

# HILLMONT

AT SXSW



The image features two tall, modern high-rise buildings with a distinctive wavy, undulating facade. The buildings are set in a lush, green parkland with numerous trees and a field of white flowers in the foreground. The sky is a clear, bright blue. The overall scene conveys a sense of modern luxury living integrated with nature.

## RESORT LIVING ON THE RAVINE

Welcome to Hillmont, the next phase in resort living at the master-planned community of SXSU. Hillmont's two design-forward condominium towers offer spectacular views of the surrounding green parkland. With large balconies that make open-air living effortless and close proximity to trails and green space, you can revel in the freedom to spend as much time as you like outside. In your suite, you'll find luxurious style and an array of elegant, modern features complemented by rich amenities that invigorate your life.



ISLINGTON AVE

**HILLMONT**  
AT SXSW

# MEET THE TEAM

Inspired Architecture by

**BDP.**  
**Quadrangle**

A full-service architecture and interior design firm, BDP. Quadrangle designs the spaces where people live, work and play, with insights gained through listening, exploration, nuanced iteration and quality execution.

Exceptional Landscape Architecture by

**NAK**   
design strategies

NAK Design Strategies is an award-winning landscape architecture and urban design practice that creates unique and innovative solutions for vibrant public spaces, private oases and community masterplans.

Stunning Modern Design by

**FIGUR3**

figure3 is a dynamic, award-winning interior design firm that recognizes how design unconsciously influences how people think, feel, decide and behave. At Hillmont, figure3 has designed spaces that draw you in with warmth and beauty.

# THE WAY HOME

The new Toronto Subway System Line 1 extension makes it an easy, 45-minute commute from Union Station to Vaughan Metropolitan Centre, and your free SXSU shuttle gets you home from there in minutes.



## LEGEND

- █ Line 1 Yonge-University
- █ Line 2 Bloor-Danforth
- █ Line 4 Sheppard
- █ Line 5 Eglinton (LRT)
- ⋯ Free Shuttle Services

SXSU residents benefit from another resort-style exclusive perk: Free shuttle service that takes you directly to Vaughan Metropolitan Centre and to York University. Whatever your destination, accessing it is convenient.

- Station
- Interchange
- ▨ VIA Rail
- ▨ GO Transit

**HILLMONT**  
AT SXSU



## **L I F E - E N H A N C I N G A M E N I T I E S**

From a think space lounge to inspire your creativity to a fitness studio to help you keep in shape and thoughtfully designed social spaces where you can connect with friends and family, the amenities at Hillmont are designed to enhance your life. Every amenity displays a discrete melding of high-tech with design that evokes tranquillity and vitality. No details have been spared in Hillmont's meticulous approach to creating spaces that draw you in and transform your spirit.

