



Avenue
Townhomes

AVALON

Urban
Townhomes



Welcome to Avalon —
the heart of Orléans.

Come home to a neighbourhood over
20 years in the making that has brought
over 5,000 families closer together.

Avalon grows with
thoughtfully designed
homes carefully crafted to
bring joy and well-being for
generations to come.



It's all within reach

From transit to shopping, entertainment and recreation, schools and parks — both within and surrounding the neighbourhood — Avalon homeowners enjoy easy access to everything Orléans has to offer.



Live well

Intertwined with walking and running paths, water features, parks and green spaces, design an active, healthy lifestyle in Avalon. It's here to be enjoyed.



Relax in an environment
carefully designed with your
well-being in mind



Live comfortably thanks to
the latest in construction
technologies



Build lasting community
connections with
neighbours



Breathe easier
with the latest
fresh air systems



Nurture a healthy, active
lifestyle with parks and
green spaces



Embrace personal
comfort with Smarter
Home technology



Feel energized in
brightly lit open-concept
living spaces

AVALON
AQUAVIEW

Where convenience meets nature

Stay connected to the things that matter in a community of thoughtfully designed homes on premium lots nestled around manicured pathways and parks that surround the community's central water feature.



Aquaview Pond



heart

Here, nature is right at the doorstep of Avalon Aquaview, and life's necessities are never out of reach. Intertwined walking and running trails offer families an active, healthy lifestyle from day one and convenient, family-favourite amenities all within a short distance between Tenth Line and Innes Road.

home



The Downing



From frame to finishes — have it all

A thoughtfully designed home is just the beginning of life in an Avalon community. Choose from our full collection of bright and dynamic floorplans, superbly crafted with open, connected space for joyful gatherings and carefully considered exteriors for beautiful curb appeal.

Larger windows
for brighter rooms

Convenient,
contemporary living

Designed with your
well-being in mind

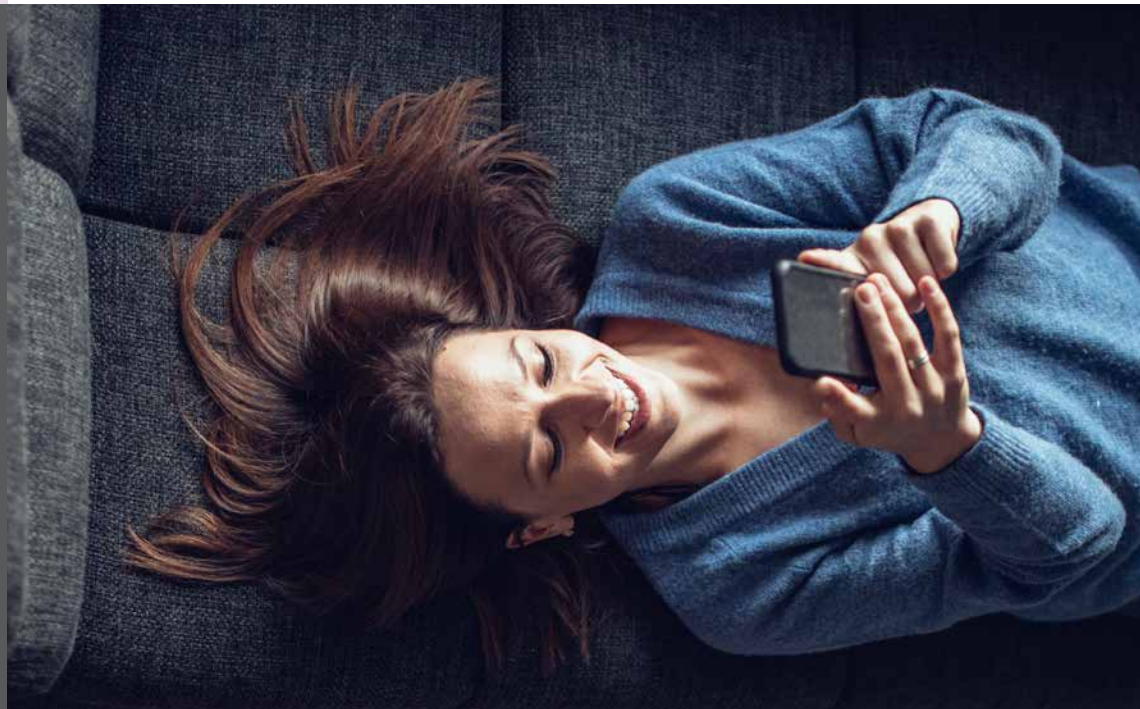


Designed for life

Select inspiring finishes and striking fixtures with the help of our experts at the Design Centre.

