



[www.fortunevilla.ca](http://www.fortunevilla.ca)

Search.  
See.  
Love.

*“Your Gateway to a Richer Life”*

The FUTIAN Developments Group is thrilled to introduce FortuneVilla. A magnificent new master-planned community in vibrant Richmond Hill. Headlining a wonderful collection of luxury homes and an incredible location at Yonge St. and 19th Ave., you can discover a fortune of convenient and cozy family living at Richmond Hill's best location.



# Content

## FortuneVilla

About Us	01
Neighbourhood	02
Site Plan	10
Floor Plan	12
Interior Gallery	28
Sales Message	32



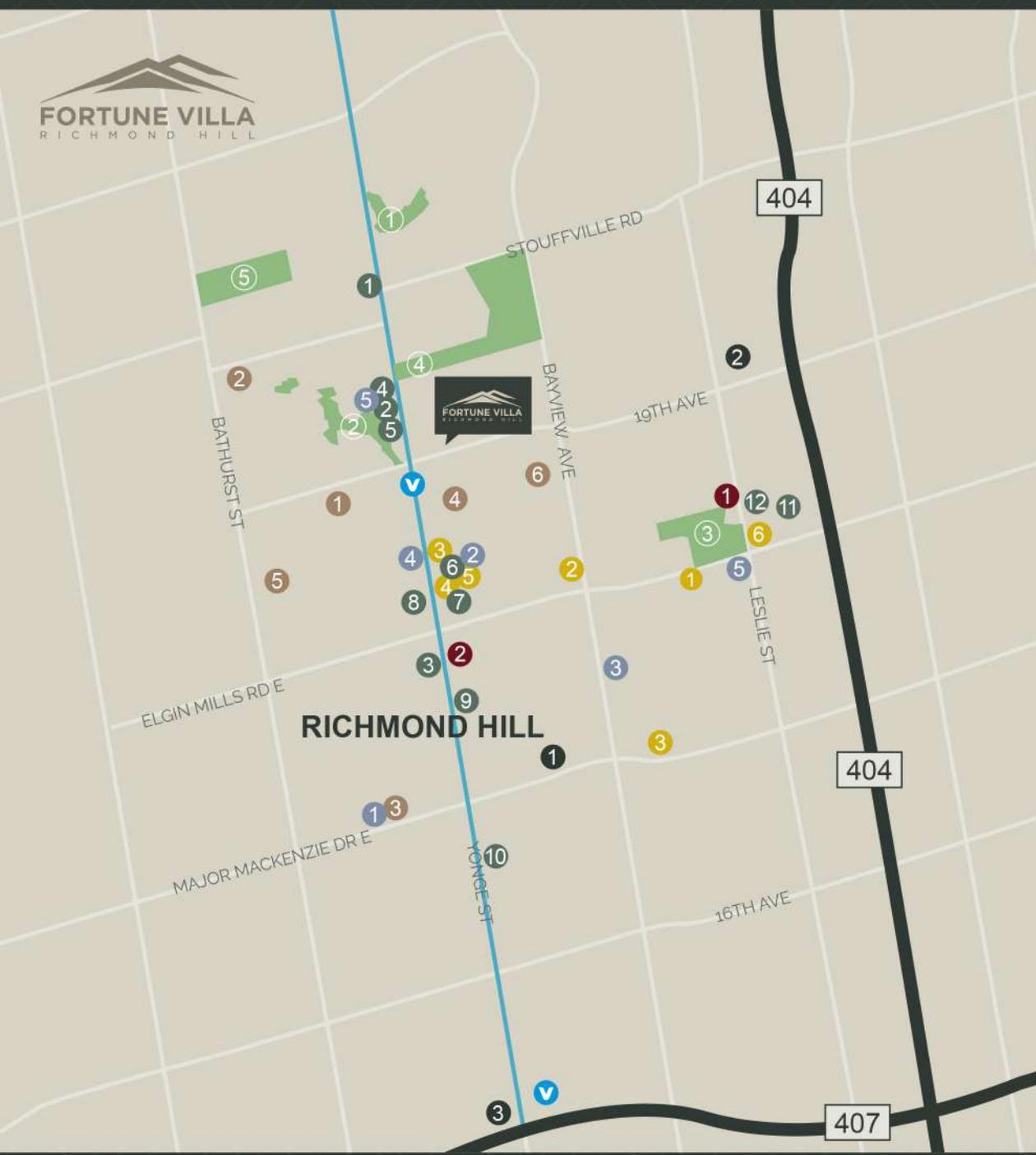
FortuneVilla is being developed by a highly reputable developer, FUTIAN Developments Group, an earnest real estate development company with unique vision that spans years of passion for putting customers first. Their myriad wealth of knowledge coming from a diverse bandwidth of professional backgrounds reflects in the product we create. Coupled with some of the most sought-after locations along the GTA's iconic Yonge Street in blossoming Richmond Hill, FortuneVilla will continue to make a monumental impact on modern living in the impending decades.

