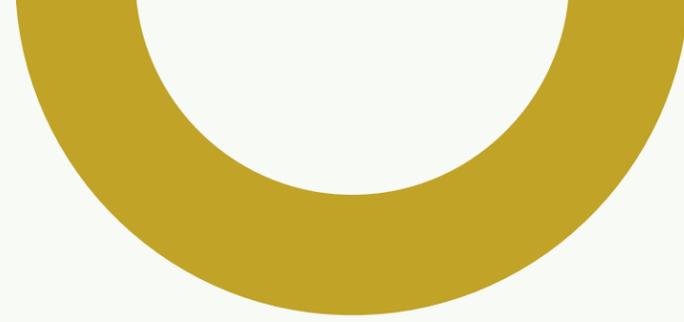




North TOWER 3  
CONDOS AT OAKVILLAGE Oak

A large, bold, teal-colored number '15' is positioned in the upper right quadrant of the page. The '1' is a simple vertical bar, and the '5' is a stylized, rounded shape.

**TOWER**





## INSPIRED BY NATURE, Lifestyle By Design.

Imagine yourself at home in a master-planned community surrounded by the abundance of nature in North Oakville. That's better living at North Oak.



# OAKVILLAGE

A MASTER-PLANNED COMMUNITY THAT HAS TRANSFORMED BETTER LIVING IN OAKVILLE

A sense of community. Connection to friends and neighbours. Closeness to nature. These are the key ingredients for overall happiness and wellbeing, and Oakvillage unites them to create a perfect neighbourhood for your lifestyle.

Oakvillage is a master-planned community at Dundas St. E and Trafalgar Rd. in North Oakville. Employing eye-catching architecture embedded into a lush, green surround, Oakvillage proudly exemplifies Minto Communities' commitment to better living. As Phase 1 of Traditional and Back-to-Back Townhomes is sold out and completed, and Phase 2 of Rear-Lane Townhomes and Phase 3 of Stacked Townhomes & Condos is sold out and under construction—this master-planned community continues with Phase 4 and the North Oak towers.



## North Oak

CONDOS AT OAKVILLAGE

North Oak, the fourth phase in Oakvillage, is a series of towers that launched with A and B, two eye-catching towers connected by a two-storey glass lobby and amenity pavilion.

The lifestyle at North Oak's towers begins with long stretches of trails at your doorstep and a complex design of natural materials and wellness amenities supported by sustainable techniques and technology—to support residents' ideal lifestyle.

Following the launch of the first two towers, North Oak Tower 3 is the next chapter in Phase 4.

Renderings are artist's concept only. E.&O.E

# TOWER 3

Overlooking Athabasca Pond, North Oak's Tower 3 is the first and only solo tower of Phase 4. This condo is inspired by a blend of transitional and modern designs with a focus on health, wellness, community, and a connection to nature.