Smarter Homes

Track and control the comfort and performance of your home from a single intuitive mobile app wherever you are, whenever you want.





Avenue Townhomes

Generous windows and open living space come together in an Avenue Townhome, designed to suit your lifestyle.

AVALON



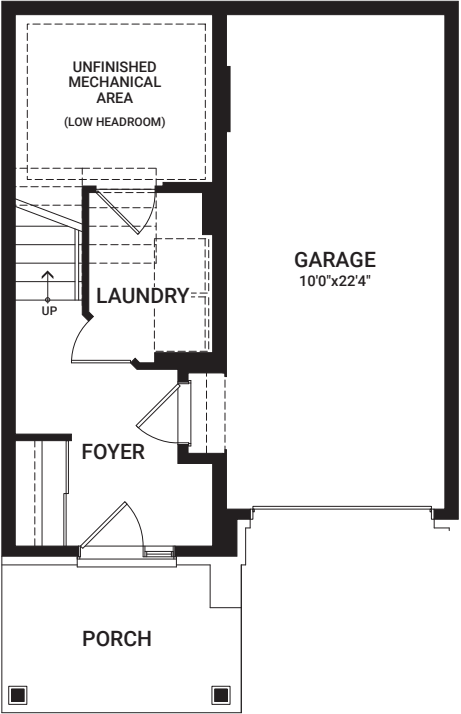
Avenue Townhomes

Abbey

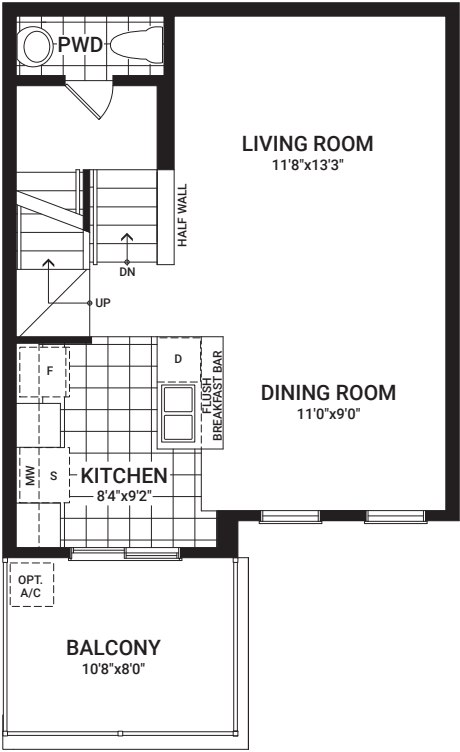
1,154 sq. ft.