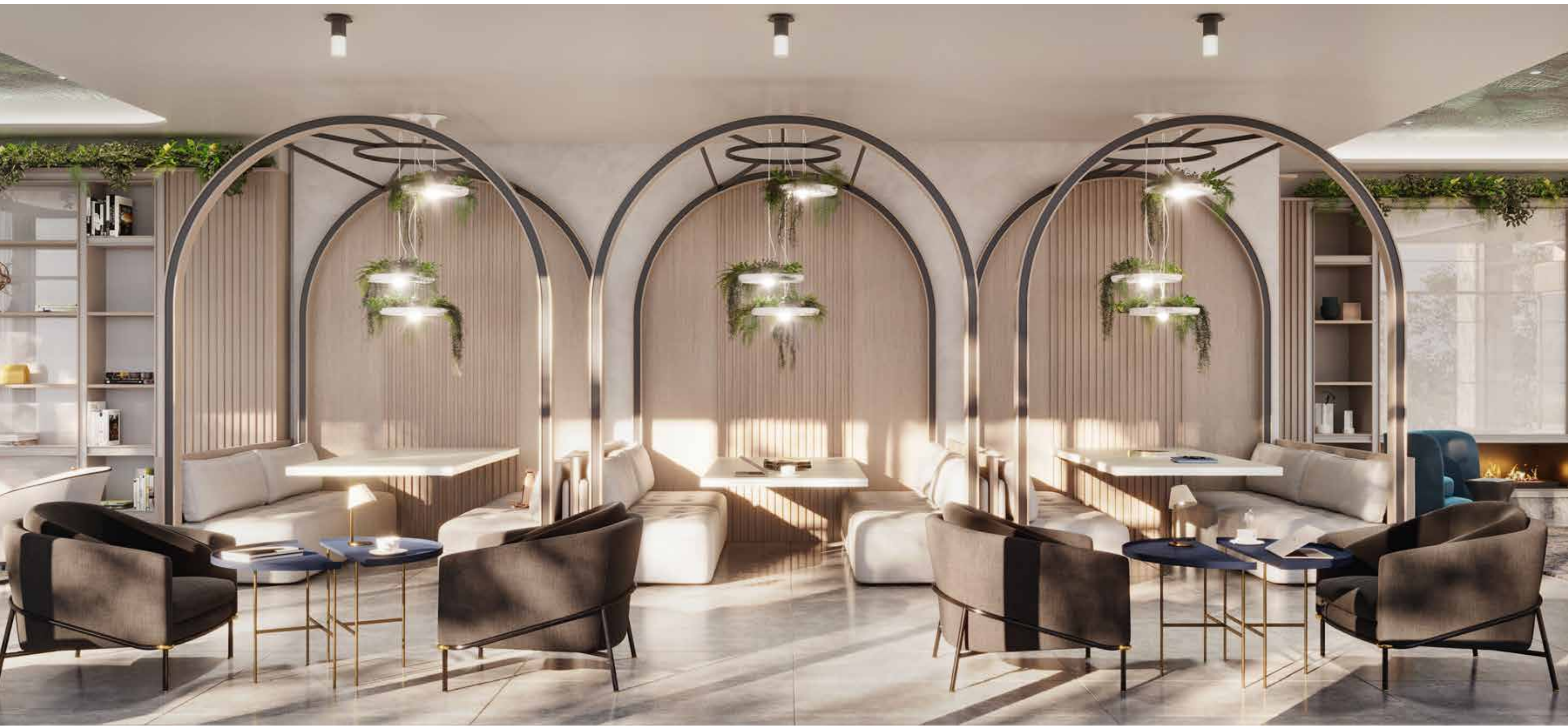














# MAIN & 3RD FLOOR AMENITIES

## MAIN FLOOR

- 1. LOBBY RECEPTION
- 2. MAIL ROOM
- 3. AUTOMATED LOCKER ROOM
- 4. PARCEL ROOM
- 5. WASHROOMS
- 6. COFFEE BAR
- 7. LOBBY LOUNGE
- 8. MEETING ROOMS
- 9. SOCIAL ROOM
- 10. PROPERTY MANAGEMENT OFFICE
- 11. ZOOM ROOMS
- 12. FIREPLACE LOUNGE
- 13. THINK SPACE LOUNGE
- 14. LIBRARY LOUNGE
- 15. ELEVATORS

## 3RD FLOOR

- 16. GAMES ROOM



## 4TH FLOOR AMENITIES



1. PELOTON ROOM
2. YOGA ROOM
3. WASHROOMS
4. GYM
5. LOUNGE
6. ELEVATORS
7. BBQ DINING AREAS
8. SITTING AREAS
9. SPLASH PAD
10. WATER FEATURE

## **A P A R K D E D I C A T E D T O W E L L - B E I N G**

At SXSW, we've prioritized your well-being, dedicating large spaces to fun, games and play for all ages. A new SXSW community park will provide a plethora of options for recreation and relaxation. Experience the serenity of the ravine lookout, or shoot hoops on the basketball court. There's a kids' play zone for your little ones, with natural hiking trails and a bocce court for anyone up for friendly competition.





COMMUNITY OVERVIEW

## OUTDOOR AMENITIES



- 1. BOCCO COURT
- 2. BASKETBALL COURT
- 3. PING PONG TABLES
- 4. CHESS TABLES
- 5. BIKE RACK
- 6. OUTDOOR DINING
- 7. PLAYGROUND
- 8. LOOKOUT
- 9. WALKING TRAILS



BASKETBALL COURT



BOCCE COURT



PLAYGROUND

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## **SUITES**

## **STUNNING MODERN DESIGN**

The interior design at Hillmont reflects the spectacular natural ravine setting, drawing you in with warmth and beauty. Every suite is a perfect retreat, adorned with stunning modern design by figure3. Featuring clean lines, varying textures, neutral colours and natural materials such as wood, stone and metals, the design is meant to conjure a feeling of comfort, relaxation and tranquillity.







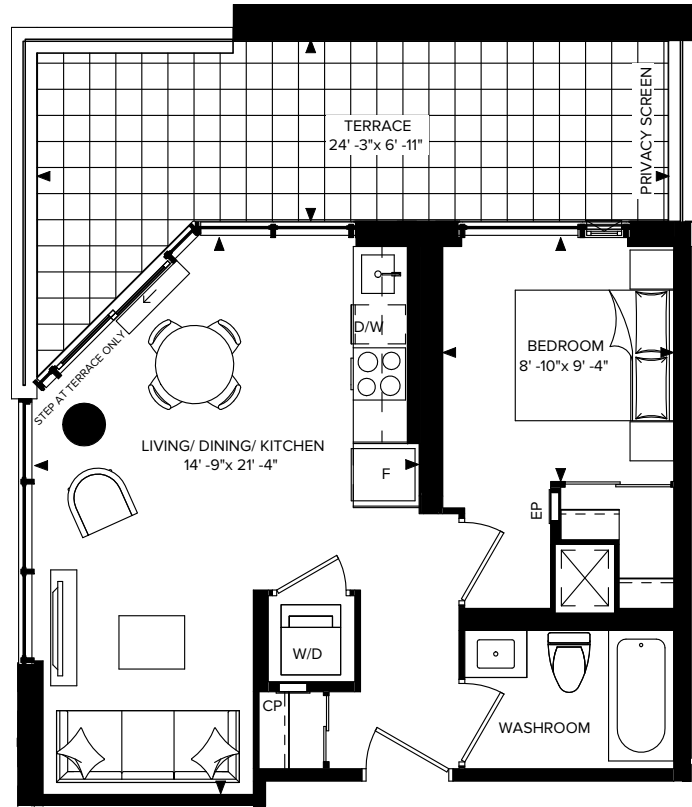
**F L O O R P L A N S**

**T O W E R 4**

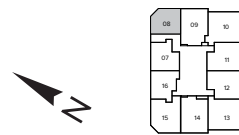
# TOWER 4 HM2 528

INTERIOR: 528 SQ.FT.  
EXTERIOR: 199 SQ.FT.