Nestled within a serene and family-friendly neighborhood, FortuneVilla offers a total of 13 meticulously designed houses, each showcasing modern interior design and thoughtful architectural details. The fusion of contemporary aesthetics and functionality creates an ambiance of luxury and comfort, setting a new standard for residential living.



# A true gem of Richmond Hill.

Welcome to FortuneVilla, where we're transforming the sense of belonging into a way of living. We're taking 13 homes in the heart of Richmond Hill and re-imagining what it could look like - minutes from natural scenery, Highway 407 and 404, public libraries, schools, plus countless great places to shop and eat, FortuneVilla is a true gem of Richmond Hill.



# NEIGHBOURHOOD

## Shopping

1. Farm Boy
2. Canadian Tire
3. Winners
4. Shoppers Drug Mart
5. Sobeys
6. No Frills
7. Leon's Furniture
8. Longo's
9. LCBO
10. T&T Supermarket
11. Costco Wholesale
12. Home Depot

## Arts & Entertainment

1. Richmond Hill Public Library
2. Richmond Hill Pro Bowl

## Services

1. Mackenzie Health Hospital
2. Service Ontario
3. TD Canada Trust
4. RBC Royal Bank
5. CIBC Bank

## Transit

1. GO Richmond Hill Station
2. GO Gormley Station
3. Yonge Subway Extension  
\*Yonge & HWY 7



Fortune Villa



Main Road

## Outdoor Activities & Parks

1. Bond Lake
2. Saigeon Trail
3. Richmond Green Sports Centre and Park
4. Summit Golf & Country Club
5. Oak Ridges Corridor Conservation Reserve

## Cafes & Restaurants

1. Starbucks
2. Tim Hortons
3. McDonald's
4. Subway
5. Oregano Pizza Pasta
6. Sunset Grill

## Schools

1. Trillium Woods School
2. Beynon Fields Public School
3. Alexander Mackenzie High School
4. Richmond Hill High School
5. St. Theresa of Lisieux CHS
6. Holy Trinity School



VIVA - YRT Line



Major Highway

**PLEASE NOTE** This map is representation. It is not to scale.

## Summit Golf & Country Club

The #1 Golfer's Club in Canada



## Saigeon Trail

3.2-mile out-and-back trail  
Popular for hiking, mountain biking,  
and running



# Famliy Friendly

*“Discover how great life can be at FortuneVilla.”*

Prestigious golf courses and clubs, abundant parklands, nature trails, sports fields, and extensive green spaces surround this area, helping to create a calming ambiance for residents of FortuneVilla to enjoy and explore.

This family-friendly area is home to top-ranking schools, including Trillium Woods School, Richmond Hill High School, and Holy Trinity School. Plus, state-of-the-art medical and recreational facilities and entertainment districts - all within walking distance.

Richmond Hill High School

Ranked #3 Public High School  
in York Region

## **RICHMOND HILL HIGH SCHOOL**





## Shopping

---

*At FortuneVilla,*

Shop for anything and everything

Modern conveniences flourish, including top shopping destinations just moments away such as Vaughan Mills Mall, Costco Wholesale, Canadian Tire, T&T Supermarket, Loblaws, and more.

The neighborhood of FortuneVilla is a great place to live, with plenty of amenities and shopping options. You'll find everything you need in the local supermarkets, which is conveniently located right next door to your new home.