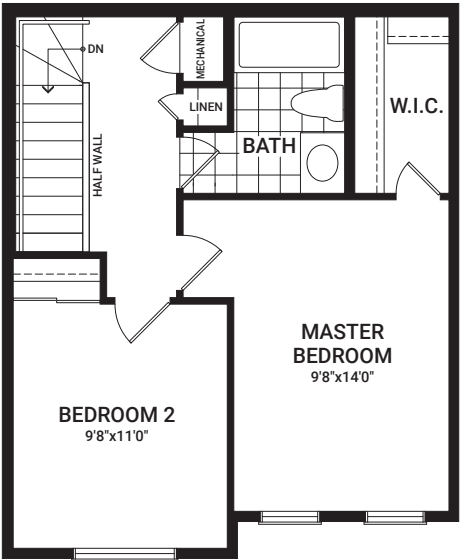
MAIN FLOOR



SECOND FLOOR

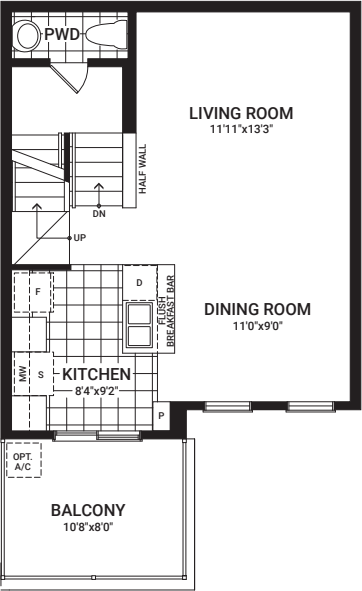


THIRD FLOOR

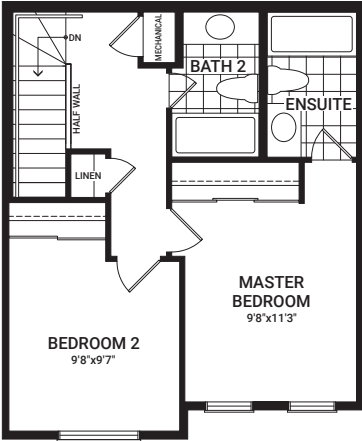


Flex Plans

OPTIONAL KITCHEN PANTRY



OPTIONAL THIRD FLOOR PLAN WITH ENSUITE



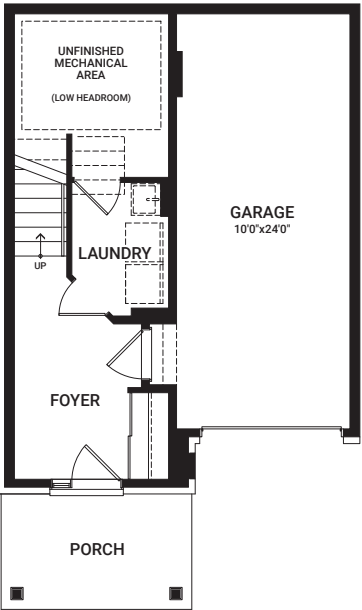
All plans, dimensions, and specifications are subject to change without notice. Actual usable floor space may vary from the stated floor area. Column locations, window locations, and sizes may vary and are subject to change without notice. Renderings are artist's concept only. E.&O.E. January, 2020

Broadway

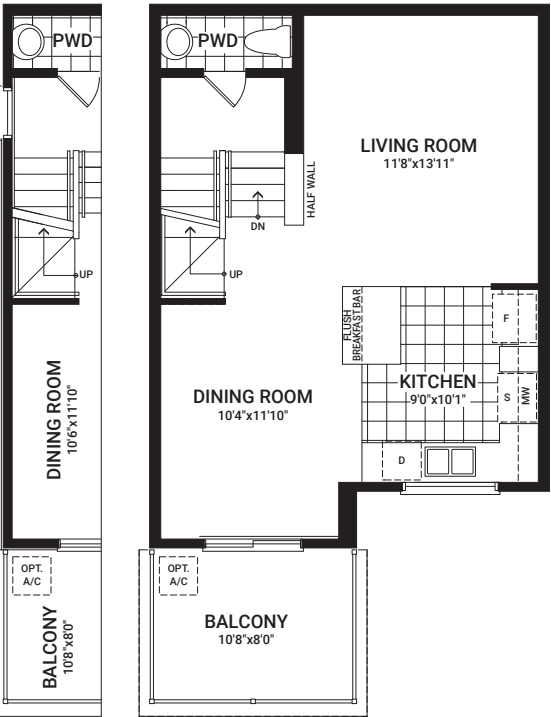
1,268 sq. ft.



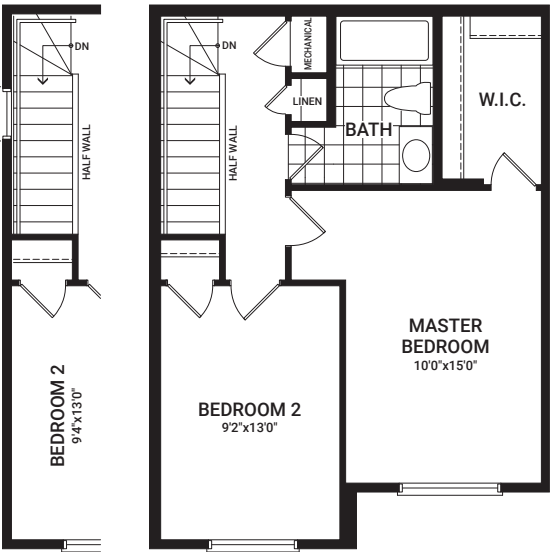
MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

