

OAKVILLAGE

CONDO 1



minto
Communities

Come home.

It's the feeling of belonging – in an environment, in a space and in a community. It's more than just where you live, but more importantly how you choose to live.



embrace a naturally beautiful lifestyle

Imagine all the beauty of nature in sync with a bounty of urban comforts. Inside and out, Oakvillage Condos offer a complementary lifestyle with a natural kinship to community. As part of a thoughtfully designed master-planned development, you will feel at one in an environment created as an extension of your life. From pedestrian-friendly walkways connecting you to nature throughout the community to urban conveniences, such as a planned retail complex right outside your doorstep – this is inspired living at its best.



essentials
for your best life

SOCIAL LOUNGE

LOBBY

Oakvillage

Welcome home to an environment and ambiance of pure elemental design. Thoughtfully created to blend the palette of nature with stylized urban distinction, your lobby features a comfortable lounge, fireplace and stunning view of the landscaped amenity space at your doorstep. The Social Lounge invites a welcoming space, complete with cozy seating and a catering kitchen. Spacious and stylishly designed for comfort, it's available for hosting private functions or simply dropping in to relax or hangout with your friends.

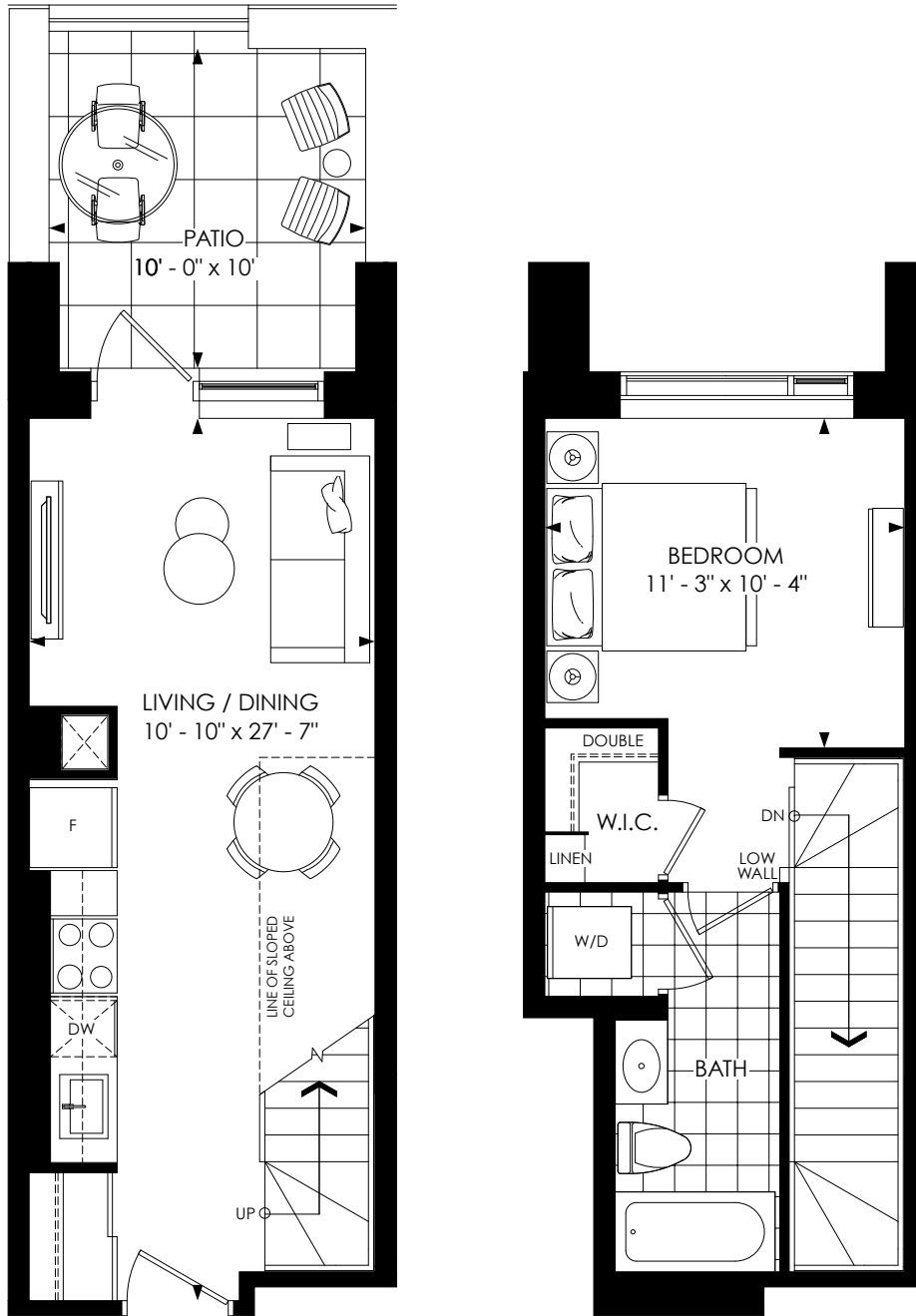


Celebrate your urban lifestyle with private amenities that deliver exceptional convenience to your life. Define your healthy workout in a fitness centre equipped with the latest equipment.

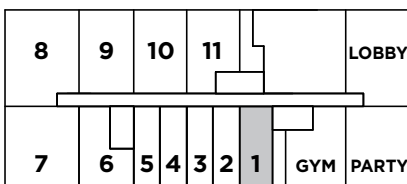
THE SUITES

OAKVILLE 1B-658

Interior 658 sq. ft. | Exterior 100 sq. ft. | Total 758 sq. ft.
one bedroom | one bathroom



FLOOR 1



TRAFALGAR ROAD

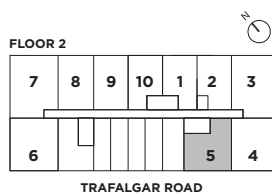
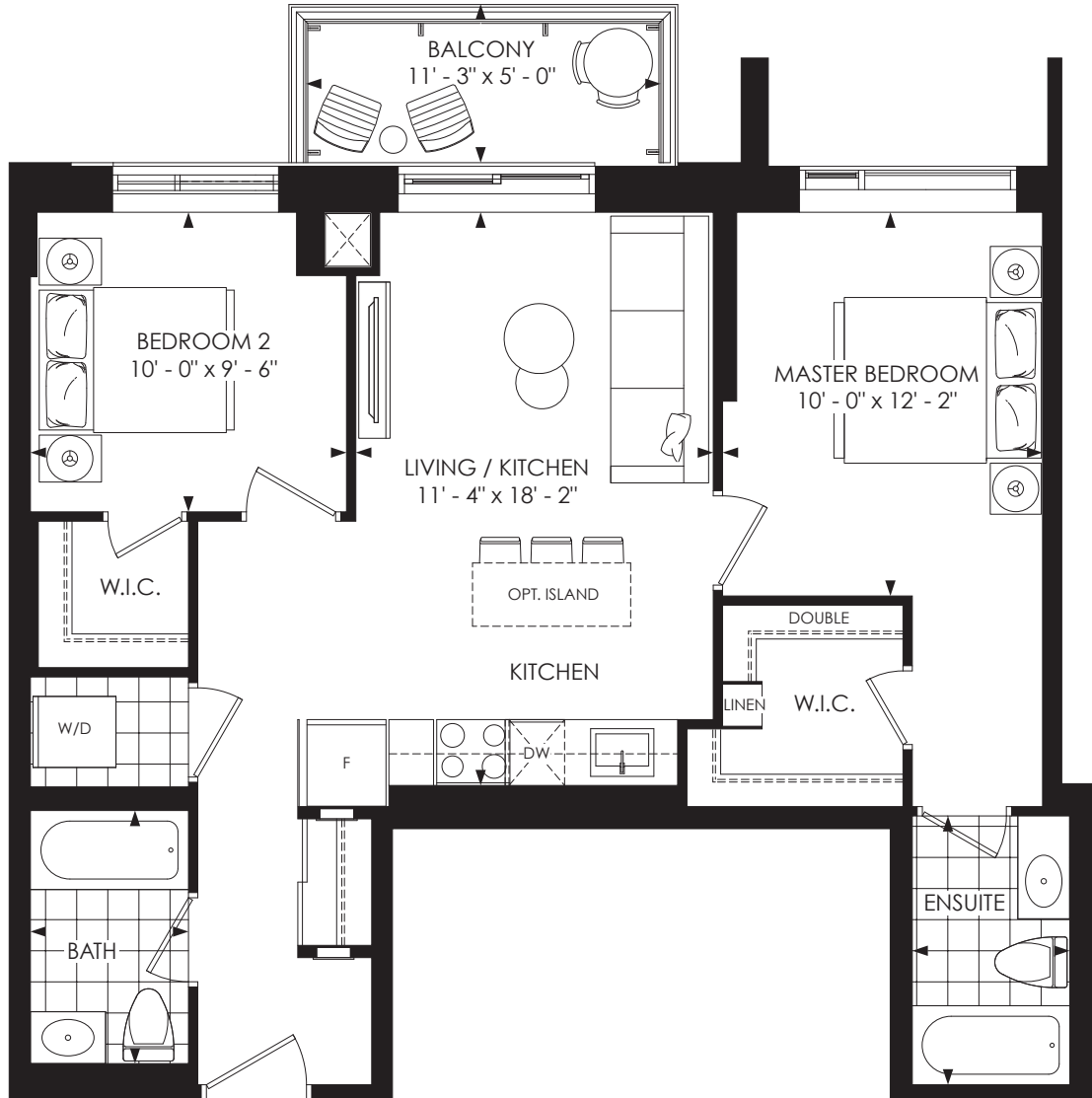
All plans, dimensions and specifications are subject to change without notice. Actual usable floor space may vary from the stated floor area. Column locations, window locations and sizes may vary and are subject to change without notice. Furniture not included. Renderings are artist's concept only. E. & O. E.

