

NUVO

CONDOMINIUMS



INVESTOR INFORMATION

NUVO IS
**NEW RESORT STYLE
CONDO LIVING
IN OAKVILLE.**



NUVO IS
**A WHOLE
 NEW CONDO
 EXPERIENCE.
 THERE'S
 NOTHING
 ELSE LIKE IT.**

Nuvo is exciting new architecture, brightly designed floor plans, and a new level of luxury condominium living in Upper Glen Abbey West, Oakville.



DUNDAS & OLD BRONTE RD, IN THE HEART OF CENTRAL OAKVILLE.



NUVO INVESTOR INFORMATION



NUVO IS A NEW INVESTMENT OPPORTUNITY.



GET IN AT THE GROUND LEVEL AT NUVO:

A market leading condo development in one of Oakville's most desirable neighbourhoods. The Westmount/Bronte Creek neighbourhood features a complete amenity offering, proximity to Highways 407 & 403, Bronte GO, and natural trail.



INVEST IN A RAPIDLY GROWING MARKET:

Over the next decade, Oakville is expected to grow by 26,341 new residents, surpassing other historically strong growth areas in the Greater Toronto Area.



CAPTURE UNDER-SERVED RENTERS:

There are approximately 11,000 households (17,000 individuals) in Oakville that fit the target renter profile for NUVO. These are younger professional couples and singles, with some middle-aged divorcees and widowers.



OWN IN A TIGHT MARKET:

During summer 2020, there were just 166 condo units listed for rent in the vastly under served Oakville market.



Oakville is just 30 minutes from Toronto – North America’s fourth largest city. Oakville’s competitive tax rates, competitively priced employment lands and highly educated workforce (67% of the population holds a post-secondary degree) making 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.

➤ HOUSING TYPES IN REGION

Apartment Duplex

1.1%

Apartment <5 Storeys

9.4%

Apartment >5 Storeys

3.5%

Row House

13.2%

Semi-Detached House

3.1%

Other Attached Dwelling

21.2%

Single-Detached House

48.2%

Other Single-Attached House

0.1%

Source: Statistics Canada

➤ DETACHED RESALE 2019

Avg. Selling Price

\$1,357,447

Quantity Sold Days on Market

1,643 33

➤ SEMI-DETACHED RESALE 2019

Avg. Selling Price

\$812,593

Quantity Sold Days on Market

93 19

➤ CONDO RESALE 2019

Avg. Selling Price

\$543,550

Quantity Sold Days on Market

464 30

Source: MLS



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NUVO IS NEW 4.5 ACRES OF RESORT STYLE LIVING.

Situated on a wide expanse of 4.5 acres and adjacent to 200 km of walking trails, Nuvo affords you a world of amenities without ever leaving the building. On-site you'll find unique offerings like a rooftop social lounge with adjacent indoor party facilities and cooking areas, rooftop pool, hot tub, fitness centre, basketball court, community gardens and more. All at your beck and call when you live at Nuvo, Oakville's premier address for sophistication and style.



NUVO INVESTOR INFORMATION



PUTTING GREEN



COMMUNITY GARDEN & MULTI-PURPOSE ACTIVITY COURT



COURTYARD/SITTING AREAS



ROOFTOP TERRACE

➤ BUILDERS:
FERNBROOK HOMES / CRYSTAL HOMES

➤ BUILDING ADDRESS:
2343 KHALSA GATE, OAKVILLE

➤ SUITES: 324 (PHASE 1)

➤ STOREYS: 8

➤ SUITE SIZES: 466 SQ.FT. - 971 SQ.FT.

