

OAKVILLAGE

CONDO 2



minto
Communities

Lifestyle.

It's a way of living.
It's part personality,
part possessions and
full of possibilities.

It's an attitude, desire,
and connection to how
you want to live in the
world, in your community
and in your home.



a beautiful life embraced by nature

Contemporary, nature-inspired living is calling you home at the exciting new addition of condo living in Oakville's most successful master-planned community. Modern style, spacious suites and wonderful lifestyle amenities invite a quality of life you've always dreamed of.

As part of a thoughtfully designed 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.



happiness is
a full life

LOBBY



Come home to a warm and inviting environment with a natural ambiance of pure elemental design. Enjoy the comfort of an innovative Lobby that includes a flexible and collaborative space to lounge, work and study. Cozy up by the fireplace, watch TV or simply sit awhile, meet and greet friends and relish in the stunning views of the landscaped plaza. Convenience is key with easy access to the Party Room and the Property Management office, plus an automated parcel storage system just off the Lobby available to all residents.



Stretch your limits, go for a spin and engage your energy in a healthy lifestyle. Fitness becomes fun in a spacious Gym with all the latest equipment.



Define your social scene in a stylish, open concept Party Room located on the ground floor that extends out to a beautiful private outdoor terrace. The spacious Lounge features a contemporary design that invites a relaxing ambiance with cozy seating, a fireplace and TV to watch with friends. Plus, enjoy designated space to dine that includes a state-of-the-art kitchen that is available for hosting private events.

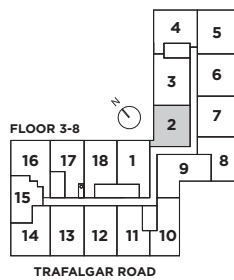
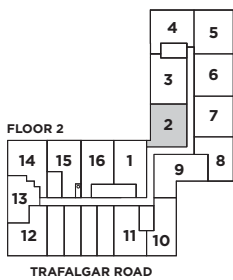
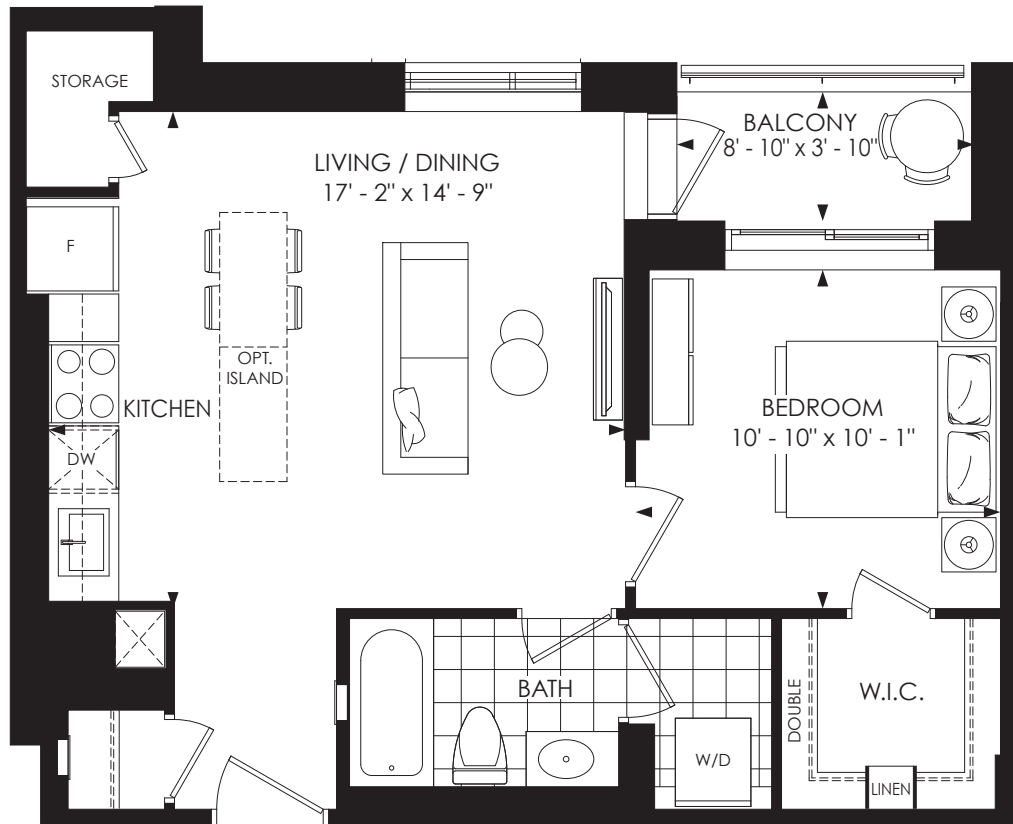