OAKVILLE



OAKVILLAGE 2B-845

Interior 845 sq. ft. | Exterior 55 sq. ft. | Total 900 sq. ft.
two bedroom | two bathroom



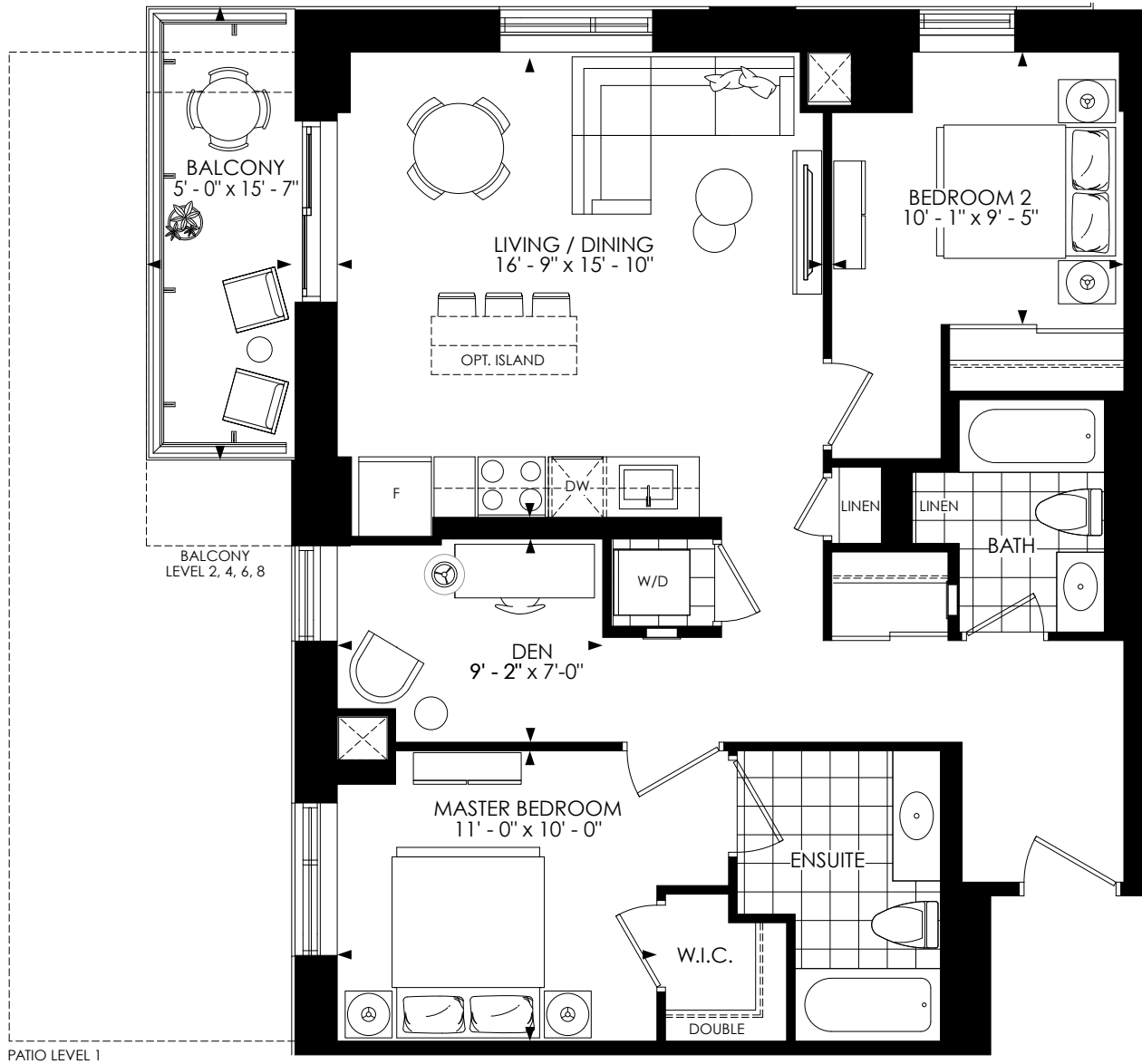
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OAKVILLAGE

