



ROSSMONT
G R E E N

LIVE GREEN | LIVE BETTER





**Your Home.
Your Planet.
Your Legacy.**

**Welcome to Rossmont Green, a boutique,
urban, eco-friendly condominium in the
heart of Whitby.**

Imagine a home so sophisticated, it purifies the air you breathe, produces green energy and reduces your carbon footprint. At Rossmont Green, sustainability is not just a buzzword, it's at the very core of our design philosophy. Every feature, every finish and every little detail, right down to the paint colour in your bathroom, is carefully chosen to promote everyday green, sustainable, healthy living.

The flagship condominium of Star Residence Group, Rossmont Green is our proud commitment to the planet we call home. We believe in positive change that brings about a better quality of life for you and your family. Ultimately, Rossmont Green is about living the life you love while setting a noble example and leaving a lasting legacy for your children. Make your dream a reality in Whitby's newest and greenest condominium.

Welcome home to Rossmont Green.

The future of Condo living is Green



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Boutique design. Striking architecture. Landscaped courtyard.
Large balconies flanked by vertical bands of green.
Your future is here.





Artist's Concept



ARRIVE IN STYLE

**A chic welcome
awaits you.**

Enter a new dimension in cool, sophisticated urban living. The Lobby at Rossmont Green is your welcoming oasis. Its chic modern design is elevated with a soaring ceiling, sculpted wood and glass accents, contemporary light fixtures and inspiring wall art. Revel in its relaxed, comfortable ambience, plush lounge style seating and soothing touches of green.

Sit down, take a breather, check your email in this state-of-the-art, wifi-enabled space. Secure lockers for mail and parcel deliveries, security and concierge services make life easier for the busy, active residents of Rossmont Green.





Artist's Concept

Party Hearty

Make lasting memories in the Party Room

Birthdays, anniversaries and celebrations kick into high gear in the spacious and elegantly appointed Party Room. Large enough to accommodate your entire guest list, this social space can also be customized for smaller, intimate occasions. Relax with loved ones in the cozy lounge area with plush seating, large screen TV and sleek fireplace.

Play the master host in the cool dining area with its contemporary counter bar and kitchenette. Mingle with your guests, toast a special occasion, make Instagram-worthy memories. There's also a games lounge with billiards, pool and foosball.

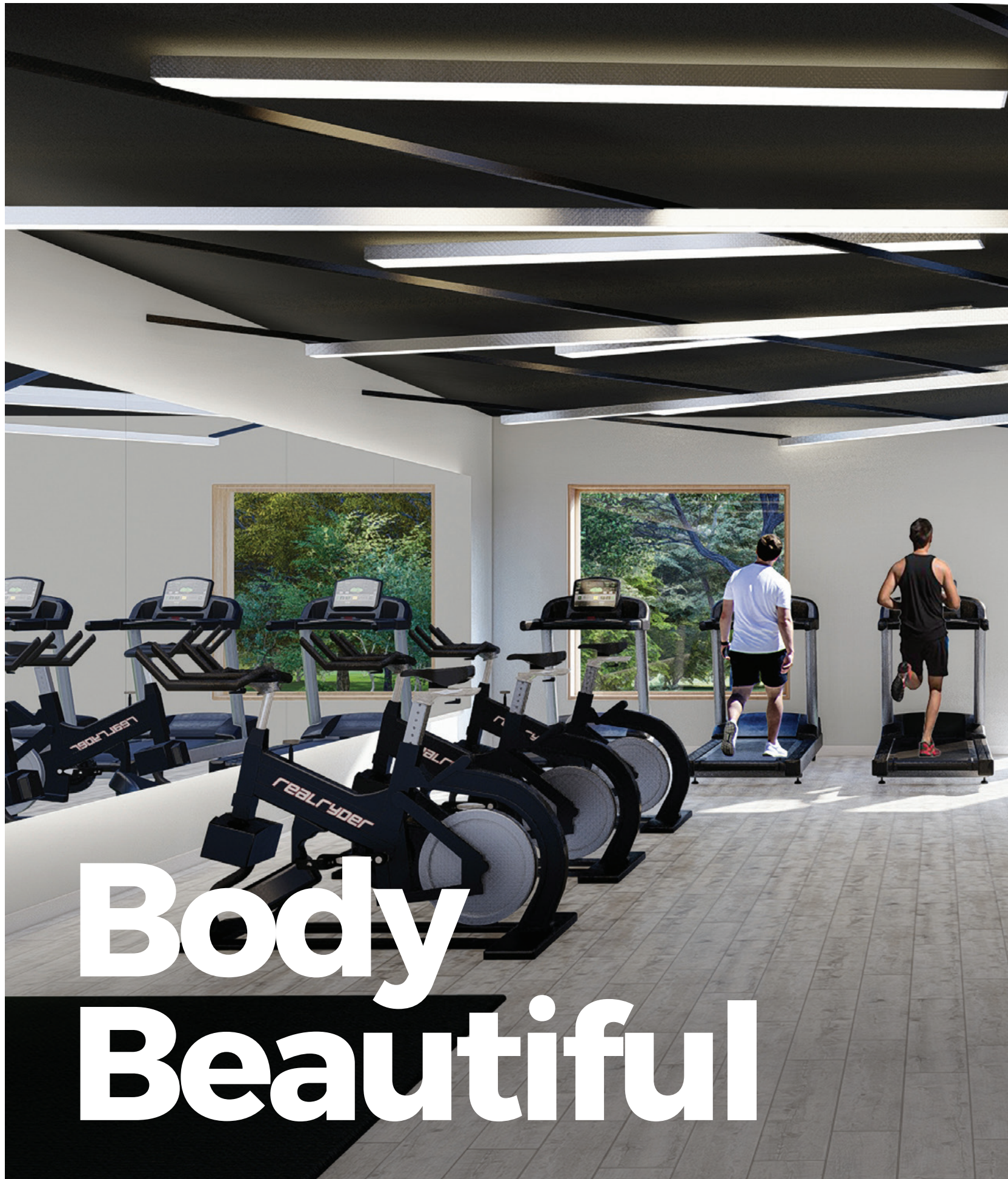
Step outside and enjoy quality time with friends and family at the Outdoor BBQ.