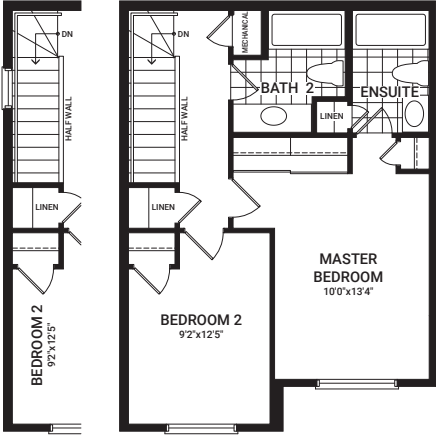


END UNIT

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Flex Plans

OPTIONAL THIRD FLOOR PLAN WITH ENSUITE



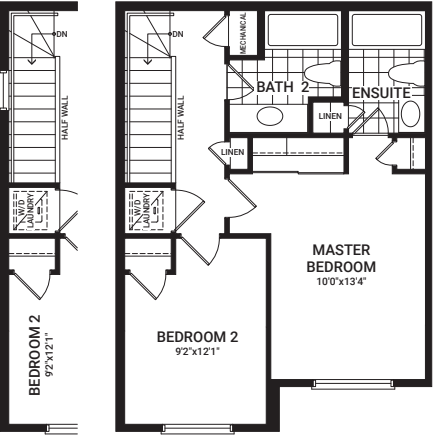
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OPTIONAL THIRD FLOOR PLAN WITH LAUNDRY



END UNIT

OPTIONAL THIRD FLOOR PLAN LAYOUT A



END UNIT

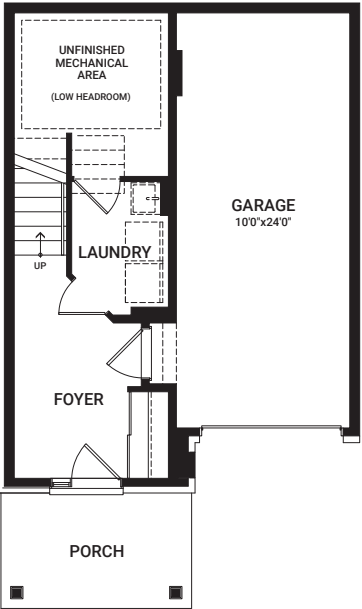
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Canal

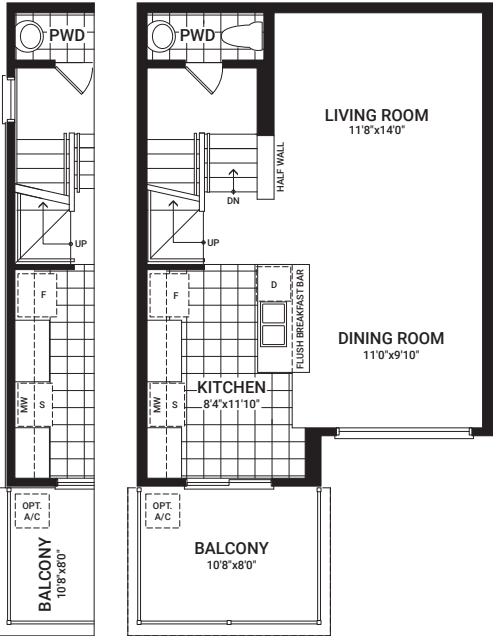
1,268 sq. ft.



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

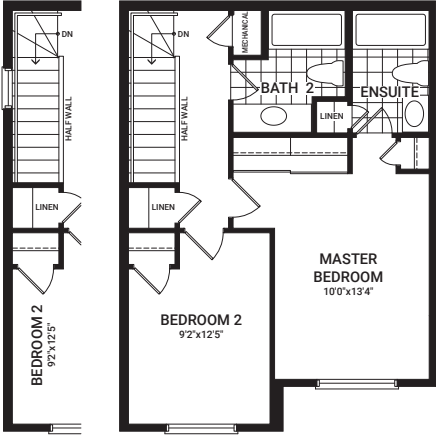


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Flex Plans

OPTIONAL THIRD FLOOR PLAN WITH ENSUITE



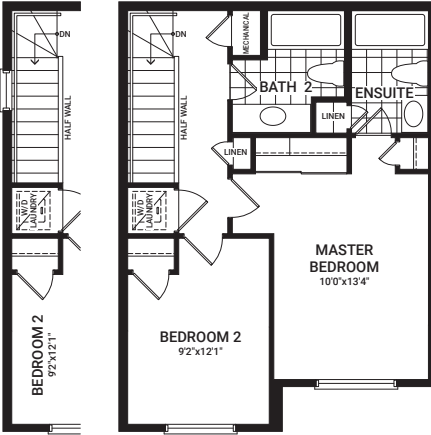
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OPTIONAL THIRD FLOOR PLAN WITH LAUNDRY



