

EXCLUSIVE BROKER FEATURES & PRICING

Kerr Village is Oakville's ultimate neighborhood on the rise and Gemini is the star attraction. Twin 10-storey modern towers exuding elegance and style amidst this rapidly evolving urban community on the south bank of Sixteen Mile Creek and a casual five-minute drive to Oakville's world-class waterfront. Gemini is the ultimate expression of creative modern condominium design. An intricate interplay of light and dark cladding, clean horizontal and vertical lines that intersect at strategically random moments, large windows, spacious balconies and more make Gemini a genuine sight to behold in the heart of the reimagined Kerr Village.

BUILDING AMENITIES	ADDITIONAL FEATURES
<ul style="list-style-type: none"> Stylish lobby with two elevators per tower Pet Spa, Moving Room & Parcel Room for your convenience. State-of-the-art Fitness Studio with cardio & weight equipment. Joint entertainment space with Party Room, Dining Room, Games Room, Sports/Movie Centre & Bar, and Social Lounge. Spacious Rooftop Terrace with BBQ Dining & Outdoor Lounge Areas. 	<ul style="list-style-type: none"> Geothermal heating & cooling systems offer increased efficiency, reduction in electricity consumption, and lower maintenance costs. 1VALET Resident App & Security Features (https://1valet.com/) Typical suites with approximately 9' ceilings, Loft suites with up to 17' ceilings, and Penthouse suites with up to 20' ceilings as per plan. Quality Granite kitchen countertops. 6 Energy Efficient Appliances 24' for regular / 30' for Penthouse & Loft Suites.

SUITE TYPE	TYPE	APPROX. SIZE (SF)	OUTDOOR AREA (SF)	TOTAL SIZE	STARTING FLOOR	STARTING FROM**
Type B	2 BED & 2 BATH	672	44	716	2ND	\$750,990
Type B2	2 BED & 2 BATH	725	91	816	3RD	\$780,990
Type C3	2+DEN & 2 BATH	732	62	794	4TH	\$835,990
Type D	2+DEN & 2 BATH	804	40	844	2ND	\$830,990
Type A	2+DEN & 2 BATH	759	38	797	2ND	\$847,990
Type A3	2+DEN & 2 BATH	803	44	847	7TH	\$902,990
L10	GARDEN LOFT	973	272	1245	1ST	\$1,109,990
L8	WORK / LIVE LOFT	866	241	1107	1ST	\$1,084,990

TENTATIVE OCCUPANCY DATE	DEPOSIT STRUCTURE	MAINTENANCE FEES
January 2026 PARKING \$60,000 \$9,990 LOCKERS WAITLIST PARKING LOCKER COMBO Waitlist	\$5,000 on Signing Balance to 5% 2.5% in 30 Days 5% 2.5% in 90 days 5% 2.5% in 180 Days 5% 2.5% in 240 Days 5% on Occupancy	Approx. \$0.63/Sqft (Excluding Hydro, Water & Gas) Parking: \$59.95/m Large Locker: \$19.95/m Parking Locker Combo: \$79.90/m CAPPED DEVELOPMENT LEVIES 1 Bed + Den \$8,000 2 Bed and Larger: \$12,000 Property Tax: Approx. 1%

*Finishes from Vendor's Standard Samples. Features, promotions and prices are subject to change without notice. Some conditions apply.
 **Please consult a Milborne Sales Representative for details, E.&O.E. September 12th, 2023.

Please make cheques payable to: HARRIS SHEAFFER LLP IN TRUST
 Presentation Gallery
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