1 BEDROOM + TERRACE



SUITES 408



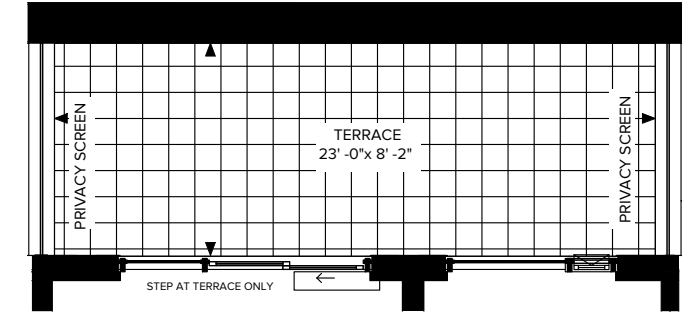
TOWER 4  
LEVEL 4

Disclaimer: Materials, specifications & floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans have approximate dimensions. Actual usable floor space may vary from the stated floor area. E.&O.E.

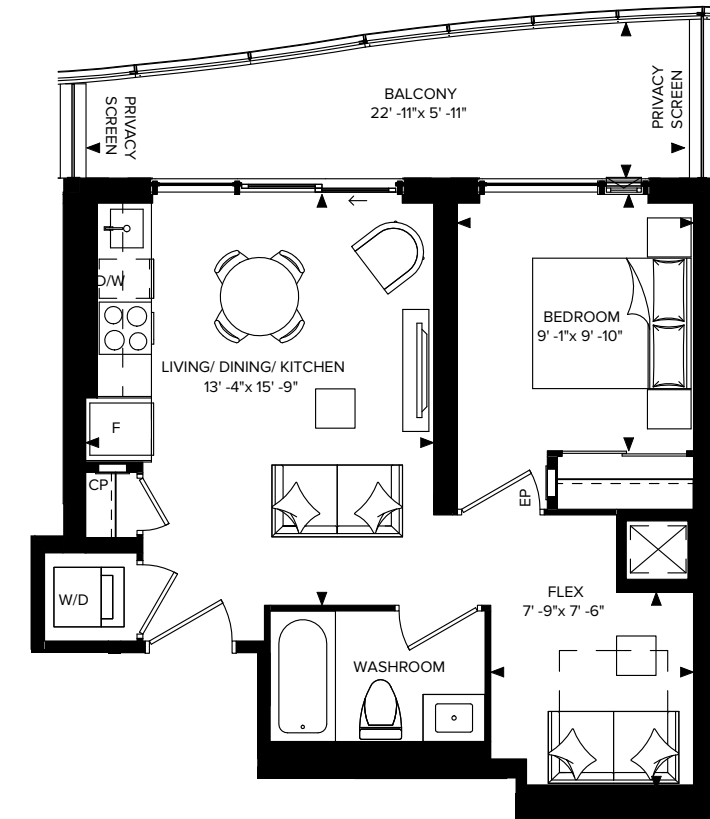
# TOWER 4 HM2 537

INTERIOR: 537 SQ.FT.  
EXTERIOR: 123 OR 199 SQ.FT.

1 BEDROOM + FLEX + BALCONY OR TERRACE



SUITES 416



SUITES 516, 620, 720, 820, 920, 1020, 1120, 1220, 1320, 1420, 1520, 1620, 1720, 1820, 1920, 2020, 2119 and 2219



TOWER 4  
LEVEL 21-22



TOWER 4  
LEVEL 6-20



TOWER 4  
LEVEL 5



TOWER 4  
LEVEL 4

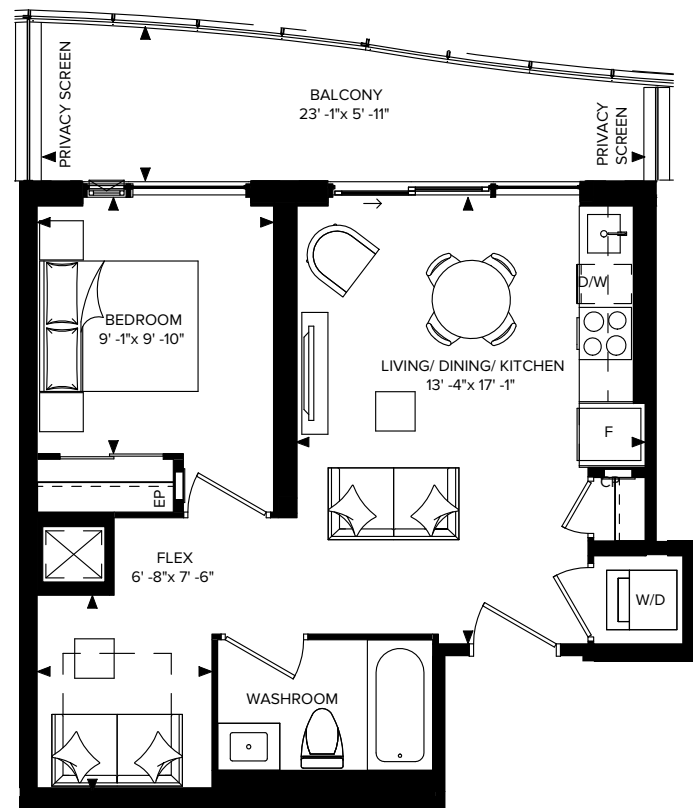
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# TOWER 4 HM2 541

INTERIOR: 541 SQ.FT.  
EXTERIOR: 123 SQ.FT.

