

THE GATES OF
Edgehill





WELCOME TO
THE GATES OF EDGEHILL

THE HOME YOU ALWAYS WANTED IN THE LAND YOU ALWAYS LOVED

Live in the lush, rolling hills of the Parish of St. Mary. Surround yourself with seclusion and relaxation that comes from being nestled in the gorgeous rainforest landscape of Jamaica's north coast, while still living just 7 minutes from the beach. Enjoy convenient access to the Caribbean ocean as well as the main highway leading to Ocho Rios, just 15 minutes to the west, and Ian Fleming International Airport just 8 minutes east. Even Kingston is just a 90 minute drive across the island. With local hotspots, entertainment, dining and shopping close at hand, as well as the breathtaking scenery that surrounds the community, the Gates of Edgehill is truly a paradise.





YOUR OWN PRIVATE PLAYGROUND



**24/7 GATED
SECURITY**



CLUB HOUSE



**MULTI-PURPOSE
COURTS**



**INFINITY
POOL**



**RENTAL PROPERTY
MANAGEMENT
SERVICES**

The Gates of Edgehill is a safe, gated community whose protection is guaranteed by manned, 24 hour security. In addition to privacy, residents and their guests can enjoy community amenities such as access to the club house, which includes an indoor gym, conference room, arts & crafts room, library and games room for entertaining. Enjoy the outdoors with multi-purpose courts, jogging trails, a grilling station, yoga sun deck, reading deck and an infinity pool overlooking the beautiful hills that surround the area.



MAKING EDGEHILL LIFE EASY

Membership in the Edgehill Paradise Club comes complete with a host of benefits and privileges*. It's a rewards program with member benefits at some of the best establishments on the island. It's the peak of a resort style lifestyle with resort style perks. So sit back and live like a tourist in your own home and enjoy personal shopping and deliveries, discounts at your most visited stores and favourite restaurants. Even a luxurious spa soak. It's all yours when you're part of the club. The Edgehill Paradise Club.

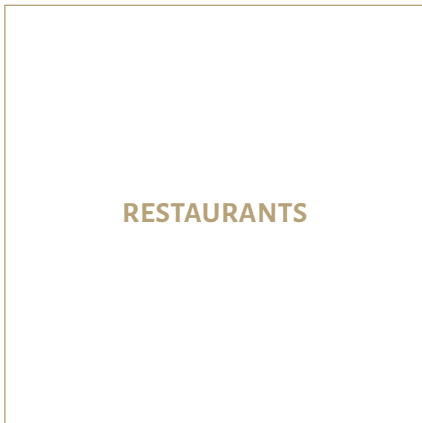
*Costs for participating in any promotions or rewards offered by the vendor is not included in the price of the home or the homeowner's association fee. There is no additional cost to be a part of the membership but costs may be associated with engaging with Paradise Club Merchants. Merchants may change at anytime.