END UNIT

OPTIONAL THIRD FLOOR PLAN LAYOUT A



END UNIT

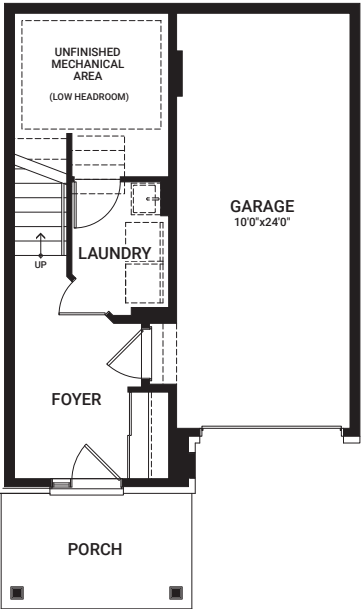
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Downing

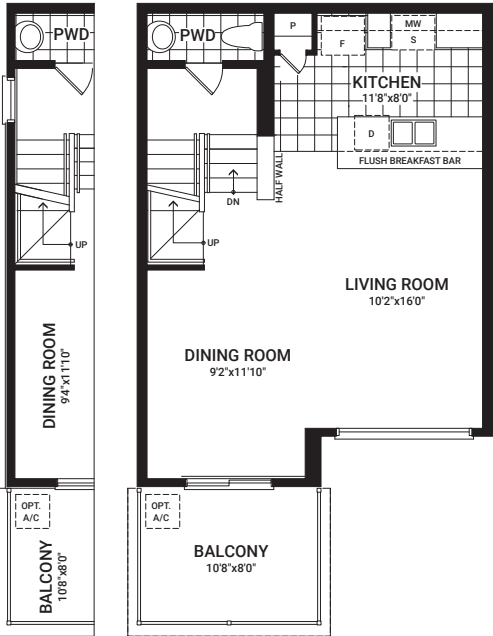
1,268 sq. ft.



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

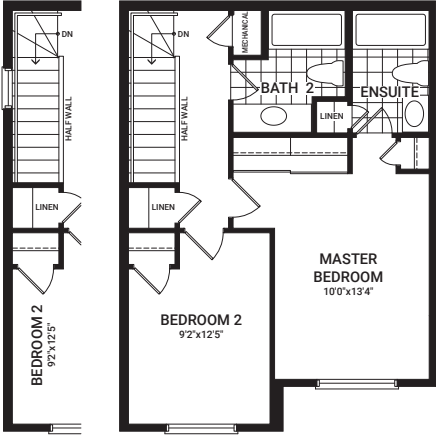


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Flex Plans

OPTIONAL THIRD FLOOR PLAN WITH ENSUITE



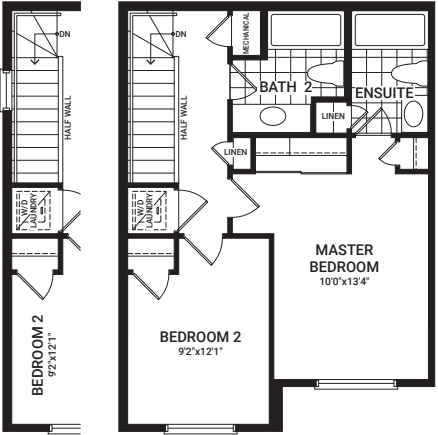
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OPTIONAL THIRD FLOOR PLAN WITH LAUNDRY



END UNIT

OPTIONAL THIRD FLOOR PLAN LAYOUT A



END UNIT

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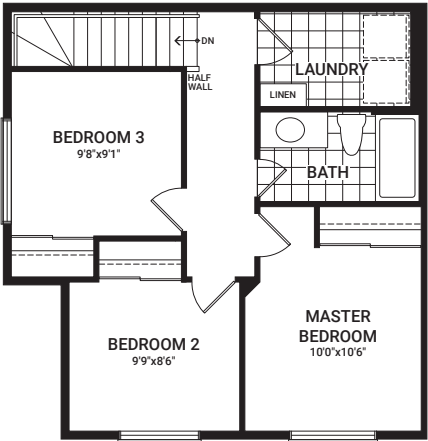
Madison Corner

1,382 sq. ft.



Flex Plans

OPTIONAL THIRD FLOOR LAUNDRY PLAN
(SECOND FLOOR LAUNDRY BECOMES STORAGE CLOSET)



OPTIONAL THIRD FLOOR WITH ENSUITE



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Urban Townhomes

Contemporary Urban Townhomes make a statement in Avalon, using bold stone and richly coloured vinyl cladding for maximum exterior style with minimal upkeep. Inside, the open-concept layout is taken to new heights in these 3-storey homes with space for comfortable living and dining areas, a generous balcony, 3 bedrooms, and double-car garage.