1 BEDROOM + FLEX + BALCONY



SUITES 507, 611, 711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 1911, 2011, 2110 and 2210



TOWER 4  
LEVEL 21-22



TOWER 4  
LEVEL 6-20



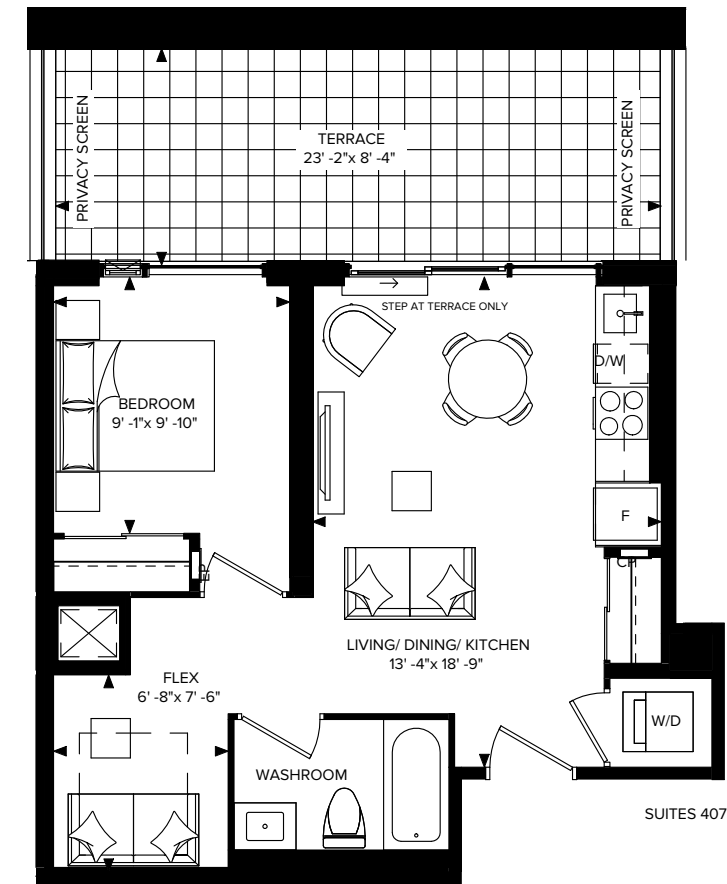
TOWER 4  
LEVEL 5

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# TOWER 4 HM2 568

INTERIOR: 568 SQ.FT.  
EXTERIOR: 200 SQ.FT.

1 BEDROOM + FLEX + TERRACE



SUITES 407



TOWER 4  
LEVEL 4

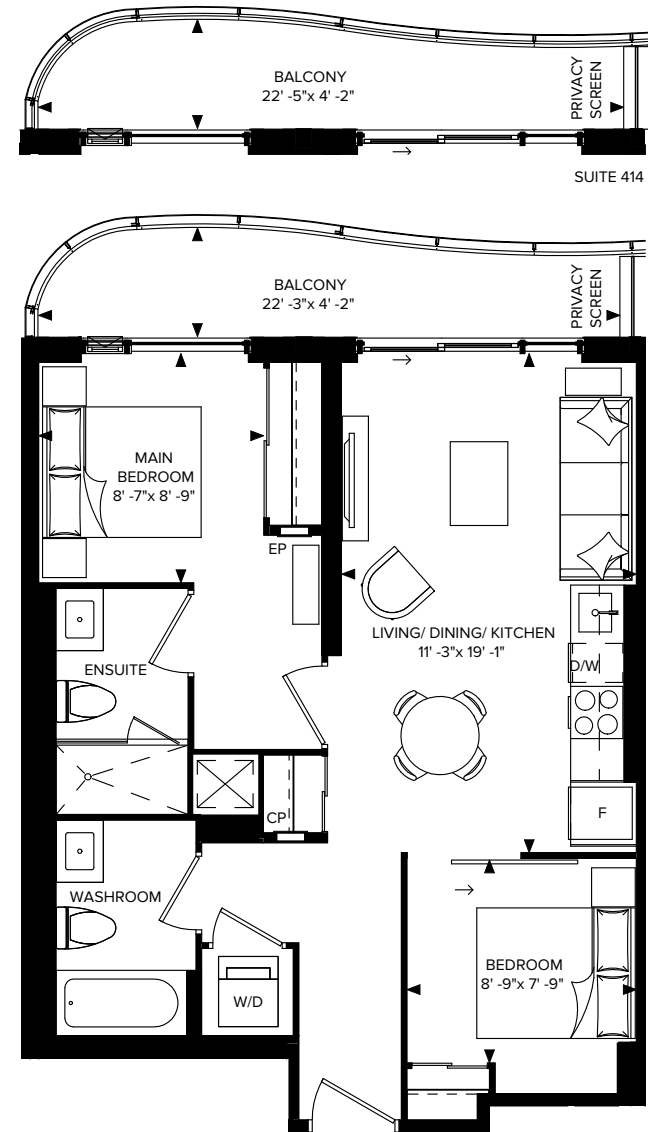


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# TOWER 4 HM2 684

INTERIOR: 684 SQ.FT.  
EXTERIOR: 88 OR 85 SQ.FT.

