



GEMINI  
condos

PURCHASER INSIDER INFORMATION



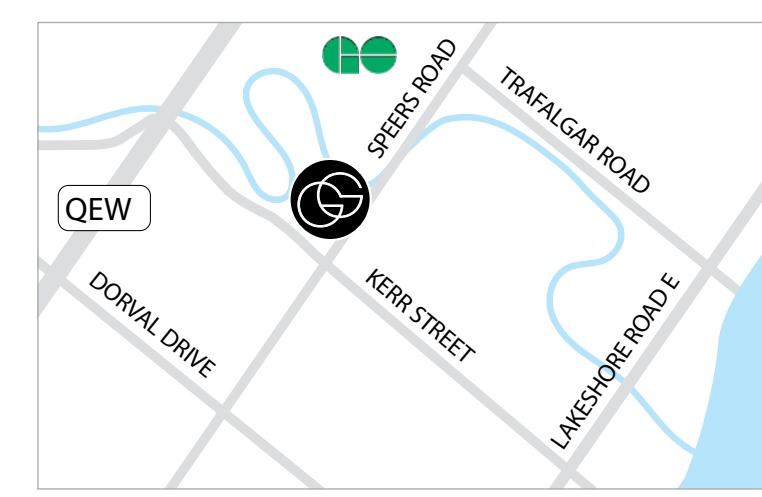
# SOUTH OAKVILLE'S NEWEST STAR ATTRACTION



ARTIST'S CONCEPT



Introducing Gemini Condos located in South Oakville's Kerr Village. Just minutes to the QEW and the picturesque downtown waterfront, the twin condominium towers offering astronomical potential, are set to bring all your favourite lifestyle conveniences to your doorstep.



GEMINI CONDOS



# OAKVILLE: A RARE OPPORTUNITY

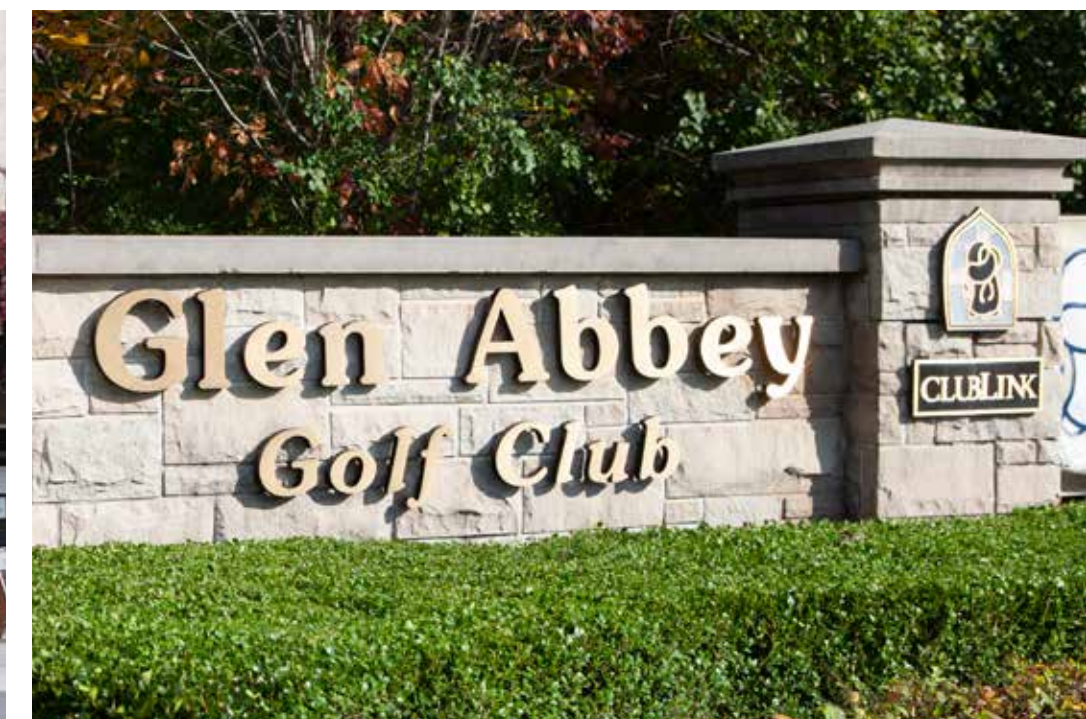
## ONE OF CANADA'S BEST LOCATIONS TO INVEST

A market leading condo development in one of Oakville's most eclectic neighbourhoods and one of Canada's best locations to invest.\* Kerr Village is known for its shops, restaurants, entertainment and community events. It's only 30 km to Toronto and a 20 min drive to Pearson airport. As well, its close proximity to Highways 407 & 403, Oakville GO, and the waterfront is hard to beat.

With its blend of history, heritage, and modern development, it's no surprise that Oakville was ranked Canada's Best Place to Live in 2018. Known for its exclusivity, wealth, and private and monumental estates which surround the waterfront, at Gemini you can live amongst a coveted neighbourhood for a fraction of the cost.

## OWN IN A TIGHT MARKET

According to Urbanation Q2, 2022 rental report, there were only 27 available condo leases in Oakville in contrast to 1,043 in the city of Toronto.





Oakville is just 30 minutes from Toronto – North America's fourth largest city. Oakville's cunning tax rates, competitively priced employment lands and highly educated workforce (67% of the population holds a post-secondary degree) makes it an investor's dream. And the province of Ontario enjoys the lowest overall business costs among the G7.

Oakville is an opportunity not to be missed.



## HIGH VALUE NEIGHBOURHOOD

Oakville Detached Avg Resale Price:

**\$2,035,091**

(vs \$1,362,598 across the board)

\*TREB Report July 2022

## RESALE POTENTIAL

Oakville Condo Avg Resale Price:

**\$938,359**

(vs \$719,273 across the board)

\*TREB Report July 2022

## HIGH APPRECIATION

New condo price per square foot in Oakville **increased 33% Year to Year**, nearly twice the 18% in Toronto and rest of GTA.

\*Urbanation Q2 2022.

## HIGHER RETURNS

While on average **new condo price per square foot** in Oakville is 76% of Toronto, Oakville average Rents are 99% of Toronto (Oakville \$2,542/mo and Toronto \$2,554/mo)

\*Urbanation Rental Report Q2 2022



# THE NEW OAKVILLE ADVANTAGE

## GREATER TORONTO AREA (GTA) COMMUNITY:

With strong access to downtown Toronto via the QEW, Highway 401, and GO Train.

## HIGHEST AVERAGE HOUSEHOLD INCOMES IN ONTARIO:

The average household earns \$198,622 pre-tax annually, which is more than \$80,000 a year more than the broader region.

## STRONG POPULATION GROWTH PROJECTED TO CONTINUE:

Since 2016, the population in Oakville has increased by 10.3% to more than 213,000 people. The increase in Oakville is nearly twice both the provincial average (5.8%) and the national average (5.2%).

## LIMITED LOCAL COMPETITION:

Oakville is dominated by single family subdivision housing – that doesn't serve the renter market.

## UPWARDLY BUOYANT HOMEOWNERSHIP MARKET THAT'S PRICING OUT FIRST TIME BUYERS:

Between 1990 and 2019, the average house price in Oakville has increased from \$350k to \$1.9M – a growth rate significantly above the broader GTA where the average home price sits at \$1.5M.

## HOME TO DISTINGUISHED EDUCATIONAL INSTITUTIONS:

**Appleby College**, one of the top Canadian university preparatory, coeducational day/boarding schools.

**Sheridan College**, one of Ontario's leading postsecondary institutions, attracting students from across Canada and around the world.

## HOME TO A SCOPE OF LEADING NATIONAL & REGIONAL HEAD OFFICES:

Ford Canada • Siemens Canada • The Weather Network

## AVERAGE HOUSEHOLD INCOMES:

OAKVILLE  
**\$198,622**

GTA  
**\$124,514**

ONTARIO  
**\$116,877**



Average Household Net Worth  
**\$1,069,469**  
Ranking Oakville #4 highest in Canada\*

Population  
**213,759**  
as of Feb 2022\*

Average House Price in Oakville  
**\$2M\***



Source: SVN Rock Advisors/Town of Oakville

\*Sources: Money Sense Magazine/Town of Oakville \*CREA Sept. 2020 • Statistics Canada  
+Source: <https://www.rentalhousingbusiness.ca/six-canadian-cities-now-have-an-average-household-net-worth-of-at-least-one-million-dollars>  
Source: <https://visitoakville.com/about-oakville/>

## A BOOMING BUSINESS CENTRE

Kerr Village is being revitalized as a vibrant business district and cultural area. With a newly built state-of-the-art hospital and access to renowned educational institutions, industry leaders representing every major sector of the Canadian economy have chosen Oakville as their home and thus creating a vibrant jobs community.

PEOPLE EMPLOYED IN OAKVILLE:

# 118,000+

CORPORATE OFFICES IN OAKVILLE



## OAKVILLE HAS AN EDUCATED POPULATION

# OVER 67% OF OAKVILLE RESIDENTS AGED 25 TO 64 HAVE A POST-SECONDARY DEGREE.

PRIVATE SCHOOLS IN OAKVILLE:

# 15

Including: Appleby College, Chisholm Academy, Holy Name of Mary College School

UNIVERSITIES UNDER 1 HOUR FROM OAKVILLE:

# 17

Including: University of Toronto, McMaster University, York University, Sheridan College, University of Guelph, University of Waterloo, Wilfrid Laurier University, Brock University

# LOCATION IS EVERYTHING

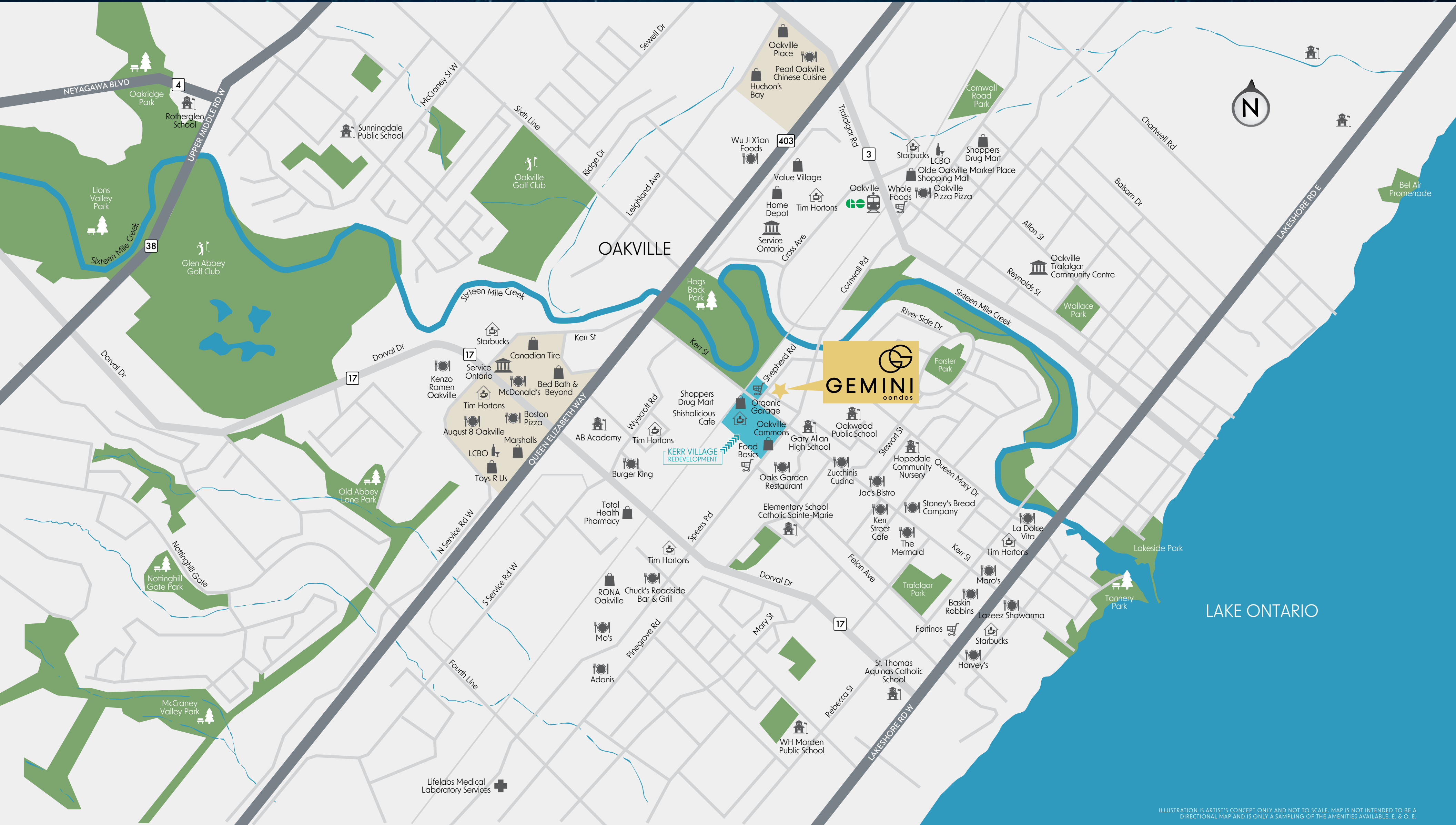
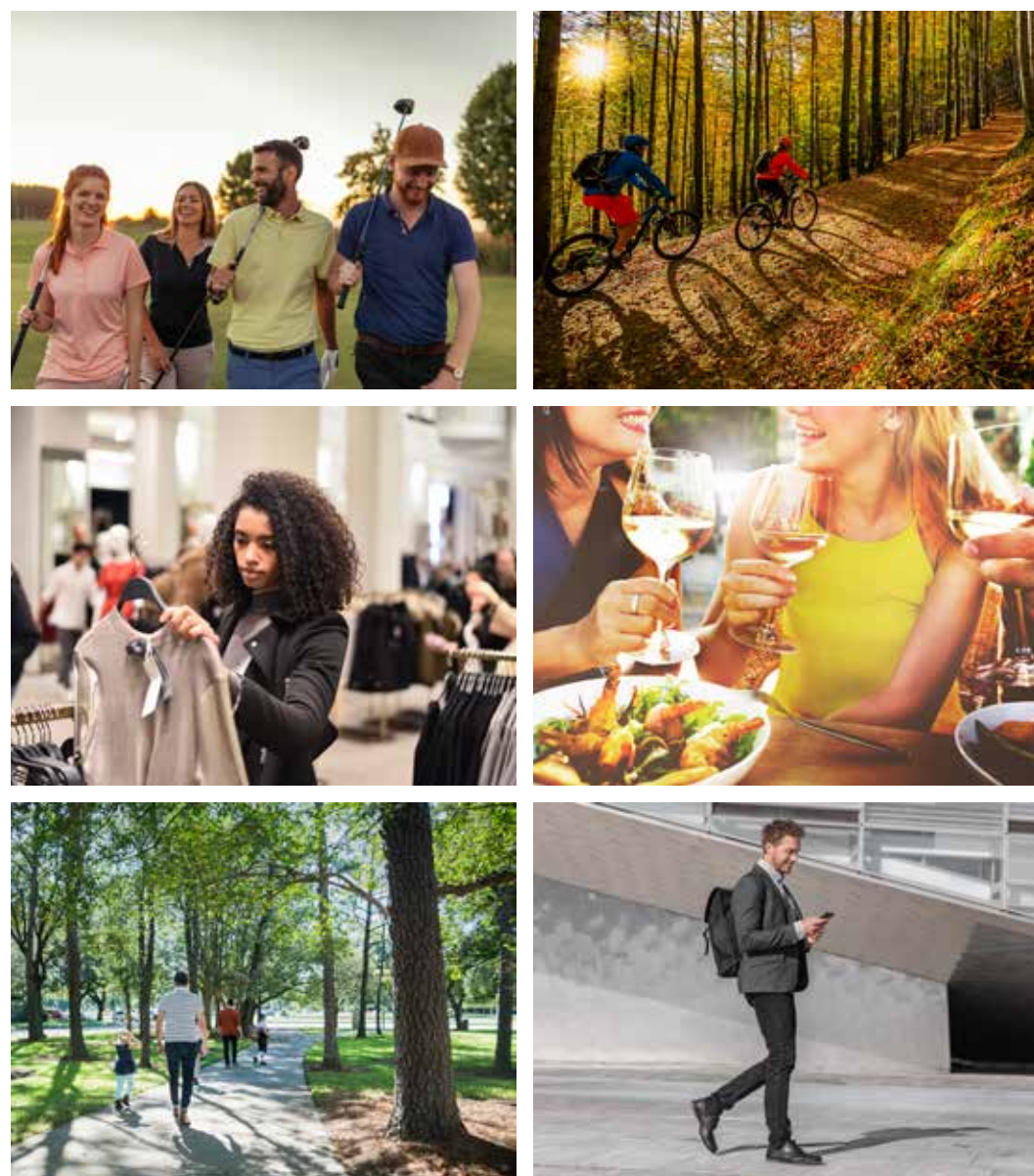