Life's a party here at Rossmont Green.





Artist's Concept



Body Beautiful



Stay fit and healthy in the state-of-the-art Fitness Centre. Get your pulse racing on the latest cardio, ellipticals, aerobics and weights. Tone the body, trim the muscle, burn the calories. Do it all in style and comfort without leaving the building. Now that's fitness on your own terms.

Artist's Concept



Professional Daycare Centre with supervised outdoor Play Zone



Beautifully landscaped outdoor promenade with retail stores and bench seating



Cozy lounge area with large screen TV, fireplace, billiards and foosball.



Elegantly appointed Party Room with dining area, counter bar and kitchenette



Artist's Concept

Sophisticated entrance with concierge, high ceilings and sculpted wood and glass.



Modern lounge area with a State-of-the-art, wifi enabled library



Artist's Concept

Convenient, streetfront retail and commercial units





Caring about our planet's future starts with caring for your little ones now. That's where our onsite Daycare Centre comes in. At Rossmont Green, we plan to have a dedicated 4,196 square feet, modern daycare centre right within the community. So whether you go to office or work from home, you can rest assured knowing that your kids are well cared for in a safe and nurturing environment.

Onsite, professional Daycare Centre with supervised outdoor Play Zone.

The daycare centre will be designed and built to provincial standards and follow all safety protocols. It will be a fun, colourful and inspiring space for active little bodies and minds. Books, toys, blocks and games will be used to create fun learning opportunities and stimulate the imagination and creativity of your little ones.



Artist's Concept

Professional Daycare Centre



A Class Act

**Whitby has some of
the highest rated public
and private schools in
the GTA.**





From elementary to middle to high school, you have a wealth of choices to take care of the entire K-12 education needs of your children, right within the neighbourhood. Choose from a range of well-known Public and Catholic schools, highly regarded for their academic standards as well as sports, cultural and extracurricular activities.

Public Schools

Glen Dhu Public School

Ormiston Public School

Fallingbrook Public School

Pringle Creek Public School

Julie Payette Public School

Donald A Wilson Secondary School

Catholic Schools

Immanuel Christian School

Saint Matthew the Evangelist Catholic School

Saint Luke the Evangelist Catholic School

Father Leo J Austin Catholic Secondary School

St. Bernard's Catholic Elementary School

All Saints Catholic Secondary School

Other Schools

Whitby Montessori & Elementary School





Whitby GO Train - 10 min.



Hwy's 407, 412 & 401 - 10 min.

Whitby Farmer's Market - 5 min.



Lake Ontario
- 10 min.

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Shopping - 3 min.

Downtown Whitby - 5 min.

Dining Out - 5 min.



**Exceptional Cuisine
and Culture**

Head over to Downtown Whitby and experience a wealth of award-winning restaurant and entertainment choices. Meet up with friends at a coffee shop or a sports bar. Watch a movie followed by a gourmet dinner at a fine dining establishment.





