

LINDVEST PRESENTS

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CON

NECTII

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Milton Modern Living

**CONNECT**  
Milton Modern Living — by **LINVEST**



Rendering is artist's concept only. Actual may vary without notice. E. & O.E. March, 2021

Start with a vibrant location  
in the heart of Milton

Develop an exciting urban master-planned community, with beautiful homes surrounded by breathtaking greenspaces and abundant amenities. Create a lifestyle with convenient connectivity to Toronto and surrounding areas.

MILTON. NEIGHBOURHOOD. DESTINATION.



Milton's premier,  
master-planned  
community

# Welcome to **CONNECT II**

This exclusive development will occupy a prime location at the corner of Derry Road and HWY 25 with convenient access to nearby transit, healthcare, schools and urban amenities.

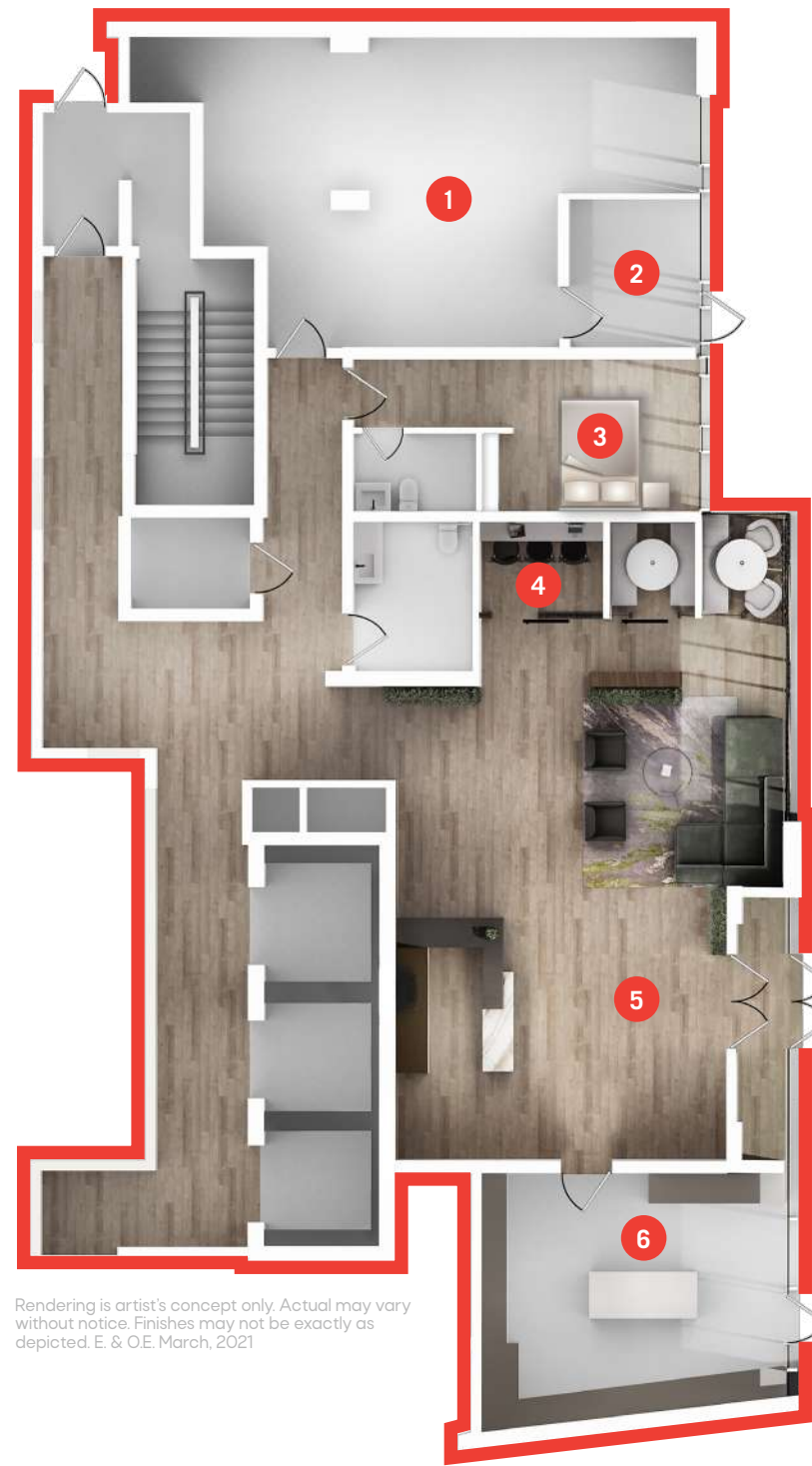
The complete community plan will feature three condominium towers and a selection of townhomes that will define affordable, modern living in Milton. In addition, a plethora of amenities are planned for future phases including a state-of-the-art gym, co-working spaces, tech lounges, a rooftop terrace with an outdoor pool and landscaped courtyard with splash pad and children's outdoor play area.



Here you will discover a unique connection between urban amenities and a balanced way of life that many aspire to. It's the best of modern living with traditional values, all in one remarkable site.



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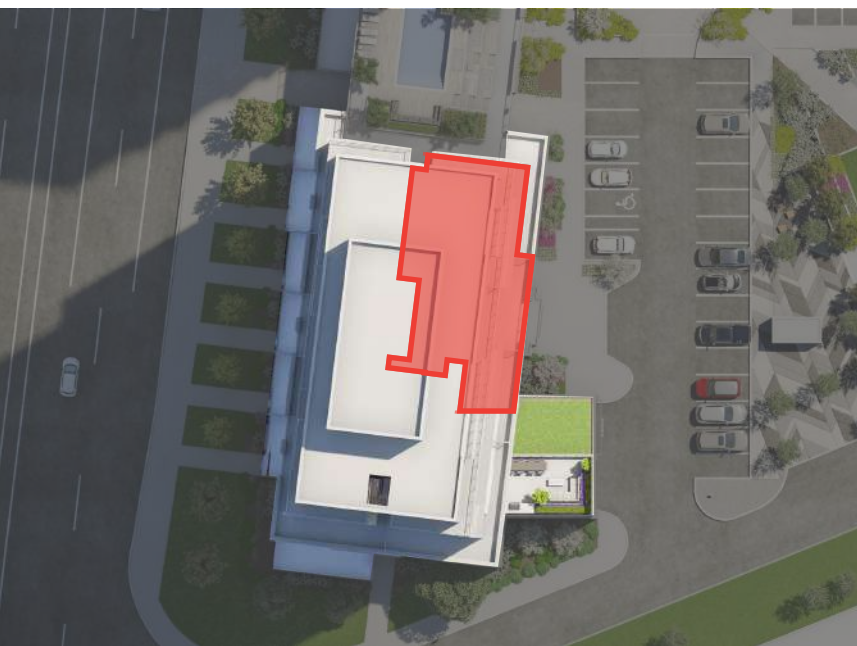
- 1 BIKE STORAGE
- 2 PET SPA
- 3 GUEST SUITE
- 4 WI-FI LOUNGES
- 5 LOBBY
- 6 MAIL ROOM

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- 7 PARTY ROOM
- 8 AL FRESCO LOUNGE



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A



# ARCHITECTURE. EXCEPTIONAL. LIFESTYLE.

It is the connection between thoughtful architecture, meticulous design and lush environments that come together to create modern residences that you can comfortably call home.



Introducing the first of three stylish condominium towers, rising 20-storeys with escarpment views, set around tranquil urban gardens and a gorgeous courtyard to connect with nature and your neighbours.





Map and site plan not to scale. Specifications and information are subject to change without notice. Rendering and landscaping is artist's concept and for general information only. E. & OE. D.O.P. April 2021.

A

B

C



# CLUB CONNECT II



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WI-FI LOUNGE

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WORK STUDY LOUNGE



There is natural connection between contemporary style and living spaces that complement your life.



Stunning, spacious suites that bring together fashionable nuances and functional form, all detailed in designer accents that invite you to live your best life.

SPACIOUS · STYLISH · HOME.



Luxurious spaces come to life when contemporary design connects elegance to modern living. Escape to the stylish master bedroom with beautifully designed ensuite and a spa-inspired rain shower head. Discover the perfect balance between comfort and function.



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# FEATURES & FINISHES.

## GENERAL SUITE FEATURES

- Ceiling height approximately 9'0" with smooth finish\*‡
- Plank laminate flooring in entry corridor, living/dining areas, bedrooms, kitchen and den\*†
- Approximately 4" flat cut baseboard with reveal, co-ordinating approximately 2" flat cut door casings\*
- Custom designed solid core suite entry door with security view hole and suite entry door surround
- Sliding door(s) and/or swing door(s) (hollow core and/or glass) throughout\*
- Satin nickel finish hardware on swing door(s)\*
- Closet shelf and/or rod in all closets\*
- Eggshell off-white paint finish for walls throughout. Flat white paint finish for ceilings throughout\*
- Balconies, terraces, and patios with sliding doors and/or swing doors\*
- Laundry area floor finished in tile\*
- Floor to ceiling glazing/window systems in accordance with building elevations\*‡

## KITCHENS

- Contemporary custom designed kitchen cabinetry with soft close doors\*†‡
- Straight edge composite quartz slab countertops and single basin under mount stainless steel sink, with single-lever pull-out spray faucet in chrome finish\*†
- Kitchen backsplash\*†

## APPLIANCES

- 18" or 24" stainless steel finish built-in dishwasher\*
- 24" or 30" stainless steel finish refrigerator with glass shelving\*
- 24" or 30" stainless steel finish electric self-cleaning slide-in range\*
- Stainless steel finish microwave with built-in hood fan vented to the exterior\*
- Stacked front-load washer-dryer directly vented to the exterior\*

## BATHROOMS

- Straight edge composite quartz slab countertops with undermount sinks and single lever faucet in chrome finish\*
- Contemporary custom designed vanity\*†‡
- Frameless mirror\*†‡;
- Full height ceramic wall tile with accent tile detail in tub surround and in separate shower stall\*†
- Faucet with chrome finish and wall mounted rain style showerhead in tub or in separate shower\*
- Framed clear glass shower door and recessed ceiling moisture resistant shower light in separate shower stall\*
- Pressure balanced valve(s) for tub and/or shower\*
- Contemporary low consumption toilet(s)\*
- Half height ceramic wall tile behind toilet and vanity\*†
- Rectangular design white acrylic tub\*
- Porcelain floor tile in bathroom(s)\*†
- Privacy lock on bathroom door(s)\*
- Exhaust vent to exterior through ERV (Energy Recovery Ventilation) unit\*

## MECHANICAL/ELECTRICAL FEATURES

- Individually controlled seasonal central air conditioning and heating fan coil system
- Individual suite hydro meter(s), water meter(s) and thermal energy meter(s)\*
- Pre-wired telephone and cable outlets in den, bedroom(s) and living/eating area\*
- Switch controlled receptacles in living area, and bedroom(s), with ceiling mounted light fixture(s) in entry corridor and track lighting fixture in kitchen\*
- Recessed pot light and sconce in bathroom(s)\*
- In-suite smoke detector
- In-suite water sprinkler system

\* Where applicable and as per plan.

† As per Vendor's preselected standard finish packages.

‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.