Escape the everyday to a Rooftop Terrace that inspires a lush life. Connected to the indoor Lounge, extend your celebration outside. Relax in open air day or night, fire up the BBQ to host an al fresco dinner, or hangout around the fire pit with friends. Beautifully landscaped, there are also planting pots available to grow your own vegetables and fruits. Part social scene, part sanctuary, it's all your space to embrace both beautiful views and great times.

LOWER TOWER COLLECTION

OAKVILLAGE 1B-E

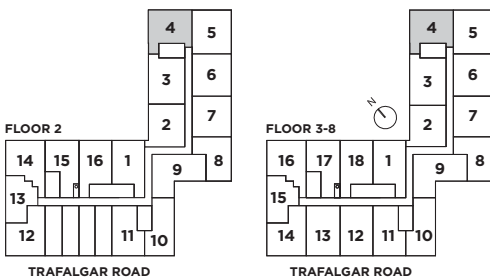
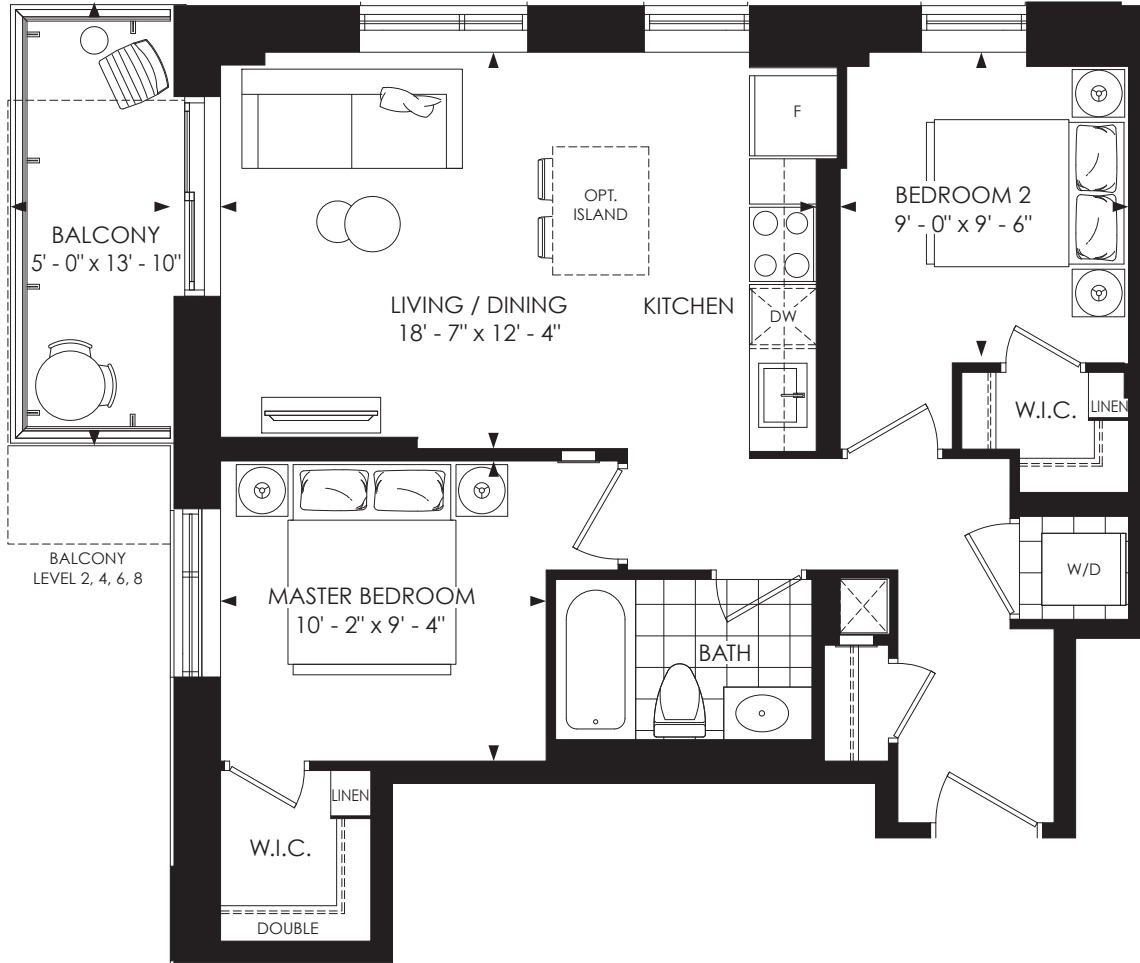
Interior 635 sq. ft. | Exterior 34 sq. ft. | Total 669 sq. ft.
 one bedroom | one bathroom



