

INTRODUCING



OAK RESIDENCES

BY MODERN SKYLINE



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“Building a truly iconic residence is equal parts art, passion and craftsmanship.”

- MODERN SKYLINE



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Introducing Oak Residences

Oakville's Newest Luxury Residence

Nestled in the heart of historic Old Oakville lies Oak Residences, an exclusive enclave reserved for only the most discerning residents. Boasting unparalleled luxury finishes, an expert design team and cutting-edge construction techniques, this exceptional development sets a new standard for private residences in the area.

Take a leisurely stroll along the picturesque waterfront before indulging in a culinary delight at the renowned Hexagon restaurant in Oakville Square or peruse the charming boutiques and shops before treating yourself to a scoop of gelato at the charming Dolce Vita.

Conveniently situated amidst a wealth of recreational activities, entertainment options and opportunities for adventure, Oak Residences offers unparalleled privacy and tranquility beside the serene waters of Sixteen Mile Creek. Without a doubt, Oak Residences is in a league of its own.





Luxury & Quality Even in the Smallest Details

Oak Residences is a true masterpiece of modern luxury where every aspect has been meticulously selected to create a flawless living experience. The premium natural limestone exterior, designed by William Hicks, seamlessly blends with the Hybrid Construction building structure which is engineered to be carbon efficient.

Only the finest materials have been sourced including hand-selected tiles, stone and fixtures that perfectly complement the space. The unparalleled craftsmanship is evident in every detail of the design, ensuring a truly exceptional living experience.

Oak Residences offers premium features such as Miele appliances, eco-friendly oak European floors, imported Silestone from Spain, custom millwork, Italian tiles, Graff-designed faucets and Sonneman lighting fixtures. No detail has been overlooked in creating a space that exudes luxury and sophistication.



Features & Finishes

EXTERIOR

1. Marble installed at the main entrance to building.
2. Balconies are precast with tempered glass balcony suites.
3. Aluminum patio or folding door to balcony or terrace, as per plan.
4. All exterior door(s) with locking system.
5. Glass spandrel panel windows with aluminum windows and stone sills.
6. Light fixtures to illuminate driveway.

INTERIOR TRIM

1. 8' flat cut, solid core doors. Purchasers may request a custom, higher height for more personal appeal as an upgrade.
2. Emtek door levers as per vendor's samples. Hinges in stainless steel, triple ball bearings by Dorex (or equivalent).

KITCHEN

1. Premium Miele appliance package with gas cooktop (Electric counter cooktop with integrated vent hood is an optional upgrade).
2. Custom kitchen millwork by Millworx includes European-made materials and hinges, soft-close cabinets and drawers.
3. All undermount and counter sinks Italian made by Catalano in various shapes. Please refer to the material selections brochure for standard and upgrade choices.
4. Silestone counter and backsplash selections as per vendor choices. Please refer to the material selections brochure for standard and upgrade choices.

BATHROOM

1. Integrated sinks with floating vanities in primary en-suite made from Silestone.
2. Washroom cabinetry millwork for all bathrooms supplied by custom millwork company Millworx and offered in European made materials and finishes. Designs to be concluded with designer.
3. Plumbing faucets & shower assembly manufactured by GRAFF or equivalent quality. Please refer to the material selections brochure for standard and upgrade choices.
4. Three Durastyle wall-mounted toilet units differing in shape. Please refer to the material selections brochure for standard and upgrade choices.
5. Bathtub choices of various shapes to suit personal preference by German manufacture Knief or equivalent quality if product not available.
6. Counters supplied by premium stone manufacturer Silestone. Please refer to the material selections brochure for standard and upgrade choices.

FLOORING

1. 7" wide plank floors in principle rooms – natural white oak stained with a natural European made stain that is eco friendly and doesn't produce unhealthy emissions over time.
2. Wide selection of Italian made porcelain tiles from Stone Tile.

PAINTING

1. Benjamin Moore Aura top of the line interior paint; colours as per vendor's samples.

ELECTRICAL

1. Sonneman pendent light fixtures are provided at a total allowance of \$2k per unit.
2. Each unit is to be roughed in for a home automation integration system that allows security, HVAC, home audio, lighting and blind control in one touch pad interface. All specialized equipment and programming is additional.
3. Multi-zone security home system and integrated entry system to allow camera and intercom connection to ground level is included; 1 keypad, camera accessibility and 2 motion sensor allowance per suite.
4. Home audio 7 speaker rough-in allowance.
5. Parking EV charging unit available at extra cost.