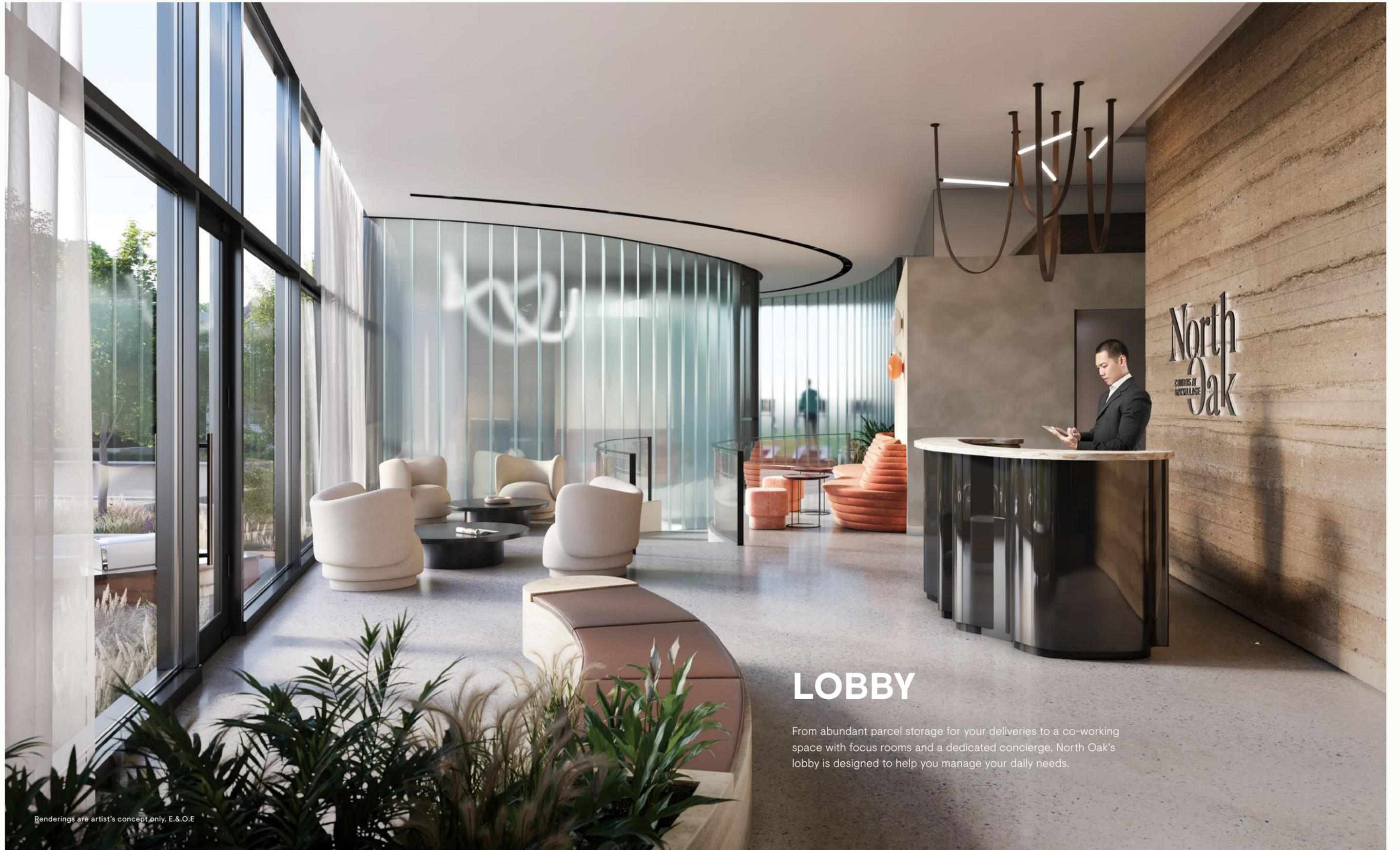
Tower 3 is connected to Nature through the use of Biophilic Design Principles that include materials with natural textures, such as woodgrains and stone, abundant natural light, and extensive views of the surrounding nature.



## THE ART of Inspired Living



From the beautifully designed lobby to the curated amenities at North Oak — every detail has been thoughtfully designed to help residents live their best. Whether you're looking to get in a workout or want to entertain your family and friends, North Oak's inspirational amenities put your wellness, relaxation, and enjoyment first.



## LOBBY

From abundant parcel storage for your deliveries to a co-working space with focus rooms and a dedicated concierge, North Oak's lobby is designed to help you manage your daily needs.



Renderings are artist's concept only. E.&O.E



## GYM + Yoga Studio

In North Oak's fitness facilities you will have access to the latest equipment and space needed to realize any of your fitness goals. In the fitness room you can sweat out your HIIT routine, or find your centre in the yoga studio. If you need encouragement, the on-demand digital fitness classes with pre-programmed fitness content will be just what you need.

# SOCIAL Room

Hosting at its finest. Throw your own private and intimate event in the social room, featuring the perfect lounge and dining space. This beautiful room was designed for you to create new memorable moments in.

Renderings are artist's concept only. E.&O.E



## OUTDOOR Lounge

Whether you need to find your calm at the end of the week or plan to unwind at home—you can revel in the sun or the stars around the outdoor lounge. The space is equipped with a built-in firepit and intimate surround seating, BBQs, dining spaces and lush outdoor garden.