➤ TENTATIVE OCCUPANCY: 2024

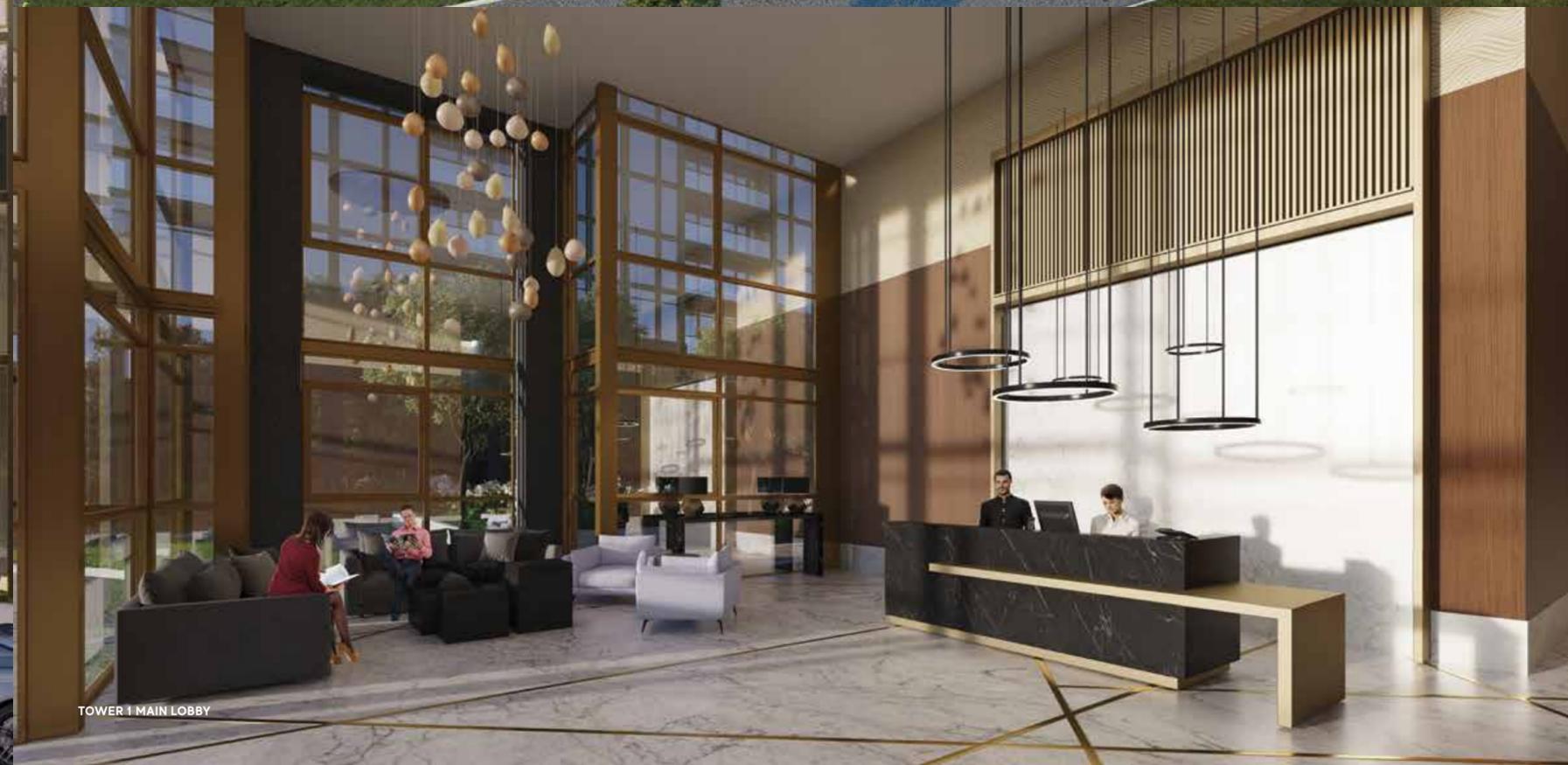
➤ AMENITY HIGHLIGHTS:

- Putting green
- Multi-game play court
- Gym with Peloton® bikes, treadmills, free weights and more
- Games room
- Media room with wine and beer tasting station
- Rooftop Terrace with pool and hot tub
- Rasul spas
- Outdoor exercise area
- Community gardens
- Outdoor lounges with sofas, lounge/tanning chairs, and two rooftop fire pits
- Outdoor BBQ/kitchen structures
- Large outdoor eating areas with tables
- Party room with private catering kitchen
- Private family dining/party room
- Business centre, with separate boardroom, reception area and work share spaces
- Indoor dog/pet wash and dry station
- Bike repair stations
- Manual car wash station
- Secure parcel storage area
- Soaring 2 storey lobbies with Uber lounges

All renderings are artist's concept.