BEACH CLUB



GOLF CLUB



RESTAURANTS



**ERRAND & DELIVERY
SERVICES**



SPAS

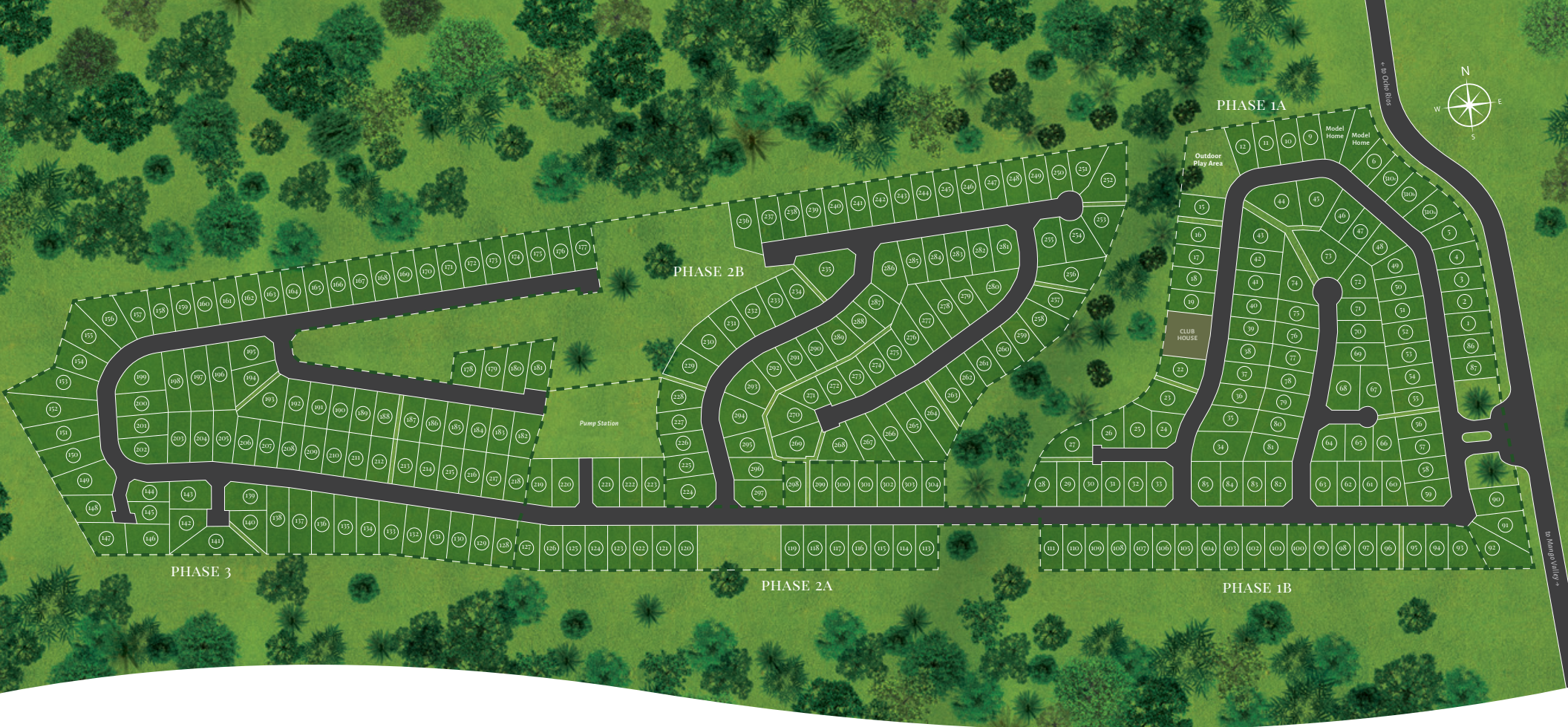


**AIRPORT SHUTTLE
SERVICES**



**ADVENTURE & TOUR
COMPANIES**





A BEAUTIFUL SETTING SURROUNDED BY LUSH GREENERY

All areas, dimensions, sizes are approximate and subject to change upon final site plan approval by the municipality. Tree locations and green space are artist concept only and are not indicative of actual tree locations, absence of, nor does it necessarily indicate where sod or landscaping will occur. Landscape finishes are as per Agreement of Purchase and Sale. Site plan does not show grading as per municipal requirements. © Dunsire Developments. All rights reserved. E&OE. January 2018

DIANA

1,658 SQ. FT.

3 BEDROOMS

2 BATHROOMS



DIANA

1,658 SQ. FT.

3 BEDROOMS

2 BATHROOMS



STANDARD GROUND FLOOR

DIANA

1,658 SQ. FT.

3 BEDROOMS

2 BATHROOMS

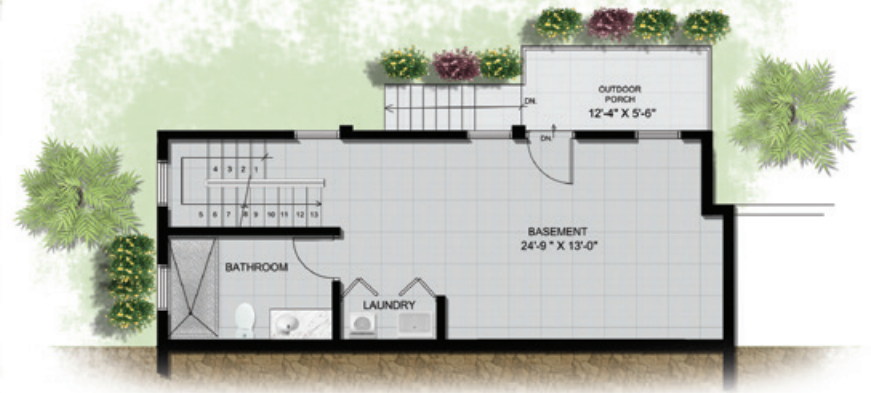


GROUND FLOOR

Upgrade with Enclosed Patio
& Enclosed Car Port



GROUND FLOOR
Upgrade with Basement Option



BASEMENT
Upgrade with Basement Option
+ 531 sq. ft.