ILLUSTRATION IS ARTIST'S CONCEPT ONLY AND NOT TO SCALE. MAP IS NOT INTENDED TO BE A DIRECTIONAL MAP AND IS ONLY A SAMPLING OF THE AMENITIES AVAILABLE. E. & O. E.

# THE OAKVILLE LIFE



Oakville is consistently ranked as one of Canada's best places to live, and for good reason, this once quaint town continues to redefine what it means to live in a truly modern city. Oakville features kilometres of recreational trails, expansive greenspace, world-class shopping malls, boutiques and specialty markets. Plus, a world-renowned golf course designed by Jack Nicklaus, modern recreation centres, a brand-new hospital, galleries, and a state-of-the-art performing arts centre, all further solidify Oakville as one of the best places to live Canada. And with Oakville's quick access to transit, trails and paths - getting anywhere in the GTA is easy with connections to two GO stations and four major highways, the 403, 401, 407 and QEW.




**RIGHT OUTSIDE  
YOUR DOOR  
3 ROUTES**



**4 MIN  
TO GO  
STATION**




**6 MIN  
TO  
BEACHFRONT**



**4 MIN  
TO  
MARINA**




**8 MIN  
TO BIKE &  
WALKING  
TRAILS**



**6 MIN  
TO  
GLEN ABBEY  
GOLF CLUB**



**7 MIN  
TO OAKVILLE  
PLACE SHOPPING  
CENTRE**



**5 MIN  
TO  
DOWNTOWN  
OAKVILLE**



**3 MIN  
TO  
KERR  
VILLAGE**



**5 MIN  
TO QEW**



**6 MIN  
TO APPLEBY  
COLLEGE**



**2 MIN  
TO GROCERY  
SHOPPING**



**2 MIN  
TO  
RESTAURANTS**





## BOLD MODERN INTERIORS AND ARCHITECTURE

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.

## LUXURIOUS AMENITIES AND SPACIOUS SUITES



PARTY ROOM



FITNESS CENTRE



GAMES ROOM



SOCIAL LOUNGE

### Builder:

Castleridge Homes

### Building Address:

58 & 62 Shepherd Rd.  
Oakville, Ontario L6K 2G5

### Suites: 205

### Storeys: 10

### Suite sizes:

591 sq. ft. - 1505 sq. ft.

### Suites features :

- Smart Home Technology
- Lofts & Penthouses with 17'-20' High Ceilings (as per plan)
- Stainless Steel Appliances
- Granite Countertops
- Open-Concept Layouts

### Building Features:

- Geothermal System
- Common Lobby Lounge
- Fully Equipped Party Room
- Contemporary Fitness Centre
- Games & Media Centre
- Social Lounge
- Designated Pet Spa Room
- Private Underground Parking
- Rooftop Terrace





## QUALITY & DISTINCTION INSIDE & OUT

Castleridge Homes, a division of Fercap Properties, has an extensive portfolio in high rise, custom home building and industrial/commercial developments. The principals have invested over 35 years of experience and commitment to building premier single-family homes and communities across Toronto and surrounding areas.

Castleridge Homes begins with the fundamental questions - would I live here and what would I live in? For the principals of Castleridge Homes, it's not about being the biggest builder, it's about delivering on a promise of being the very best at what they do; building homes with a custom flair, integrity in design, proven craftsmanship and attention to the smallest detail.



GEMINICONDOS.CA

**CASTLERIDGE**  
H O M E S