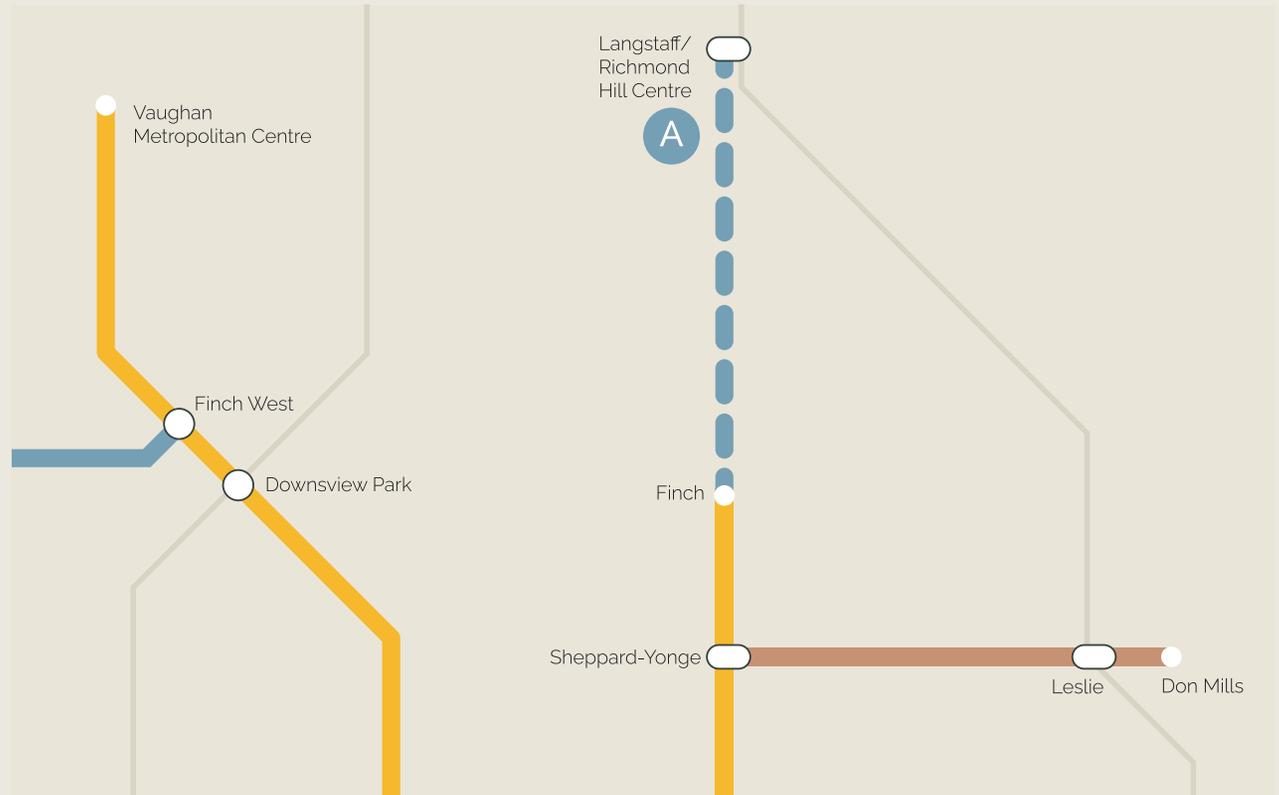
Costco, Sobeys, Shoppers, and T&T Supermarket are the perfect place to go when you're looking for a happy family weekend shopping experience. You can find everything you need under one roof, and it's easy to get in and out quickly. Plus, if you are an enthusiast in life, you'll love the feeling of being surrounded by many other families who are all there for the same reason: to get their weekly groceries!



# Public Transportations

Featuring easy access to GO Transit, VIVA Transit, and Hwys. 407 and 404, plus endless possibilities from the future Yonge Subway Extension **A** to make it effortless to get to all of the GTA's top destinations when you call FortuneVilla home.

## Yonge North Subway Extension to Richmond Hill



Please Note: Diagram is not to scale.



# Cafe & Restaurant

Many unique and authentic dining options including casual and high-end restaurants, cafes, and lounges are nearby as well as bakeries, gelato shops, sports bars, and convenience stores.

If you're looking for a weekend brunch with family or friends, this is the place to be. You can find everything from greasy-spoon diners to high-end bistros and everything in between. There's something for everyone! And if you're working on Saturday morning, don't worry: there are plenty of places that serve breakfast quick and convenient so that you can grab something before heading out into the world again.