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.

OAKVILLAGE 2B-A

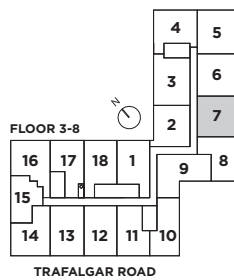
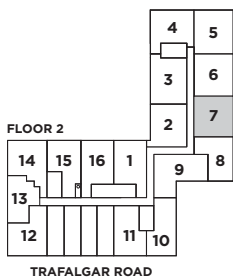
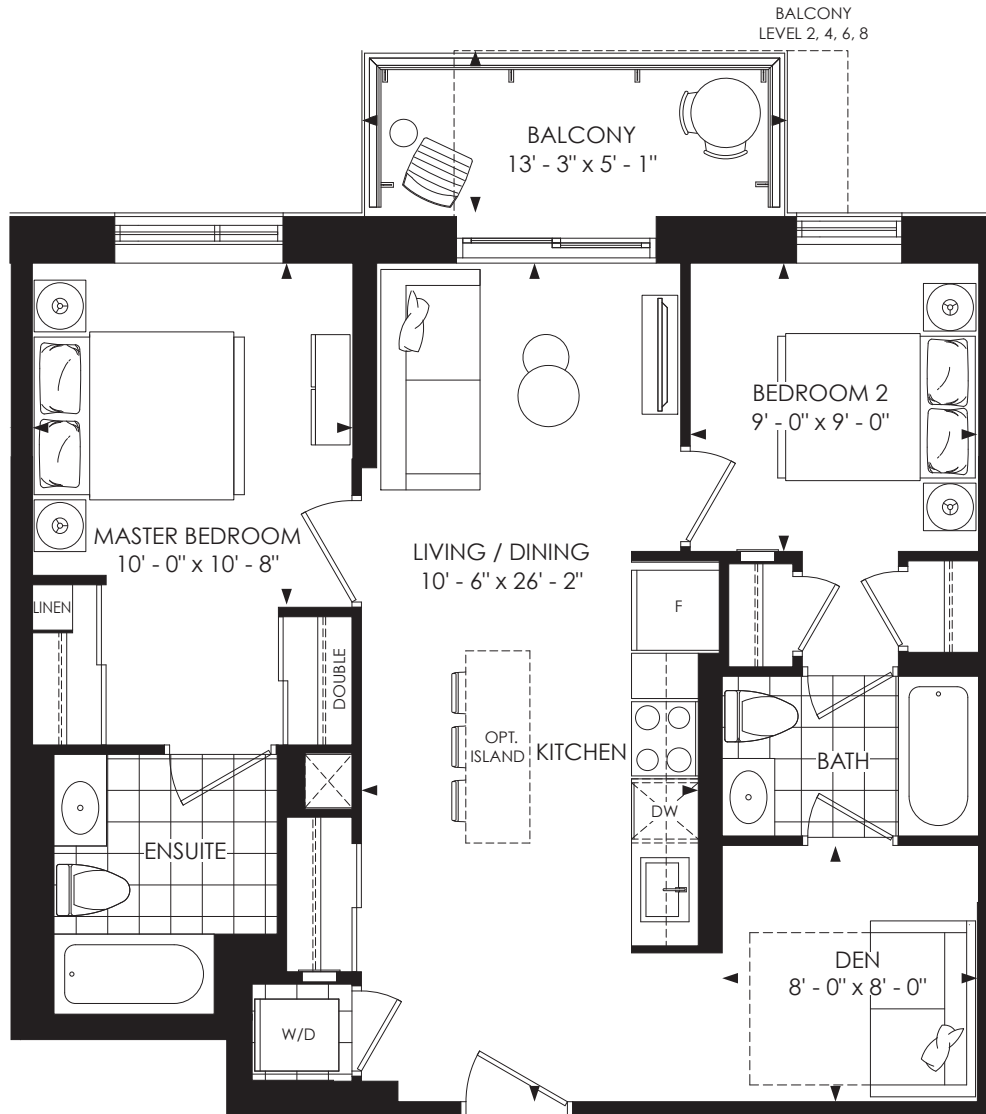
Interior 766 sq. ft. | Exterior 69 sq. ft. | Total 835 sq. ft.
two bedroom | one bathroom