2 BEDROOM + BALCONY



SUITES 514, 618, 718, 818, 918, 1018, 1118, 1218, 1318, 1418, 1518, 1618, 1718, 1818, 1918, 2018, 2117 and 2217.



TOWER 4  
LEVEL 21-22



TOWER 4  
LEVEL 6-20



TOWER 4  
LEVEL 5



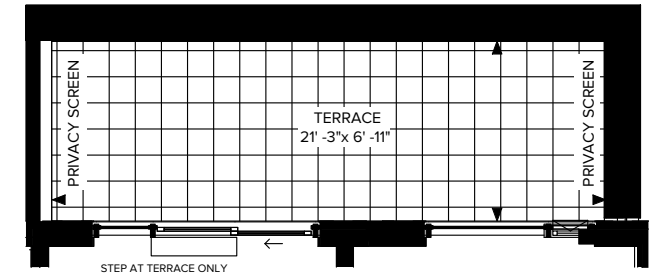
TOWER 4  
LEVEL 4

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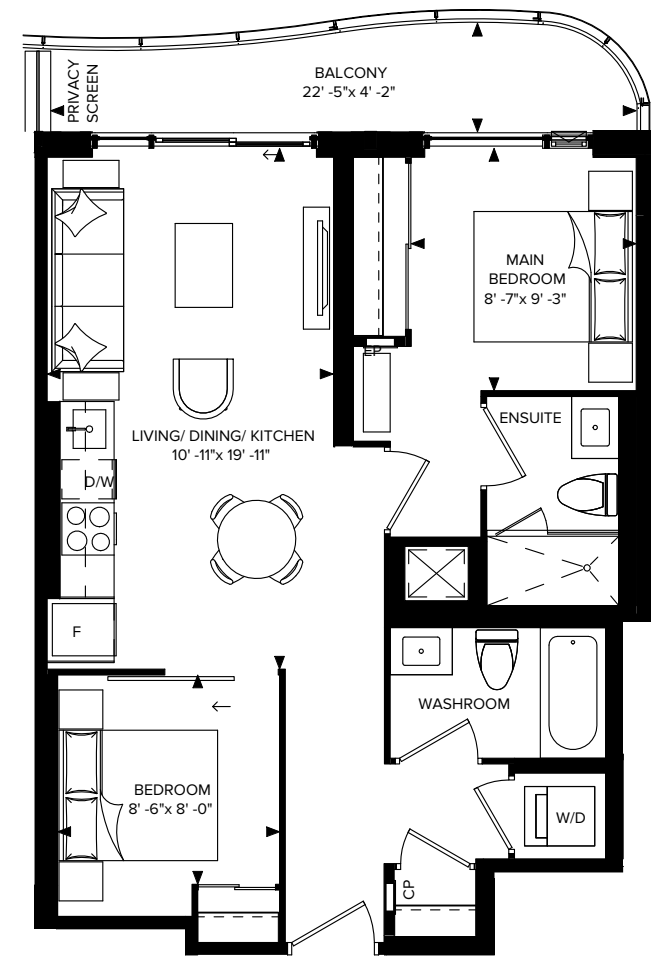
# TOWER 4 HM2 697

INTERIOR: 697 SQ.FT.  
EXTERIOR: 86 OR 160 SQ.FT.

2 BEDROOM + BALCONY OR TERRACE



SUITES 409



SUITES 509, 613, 713, 813, 913, 1013, 1113, 1213, 1313, 1413, 1513, 1613, 1713, 1813, 1913, 2013, 2112 and 2212