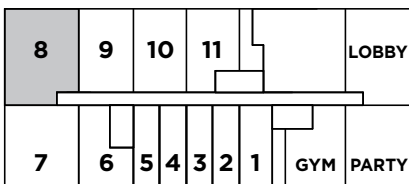


OAKVILLAGE 2D-1012

Interior 1012 sq. ft. | Exterior 340 sq. ft. | Total 1090 sq. ft.
two bedroom + den | two bathroom



FLOOR 1



TRAFALGAR ROAD

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OAKVILLAGE



FEATURES & FINISHES

For more than 60 years, Minto Communities has earned an excellent reputation for building high-quality homes and a legacy of creating superior communities. As an industry leader, Minto Communities continues to incorporate energy-saving innovations in all of our new homes while providing outstanding floorplans and exterior designs.

building features

- The Condo at Oakvillage by Minto Communities is imaginatively designed by Quadrangle Architects.
- Spectacular indoor amenity features designed by interior designers at esQape design.
- Outdoor amenity spaces designed by landscape architect NAK Design Strategies.
- The distinct lobby includes a lounge, featuring a fireplace and a stunning view of the landscaped central plaza below. Located just off the lobby, the property management office and parcel lockers will be available for residents.
- Ground floor amenity space includes a gym equipped with weights and universal cardio equipment, all for use by residents.
- An open-concept social lounge located on the main level includes a state-of-the-art kitchen, sleek living space, and a TV. Available for hosting private functions, this lounge will have direct access to the private outdoor amenities.
- One convenient underground parking spot per suite.
- Extensive bicycle parking for residents located in the underground garage.

sustainable features

- Designed and built with sustainability in mind, the building is registered with the Canada Green Building Council and is targeting LEED® Certified.
- Smart thermostat which enables wireless control from wherever you are.
- LED lighting throughout the building. Energy-efficient, long-lasting and low-maintenance.
- Exclusive selection of low volatile organic compound (VOC) paints, sealants, and adhesives, Green-Label Plus carpet and underlay.
- High-performance mechanical systems ensure the building performs efficiently while providing optimal comfort in all conditions.
- Energy Recovery Ventilator (ERV) promotes improved comfort and interior air quality by exchanging the energy in exhausted air and using it to precondition incoming outdoor air. The system will optimize humidity levels throughout the year while providing fresh, filtered outdoor air to all spaces within the home.
- Suites designed and constructed to be fully compartmentalized. A sample of suites are tested to verify that they are air-tight, reducing noise and odour transfer within the building.