ELIZABETH

1,904 SQ. FT.

3 BEDROOMS + DEN

2 BATHROOMS



ELIZABETH

1,904 SQ. FT.

3 BEDROOMS + DEN

2 BATHROOMS



STANDARD GROUND FLOOR

ELIZABETH

1,904 SQ. FT.

3 BEDROOMS + DEN

2 BATHROOMS



GROUND FLOOR
Upgrade with Enclosed Patio
& Enclosed Car Port



Elizabeth Usable square footage, flooring treatments and dimensions may vary from that stated herein and may vary depending on the elevation, upgrades and lot selected, and may vary as required by governing bodies. Dimensions are approximate. Please see Sales Representatives for further details. Artist Concept only. * Basement is only available in Phase 2. E&OE © Copyright 2018 Edgehill Homes Ltd. All Rights Reserved.



FEATURES & FINISHES

The homes in the Gates of Edgehill showcase stunning features such as quartz countertops in the open concept kitchen; glass showers, quartz countertops with porcelain undermount sinks, and brushed nickel faucets in the luxurious bathrooms. Poured concrete walls and high cathedral ceilings with exposed rafters and a modern, open floor plan are enhanced by smart features such as a solar water heater with electrical backup; ceiling fans in the living room, dining room and all bedrooms; and further solar panel and air conditioning options available as upgrades.

EXTERIOR

1. GATES OF EDGEHILL in ST. MARY, JAMAICA is a new prestigious gated community inspired by the tranquility and serenity provided by being atop the mountain. House sitings and exterior colors will be architecturally coordinated.
2. Elevations include a textured emulsion finish with architectural features in other materials as per elevation.
3. Stone-coated metal shingles, all vinyl, tinted windows and louvres, as per plan.
4. All opening windows and patio doors are complete with screens or fixed windows all around.
5. Covered carport.
6. Concrete driveway, carport floor and walkway to front door.
7. Brushed nickel finish front door entry set.
8. Coach lights on front, pendant light on porch, as per elevation.

9. Deadbolt lock on back entry door.
10. Entire front yard sodded, except walkways and paved areas, with seeded side and rear yards.
11. Solar water heater with electrical back up.

KITCHEN

1. Open kitchen design with shaker style kitchen cabinetry.
2. Quartz kitchen countertops with double stainless steel undermount kitchen sink including single lever faucet with pull-out spray.
3. Rough-in electrical for future kitchen exhaust fan.
4. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
5. Split receptacle(s) at counter level for future small appliances.
6. Rough-in wiring and drains for future dishwasher provided in kitchen cabinets.

BATHS

1. Shaker style vanity cabinetry.
2. Walk-in shower in Master Bedroom.
3. Brushed, single lever nickel faucets in all bathrooms.
4. Quartz vanity countertops with porcelain undermount rectangular sinks.
5. Decorative lighting and mirrors in all bathrooms.
6. White acrylic bathtubs in all bathrooms, as per plan.
7. Privacy locks on all bathroom doors.
8. Ceramic wall tile for tub/shower enclosure(s).
9. Porcelain shower floor tile in shower stalls.
10. Bathroom accessories to include, brushed nickel towel bar and toilet tissue holder.

INTERIOR TRIM

1. Colonial interior passage doors throughout finished areas.
2. Flat stock baseboards throughout.
3. Flat stock trim casing on all swing doors.
4. Brushed nickel finish lever handles on all interior doors in finished areas, as per plan.
5. Wire shelving installed in all closets.

LAUNDRY

1. Laundry tub installed in laundry area.
2. Pre-plumbing and wiring for washing machines, dryers.

ELECTRICAL

1. Décora style switches and receptacles throughout finished areas.
2. 70 Amp service with circuit breaker type panel.
3. All wiring in accordance with JS 21 Standards &* NEC 2015.
4. Ceiling fan light fixture combo in living room, dining room, and all bedrooms, as per plan.
5. Ceiling mounted light fixture(s) in kitchen, laundry room.
6. 8-Cable TV rough in locations.
7. 8-Telephone rough in locations.