TOWER 4  
LEVEL 21-22



TOWER 4  
LEVEL 6-20



TOWER 4  
LEVEL 5



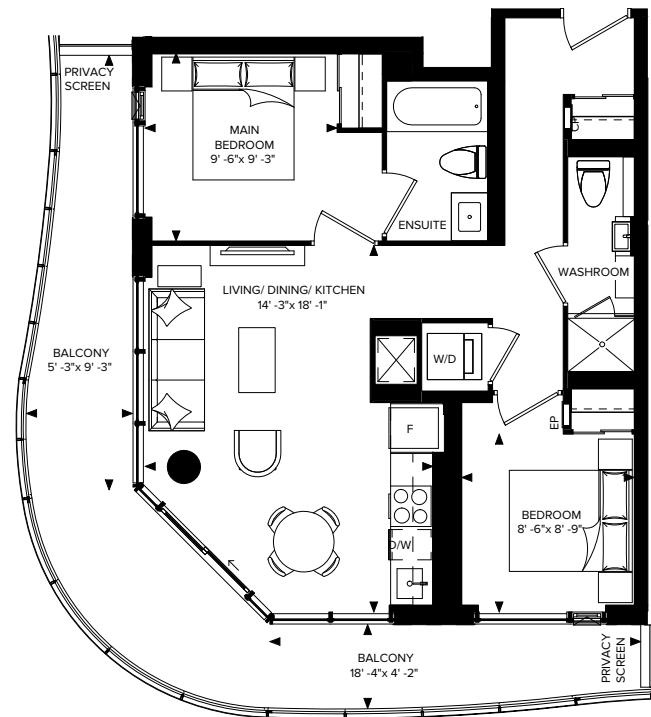
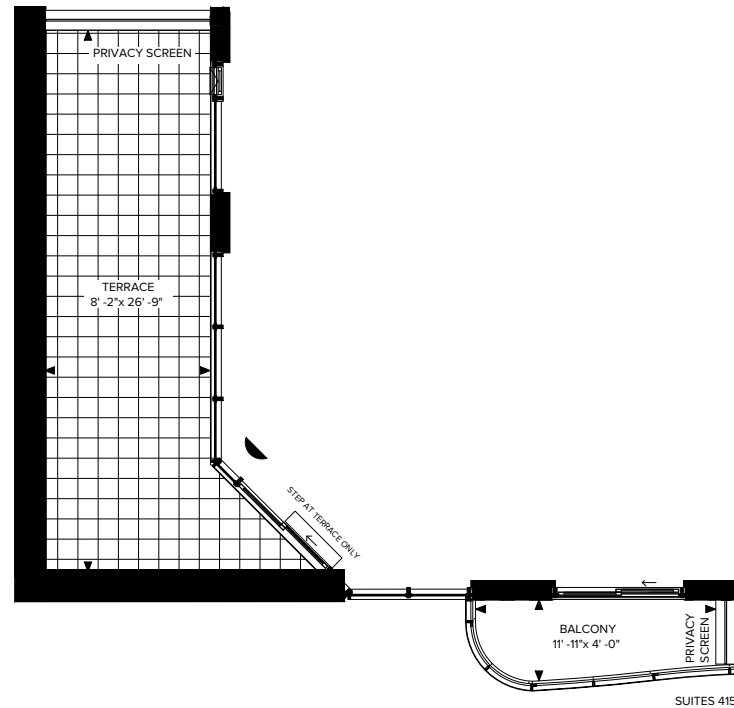
TOWER 4  
LEVEL 4

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# TOWER 4 HM2 698

INTERIOR: 698 SQ.FT.  
EXTERIOR: 288 OR 285 SQ.FT.

2 BEDROOM + BALCONY OR TERRACE



SUITES 515, 619, 719, 819, 919, 1019, 1119, 1219, 1319, 1419, 1519, 1619, 1719, 1819, 1919, 2019, 2118 and 2218.



TOWER 4  
LEVEL 21-22



TOWER 4  
LEVEL 6-20



TOWER 4  
LEVEL 5



TOWER 4  
LEVEL 4

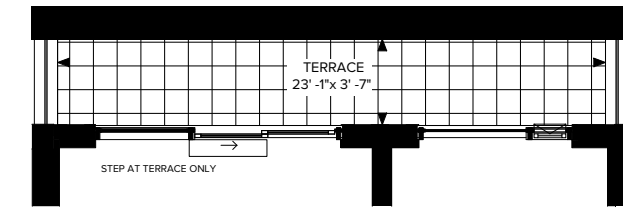


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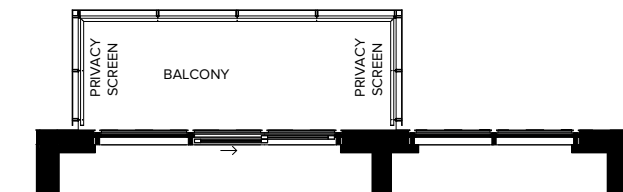
# TOWER 4 HM2 699

INTERIOR: 699 SQ.FT.  
EXTERIOR: 102,61 OR 90 SQ.FT.

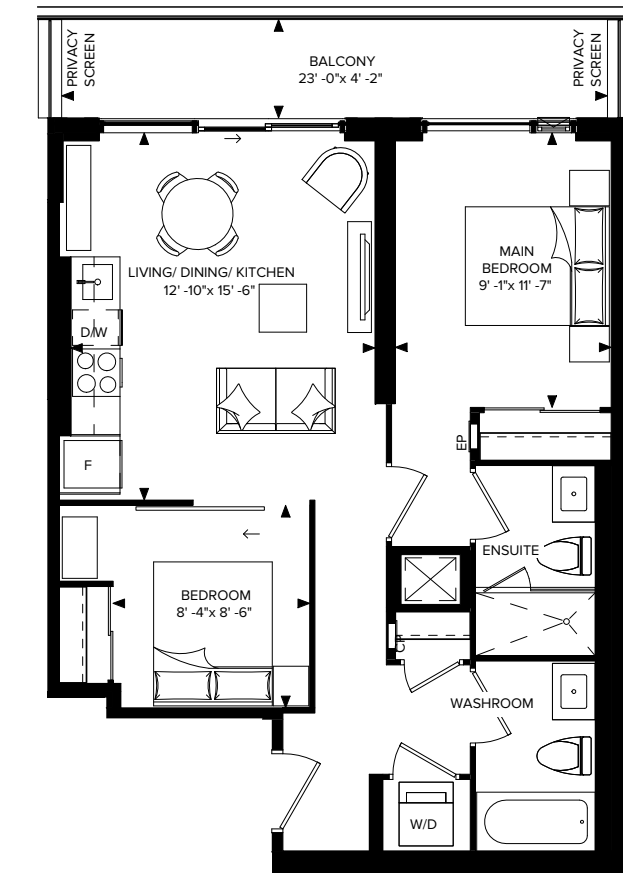
2 BEDROOM + BALCONY OR TERRACE



SUITES 411 and 412R



SUITES 511, 512R, 715, 716R, 815, 816R, 1115, 1116R, 1215, 1216R, 1515, 1516R, 1615, 1616R, 1915, 1916R, 2015, 2016R, 2115 and 2116R