- Motion sensor common area lighting in corridors, stairwells and parking garage reduces lighting levels when areas are not occupied, reducing costs associated with lighting.
- CO2 controlled ventilation in amenity spaces to ensure efficient and comfortable control of air quality in amenity spaces.
- Electric Vehicle (EV) charging infrastructure in parking garage includes increased transformer capacity, empty conduit and junction boxes installed throughout the underground garage.
- CO controlled ventilation in parking garage to ensure efficient and safe control of air quality within the garage.
- Building Automation System (BAS) to monitor, control, and ensure efficient and comfortable operation of building-wide HVAC, lighting and safety systems.

comfort, safety and security

- Each suite will have an individually controlled heating and cooling system that provides year-round heat and air conditioning.
- Submetering of electricity, water and gas, as per applicable plan.
- Convenient condo entry phone system, allowing residence to conveniently welcome guests into the building from their suite.
- All residents will receive an electronic encrypted security fob for access to building, parking garage and residential elevators.
- Network smart lock system, allowing for building entry through your mobile device.
- All main entrances and exits with closed circuit video system.
- Smoke, heat and carbon monoxide detector(s), as per applicable plan.
- Emergency voice communications (EVC) in suite.
- Fire detection, protection and sprinkler systems, as per applicable plan.
- Provision for future stand-alone suite intrusion alarm system, including rough-in for door contact.

living and sleeping area features

- Approximately 10' ceiling heights on the ground floor and approximately 9' ceiling heights on all floors above, except as required for mechanical and electrical or special architectural features.
- Smooth ceiling finish throughout.
- Choice of Level 1 laminate flooring throughout, except in tiled areas, as per applicable plan.
- 2-storey suites to receive stained finish oak stairs, oak veneer stringer and nosing. Stained finish oak handrail with choice of stained finish colonial or square style oak pickets and posts.
- Approximate 4" baseboards with approximate 2 ¼" casing on all interior swing doors throughout.
- Choice of two panel or roman smooth interior painted swing doors, as per applicable plan. One style throughout.
- White flat panel sliding closet doors in bedrooms and in foyer, as per applicable plan.
- Chrome lever on all interior swing doors. Privacy locks on all doors and master bedroom door.
- Laundry areas receive 13"x13" white ceramic tile flooring, as per applicable plan. Laundry rooms combined with entry closet in foyer areas receive laminate flooring to match foyer flooring, as per applicable plan. Laundry rooms located within bathrooms receive porcelain tile flooring to match bathroom flooring, as per applicable plan.
- Stacked energy and water saving front loading 27" white dryer and ENERGY STAR® washer vented to exterior.

kitchen features

- Choice of granite countertops from Level 1 selections.
- Choice of cabinetry from Level 1 selections, including a convenient bank of drawers.
- Choice of backsplash tile from Level 1 selections.
- Single basin undermount stainless steel sink with single lever faucet and convenient pulldown spray.
- Extended 39" upper cabinet height.
- Quality appliances include:
 - Stainless Steel ENERGY STAR® Refrigerator
 - Stainless Steel Electric Smooth Top Range Freestanding
 - Stainless Steel ENERGY STAR® Dishwasher
 - Over-the-range Stainless Steel Microwave Hood Combo

electrical and communications

- Cell phone signal amplifier for quality cell phone reception throughout the building.
- Telephone, cable and high-speed internet access via fibre optic distribution, available in living room, den and bedrooms.
- Ceiling light fixtures provided in foyer, kitchen, bedrooms, living, dining rooms, hallways and den (as per applicable plan).
- Designer selected wall mount light fixture installed above each sink in all bathrooms.
- Exterior duplex weatherproof receptacle on balconies, terraces and patios.
- One (1) USB port.
- Decora switches and plugs.

bedrooms

- Choice of Level 1 laminate flooring.
- Space saving double hanging clothes rod and linen shelving in portion of master closet, as per applicable plan.

master ensuite or main bathroom & second bathrooms (as per applicable plan)

- Choice of Level 1 12"x24" tile flooring.
- Choice of deluxe quality cabinetry from Level 1 selections.
- Choice of granite countertops from Level 1 selections.
- Beveled mirror above vanity.
- Chrome bathroom accessories to include towel bar and toilet tissue dispenser.
- Acrylic soaker tub with 4"x16" ceramic wall tiles to ceiling height as per Level 1 selections.
- Water saving single-lever faucets and shower heads and pressure balanced temperature controlled shower valves included.
- Premium high-performance plumbing fixtures and premium single flush toilets throughout to save water and money.
- Bathroom vented to exterior, through energy recovery ventilator's two-speed fan, while transferring heat energy to the ERV. High-speed setting user-controlled by a bathroom timer.

Prices specifications & materials are subject to availability, substitution and modification without notice at the sole discretion of Minto Communities. Plans & specifications may vary by suite. E. & O.E. April 9, 2019.

There's a
Minto Communities
home that's
made for you.