ADDITIONAL FEATURES

1. 9' ceilings on first to third floors and 10' on the PH level.
2. 4' linear gas fireplace up to \$5,000 per fireplace shown on plan. Unit choices to be offered by vendor.
3. Each unit will have a natural gas hook-up in location shown for BBQ on plan.
4. True comfort (or equivalent) radiant in-floor heating with separate thermostat will be supplied in all primary en-suite bathrooms.
5. Wall-mounted lockable storage unit in parking garage for each suite.

All specifications, dimensions and materials are subject to change without notice. E. & O.E.

Truly Bespoke Make it Your Own

The Oak Residences is exclusive, limited and designed by a world-class design firm; your finishing touches and customization is what makes it truly yours.

From selecting finishes, fixtures and colours, right down to making adjustments to the floor plans themselves, the residences at Oak Residences can be tailored to your liking.

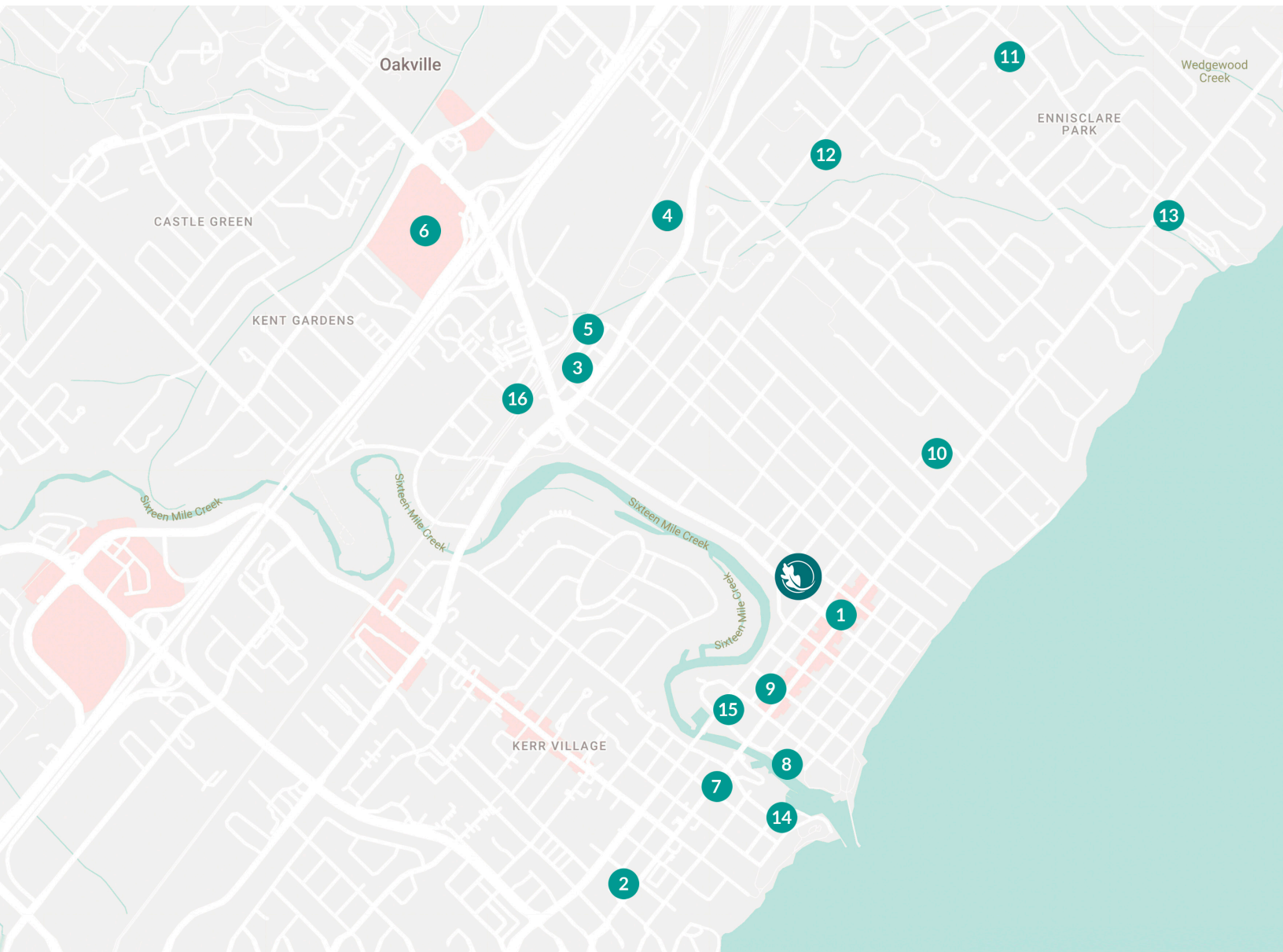
As part of the new buyer experience, owners of the pre-construction suites will be provided multiple hours with our accomplished designers to provide you with an unparalleled bespoke build experience.