PAINTING

1. Flat latex paint, one color throughout, on interior walls throughout finished areas.
2. Interior trim and doors to be painted with white semi-gloss paint.
3. White painted rafter ceilings in all finished areas.

FLOORING

1. 24"x24" porcelain matte-finish ceramic floor tile throughout interior areas, front porch and back patio.

ADDITIONAL FEATURES

1. Rafter cathedral ceilings.
2. Reinforced poured concrete walls.
3. 2 car parking.
4. Eco-friendly sewage disposal.
5. Underground utility services to preserve a clean community streetscape.
6. Pre-piped for AC in bedrooms.

COMMON AMENITIES

- 24/7 Gated Security
- Club House
- Multi-Purpose Courts
- Infinity Pool
- Indoor Gym
- Games Room
- Outdoor Grilling Station
- Conference Room
- Arts & Crafts Room
- Yoga Sun Deck
- Reading Deck
- Library
- Jogging Trails
- Rental Property Management Services

PARADISE CLUB AMENITIES

- Errand & Delivery Services
- Airport Shuttle Services
- Golf Club
- Beach Club
- Restaurants
- Spas
- Adventure & Tour Companies





AN AMENITY RICH COMMUNITY

RECREATION

1. Bamboo Beach
2. Harmony Hall Art Gallery
3. James Bond Beach
4. Mystic Mountain
5. Dunn's River Falls & Park
6. Dolphin Cove
7. Fern Gully
8. Irie Blue Hole
9. Cranbrook Flower Forest & Riverhead Adventure Trail

SHOPPING

10. Ocean Village Shopping Centre
11. Ocho Rios Market

EDUCATION

12. Ocho Rios High School
13. Boscobel Primary School

CHURCHES

14. Holy Trinity Anglican Church

RESTAURANTS

15. Midtown Grill
16. Sugar Pot Ruins Beach and Restaurant
17. Garden Grill
18. Spring Garden Cafe & Seafood Grill

HOTELS & GOLF

19. Couples Tower Isle
20. Beaches Ocho Rios Resort & Golf Club
21. Golden Eye Hotel

ENRICHING OUR COMMUNITY THE BOSCOBEL INFANT SCHOOL PROGRAM

We've always believed in supporting the communities our developments are built in. After all, we are members of those communities too. And what better way is there to give back to a community than by improving the lives of its children? This is why Edgehill Homes proudly donated 100% of the cost to build a kindergarten next to the primary school just 3 km from the Gates of Edgehill, and ensured that annual donations to support the school will continue, stewarded by Food For The Poor Jamaica. Residents are welcome to volunteer their support (though they are in no way obligated) to the Boscobel Infant School Project, and to take pride in knowing that by choosing the Gates of Edgehill they are helping to create a better future for Jamaica.





Edgehill Homes is responsible for the development of, as well as the conception, planning and negotiation for the Gates of Edgehill. Dedicated to the enhancement of the Parish of St. Mary, Edgehill Homes is proud to participate in the creation of a community that enhances the area.



Morrison Financial is one of Canada's longest standing private finance firms, and is responsible for financing the Gates of Edgehill project. With roots in traditional asset based lending, they have expanded into several different areas, becoming one of the largest and most diverse private financiers in Canada. They believe in providing more than just capital; their financing and investment approach is disciplined and prudent, but flexible in terms of providing creative solutions for clients.



Dunsire Developments is a turnkey Canadian Homebuilder, servicing clients with their development projects from start to finish. Dunsire is dedicated to bringing communities to life by constructing homes that are well built, environmentally mindful and value conscious. At Gates of Edgehill, Dunsire is the owner's representative tasked with overseeing and approving major aspects of the development from contracts, budgets, negotiations, supplier relations, sales, marketing, PR and strategic insight. Over the years, their strong corporate values and commitment to excellence has resulted in trusting partnerships with homebuyers. They believe people don't just purchase a home, they purchase a lifestyle, which Dunsire enhances through attention to detail and quality workmanship.

info@edgehillhomes.com | edgehillhomes.com

PROUDLY BROUGHT TO YOU BY:

