

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)	STARTING FLOOR	STARTING FROM**
Type B	2 BED & 2 BATH	672	2ND	\$727,990
Type B2	2 BED & 2 BATH	725	3RD	\$757,990
Type C3	2 + DEN & 2 BATH	732	4TH	\$792,990
Type A	2 + DEN & 2 BATH	759	2ND	\$804,990
Type A3	2 + DEN & 2 BATH	803	5TH	\$849,990
Type A3+	2 + DEN & 2 BATH	835	4TH	\$859,990
Type D	2 + DEN & 2 BATH	804	2ND	\$807,990
L2	WORK / LIVE LOFT	1037	1	\$1,269,990
L7	RESIDENTIAL LOFT	1053	1	\$1,264,990

TENTATIVE OCCUPANCY DATE January 2026 PARKING \$60,000 \$9,990 LOCKERS \$12,000 \$7,000 PARKING LOCKER COMBO Waitlist	DEPOSIT STRUCTURE \$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	MAINTENANCE FEES 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%
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*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. May 23, 2023.

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