SUITES 615, 616R, 915, 916R, 1015, 1016R, 1315, 1316R, 1415, 1416R, 1715, 1716R, 1815, 1816R, 2214 and 2215R



TOWER 4  
LEVEL 21-22



TOWER 4  
LEVEL 6-20



TOWER 4  
LEVEL 5



TOWER 4  
LEVEL 4

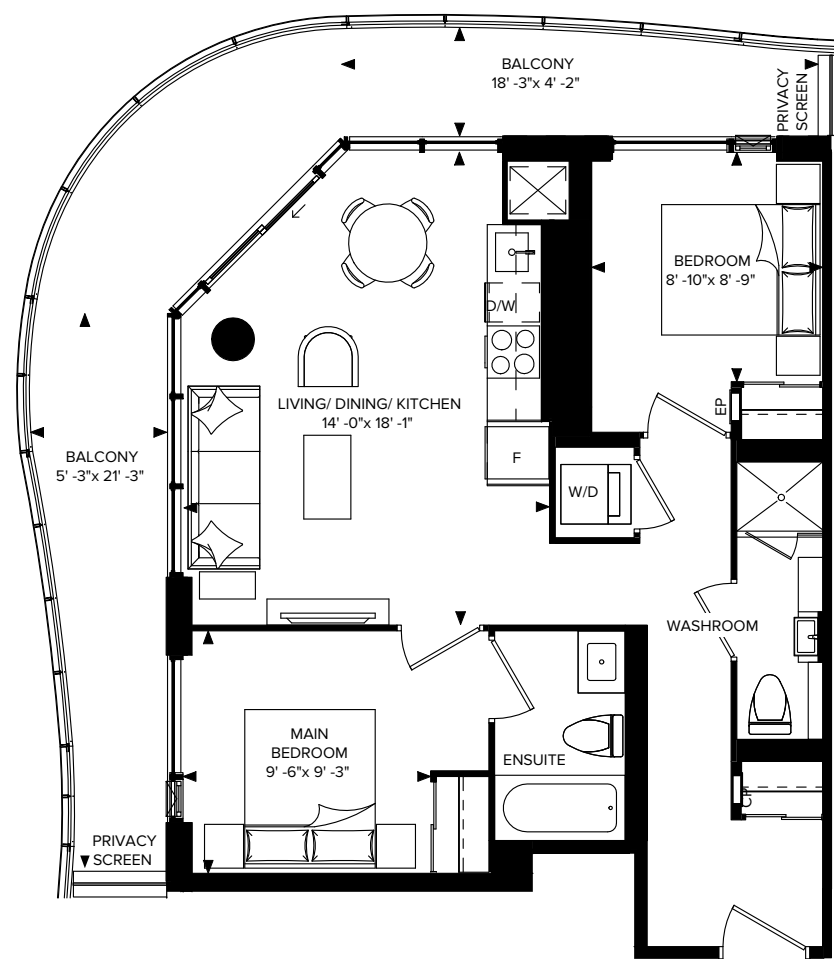


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# TOWER 4 HM2 718

INTERIOR: 718 SQ.FT.  
EXTERIOR: 230 SQ.FT.

2 BEDROOM + BALCONY



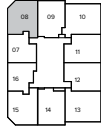
SUITES 508, 612, 712, 812, 912, 1012, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 1812, 1912, 2012, 2111 and 2211.



TOWER 4  
LEVEL 21-22



TOWER 4  
LEVEL 6-20



TOWER 4  
LEVEL 5

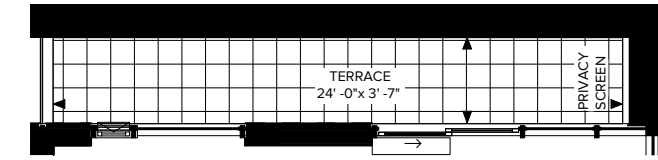


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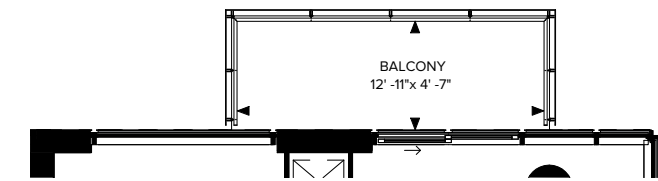
# TOWER 4 HM2 803B

INTERIOR: 803 SQ.FT.  
EXTERIOR: 110,61 OR 93 SQ.FT.