## TERMS AND CONDITIONS SUMMARY

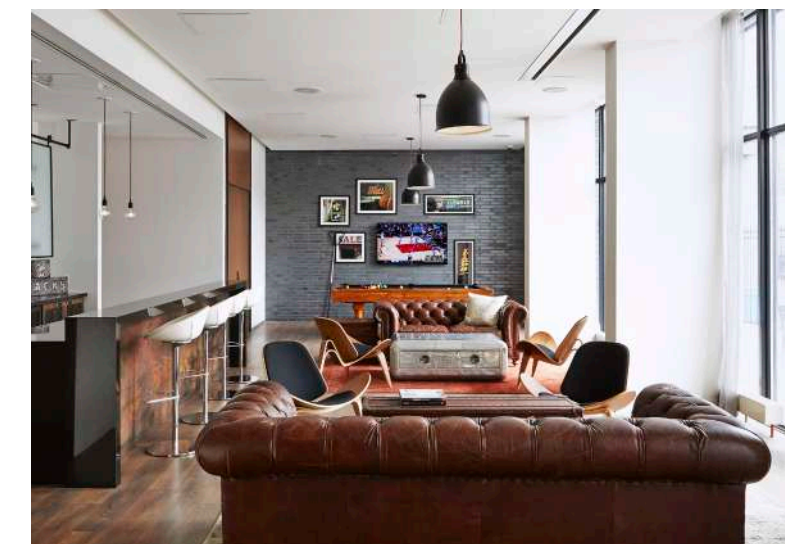
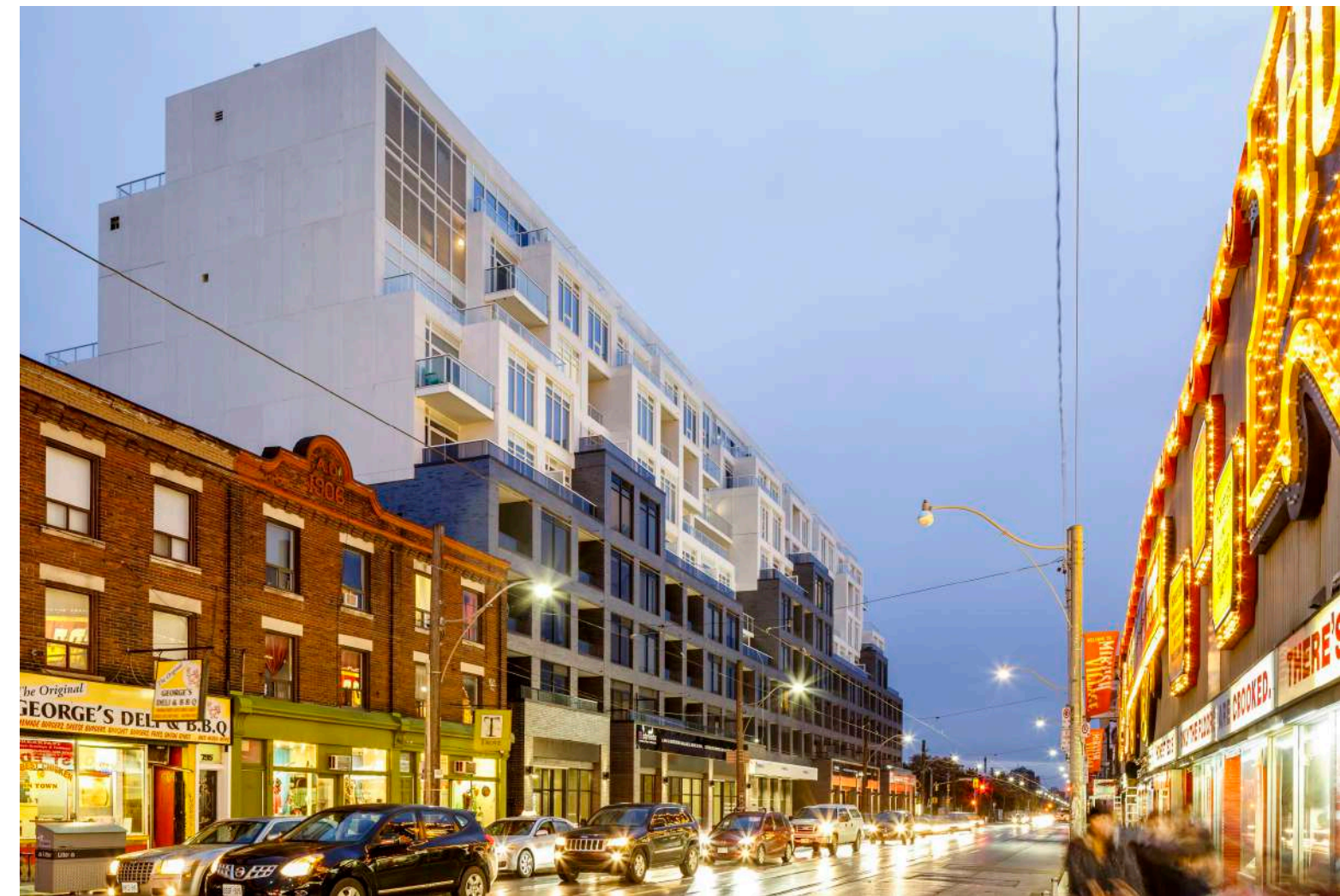
### WITHOUT LIMITING THE GENERALITY OF ANYTHING CONTAINED IN THIS AGREEMENT:

Materials and finishes will be Vendor's preselected standard. Where indicated the choices noted may be chosen from Vendor's preselected standard finish packages provided they have not yet been ordered or installed and that colours and materials are available from suppliers and provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the Closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 16(j) of Schedule "A" to this Agreement. All colour and material choices from Vendor's preselected standard finish packages must be submitted to the Vendor within seven (7) days of notification by the Vendor's representative. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the suite before the Closing Date. The Vendor reserves the right to substitute any products or materials used in construction of the suite provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make changes or modifications in the plans and specifications at its discretion. Vendor is not responsible for shade differences occurring from different dye lots or for variations including without limitation, in size, colour, grain, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, railing, natural or manufactured stone, paint, trim and doors, as applicable and as per plan. Samples viewed when choices are made from Vendor's samples or Vendor's preselected standard packages are only a general indication of material selected. Details and location of windows, doors, lights and outlets may not be as shown on renderings, plans or sample boards. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request. References to model types or model numbers refer to current manufacturer's models, if applicable. If these types or models shall change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. Pursuant to this Agreement of Purchase and Sale or pursuant to a supplementary agreement, purchase order or request for extras, the Purchaser may have requested the Vendor to construct, supply and/or install an additional feature within the suite which is in the nature of an optional extra. If, as a result of building, construction, site conditions or conditions within the suite or the building, the Vendor is not able or willing to construct, supply and/or install such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct, supply and/or install the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects, this Agreement shall continue in full force and effect.

# OUR HISTORY.

Linvest is a Toronto-based real estate development organization with deep roots in the highly reputed, award-winning H&R family of companies. H&R has excelled in innovative land development and construction for close to 70 years and has built thousands of homes in Ontario.

<b>HR</b> 1952 Founded	<b>1993</b> Westbrook Richmond Hill	<b>1995</b> Credit Valley Mississauga Summerhill Newmarket	<b>1996</b> Cranston Park Vaughan	<b>1997</b> Homestead Brampton	<b>LINVEST</b> 1998 Linvest Founded Proudfoot Hollows Oakville	<b>1999</b> Residence of Beauclaire Vaughan
<b>2000</b> Thornhill Woods Vaughan	<b>2001</b> Berczy Square Markham Jefferson Forest Richmond Hill	<b>2002</b> Centreparc Vaughan Taunton Wood Whitby	<b>2003</b> Castle Square Markham Estates of Valleycreek Brampton	<b>2004</b> Rhapsody Newmarket Copper Ridge Brampton Grand Cornell Markham	<b>2005</b> Royal York Grand Toronto	<b>2006</b> Roxborough Vaughan Thornberry Woods Vaughan
<b>2007</b> Westown Toronto	<b>2009</b> Castle Gate Brampton	<b>2010</b> Gracefields Newcastle	<b>2012</b> B.streets Toronto	<b>2013</b> The Brownstones at Westown Toronto	<b>2014</b> Grand Cornell Brownstones Markham	<b>2014</b> Aurora Glen Aurora
<b>2015</b> Spring Valley Junction Brampton	<b>2015</b> Sonic Toronto	<b>2016</b> The Grove Richmond Hill	<b>2017</b> Aurora Glen Townhomes Aurora	<b>2017</b> SuperSonic Toronto	<b>2018</b> Towns at Gracefields Newcastle	<b>2018</b> North Oakville Oakville
<b>2019</b> Klein Estates Vaughan	<b>2019</b> Glen Abbey Encore Oakville	<b>2020</b> The Enclave at Aurora Glen Aurora	<b>2020</b> Gracefields Redux Newcastle	<b>2020</b> Royal Hill Aurora	<b>CONNECT</b> 2021 Connectt Milton	



## Doing It Differently

Linvest's mission is to work each day to improve the quality of homeowners' lives, and this has been true since day one. The goal is to allow Lindvest's homebuying experience to be leagues ahead of others in the industry simply because Lindvest is doing it differently. This mission is achieved by choosing only the best locations, providing beautiful and functional design that is centered around the lives of real people. Both reliable methodologies and quality materials lead to the highest level of construction while using responsiveness and honesty to continually earn the respect of all homeowners.

Working under the Lindvest banner since 1998, this team of professionals has designed and built diverse, successful developments across the Greater Toronto Area. Today, Lindvest is recognized for its excellence in planning, progressive urban design and high standards of construction.



# REASONS TO INVEST.

Ranked #6 on Canada's Top 25 Best Places to Live by MoneySense\*



## SHOPPING & DINING

170+



## EMPLOYMENT

MILTON SITS IN THE MIDDLE OF THE TORONTO-WATERLOO INNOVATION CORRIDOR - 2ND LARGEST TECHNOLOGY CLUSTER IN NORTH AMERICA

200,000

TECH WORKERS

15,000

TECH COMPANIES

5,200

TECH STARTUPS

114k

EXPECTED GROWTH OF WORKFORCE BY 2031

8.4%

UNEMPLOYMENT RATE

## THIS IS HOW MILTON STACKS UP VS HALTON REGION

### BETTER

Less expensive than condos in Halton Region by over 7%

### FASTER

Average Days on Marketing 22 in Milton vs. 29 Halton Region

### STRONGER

Milton price growth is stronger at 9% vs. Halton Region at 8%

### LOWER

3rd lowest property tax rate in Ontario vs. Halton Hills

## MILTON IS ONE OF THE FASTEST GROWING MUNICIPALITIES IN CANADA

62%

Expected increase in population from 2021 to 2031

35.3

Years Average Median Age

80%

Of the population is under 50 years old

## NATURE

1 UNESCO Biosphere Reserve (Niagara Escarpment)

1,300km

Bruce Trail

380km

Of greenspace

16

Parks and numerous trails

9

Conservation areas

## RECREATION

400

Acre Milton Education Village

250

Metre indoor track at Mattamy National Cycling Centre

## EDUCATION

75%

Of residents have post secondary degree

19

Public schools

6

Private Schools

## MEDICAL FACILITY

2km

Full-service hospital (Milton District hospital)

[lindvest.com](http://lindvest.com)

**LINDVEST**  
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