Oakville Lakefront Living

Nestled in the heart of desirable downtown South Oakville and backing onto Sixteen Mile Creek, Oak Residences is just steps from everything you want. In a neighbourhood that is like nothing else surrounded by lakefront parks, boutiques, cafes, marinas and more South Oakville is a place for refined luxury living.

- 5 minute walk to the lakefront, walking paths, parks and marinas
- 5 minute walk to downtown South Oakville shops, restaurants and cafes
- A short drive to Toronto (approx. 27 km)
- 3 minute drive to Oakville GO station
- 5 minute drive to major highways 403 and QEW
- 5 minute drive to Oakville Place shopping centre



Close to Shopping, Entertainment, Leisure and More

SHOPPING

- 2 Fortino's - 1.7km
173 Lakeshore Road W, Oakville, ON L6K 1E7
- 3 Whole Food's Market - 1.5km
301 Cornwall Road, Oakville, ON L6J 7Z5
- 4 LCBO - 1.6km
321 Cornwall Road, Oakville, ON L6J 7Z5
- 5 Longo's - 2.4km
469 Cornwall Road, Oakville, ON L6J ZS8
- 1 Lululemon - 0.3km
291 Lakeshore Road E, Oakville, ON L6J 1J3
- 1 Sage Wellness - 0.5km
194 Lakeshore Road E, Oakville, ON L6J 1H6
- 1 Anthropologie - 0.6km
159 Lakeshore Road E, Oakville, ON L6J 5C3
- 6 Oakville Place - 2.8km
240 Leighland Ave, Oakville, ON L6H 3H6

HEALTH & WELLNESS

- 1 SPINCO - 0.4km
229 Lakeshore Road E, Oakville, ON L6J 1H7
- 8 The Oakville Club - 1.0km
56 Water Street, Oakville, ON L6J 2Y3
- 9 Rosewater Spa of Oakville - 0.6km
156 Church Street, Oakville, ON L6J 1M9
- 1 Sandbox Fitness & Therapy - 0.2km
6-115 Trafalgar Road, Oakville, L6J 3G3

SCHOOLS

- 10 New Central P.S. - 1.1km
133 Balsam Dr
- 11 E.J. James P.S. - 3.3km
338 Cairncroft Rd
- 12 St Mildred's-Lightbourn School - 2.5km
1080 Linbrook Rd, Oakville, ON L6J 2L1
- Oakville Trafalgar - 4.0km
1460 Devon Rd
- Maple Grove - 4.0km
288 Maple Grove Dr

FOOD & DRINK

- 1 Sotto Sotto - 0.1km
139 Trafalgar Road, Oakville, ON L6J 3G4
- 1 Hexagon - 0.5km
210 Lakeshore Road E, Oakville, ON L6M 3R7
- 1 Oliver's Steakhouse - 0.6km
141 Lakeshore Road E, Oakville, ON L6J 1H3
- 1 Piano Piano - 0.5km
120 Thomas Street, Oakville, ON L6J 3A8
- 1 Figaro Coffee House - 0.4km
173 Lakeshore Road W, Oakville, ON L6K 1E7
- 7 La Dolce Vita - 1.0km
22 Lakeshore Road E, Oakville, ON L6K 1C5

PARKS & EXPERIENCES

- 13 Gairloch Gardens - 2.4km
Lakeshore Road E, Oakville, ON L6J 1L6
- 14 Tannery Park - 1.5km
5 Walker Street, Oakville, ON L6J 3R7
- 1 George's Square - 0.1km
Trafalgar Road, Oakville, ON
- 6 Oakville Marina - 1.2 km
99 Forsythe Street, Oakville, ON L6K 3R7
- 15 Oakville Centre For The Performing Arts - 0.6km
130 Navy Street, Oakville, ON L6J 2Z4
- 6 The Oakville Yacht Squadron - 1.2 km
97 Forsythe Street, Oakville, L6K 3R7

TRANSIT

- 16 (16) Oakville GO - 2.1km
214 Cross Ave, Oakville, ON L6J 2W6



The Team



Designed by the Canadian award-winning Hicks Design Studio, Oak Residences is truly a sight to behold. William Hicks, the visionary behind the project, ensured that every detail was carefully considered to cater to the discerning tastes of Oakville's elite while also standing out as an epitome of luxury and style.

