



DISCOVER PREMIER CONDO LIVING REDEFINED

THE BUILDING

- 8-storey building with 181 residential suites, the final phase of the premier Gordon Square community
- Located in South Guelph's most desirable, amenity-rich neighbourhood
- Sophisticated lobby with dual high-speed elevators
- Bright, extra-wide hallways lead to all of our spacious suites
- Each suite includes one secured underground parking space. Additional spaces may be available for purchase. EV spaces are available for purchase.
- Secure storage lockers available for purchase
- Secure bike storage located in the underground parking garage

AMENITIES

- Socialize with friends and family in the beautifully furnished billiards lounge with wet bar
- Fully equipped fitness centre with cardio and weight equipment, space for stretching
- A comfortable guest suite is available to rent for overnight guests
- Practice your swing year-round on the world's finest golf courses in the golf simulator

SUITE FINISHES

- Spacious open-concept suites with quality, contemporary finishes
- Porcelain tile through entries, kitchens and washrooms (as per plan)
- Luxury vinyl plank, low allergen flooring throughout suite living areas, including bedrooms
- Generous-sized windows provide expansive views and natural light
- Balconies feature tempered glass and aluminum railings to maximize your view and enjoyment of the outdoor living space
- Energy efficient central heating and cooling system that is individually controlled with programmable thermostats in each suite
- Flat painted ceilings and modern trim

- Pot lights included in the kitchen and living room
- Roller shade blinds included on all windows, with room darkening blinds in all bedrooms

IN-SUITE LAUNDRY

- In-suite laundry with full-size front loading washer and dryer

PREMIUM KITCHENS

- Custom cabinetry with quality hardware and soft close drawers and doors
- Under-cabinet valance lighting illuminates the workspace, while pot lights enhance the breakfast bar
- Elegant quartz counters, premium plumbing fixtures, undermount stainless sinks complete with backsplash
- Stainless steel appliances in each suite including slide-in ceramic top range, over-the-range microwave, counter depth refrigerator, and dishwasher

ENSUITE & BATHS

- Custom-designed vanities with soft close drawers & doors, quartz countertops, premium faucets and frameless mirrors extending full width of vanity
- Bathrooms feature a tub/shower combination and/or stand up shower with glass enclosure (as per plan)
- Select suites include jetted soaker tubs (as per plan)
- All baths and showers are finished with full-height porcelain tile

MULTI-MEDIA & ELECTRICAL

- Pre-wired for communications and electronics, including fibre internet to the suite, and CAT5e data lines for cable and phone services
- Individually metered hydro service for each suite with a 100-amp breaker panel

LIFE & SAFETY FEATURES

- Smoke detectors monitor each suite. All suites are individually sprinklered with a fire suppression system that is electronically monitored and controlled by the centralized fire panel

- Each resident can control visitor access via their phone
- High-definition colour security cameras are stationed at all entrances and include night-vision and live-time recording to a DVR system
- All exterior and garage doors are controlled by an electronic access system
- Barrier-free door operation offers hands-free entrance to residents

GREEN FEATURES

- Eco-friendly green roof that enhances sustainability, improves insulation, and manages stormwater naturally
- Electric vehicle car charging spaces available for purchase
- Energy saving motion sensor lighting in common spaces
- LED lighting throughout
- High efficiency boilers
- Energy star appliances
- Tri-sorter garbage chute on each floor for convenient waste, recycling, and organics separation