Fresh from the Farm

Healthy living starts with healthy eating, and that means fresh, green, wholesome fruits and vegetables. All through spring, summer and fall, Whitby's numerous farmer's markets let you bring home the fresh goodness that nature has created for you.

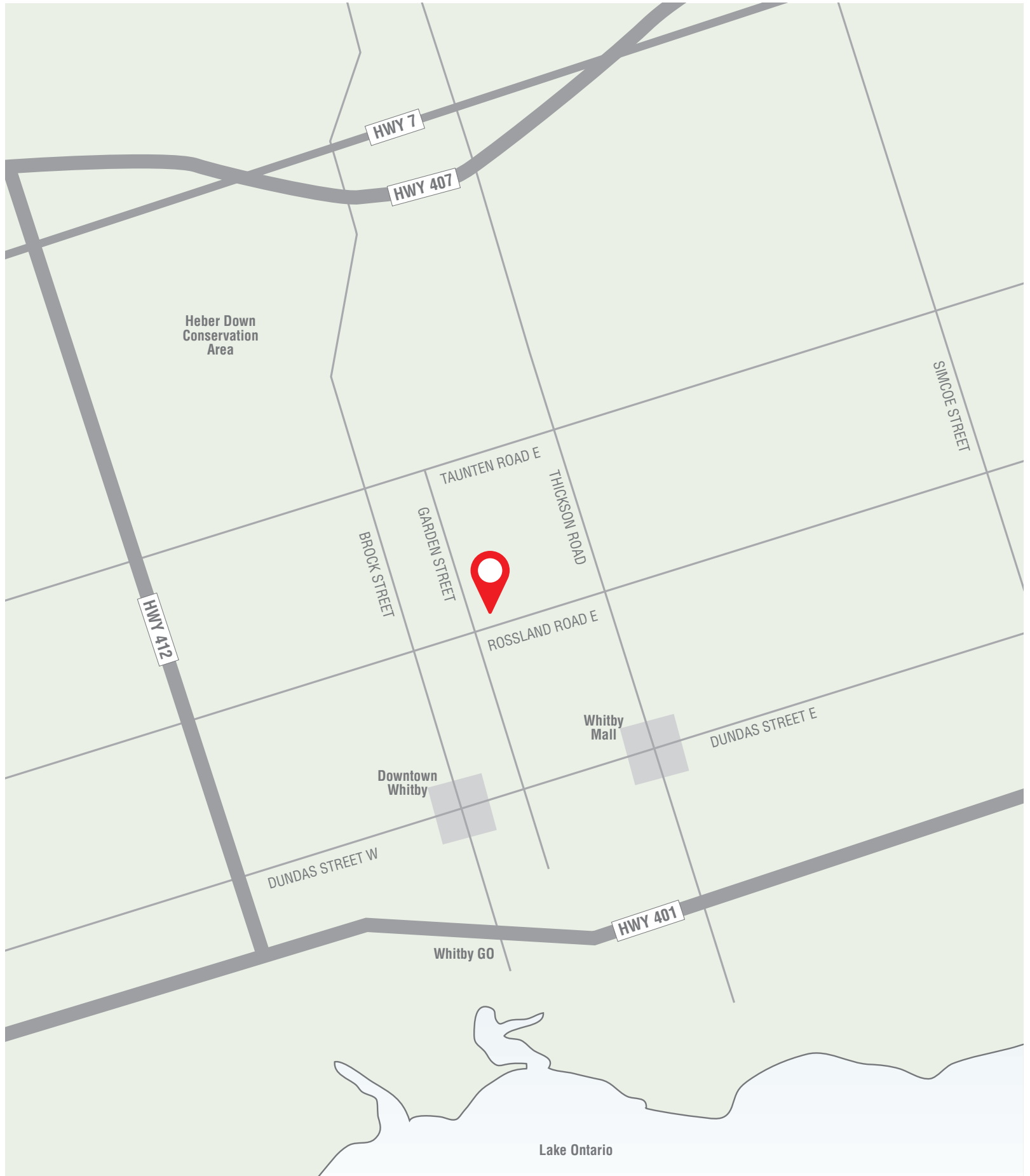
A Shoppers Paradise

Indulge the fashionista within you. Whitby offers a range of small and big malls, arcades and shopping centres, all carrying the latest fashion labels, décor and furnishings, home accents and more. It's all here for your shopping pleasure.



Tastes of the World

Italian, Mexican, Indian, Greek, Middle Eastern and everything in between! Whatever your taste runs to, you'll find a fine restaurant that caters to your taste buds. Why not be adventurous and try something new, you won't be disappointed!