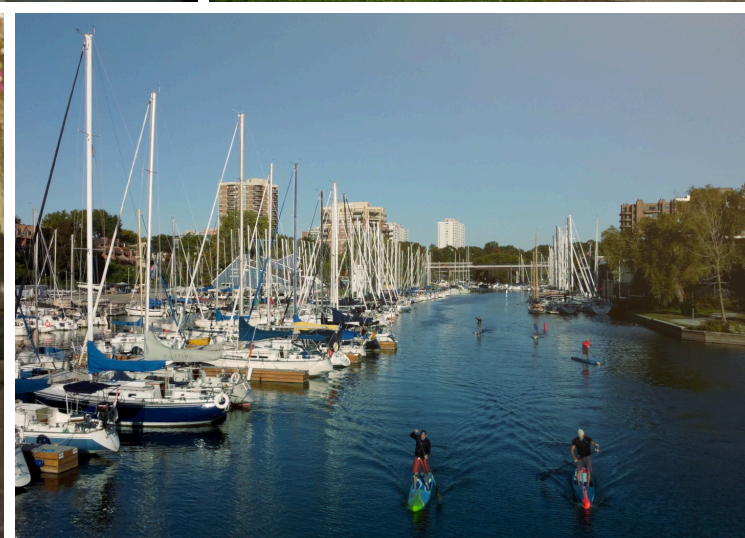
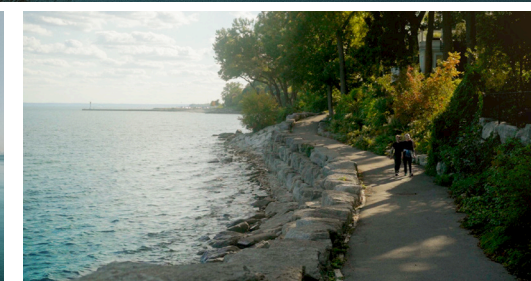
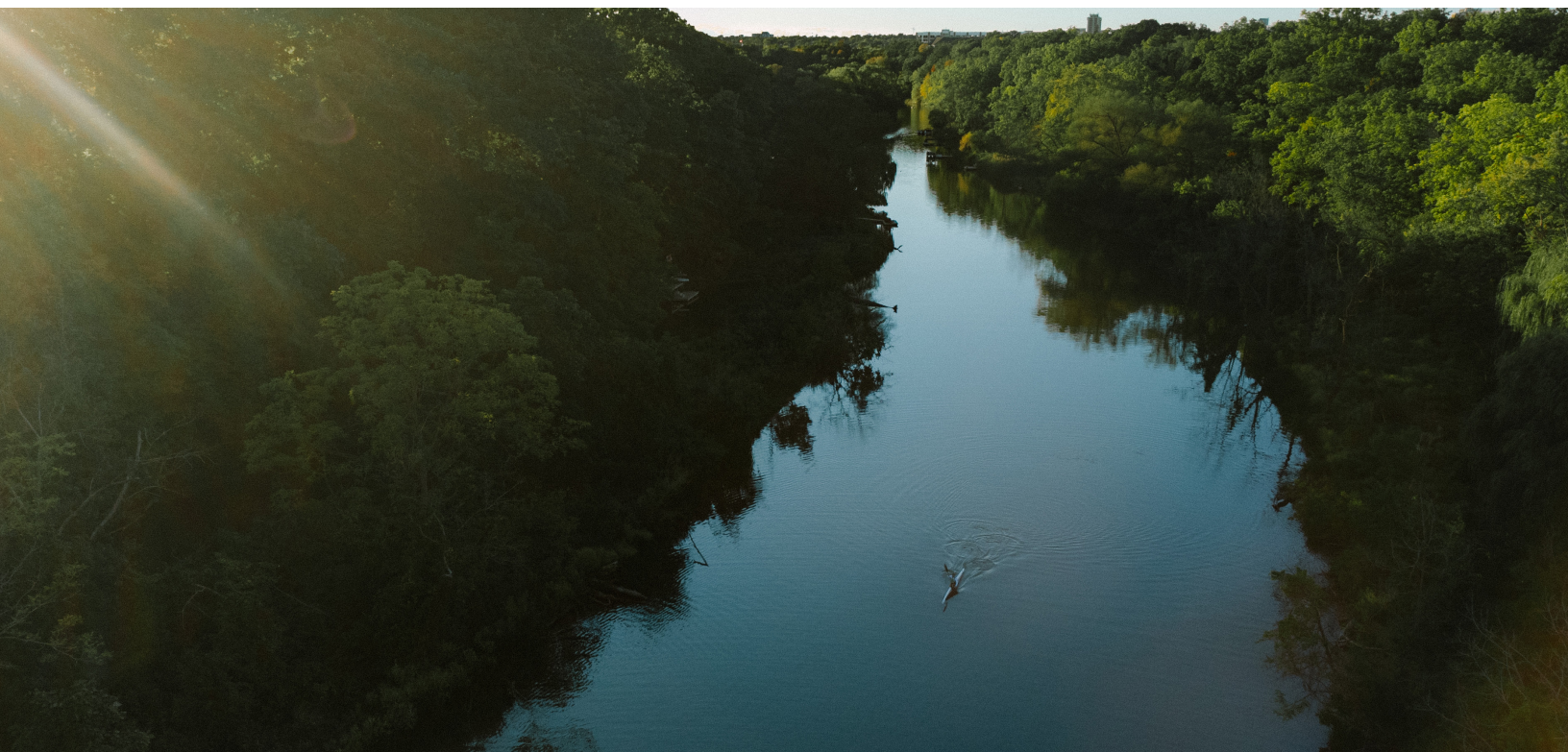
The meticulously crafted design has been recognized as a 2021 BILD Design Finalist, reflecting the exceptional quality and thoughtfulness that went into its creation. Moreover, buyers will have the opportunity to work closely with our expert design teams to personalize their residences to their unique preferences.



