



Welcome to Gordon Square III Condominiums

The Tricar Group is the developer and builder of Gordon Square, a premier three-building condominium community in Guelph's highly sought-after south end. Just steps from shopping, dining, entertainment, and all the conveniences your lifestyle demands, this prime location offers the perfect blend of urban living and accessibility.

This final phase 8-storey residence showcases striking architecture with a distinguished brick podium, expansive terraces, and private balconies — featuring 181 spacious suites complemented by premier social and recreational amenities designed for elevated living.

General Information

Can I buy additional parking spaces?

The purchase price of all suites will include 1 single underground parking space.

Based on availability, one (1) additional single parking space can be purchased for \$40,000. There is also a limited number of Tandem Spaces (2 Cars) for an additional \$15,000. Purchase of an additional parking space is available to suites **over 1,275 square feet**. There are 7 accessible parking spaces, these may be available to buyers with a registered Accessible Parking Card. Speak with a Sales Representative for further details on exclusive use.

Are there electric vehicle (EV) parking spaces available?

There are 20 electric vehicle parking spaces located in the under ground parking garage and will be equipped with a Level 2 charger. Should you wish to upgrade your included parking space to an electric vehicle parking space, the upgrade cost will be \$10,000. If you are interested in purchasing an additional single electric vehicle parking space, the cost will be \$50,000.

Is there visitor parking?

There are 26 secured visitor parking spaces located inside the parking garage. Additional visitor parking is located throughout the shared driveways and outdoor parking areas for all towers.

How many elevators are there?

The building features two high-speed elevators.

Where do I park my bicycle?

Secured bike storage rooms are part of the common elements and are located within the parking garage. They are available for use by all residents on a first come, first served basis.

Are there storage lockers?

Yes. Storage lockers are available for purchase. Small lockers are priced at \$4,500, medium sized lockers at \$6,000 and large lockers at \$7,500. Based on availability.

What social & recreation amenities will be available?

- Expansive social lounge and billiards room
- Professionally appointed fitness centre with cardio and weight equipment, as well as stretching areas.
- Comfortable guest suite is available to rent for overnight guests.
- State-of-the-art golf simulator to practice your swing any time of year.
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What is the municipal address of building?

1882 Gordon Street, Guelph Ontario N1L 0P6

When is the first tentative Occupancy date?

Occupancy begins fall 2025, starting on the lower floors.

**What is the exterior cladding of the building?**

Concrete, brick, aluminum framed windows and window wall.

Can heating & cooling be controlled in the suite?

Each suite will include an individual thermostat to control heating and cooling.

What utilities will be metered?

Electricity will be individually metered for each suite.

Tell me about the heating and cooling system

The building is heated and cooled by a central high efficiency boiler and chiller system located on the roof of the building. Each unit is serviced by a 4-pipe fan coil air handler unit.

Are the suites wired for high-speed Internet?

Each suite is pre-wired for communications and electronics including fibre internet. All units are wired for high-speed internet and TV services. Service providers will be Bell and Rogers.

Can I BBQ on my balcony?

The City of Guelph By-Law does not permit a barbecue on a balcony.

How will waste be recycled?

The building will have a tri-sorter system with a chute located on each floor of the building to dispose of, and separately stream organics, waste, and recyclables as per Guelph bylaws.

How will the building be managed?

A third party Property Management company will be hired to manage the building initially, however management is at the discretion of the Board of Directors. There will be a live-in building superintendent at this property.

What is included in the purchase price?

Appliances include a stainless steel counter depth fridge, slide-in stove, dishwasher, over the range microwave, a full-size washer and dryer (stacked or side by side as per plan), window blinds, and one (1) single parking space. All standard finishes are outlined in the Agreement of Purchase and Sale.

What is the monthly condo fee?**What does it include?**

Monthly fees will be approximately \$0.40 per square foot (based upon suite size) and will cover the cost of the centralized heating & cooling supply, water, sewage, building insurance, reserve fund contribution and maintenance of the common areas of the building, among other items.

Is HST included in the purchase price?

For owner occupied suites that will be used as the buyer's principal residence, HST is included in the purchase price with the new housing HST rebate assigned to the builder upon completion. (*Please note some conditions apply – please obtain independent legal and accounting advice). For non-owner occupied suites, the buyer will be required to pay the HST rebate amount to the Builder on completion. The Buyer can apply to the Canada Revenue Agency for an HST new residential rental rebate. (*Please note some conditions apply – please obtain independent legal and accounting advice).

How much are property taxes?

Each suite will be assessed by the Municipal Property Assessment Corporation (MPAC) after the building has been registered. The City of Guelph will then determine the annual taxes based upon the assessed value and municipal tax rate at the time.