AVALON

End

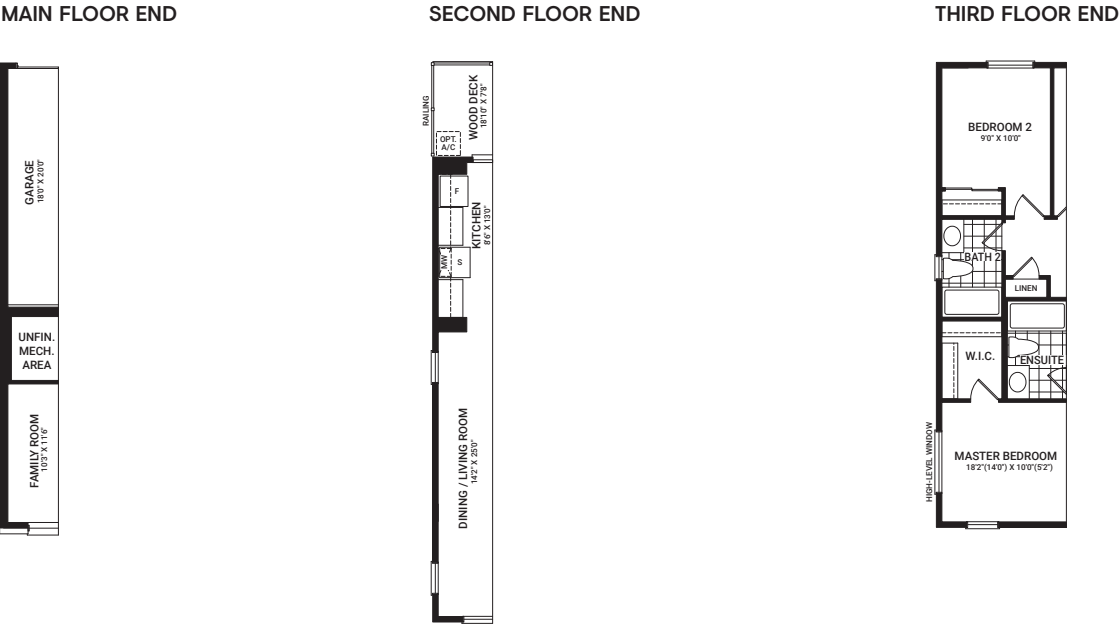
Interiors

End



Aberdeen

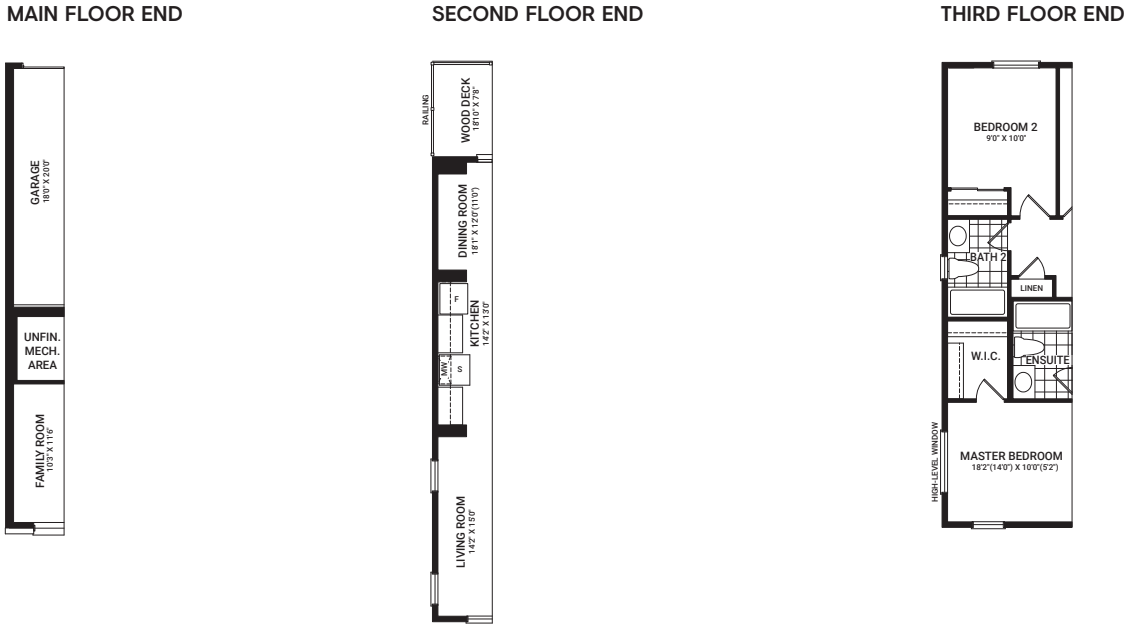
1,809 sq. ft. | Interior



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Grey

1,809 sq. ft. | Interior



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Homes and communities designed for a life well lived