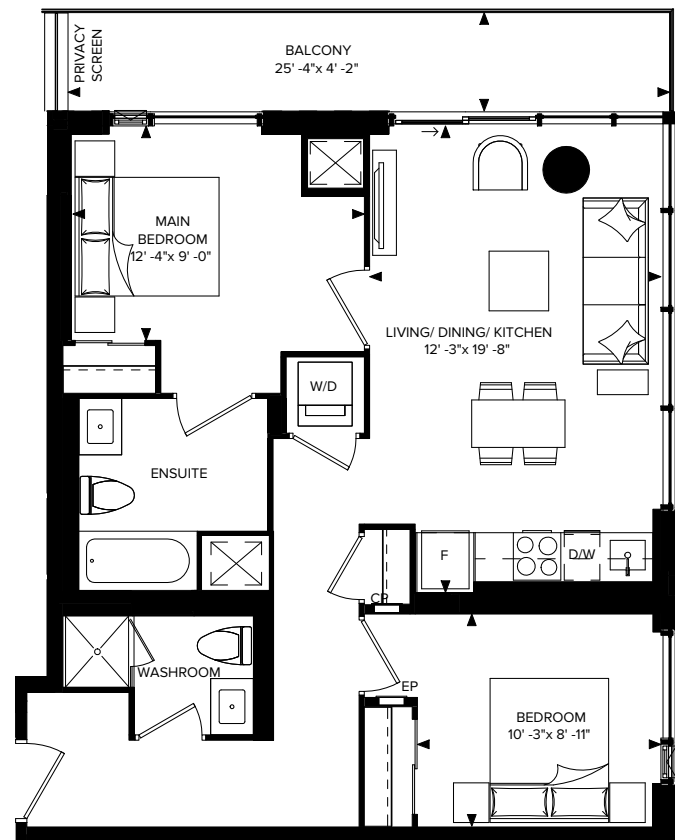
2 BEDROOM + BALCONY OR TERRACE



STEP AT TERRACE ONLY SUITES 413



SUITES 513, 517, 717, 817, 1117, 1217, 1517, 1617, 1917, 2017 and 2116



SUITES 617, 917, 1017, 1317, 1417, 1717, 1817 and 2216



TOWER 4  
LEVEL 21-22



TOWER 4  
LEVEL 6-20



TOWER 4  
LEVEL 5



TOWER 4  
LEVEL 4

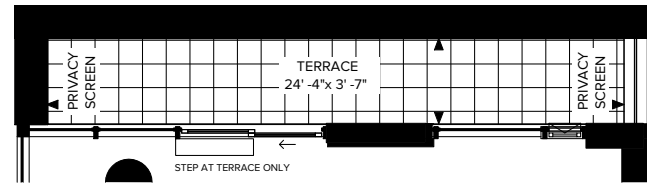


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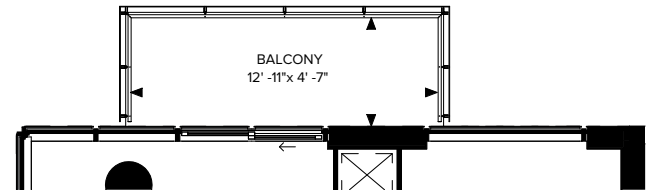
# TOWER 4 HM2 822

INTERIOR: 822 SQ.FT.  
EXTERIOR: 101,61 OR 93 SQ.FT.

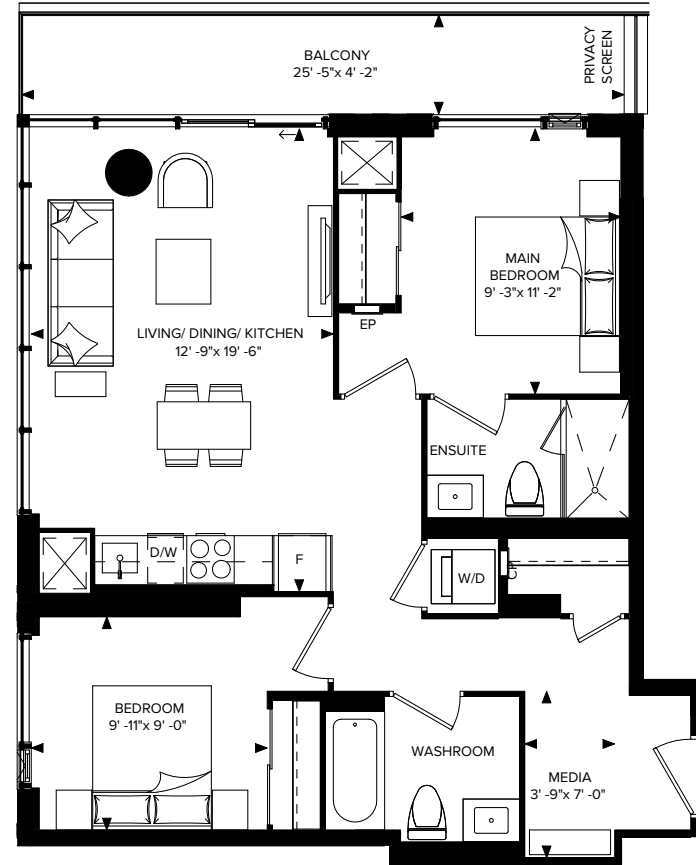
2 BEDROOM + MEDIA + BALCONY  
OR TERRACE



SUITES 410



SUITES 510, 714, 814, 1114, 1214, 1514, 1614, 1914, 2014 and 2113



SUITES 614, 914, 1014, 1314, 1414, 1714, 1814 and 2213



TOWER 4  
LEVEL 21-22



TOWER 4  
LEVEL 6-20



TOWER 4  
LEVEL 5



TOWER 4  
LEVEL 4

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