

Exclusive community of luxurious estate homes with majestic views in Caledon

FLATO Developments Inc. is launching Palgrave Estates, an exclusive collection of spectacular estate homes on spacious lots overlooking manicured greenspace, onsite ponds and breathtaking views of rolling hills in desirable north Caledon.

The community is close to amazing local lifestyle amenities and is minutes from Highway 400 with convenient access to Bolton, Newmarket, Brampton and downtown Toronto.

"This is an excellent opportunity for the discerning buyer," FLATO Developments Inc. President Shakir Rehmatullah said. "Quality homes with this level of finishing and attention to detail on large acreage in such a pristine setting are extremely rare, if not impossible to find these days."

Palgrave Estates consists of five, four to five-bedroom homes ranging in size from 4,044 up to 6,017 square feet on two to eight-acre lots. There are five floor plans to choose from, with prices starting from \$1.99 million. Projected closing dates for these homes is mid-2019.

Opulence beyond Compare

These stunning homes have 10-foot main floor and nine-foot second floor ceilings; imported 12-by-24-inch porcelain matte tiles; stylish three-and-a-quarter inch wide strip Red Oak hardwood flooring on main and second floors except for ceramic tile areas; graceful oak staircases; dining rooms; living rooms; family or great rooms with gas fireplaces; libraries or offices; powder rooms with vanity cabinets, upgraded granite/quartz counters and under mount sinks; laundry rooms with front load washer and dryer, single laundry tub, as per plan, and granite/quartz countertops; basements with cold cellars and rough-in three piece plumbing for future bathroom; high efficiency gas furnace; heat recovery ventilator and central air.

Spacious eat-in gourmet kitchens feature islands, serveries and walk-in pantries, as per plan/where applicable, upgraded cabinetry with crown molding on upper cabinets, upgraded granite or quartz counters with imported subway tile backsplash, under mounted stainless steel double compartment sink, stainless steel fridge, dishwasher and dual fuel range with stainless steel exhaust hood. Bedrooms have walk-in closets and luxurious ensuites including quality cabinetry, upgraded granite/quartz counters, tiled showers and elongated toilets, while master ensuites have a freestanding tub and frameless glass shower with upgraded rain shower head. The exteriors of these homes are architecturally detailed and controlled and feature clay brick and stone with quality trim details; 20 year self-sealing asphalt roof shingles in blended colours; pre-finished maintenance free soffits, fascia and downspouts; covered front entry porches; steel insulated front entrance door with coach lamp, grip set, dead bolt and inset windows; attached three and four car garages with paneled sectional roll-up garage doors with door openers, remotes and exterior keypad; maintenance-free vinyl casement windows throughout; French garden doors at rear and/or leading to porches/patios, as per plan; eight-by-10-foot rear yard wood deck; precast concrete patio slab walkway from driveway to front porch, including precast steps at front or rear where applicable; paved driveway and graded and sodded lot.

Palgrave ? Small Town Charm

and an Outdoor Enthusiast's Paradise

Palgrave is a quaint, historic village situated within the Town of Caledon in the Regional Municipality of Peel. It is a friendly, supportive community that boasts plenty of small-town charm, a main street with a unique mix of shops and services, and is a short drive to Bolton with its major retailers, restaurants, services and amenities. Part of the Peel District School Board, Palgrave and area has a variety of quality schools and daycare choices.

Nature lovers will appreciate its location on the Oak Ridges Moraine, a beautiful, protected 160-kilometre long ridge of hilly terrain that is surrounded by breathtaking wilderness, conservation areas and nature trails. It is home to the world renowned Caledon Equestrian Park, which is set against the picturesque backdrop of the Niagara Escarpment and has hosted numerous prestigious Canadian and world class equestrian competitions, including the 2015 Pan Am Games. The Albion Hills Conservation Area is two kilometres south of town and has 27 kilometres of groomed cross-country ski trails and some of the best mountain biking trails in Ontario, as well as swimming, hiking, fishing, picnicking, camping, skating and tobogganing. To the northeast, the Palgrave Forest and Wildlife Area sits on 306 hectares covered by dense forest that provides habitat to many plants and animals and offers 33 kilometres of trails for hiking, biking, horseback riding and cross country skiing.

In addition, the 35-kilometre Caledon Trailway is a non-motorized multi-use regional trail that follows the path of an abandoned rail line right through town, while the Bruce Trail, one of Ontario's major recreational hiking trails, passes the town to the west. The Palgrave Mill Pond is a reservoir lake that is transformed into a community skating rink every winter and The Palgrave Tennis Club has four tennis courts and offers a wide range of programs for all age levels as well as hosting tournaments, clinics and events.

"Palgrave Estates gives homebuyers luxury, location and an unparalleled quality of life. And since it is still part of the GTA,

residents don't have to give up any of the amenities of larger centres,? Rehmatullah concluded. ?This is truly a once in a lifetime community.?

To learn more about Palgrave Estates and to register, go to www.palgraveestates.ca or call Annie Pham at 905-286-5270.