

BRANTHAVEN

THE
GREENWICH
CONDOS AT OAKVILLAGE

Branthaven has re-imagined the homebuilding industry with unique, design-oriented developments. What started as a family business over 50 years ago as a master builder of custom estate homes, has grown into a business of the best home builders in Canada. From stunning single-family homes, executive townhomes, and master-planned communities and condominiums, Branthaven builds in some of the most desirable residential areas of GTA West and Southern Ontario. They appreciate how sophisticated today's home buyer is, and made responsive decisions in homebuilding – pushing toward life-centric designs and purpose-driven living spaces.

Location: Trafalgar Rd and Dundas, North Oakville, within the Oakvillage community.

Neighbourhood: One of the later & most anticipated phases of the very successful Oakvillage community. An area that has already begun its transformation, exploding with development, it has become one of the most coveted among investors and end users alike. Only set to continue to redevelop into a true "Uptown Core", the advantage of purchasing in a building like this is unmistakable. In walking distance to shops, dining and commercial amenities, and minutes to major highways, transportation terminals (including Oakville GO), thousands of acres of parkland, the lakeshore, and downtown Oakville. In the center of one of the provinces best school districts, all while being only 30 mins to Downtown Toronto.

Travel times:

- Downtown Oakville – 12 Mins
- Oakville Go Station – 7 Mins
- Highway 407 – 2 Mins
- Highway 403 – 6 Mins
- Oakville Trafalgar Memorial Hospital – 10 Mins
- Sheridan College – 5 Mins

Building: 20 Storeys

Total Suites: 349

Architect: Kirkor Architects

Interior Design: IIBYIV Interior Design

Suite Types:

- 1 bed, 1bed+den
- 2 bed, 2bed+den
- 3 bedroom
- 2 storey

1 Bed: 460 sq ft. – 625 sq ft.

1 Bed + Den: 570 sq ft. – 750 sq ft.

2 Bed: 685 sq ft. – 960 sq ft.

2 Bed + Den: 845 sq ft. – 1455 sq ft.

3 Bed: 985 sq ft. – 1240 sq ft.

2 Storey Units: 1215 sq ft. – 1455 sq ft.

Unit Mix: Approx. 70% 1 Bed & 1 Bed+Den

Occupancy Date: March 2025

Maintenance Fees: Approx. \$0.61/sqft.

Parking Maintenance Approx \$54.95/month

Locker Maintenance Approx. \$24.95/month

Parking: 1 spot included (2nd spot available to 2B or larger at \$25,000)

Locker: 1 locker included (value \$6,00)

Building Amenities:

On Level 1 of the Building:

- 24 Hour Concierge • a co-working space • media lounge • social lounge • dining lounge • meeting room • fitness area
- pet wash area • outdoor landscaped areas

On Level 13 of the Building:

- outdoor landscaped areas • Rooftop lounge with dining area, fire pits, BBQ, Outdoor theatre

Fresh Thinking™ Features:

- The Greenwich Condos in Oakvillage by Branthaven is designed in collaboration with Kirkor Architects.
- Fully furnished luxurious indoor and outdoor amenities designed by renowned Interior Designers II BY IV Design.
- Direct and convenient access from building to underground parking via building elevators.
- Secure Locker storage rooms conveniently located in underground parking levels.
- Indoor Bicycle storage spaces available for use on a first-come first serve basis.
- Electric Vehicle (EV) charging infrastructure including transformer capacity and charging station rough-in to all resident parking stalls, as per plan.
- Low carbon emission geothermal heating and cooling system offering reliable, low-maintenance operation for the life of the building.
- BH Home Technology™, an innovative and leading edge Smart Home solution providing an integrated building / home access and control system.
- Secure, automated Parcel Management Solution integrated with BH Home Technology™.
- Pet Wash Station, conveniently located on the ground floor with easy access from the interior and exterior of the building.
- 9' smooth ceilings throughout (some exceptions apply) and 10' smooth ceilings on Ground Floor, 12th and Penthouse (some exceptions apply).
- Solid construction and design techniques ensure floor and wall assemblies between suites exceed OBC sound transmission class requirements.