OUTDOOR FIREPIT

Renderings are artist's concept only. E.&O.E



# INSPIRED DESIGN For Your Lifestyle

- 1 SOCIAL ROOM
- 2 LOBBY
- 3 GYM
- 4 YOGA
- 5 FOCUS ROOMS
- 6 FIRE PIT\*
- 7 INFRARED SAUNA
- 8 BIKE PARKING
- 9 GENERAL USE BBQ & BISTRO TABLES
- 10 GENERAL USE FIRE PIT
- 11 OUTDOOR DINING SPACE\*
- 12 BIKE PARKING

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\*Bookable amenities, accessed through the Party Room.

# THE SUITES

## Kitchen + Living

Functional layouts and beautiful finishes maximize efficiency and aesthetic appeal throughout the suites at North Oak. Light and dark-toned colour palettes complement the exquisite quartz countertops, designer cabinetry finishes and hardware in the kitchen, while large windows in the living space provide a perfect ambiance day or night with light flooding in.



Renderings are artist's concept only. E.&O.E



## THE SUITES Bedroom

Clean, linear flow and design sets the interior ambience with artistry in every detail—from the engineered laminate flooring and contemporary transitional detailing, to the alluring material palette focused on colour blocking that creates a play between light and dark.

# INNOVATING FOR The Future

At North Oak, we understand the responsibility that we have in our community to reduce the carbon footprint of our buildings while also maintaining our track record of providing exceptional value to our homeowners.

With this in mind, we set out to design a low-carbon community energy system that benefits from energy sharing between buildings and leverages the proven benefits of geexchange heating and cooling.

- High-performance **Geoexchange** Community Energy system reduces operational carbon emissions by approximately 70%.
- Energy efficiency system at least 15% better than Ontario Building Code.
- Optimized building envelope for improved efficiency.
- Suites include filtered water with a point-of-use filter in the kitchen.
- Water efficient plumbing fixtures.
- Suites are designed and constructed to be fully compartmentalized to avoid air transfer.
- Amenities and public spaces include an enhanced **air filtration system**.
- **Targeting ENERGY STAR®** Multifamily High Rise certification.
- In-suite under counter kitchen **waste sorting** system.
- Electric Vehicle (EV) charging stations available.
- Convenient bicycle storage and bike repair station with maintenance tools.
- Energy Recovery Ventilator (ERV) promotes improved comfort and interior air quality.
- Chemical free cleaning system for use in all common elements to help improve indoor air quality.
- Exclusive selection of low Volatile Organic Compound (VOC) paints, sealants and adhesives.
- Biophilic design principles, have a holistic approach that promote residents' physical and emotional connection to nature.
- Connection to nature with Athabasca Pond and an extensive trail network.



# SMART LIVING AT Your Fingertips

North Oak's integrated tech means a lifestyle of ease, convenience, peace of mind, and the feeling of being connected to your surroundings. Our Minto Intelligence (MI) app is a feature-rich smart home technology that lets you manage your home's technological functions conveniently from your smartphone anywhere anytime.



TOUCHLESS  
ACCESS



SMART  
NOTIFICATIONS



SMART  
THERMOSTAT



LICENSE PLATE  
RECOGNITION



SMART  
CAMERAS



AMENITY  
RESERVATIONS



SMART  
ALARM



GUEST  
REGISTRATION



**mi** minto  
intelligence™



# THE PERFECT Location

North Oak is centrally located in Oakville with easy connections to highways, minutes from the GO Station, malls, shopping, schools and fine dining. Take a short run to downtown Oakville, check out the historic waterfront boutiques, cafes, and local galleries or get to Toronto in just 30 minutes via the QEW, 407 or 403.

**9 MIN DRIVE**

OAKVILLE PLACE SHOPPING MALL

**12 MIN DRIVE**

GO TRAIN STATION

**22 MIN DRIVE**

PEARSON INTERNATIONAL AIRPORT

**30 MIN DRIVE**

BILLY BISHOP AIRPORT

**45 MIN GO TRAIN**

UNION STATION

# WHERE CONNECTIVITY And Wellness Meet

With a small town feel and big city amenities, residents of Oakville enjoy front row access to everything they want and need—from diverse shopping options and vibrant restaurant and bar culture to a celebrated arts scene, beautiful green spaces, and harbourfront.