Purchasing a home is one of the most important decisions you'll ever make. We're happy to offer each of our homeowners over 65 years of dedicated and committed building experience so you can make that decision with confidence.

At Minto Communities Ottawa, we're building better places to live, work, and play — one home and one relationship at a time. We have an ongoing investment in the health of this city's residents and the

communities they call home. It's all about the special moments for us. We've built homes across Ottawa for generations, but what we're most proud of is the connections we've made with our homeowners and sharing the excitement of handing over a new set of keys.

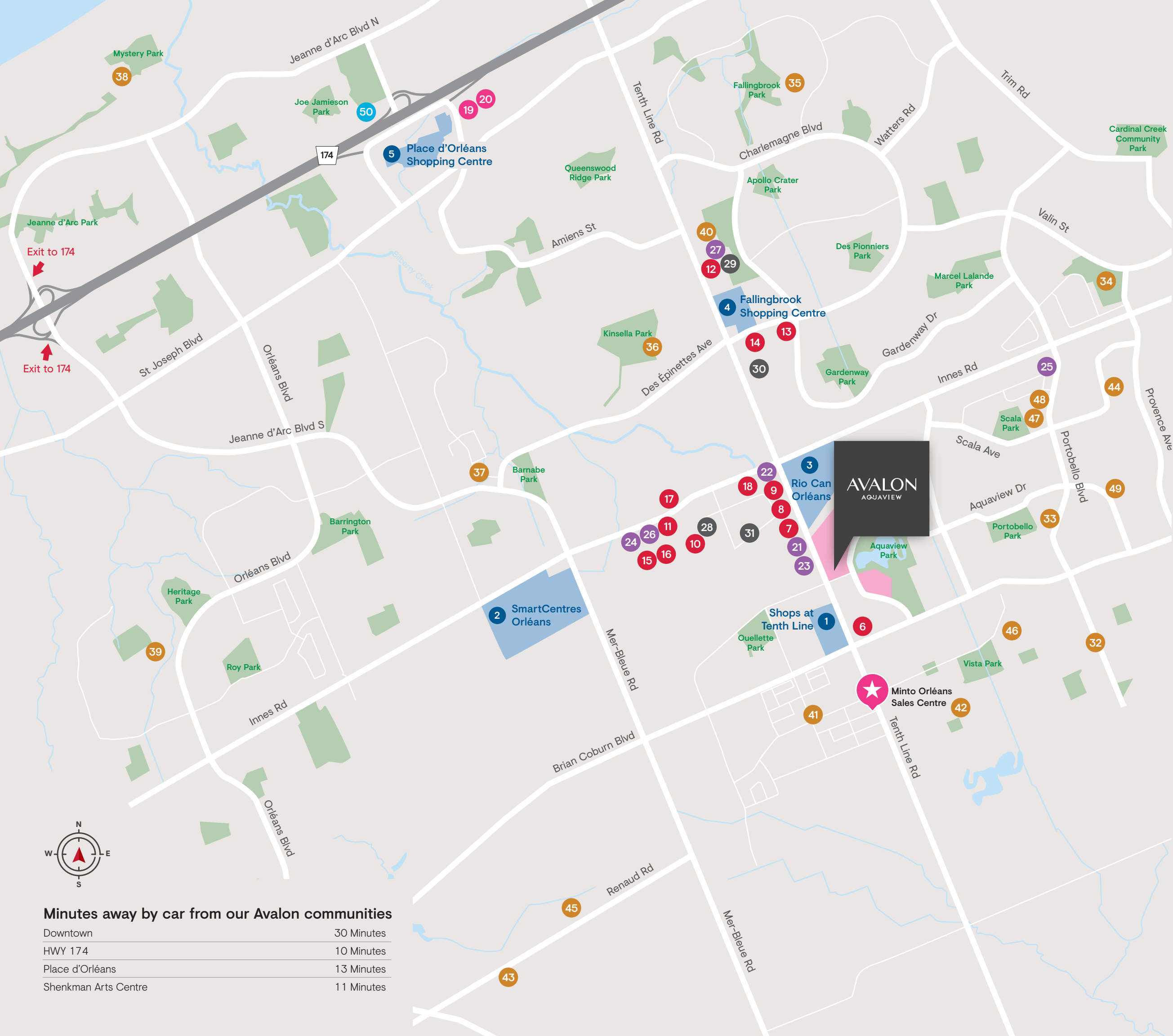
We are part of Minto Group, a home builder, developer, property and investment manager for over 65 years that began here in Ottawa and has since grown to Toronto and the GTA, London, Calgary, Edmonton, and Florida, USA.