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OAKVILLAGE 2B-C

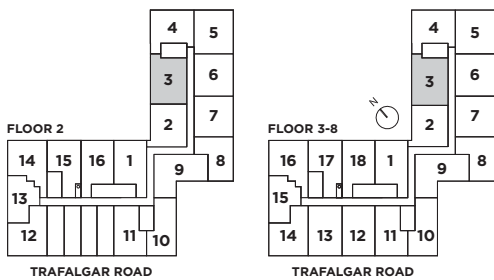
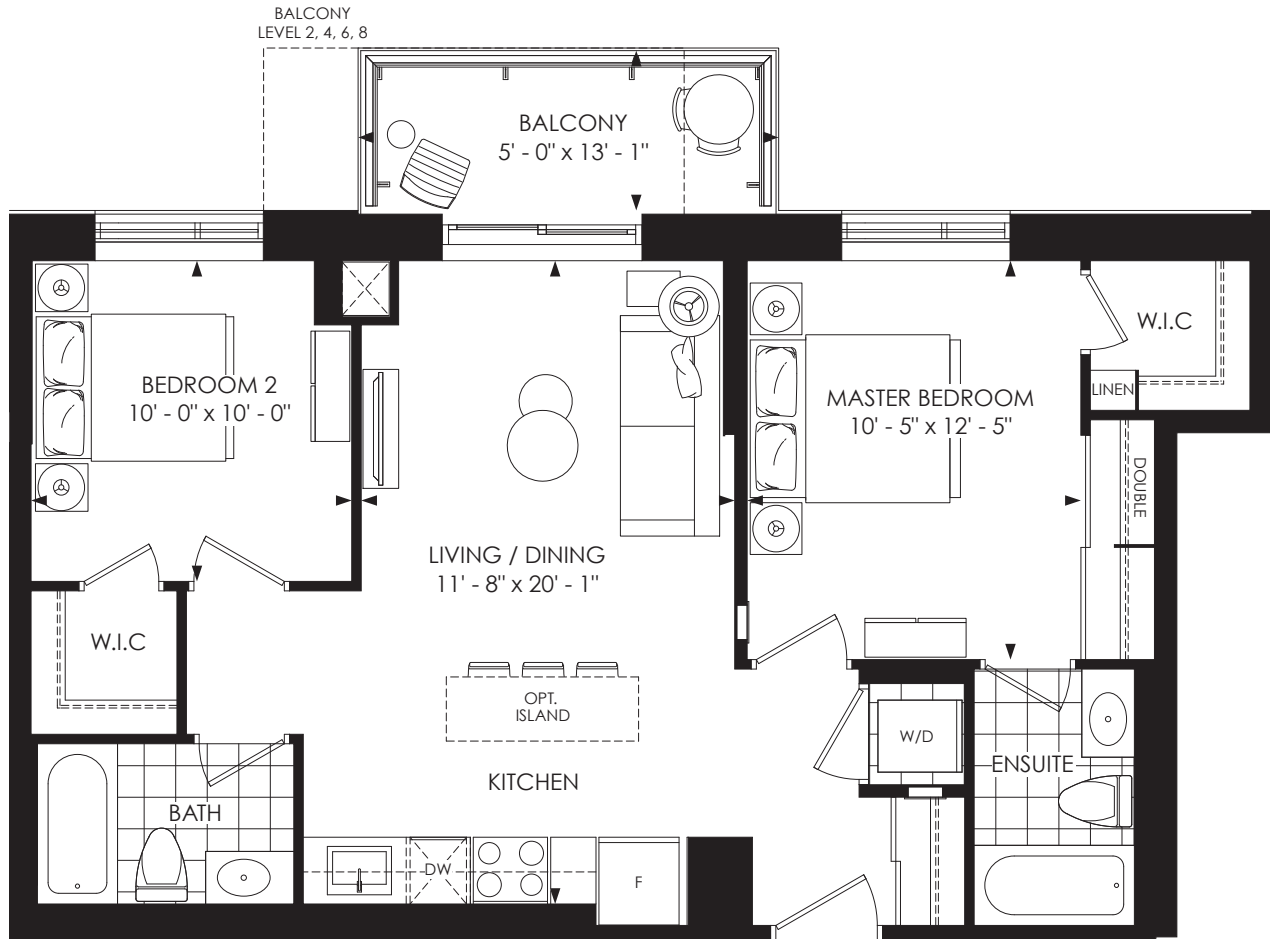
Interior 838 sq. ft. | Exterior 62 sq. ft. | Total 900 sq. ft.
two bedroom + den | two bathroom