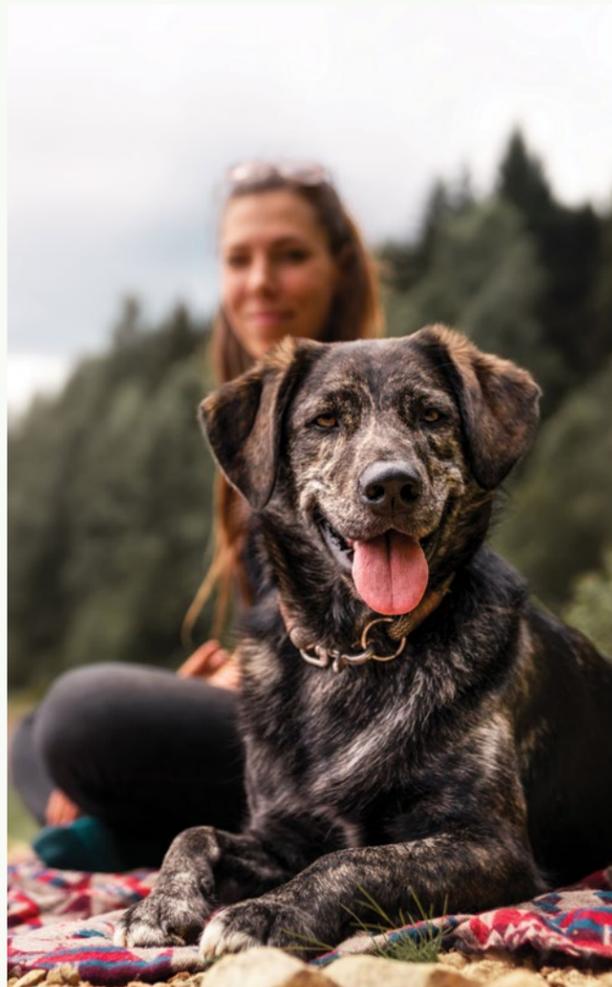
Downtown, Old Oakville is vibrant and trendy with a quaint village feel complete with art galleries situated in historic buildings and bustling culinary options. The cultural scene delivers everything from events and festivals to the symphony, ballet and theatre—while outdoors enthusiasts can enjoy the Royal Botanical Gardens, beachfront, top tier golf courses and beautiful hiking trails.





From serene greenspaces to meandering hiking trails, your home at North Oak is surrounded by an abundance of options for outdoor activities. Whether you want to explore the scenic woodlot, take a walk by the pond, or hike through trails, North Oak provides the perfect lifestyle, fully immersed in nature.

# EMBRACE NATURE'S BEAUTY AT NORTH OAK, ENJOYING THE OUTDOORS WITH FAMILY OR YOUR FOUR-LEGGED FRIENDS.



## **LIONS VALLEY PARK TRAIL**

Lion's Valley Park is a natural gem with wide-open spaces and nature-inspired playgrounds, wooden bridges, and a series of trails that snake along the edges of Sixteen Mile Creek.

## **BRONTE CREEK PROVINCIAL PARK**

The place to gravel bike in the summer and cross country ski in the winter, the 6.4 kilometre Bronte Creek Provincial Park has everything from campgrounds, a children's farm, a 1.8-acre outdoor pool, and five pristine hiking trails to year-round activities and events.

## **SIXTEEN MILE CREEK**

Hit the trail for a morning run or go hiking with a loved one on the weekend—Sixteen Mile is a hidden gem with a river running through a forested valley full of winding trails, wooden bridges, and lookout points with spectacular views.

## **GLEN ABBEY TRAIL**

The lengthy trail is perfect for running, bike rides and cross-country skiing. It also connects four of Oakville's pristine creeks (Taplow, Glen Oaks, McCraney, and Fourteen Mile), so there's always a new path to explore.