NUVO IS
NEW BOLD
INTERIORS AND
ARCHITECTURE.

- SPECTACULAR ARCHITECTURE
- DESIGNER ENTRANCE/LOBBY
- SUITES FEATURE:
 - QUARTZ COUNTERTOPS
 - OPEN-CONCEPT LAYOUTS
 - SMART HOME TECHNOLOGY
 - 9' CEILINGS
 - STAINLESS STEEL APPLIANCES



NUVO INVESTOR INFORMATION

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PARTY ROOM 1



LOUNGE/SHARED WORKSPACE AND BOARDROOM



PARTY ROOM 2



FITNESS CENTRE

NUVO IS NEW AND IN ONTARIO'S LARGEST TOWN.

Oakville is located in one of Canada's most densely populated corridors between Toronto and Hamilton. In 2018, MoneySense Magazine named Oakville Canada's best place to live.



NUVO INVESTOR INFORMATION



➤ AVG. AGE: **41.9**



➤ PEOPLE EMPLOYED IN OAKVILLE: **100,000+**



➤ POPULATION: **209k**



➤ THE AVERAGE HOUSE PRICE IN OAKVILLE: **\$1.5M***



➤ AVG. HOUSEHOLD INCOME: **\$188,997**



➤ AVG. HOUSEHOLD NET WORTH: **\$1.7M**



Source: Money Sense Magazine/Town of Oakville

*CREA Sept. 2020

NUVO IS THE NEW OAKVILLE ADVANTAGE.



NUVO INVESTOR INFORMATION

- **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 **\$188,997** pre-tax annually, which is more than \$60,000 a year more than the broader region.
- **ROBUST LOCAL ECONOMY WITH STRONG PROJECTED EMPLOYMENT GROWTH:**
By 2041 Oakville is projected to add **41,000 new jobs**, bringing new residents to the community.
- **STRONG POPULATION GROWTH PROJECTED TO CONTINUE:**
More than 1,900 new residents are expected in the Westmount/Bronte Creek neighbourhood by 2030.
- **LIMITED LOCAL COMPETITION:**
The Westmount/Bronte Creek neighbourhood 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.

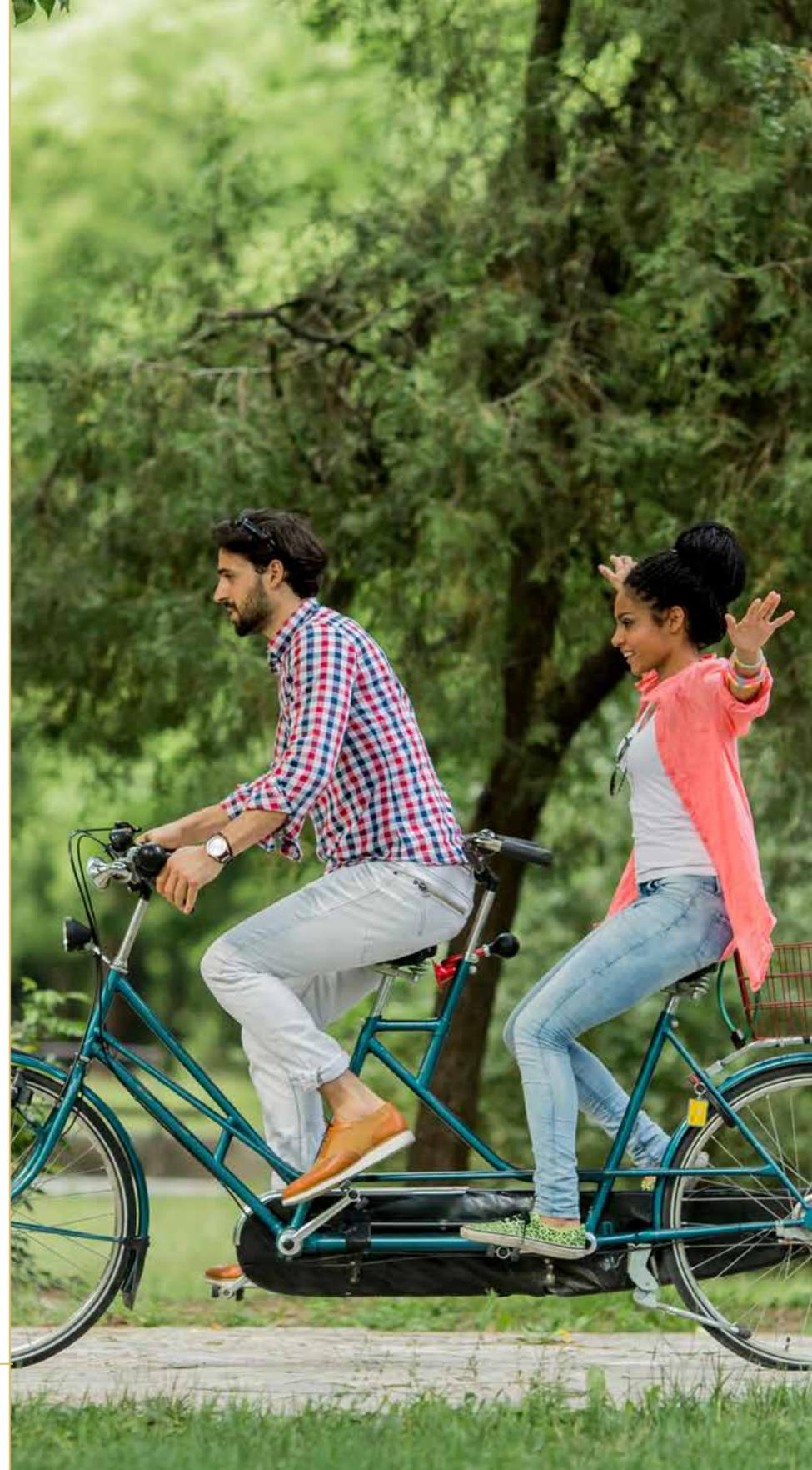
Source: SVN Rock Advisors/Town of Oakville

AVERAGE HOUSEHOLD INCOMES

- OAKVILLE: **\$188,997**
- GTA: **\$124,514**
- ONTARIO: **\$111,866**

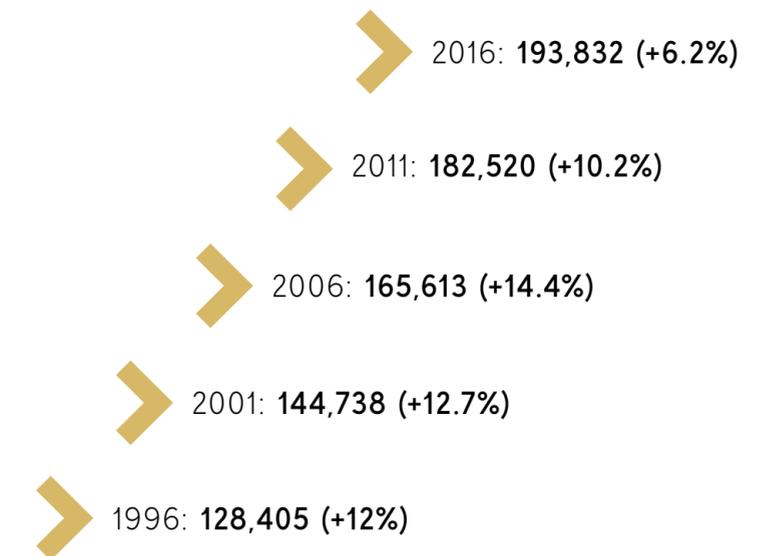


NUVO IS
IN A NEW
GROWING
COMMUNITY.



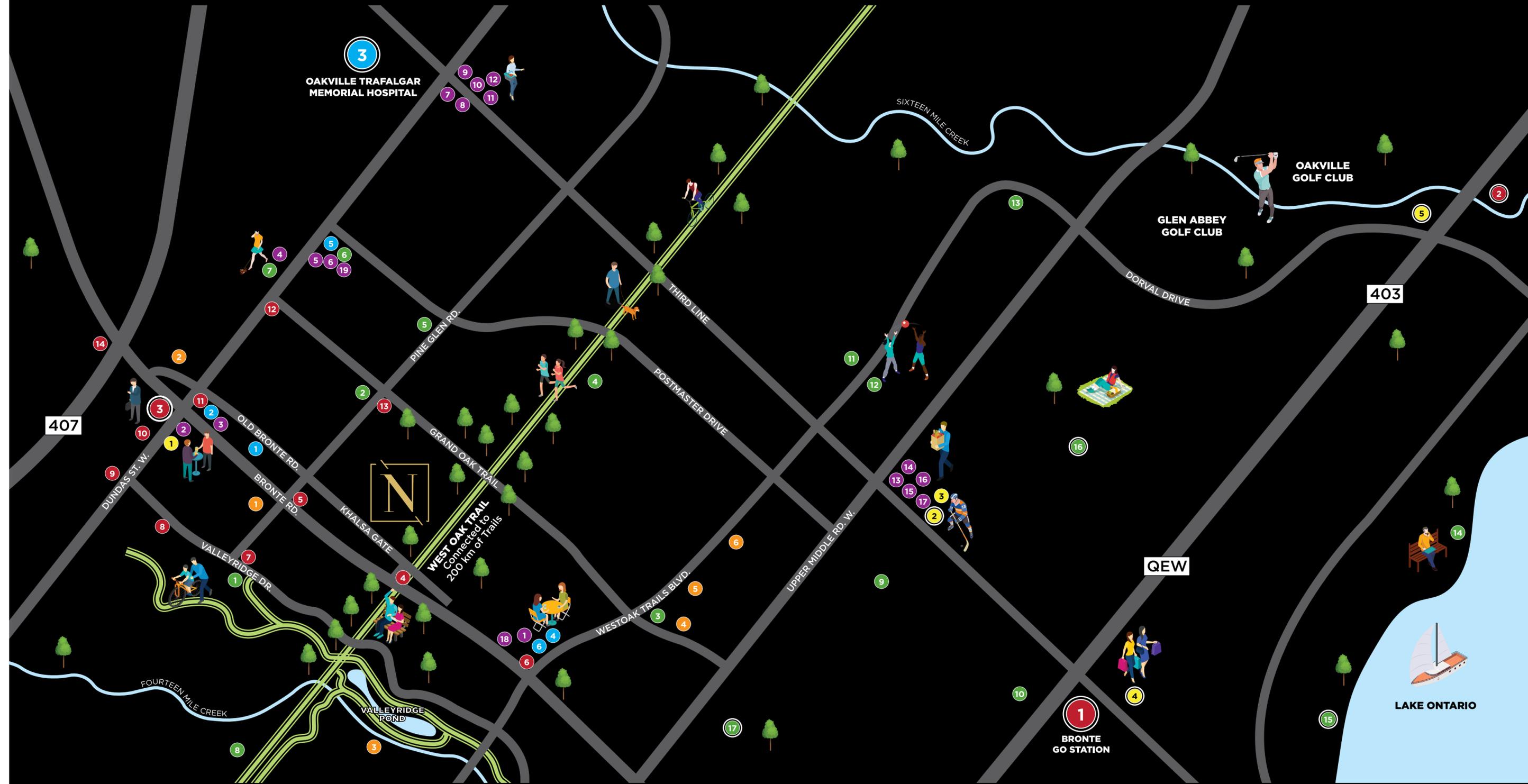
➤ 2020: **209,000**

OAKVILLE POPULATION GROWTH.