A Prime Location

Live within walking distance to top-rated schools, parks and hiking trails. Stores, restaurants, cafes, malls, community and medical centres are a 10-minute drive away. Whitby GO station and Highways 401, 412 and the 407 are all around the corner. Whether you're making a trip to the corner store, a short drive to Downtown Whitby, or a commute to Toronto, Rossmont Green is the place to be!





Style Lives Here

Sleek design meets ultimate comfort with sustainable features and finishes accented by luxury materials and textures.

FORM MEETS FUNCTION

Rossmont Green offers an exclusive collection of spacious, modern, 1 and 2 bedroom suites, ranging in size from 550 to 918 sq.ft. Every suite comes with a large balcony for your outdoor enjoyment. Interiors are expansive and bright, with soaring 9' ceilings and smart layouts that maximize use of space. The open concept living area is perfect for entertaining guests, while the sleek chef kitchen comes with a modern, energy-efficient induction stove, stainless steel appliances, and more.





Artist's Concept

Large, luxurious bedrooms let you relax in comfort. Spa inspired ensuites bring refined elegance into your home. Sustainable green features throughout the home help you save on energy and operating costs. These fine suites are designed for sophisticated, contemporary living with expansive spaces for gathering with friends and social entertaining. It's how you like to live - connected, elegant, comfortable.

“Refined elegance is built into every fine detail at Rossmont Green”



Artist's Concept



Artist's Concept

Fresh, open concept design seamlessly integrates living, dining and kitchen. Space for family bonding as well as room to mingle with friends – what's not to love!



Artist's Concept



Artist's Concept





Artist's Concept

Fresh air, sunlight and abundant outdoor space are integral to healthy, green living. That's why, every suite comes with a spacious balcony for you to experience the great outdoors. Enjoy your morning coffee overlooking the lush views. In addition, residents can take advantage of the landscaped courtyard and open green spaces to walk, relax, play and bond with neighbours.



INSPIRED OUTDOOR LIVING



Quality Appointments



INNOVATIVE CONDO FEATURES

- Passive House-certified Building
- Lower condo management fees
- Superior indoor air quality and ventilation
- Quality construction and sound control
- Improved resilience for climate changes
- Energy savings and reduced environmental impact
- Live/work space
- First floor and commercial spaces with 10' ceilings
- Dedicated home office space
- Daycare space on first floor
- Underground car parking by unit
- Electric charging provisions
- Sub-metered water and hydro service connections

ENVIABLE BUILDING AMENITIES

- Luxurious lobby with automation
- Parcel delivery service in mailroom
- High-speed Internet and smart home applications at a monthly contracted price per suites
- Car wash area
- Pet spa
- Bicycle parking
- Lockers for purchasers
- Fitness gym
- Party room and lounge
- Meeting rooms
- Shared play area

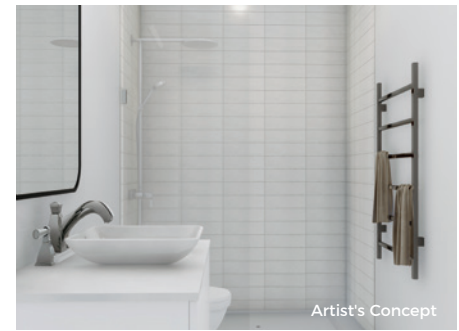
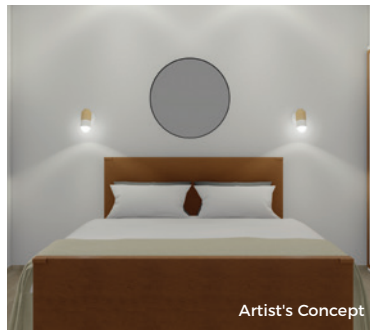
STUNNING SUITE FEATURES

- Expansive suites with private balconies
- Soaring 10' ceilings on first floor
- High 9' ceilings on 2nd to 5th floor

- Compartmentalized HVAC units
- Triple-pane energy efficient windows with argon gas
- Digital door lock and security viewer on suite door
- Energy efficient pivot glass doors to balcony and/or patio, as per plan
- Modern palette of high-quality tiled flooring in foyer, living, dining, bedroom and hallways, as per builder's standard selection
- Porcelain tiles to kitchen, laundry and bathroom floors
- Modern baseboards and casing trim package
- Textured white finish on ceilings, except kitchen, laundry and bathrooms
- All interior walls primed and painted with high quality latex paint, except bathrooms and kitchens to be painted in semi-gloss, mould resistant paint.
- Closets fitted with shelving in bedrooms and cloak cabinet

MODERN CHEF'S KITCHEN FEATURES

- Open concept gourmet kitchens, as per plan
- Wide selection of cabinetry, as per builder's standard selection
- Engineered stone or Quartz countertops with 40mm reveal, as per builder's standard selection
- Stylish backsplash, as per builder standard selection.
- Stainless steel undermount sink with designer-selected single lever chrome faucet with pull out spray
- Electrical outlets conveniently located at counter level for small appliances.
- Modern appliance's package including: electrical smooth induction stove with oven and front controllers, ducted exhaust, microwave, multi-cycle dishwasher, frost-free large capacity refrigerator with full-size freezer and water dispenser.