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OAKVILLAGE 2B-D

Interior 845 sq. ft. | Exterior 65 sq. ft. | Total 910 sq. ft.
two bedroom | two bathroom



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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 2 at Oakvillage by Minto Communities is a 20 storey building imaginatively designed by Quadrangle Architects.
- Spectacular indoor amenity features designed by interior designers at esQape design.
- Outdoor amenity spaces and rooftop designed by landscape architect NAK Design Strategies.
- The distinct Lobby includes a flexible and collaborative space for lounge, work and study, featuring a fireplace, TV and a stunning view of the landscaped central plaza.
- Located just off the Lobby, the Property Management office and convenient automated parcel storage system will be available for residents.
- Ground floor amenity space includes a Gym equipped with weights and universal cardio equipment, as well as ample space to perform stretching exercises.
- The open concept Party Room located on the main level includes a state of the art kitchen with integrated appliances, a sleek living space and TV. Available for hosting private functions, this room offers direct access to the Lobby, as well as the Private Outdoor Terrace.
- Rooftop indoor Lounge amenity located on the 9th floor features a kitchen, dining and lounge space with fire place and TV. The Lounge extends to the beautifully landscaped outdoor terrace featuring BBQ, dining and lounge spaces, complemented by surrounding views of South Oakville.
- One convenient underground parking spot per suite.
- Extensive bicycle parking for residents located in the underground garage.

sustainable features

- 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

- SmartONE Smart Home System in-suite and through mobile app:
 - 1 Digital Touch-screen Wall Pad in-suite for residents to interact with home and community
 - Digital Door Lock
 - Integrated Suite Security including door contacts and motion sensor for terrace/ground floor suites
 - Security Monitoring
 - Remote Visitor Management
 - Thermostat Control
 - Community Messaging and Notification System
 - Integrated Alarm Notification – locally sourced smoke detector.
- Each suite to have individually controlled heating and cooling system that provides year round heat and air conditioning.
- Submetering of electricity, water and gas, as per applicable plan.
- All main entrances and exits with closed circuit video system.
- Smoke, heat and carbon monoxide detector(s), as per applicable plan.
- 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 Freestanding Range
 - 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 weather proof 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.

All dimensions are approximate and subject to normal construction variances. Sizes and specifications are subject to change without notice. E. & O. E. May 24, 2019

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



Illustrations are artists' concept and are subject to change without notice. E.&OE.