CALGARY | EDMONTON | FLORIDA | TORONTO & GTA | LONDON | OTTAWA

Our homes are designed and built for the way you live, where life's necessities are close at hand — often just a walk away.

Proud supporters of the Children's Hospital of Eastern Ontario (CHEO)





Minutes away by car from our Avalon communities	
Downtown	30 Minutes
HWY 174	10 Minutes
Place d'Orléans	13 Minutes
Shenkman Arts Centre	11 Minutes

Legend

SHOPPING CENTRES

1. **Shops at Tenth Line**
BMO Bank of Montreal
Sobeyes
Beer Store
Mr. Lube
Little Caesars Pizza
Persis Grill
Anytime Fitness
St. Louis Bar and Grill
RBC Royal Bank
And more...

2. **SmartCentres Orléans**
Walmart Orléans Supercentre
Wendy's
Boston Pizza
Payless ShoeSource
EB Games
Shoppers Drug Mart
Bell
PetSmart
Popeye's Supplements
Best Buy
Dollarama
Canadian Tire
McDonald's
And more...

3. **RioCan Orléans**
Mandarin Restaurant
Houle Sports
The Home Depot
Burger King
Metro
Kelseys Original Roadhouse
JYSK
Staples
Starbucks
And more...

4. **Fallingbrook Shopping Centre**
Metro
Select Blooms (Florist)
Sushi Village
Dairy Queen
The King Shawarma
Pizza Pizza
Bite Burger House
And more...

5. **Place d'Orléans Shopping Centre**
Freedom Mobile
GoodLife Fitness
Eddie Bauer
Farm Boy
Urban Planet
Rexall Drugstore
American Eagle Outfitters
David's Tea
EB Games
H&M
H&R Block
Hudson's Bay Company
Sport Chek
BMO Bank of Montreal

SERVICES

6. Shoppers Drug Mart
7. Farm Boy
8. M&M Food Market
9. Mattress Mart
10. Real Canadian Superstore
11. LCBO
12. Ottawa Public Library
13. Ottawa Fire Station 53
14. Orléans Home Hardware
15. Winners & HomeSense
16. Value Village
17. Innes Dental Clinic
18. BMO Bank of Montreal

CULTURE & ENTERTAINMENT

19. Shenkman Arts Centre
20. Ottawa School of Art Orléans Campus

DINING

21. The Barley Mow
22. McDonald's
23. Chocolats Favoris
24. Starbucks
25. Broadway Bar and Grill
26. Occo Kitchen
27. The Cross Bar

SPORTS & RECREATION

28. Fit4Less
29. Ray Friel Recreation Complex
30. GoodLife Fitness Ottawa Orléans Tenth Line
31. CrossFit Fortis

SCHOOLS

- Ottawa Carleton District School Board**
32. Summerside Public School
33. Avalon Public School
34. Maple Ridge Elementary School
35. Fallingbrook Community Elementary School
36. Dunning-Foubert Elementary School
37. Henry Larsen Elementary School
38. Cairine Wilson Secondary School
39. Forest Valley Elementary School
40. Sir Wilfrid Laurier Secondary School

Ottawa Catholic School Board (French)

41. École élémentaire catholique Notre-Place
42. École élémentaire catholique Alain-Fortin
43. École élémentaire catholique Notre-Dame-des-Champs
44. École élémentaire catholique De La Découverte
45. Collège catholique Mer Bleue

Ottawa Catholic School Board

46. St. Dominic School
47. St. Theresa Catholic School
48. Portobello School Age Program

Public School Council of Eastern Ontario (French)

49. École élémentaire publique Des Sentiers

TRANSIT

50. OC Transpo - Orléans Park & Ride

★ Minto Orléans Sales Centre

Thank you for visiting.

AVALON

Business Card

Business Card



OTTAWA
BUILDER
OF THE YEAR
2019

AVALON

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