AREA AMENITIES

- **PARKS**
 1. Valleyridge Park and Soccer Fields
 2. Greenwich Park
 3. Grand Oak Park
 4. Woodgate Dr. Park
 5. Castlebrook Park
 6. Fairmount Park
 7. Palermo Park
 8. Colonel William Woods Parkette
 9. Heritage Way Park
 10. Langtry Park
 11. Bloomfield Park
 12. Nightingale Woods
 13. Sixteen Hollow Park
 14. Wilder Park
 15. Coronation Park
 16. McCraney Creek Trails
 17. Fourteen Mile Creek Lands
- **SCHOOLS**
 1. Palermo Public School
 2. Western Heights Montessori Academy
 3. St. Mary Catholic Elementary School
 4. Captain R. Wilson Public School
 5. St. Joan of Arc Catholic Elementary School
 6. Garth Webb Secondary School
- **TRANSIT**
 1. Bronte GO Station
 2. Oakville GO Station
 3. Palermo Transit Terminal (UPCOMING)
 - 4-13. Local Transit Stops
 14. Car Pool Station
- **MEDICAL CENTRES & CLINICS**
 1. Mint Care Medical Centre Walk-in Clinic
 2. West Oak Medical - Family Medicine & Specialist Centre
Palermo Village Dental
Reflections Dental
 3. Oakville Trafalgar Memorial Hospital
 4. HealthSense Medical
 5. Pediatric Urgent Care Clinic
 6. Great Lakes Dental Care
- **DINING/COFFEE SHOPS/GROCERY/BANKS**
 1. Starbucks
Pizza Pizza
Pizza Depot
Chicken Squared Restaurant
 2. Palermo Public House Pub
 3. Tria Cafe & Bakery
 4. Funky Thai Restaurant
 5. The Olive Press Italian Restaurant
 6. Thai Smile Restaurant
 7. Tim Hortons
 8. Starbucks
 9. House of Wings
 10. Chef's Door
 11. Bamboo Legend
 12. Fresh Co.
 13. Sobey's Glen Abbey
 14. Symposium Cafe Restaurant & Lounge
 15. Big Grill Shawarma and Kebobs
 16. McDonald's
 17. Beer Store
 18. TD Bank
 19. CIBC Bank
- **LEISURE & RECREATION/SHOPPING**
 1. St. Luke's Community Centre
 2. Glen Abbey Community Centre
 3. Oakville Public Library
 4. South Oakville Centre Shopping Mall
 5. Dorval Crossing Shopping Mall



Map is not intended to be directional map and is only a sampling of amenities available. Artist's concept only. E. & O. E.

NUVO IS **NEW** BOOMING BUSINESSES.

Industry leaders representing every major sector of the Canadian economy, from government services to IT, have chosen Oakville as their home and thus creating a vibrant jobs community.



➤ CORPORATE OFFICES IN OAKVILLE



➤ PEOPLE EMPLOYED IN OAKVILLE:

100,000+



NUVO IS **NEW** SMART AND EDUCATED.

Oakville's population is among the best educated in the country, with 67% of residents aged 25 to 64 holding a post-secondary degree.



➤ PRIVATE SCHOOLS IN OAKVILLE: **15**

Including:

- Appleby College
- Chisholm Academy
- Holy Name of Mary College School

➤ UNIVERSITIES UNDER 1HR. FROM OAKVILLE: **17**

Including:

- University of Toronto
- McMaster University
- York University
- Sheridan College
- University of Guelph
- University of Waterloo
- Wilfred Laurier University
- Brock University

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



NUVO IS **NEW** SMART CITY LIVING.

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 in 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, four major highways, including the 403, 401, 407 and QEW.