**RESTAURANTS/RETAIL**

- 1) Longo's
- 2) Starbucks
- 3) Canadian Tire
- 4) Walmart
- 5) Real Canadian Superstore
- 6) The Keg Steakhouse + Bar
- 7) HomeSense
- 8) Spoon & Fork
- 9) Pur & Simple
- 10) Oakville Place
- 11) Whole Foods

**GOLF COURSES**

- 12) Glen Abbey Golf Club
- 13) Deerfield Golf Club
- 14) Oakville Golf Club
- 15) RattleSnake Point Golf Club

**PARKS/NATURE**

- 16) Sixteen Mile Creek
- 17) Lion's Valley Park
- 18) Postridge Park
- 19) Oak Park
- 20) North Park
- 21) Oakridge Park

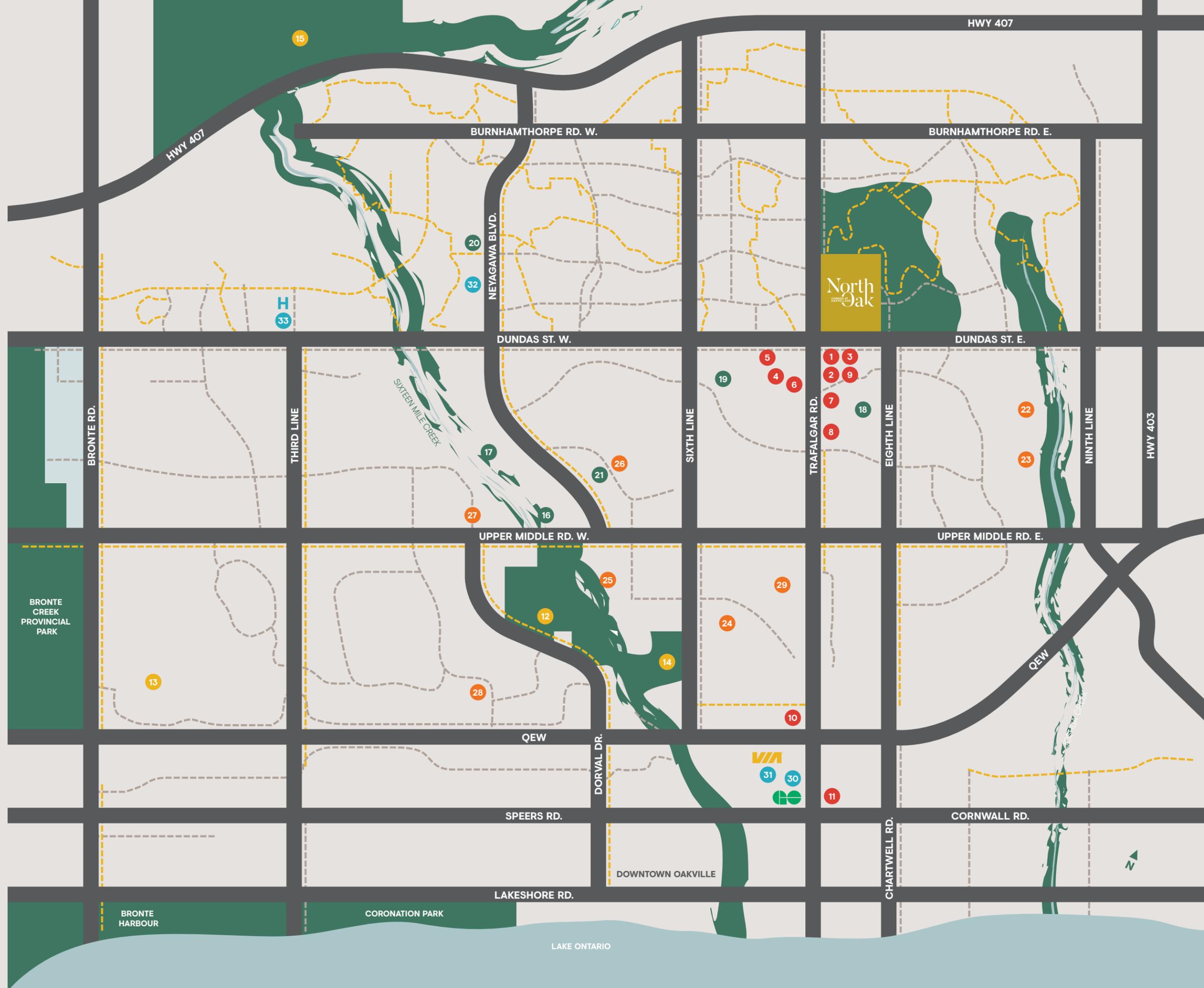
**SCHOOLS**

- 22) Joshua Creek Public School
- 23) St. Marguerite d'Youville Catholic Elementary School
- 24) White Oaks Secondary School
- 25) Sunningdale Public School
- 26) River Oaks Public School
- 27) Glen Abbey Montessori School
- 28) St. Matthew Catholic Elementary School
- 29) Sheridan College-Trafalgar Campus