# SITEPLAN

## LOCATION



### Siteplan Disclaimer

Landscaping is conceptual and final landscaping may vary from that shown on the plan. E.&O.E







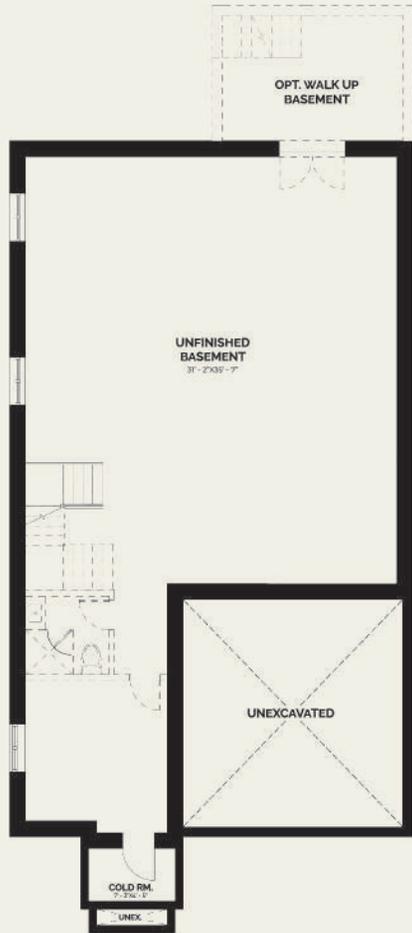


5 BEDROOMS

5.5 BATHROOMS

GFA 4443 SF

**FV 1**



Basement



Ground Floor



Second Floor



Loft

All images, photos, and floor plans are for marketing purposes. Material, specification and floor plans are subject to change without notice. All rendering images are artist's concepts. All floor plans are not to scale. Dimensions are provided as guides only; actual usable floor space may vary from stated. Some windows shown may be optional. See sales representative for details. E.&O.E





5 BEDROOMS

5.5 BATHROOMS

GFA 4072 SF

**FV 2**



All images, photos, and floor plans are for marketing purposes. Material, specification and floor plans are subject to change without notice. All rendering images are artist's concepts. All floor plans are not to scale. Dimensions are provided as guides only; actual usable floor space may vary from stated. Some windows shown may be optional. See sales representative for details, E.&O.E





4 BEDROOMS

4.5 BATHROOMS

GFA 3327 SF

FV 3



Basement

Ground Floor

Second Floor

Loft

All images, photos, and floor plans are for marketing purposes. Material, specification and floor plans are subject to change without notice. All rendering images are artist's concepts. All floor plans are not to scale. Dimensions are provided as guides only; actual usable floor space may vary from stated. Some windows shown may be optional. See sales representative for details, E.&O.E





5 BEDROOMS

5.5 BATHROOMS

GFA 3542 SF

**FV 4**



Basement

Ground Floor

Second Floor

Loft

All images, photos, and floor plans are for marketing purposes. Material, specification and floor plans are subject to change without notice. All rendering images are artist's concepts. All floor plans are not to scale. Dimensions are provided as guides only; actual usable floor space may vary from stated. Some windows shown may be optional. See sales representative for details. E.&O.E





5 BEDROOMS

5.5 BATHROOMS

GFA 4526 SF

FV 5



All images, photos, and floor plans are for marketing purposes. Material, specification and floor plans are subject to change without notice. All rendering images are artist's concepts. All floor plans are not to scale. Dimensions are provided as guides only; actual usable floor space may vary from stated. Some windows shown may be optional. See sales representative for details, E.&O.E





4 BEDROOMS

4.5 BATHROOMS

GFA 3500 SF

FV 6



All images, photos, and floor plans are for marketing purposes. Material, specification and floor plans are subject to change without notice. All rendering images are artist's concepts. All floor plans are not to scale. Dimensions are provided as guides only; actual usable floor space may vary from stated. Some windows shown may be optional. See sales representative for details, E.&O.E