SPA-INSPIRED BATHROOM FEATURES

- Exquisitely-styled bathrooms with bathtub or stand-up shower, as per plan
- Imported ceramic tiles with full height tile surround on all walls around tub or shower, as per builder standard selection
- Distinctive solid surface and designer chrome finished faucets
- Designer-selected vanity mirror with custom light fixture in all bathrooms
- Exterior vented exhaust fans in all bathrooms
- Modern white panel entry door with privacy lock

SAFETY & SECURITY FEATURES

- Keyless and intercom main entry door lock with smart phone application controls
- Key fob access system for residents
- Video surveillance of main lobby entrance, indoor visitor and residential parking and other selected zones
- Smoke detectors, dampers and carbon monoxide detectors connected to building alarm

ELECTRICAL & TECHNOLOGY FEATURES

- Energy Efficient LED down lights
- Designer-selected light switches and matching electrical outlets
- Stylish ceiling mounted light fixtures above the breakfast bar
- Light fixtures in common corridors and hallways
- Telephone outlets pre-wired, as per plan
- Television cable outlet pre-wired in living room, bedrooms and/or den, as per plan
- Balconies and/or patios equipped with electrical outlets where applicable, as per plan

LAUNDRY FEATURES

- Full-size stacked washer and dryer

THE GREEN ADVANTAGE:

- Energy efficient times air-supply system in common area hallways
- Energy saving efficiency LED lighting throughout the common areas
- Carbon monoxide monitoring system in parking garages to increase energy efficiency of fans used for fresh air distribution

Please note: Prices and specifications are subject to change without notice.

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONWHP bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plan and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the sales office are for display purposes only and are not included in the purchase price. Floors and specific finishes will depend on vendor's décor package as selected.

All photographs and illustrations do not necessarily depict actual features but represent similar quality that will be offered. E. & O. E.



ECO DREAM TEAM





STAR RESIDENCE

Starting as a small residential builder, Star Residence has now grown into an award-winning commercial and residential developer in the Greater Toronto Area. Specializing in eco-friendly energy-efficient homes, Star Residence was an early adopter of sustainable green technology in their development projects.

We believe that giving back is essential to creating not only a better, more successful community, but a better and more successful company. We truly live their values. With an emphasis on developing state-of-the-art designs, Star Residence has consistently delivered the distinctive look, facilities and communities that their clients envision.



59 PROJECT MANAGEMENT INC.

Providing construction management services, 59 Project Management Inc (5nine), began in 2002 by delivering a complete turnkey solution to property developers and their teams. Today, with more than 30 years of diverse experience and industry knowledge, 5nine has honed its ability to smoothly and seamlessly guide a project through the project coordination, site plan and building permit, construction, occupancy, registration, and project warranty stages.

59 Project Management Inc. has experience in the construction management of residential condominiums and apartment buildings, townhomes, custom homes, and commercial projects. Our professional and personable team is effective in managing consultants and trades, and the company founder and principal, Phillip Marsland, and all team members, are hands-on to ensure smooth processes and team communication throughout the process. We participate fully and knowledgeably in every stage of the project, delivering a higher level of productivity and profitability.



COOLEARTH ARCHITECTURE

Coolearth Architecture inc. is a full-service Architecture firm located in Toronto and Parry Sound. We offer a comprehensive roster of architectural services including the design of new Passive Houses, net-zero or low-carbon structures, hospices, childcare centres, major renovations, energy models, and analysis.

Our goal is to create comfortable, healthy buildings within the context of a vital and thriving world. At Coolearth, we focus on the impact our buildings have on those who live within them, the ecosystem, and world around it!



RDH

RDH is defined by their passion for building science and their ability to provide multidisciplinary approach to any project. Since 1997, the company has grown from a single office in Vancouver to a national and international firm. In 2015, RDH added "building science" to the name to exemplify its importance and how it underpins everything the company does, from research and forensics to construction expertise to integrating building physics and design.

The team identifies and responds to emerging needs to lead change in making buildings better. With over 250 staff in nine regions across North America, the RDH team is dedicated to growing as industry leaders and educators as it undertakes new building, sustainability, historic building and other challenging projects in communities across the continent.



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