**MISCELLANEOUS**

- 30) Oakville GO Station
- 31) Via Rail Oakville
- 32) Sixteen Mile Sports Complex
- 33) Oakville Trafalgar Memorial Hospital

-  Multi-Use Trail
-  Bicycle Trail





# A TRUSTED Builder

For over 66 years, Minto Communities has been building new homes, master-planned communities and condominiums, one home and one relationship at a time. When you choose a Minto Communities home, you're choosing more than just a homebuilder, you're choosing a trusted partner to help you along every step of your home buying journey. From thoughtfully designed and sustainable spaces and vibrant communities, to award-winning quality service and construction, we strive for greatness in everything we build.

## MASTER-PLANNED COMMUNITIES

We understand what families need for their overall happiness and wellbeing. Details like social connections, outdoor enjoyment and easy access to amenities and nearby schools. That's why we build every Minto Communities home with the surrounding neighbourhood in mind.

## INNOVATION

We never stop exploring new and innovative ways to help you live better. Minto Intelligence (MI) is a feature-rich smart home package that puts control at your fingertips. Available in applicable communities, this technology has been carefully designed to help streamline your life with the click of a button.

## SUSTAINABLE LIVING

We believe our success is measured by the health and vibrancy of the lives we touch and the environments we create. From green building to community building, from quality living to responsible investing, our commitment to people and the planet is a vital part of what we do. It's one of the things we're most proud of.

## INSPIRING PLACES TO LIVE

We design our homes to fit your lifestyle. That's why we constantly evolve our design to meet the ever-changing trends, styles and needs of today while at the same time carefully integrating homeowner feedback.

## OUTSTANDING ACHIEVEMENT AWARDS

**2021 Builder of the Year - Large Volume.**  
Durham Home Builders' Association (DRHBA).  
Awards of Excellence  
Minto Communities

**2020 Green Builder of the Year.**  
Durham Home Builders' Association (DRHBA).  
Awards of Excellence  
Minto Communities

**2020 Project of the Year - Low Rise.**  
Ontario Home Builders' Association (OHBA).  
Awards of Distinction  
Union Village, Unionville

**2020, 2019 Corporate Citizenship.**  
Durham Home Builders' Association (DRHBA).  
Awards of Excellence  
Minto Communities

**2019 Community of the Year.**  
Durham Home Builders' Association (DRHBA).  
Awards of Excellence  
Ivy Ridge, Whitby

**2018 EnerQuality's ENERGY STAR® for New Homes Builder of the Year - Large Volume.**  
EnerQuality Awards  
Minto Communities



SUITE INTERIOR

Renderings are artist's concept only. E.&O.E

# A TALENTED Team

North Oak demanded a unique and talented team to ensure every detail remained consistent with the vision of the Oakvillage master-planned community. Meet the team of extraordinary architects and designers who transformed North Oak from an idea to a reality.

## FIGUR3

### INTERIOR DESIGN

An established and trusted partner for 25 years, Figure3 is one of Canada's most distinguished interior design firms. [figure3.com](http://figure3.com)

## NAK design strategies

### LANDSCAPE ARCHITECT

NAK Design Strategies is an award-winning landscape architecture and urban design practice with over 31 years of providing exceptional design to public and private sector clients. [nakdesignstrategies.com](http://nakdesignstrategies.com)

## BDP. Quadrangle

### ARCHITECT

Founded in 1961, BDP Quadrangle is one of Canada's leading architecture, design and urbanism practices with established expertise in designing for the full spectrum of the built environment. [bdpquadrangle.com](http://bdpquadrangle.com)



# INSPIRED BY NATURE, Lifestyle By Design.

All plans, dimensions and specifications are subject to change without notice. Actual usable floor space may vary from the stated floor area. Column locations, window locations and sizes may vary and are subject to change without notice. Furniture not included. Herringbone floors and some of the tile options are at an additional cost. Renderings are artist's concept only. E. & O. E.



[NorthOakCondos.ca](http://NorthOakCondos.ca)