REXIG Realty Investment Group is one of Ontario's most rapidly expanding independent real estate brokerages, renowned for their unparalleled white-glove service and unwavering commitment to client satisfaction in both sales and investment real estate. Their expertise in the luxury real estate sector and exceptional level of service have made them the preferred partner for Modern Skyline. Together, they offer clients a unique and unparalleled experience in the real estate market.

MODERN SKYLINE

Modern Skyline is a private luxury development company focusing on modern design, driven by functionality while harnessing the latest in technology and sustainability. Our founders, Jean-Sebastien Leroux and Matthew Tautt, use natural materials and innovative construction technologies to build living spaces that exude quality and its artistic design is created with the finest materials. Modern Skyline's commitment is to create iconic multi-residential structures that are in harmony with their surroundings.



Prestigious South Oakville

Surrounded by multi-million dollar private luxury residences, South Oakville is home to many affluent and prestigious families in Canada. Blending the best of access, nature and small town feel with the high end shopping, entertainment and community that is desired by many. Its peaceful parks, walking paths and lakefront marinas are something not found in most areas of the country and is often what people see when think of what makes South Oakville so special. Its the perfect balance of family friendly and exclusive living.

- Oakville was awarded the title of “Best Place To Live” by MoneySense magazine
- Macleans magazine voted Oakville as Canada’s best communities to live with its top 3 features being its amenities, low-crime rates, and its culture & community
- The average household income in South Oakville is over \$350,000 per year
- Downtown South Oakville was recently awarded an “Open Air Retail Award” for its downtown shops and boutiques. Its vibrant shopping and extensive mix of retail and services stretches for over 6 blocks of pedestrian friendly shopping, dining and entertainment
- Despite having a population of over 200,000 people, South Oakville has managed to preserve its small town ambiance and allure
- South Oakville is known for their support and involvement in their bustling creative community of arts, music, dance and culture - with over 260 music, drama and performances annually there is something for everyone
- Oakville is home to 1,400 hectares of park land, over 200 parks and over 200 km of trails
- South Oakville is home to the prestigious Oakville Yacht Club and Marina and the iconic Glen Abbey Golf Club
- Easy access to 3 major highways, the GO train and just a short drive to downtown Toronto
- Oakville has been experiencing a steady rise in property values over several years, with the average home price appreciating by more than 233% in the past decade and over 76% in the last five years

The background is a solid teal color with several large, overlapping, semi-transparent organic shapes in a slightly darker shade of teal. These shapes resemble stylized leaves or flowing liquid forms, creating a layered, textured effect.

“Oak Residences will set the bar for
premium modern luxury residences in South
East Oakville.”

- REXIG GROUP



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