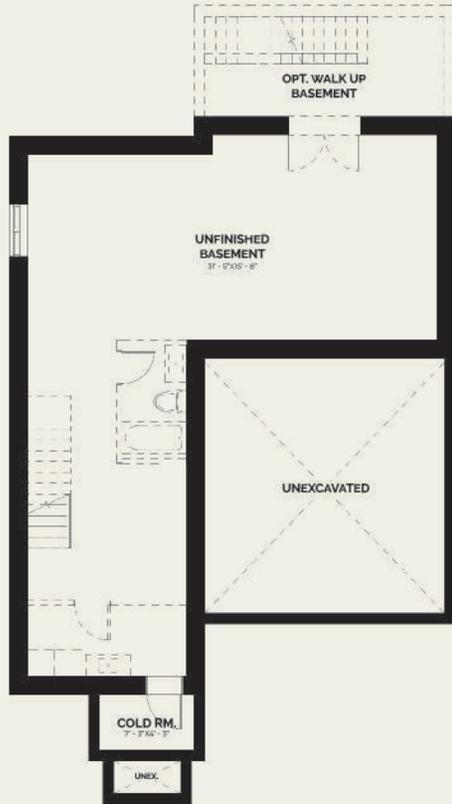


4 BEDROOMS

4.5 BATHROOMS

GFA 3267 SF

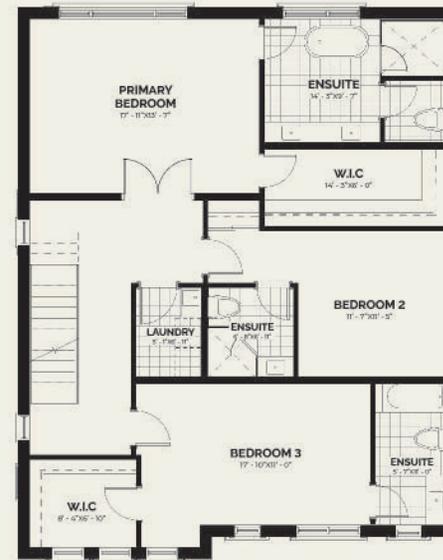
FV 7



Basement



Ground Floor



Second Floor



Loft

All images, photos, and floor plans are for marketing purposes. Material, specification and floor plans are subject to change without notice. All rendering images are artist's concepts. All floor plans are not to scale. Dimensions are provided as guides only; actual usable floor space may vary from stated. Some windows shown may be optional. See sales representative for details, E.&O.E



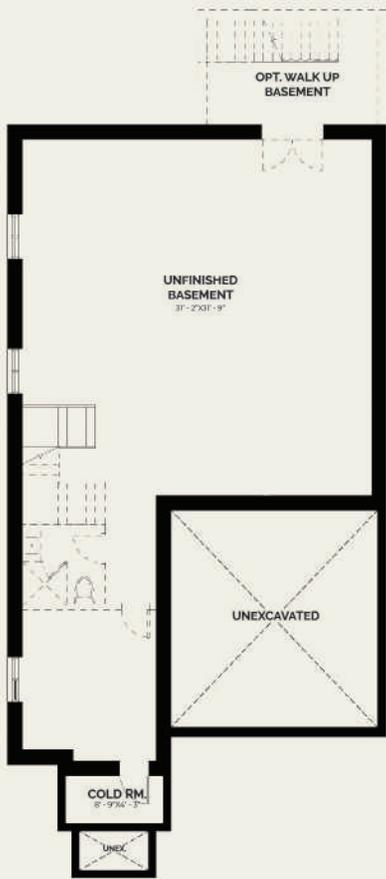


5 BEDROOMS

5.5 BATHROOMS

GFA 4338 SF

FV 8



Basement



Ground Floor



Second Floor



Loft

All images, photos, and floor plans are for marketing purposes. Material, specification and floor plans are subject to change without notice. All rendering images are artist's concepts. All floor plans are not to scale. Dimensions are provided as guides only; actual usable floor space may vary from stated. Some windows shown may be optional. See sales representative for details, E.&O.E

## Interior Gallery

Combining the warmth of natural light with modern sensibilities, FortuneVilla creates a cozy yet contemporary interior.

We feature natural textures, high-quality materials, and a neutral color palette. We embrace simplicity and comfort, resulting in an elegant and inviting home.









# Sales Message

*“A neighbourhood that feels like home.”*

---

If you're looking for a safe investment with a high potential for return, this property is the one for you. Located in a quiet neighborhood and surrounded by lush greenery, this home has been meticulously maintained by our developer and is ready to be yours. The location is ideal for anyone who wants to live close to nature without having to sacrifice access to city amenities like shopping and transportation. If you're interested in learning more about FortuneVilla, feel free to contact us at 905-929-1555

We'd love to guide you to your dream home!

