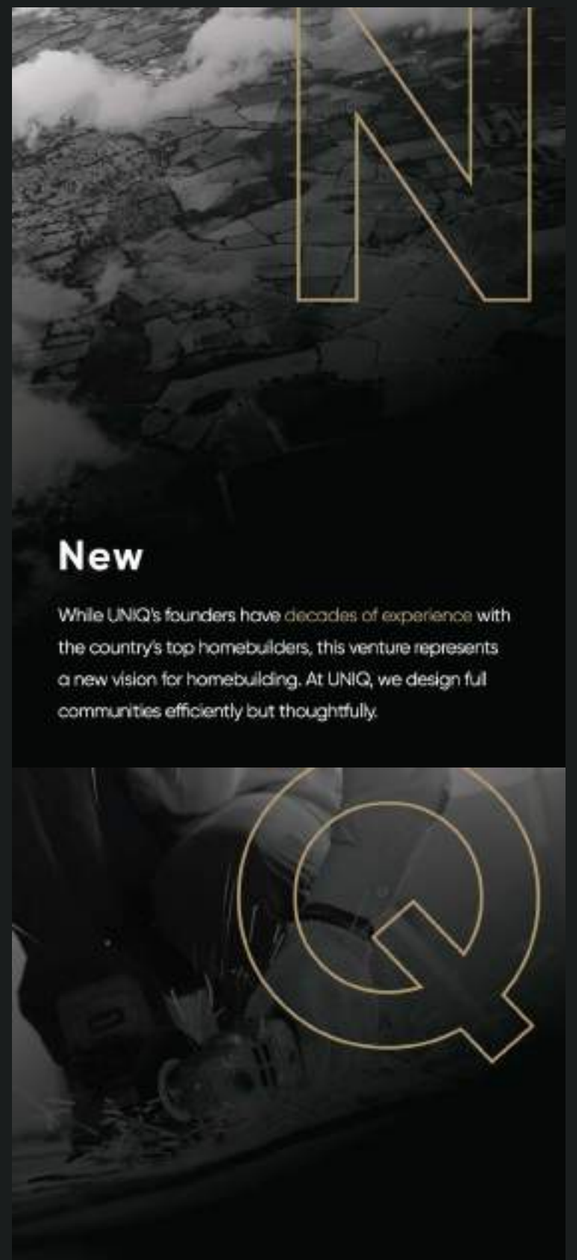
At The Crossroads Of Convenience & Character.





Unrivaled

We prioritize top-of-the-line building materials over expediency, and forward-thinking building methods over convenient ones. We construct homes unlike any you'll get from a large-scale builders.



New

While UNIQ's founders have decades of experience with the country's top homebuilders, this venture represents a new vision for homebuilding. At UNIQ, we design ful communities efficiently but thoughtfully.

Innovative

Smart is the new standard, that's why we at UNIQ have made it a priority to incorporate smart home features and automation as standard elements of our packages.

Quality

We spare no expense when it comes to materials and craftsmanship. Our prices remain competitive because we deploy new building practices that meet the highest industry standards while saving time and money-savings that are then passed on to you.

UNIQ®
COMMUNITIES

President's Message



At UNIQ Communities, we believe that building homes means building for the people who make a community what it is. For us, that means creating thoughtfully designed homes that offer quality, individuality and a genuine sense of belonging, while making homeownership more attainable for the families who want to call that community home.

Collection on 27 is a reflection of that belief. Kleinburg is a truly special community, known for its character, natural beauty, and strong sense of place. We wanted to create an opportunity for more families to experience that lifestyle without compromising on the quality and design we believe every homeowner deserves.

Collection on 27 brings **166 thoughtfully designed town homes to Kleinburg**, offering a more attainable path to homeownership in a community where opportunities at this price point have traditionally been limited. Our goal is simple: to give more people, including those who have grown up in Vaughan and want to stay close to the community they know & love, the opportunity to put down roots here.

We are incredibly proud to bring this project forward and to do so with the same commitment to quality, craftsmanship, and personal service that defines every UNIQ community.

We believe the best communities are ones where people can grow, connect and build a future. **Collection on 27 is our opportunity to help make that future possible for more families in Kleinburg.**

Thank you for your interest in Collection on 27.
We look forward to welcoming you to the community.

Michael Ferri - President, UNIQ Communities

Find Your Place in Kleinburg

Collection On 27