NUVO INVESTOR INFORMATION

➤ OAKVILLE, A CYCLISTS' DREAM

200km
of Bike Lanes

➤ CLOSE TO WINTER ACTIVITIES

29 min
to Glen Eden Skiing

➤ CLOSE TO GREENSPACE & HIKING TRAILS

5 min
to West Oak Trail

16 min
to Coronation Park

11 min
to McCraney Creek Trails

7 min
to Fourteen Mile Creek Lands

➤ CLOSE TO PREMIER GOLF COURSES

10 min
to Glen Abbey

12 min
to Millcroft Golf Club

13 min
to Piper's Heath Golf Club

8 min
to Rattlesnake Point

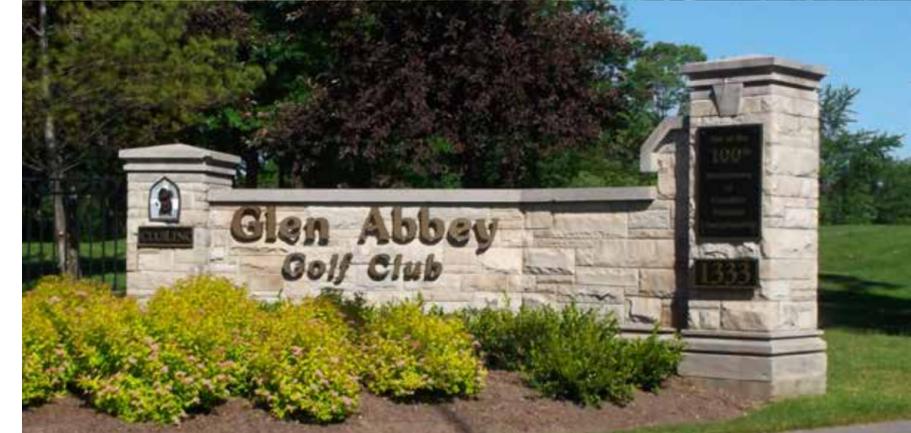
6 min
to Deerfield Golf Club

➤ CLOSE TO GREAT SHOPPING

11 min
South Oakville Centre Shopping Mall

12 min
Dorval Crossing Shopping Mall

14 min
Oakville Place Shopping Mall



THE TEAM.



WE BELIEVE THAT TAKING CARE OF OUR CUSTOMERS IS OUR FIRST AND MOST IMPORTANT PRIORITY

Over four decades of homebuilding experience. More than 50,000 completed low-rise and high-rise residential units across the GTA and USA. One of the continent's most prolific community builders with a commitment to complete customer satisfaction.

Fernbrook Homes was launched by industry visionary Danny Salvatore over three decades ago with a mission to develop communities that stand tall for their planning and architectural excellence, meticulous craftsmanship and unwavering customer care. It was a high bar to set, and the firm has overdelivered with thousands upon thousands of families delighted to call their house or condominium suite a Fernbrook Home.

Today, Danny and his son, Joe, continue to pour their heart and soul into a growing portfolio of exceptionally designed communities across the Greater Toronto Area and beyond. With a passion for leadership and innovation, the Fernbrook team of over 100 homebuilding professionals continuously analyse the latest construction processes, market trends and homeowner desires to ensure every home they build is future-ready for generations to come.

NOTED COMMUNITIES INCLUDE:

HIGH-RISE

Absolute World (Mississauga), Art on Main (Milton), Aria (North York), D'or (Thornhill), Ion (Downtown Toronto), Pier 27 (Downtown Toronto) and Sabbia Beach (Pompano Beach, Florida).

LOW-RISE

The Chateaus in the Highlands of Castlemore (Oakville), Bronte Creek (Oakville), Millstone on the Park (Oakville), Cornerstone (Burlington), Stonebridge (Aurora), Coronation (Thornhill), Fontainbleu (Richmond Hill) and Grand Central (Bradford).



OUR MISSION IS SIMPLE: BUILD GREAT COMMUNITIES WHILE EXCEEDING OUR CUSTOMERS' EXPECTATIONS

With more than 30 years experience in creating distinctive communities throughout southern Ontario, Crystal Homes has brought new meaning to the words quality and value in real estate. Innovative building designs, efficient and strategic suite layouts and sumptuous suite and building amenities have made Crystal a stand-out name in the GTA's building industry.

Truly exceptional homes require inspiration and vision, inspiration prompted by homeowners' great expectations and aspirations, and realised by Crystal's vision of special new home communities featuring extraordinary amenities and distinctive streetscapes, complementing the surrounding environment and fully integrated with nature.

A Crystal home is the ultimate place to call home. Home which goes well beyond just shelter and comfort; home which starts with finding the right location in the right neighbourhood and designing a complete community with all the features that grow and mature along with our purchasers.

Our professional team is in charge of the complete planning, design and building process from start to finish so that every community we create and every home we build, meets and exceeds our high standards - and that of our purchasers!

NOTED LOW-RISE COMMUNITIES INCLUDE:

Grand River Woods (Cambridge), Harvest Hills (East Gwillimbury), Paris Riverside (Paris), Rocking Horse and Parkside (Milton), Upper Glen Abbey and Edgewater (Oakville), Valleyview and Shady Glen (Stoney Creek), Wildflowers and Cobblestone (Hamilton).



PIER 27 (DOWNTOWN TORONTO)



ABSOLUTE WORLD (MISSISSAUGA)



CUSTOM HOME (OAKVILLE)



CUSTOM HOME (OAKVILLE)

NUVO IS
NEW.
CHIC.
BOLD.
STYLISH.

Fernbrook
HOMES



NUVOCONDO.CA

All renderings are artist's concept concept. Specifications, prices and building amenities are subject to change without notice. E. & O. E.