



INTRODUCING MARQUIS MODERN TOWNS  
urban townhome living



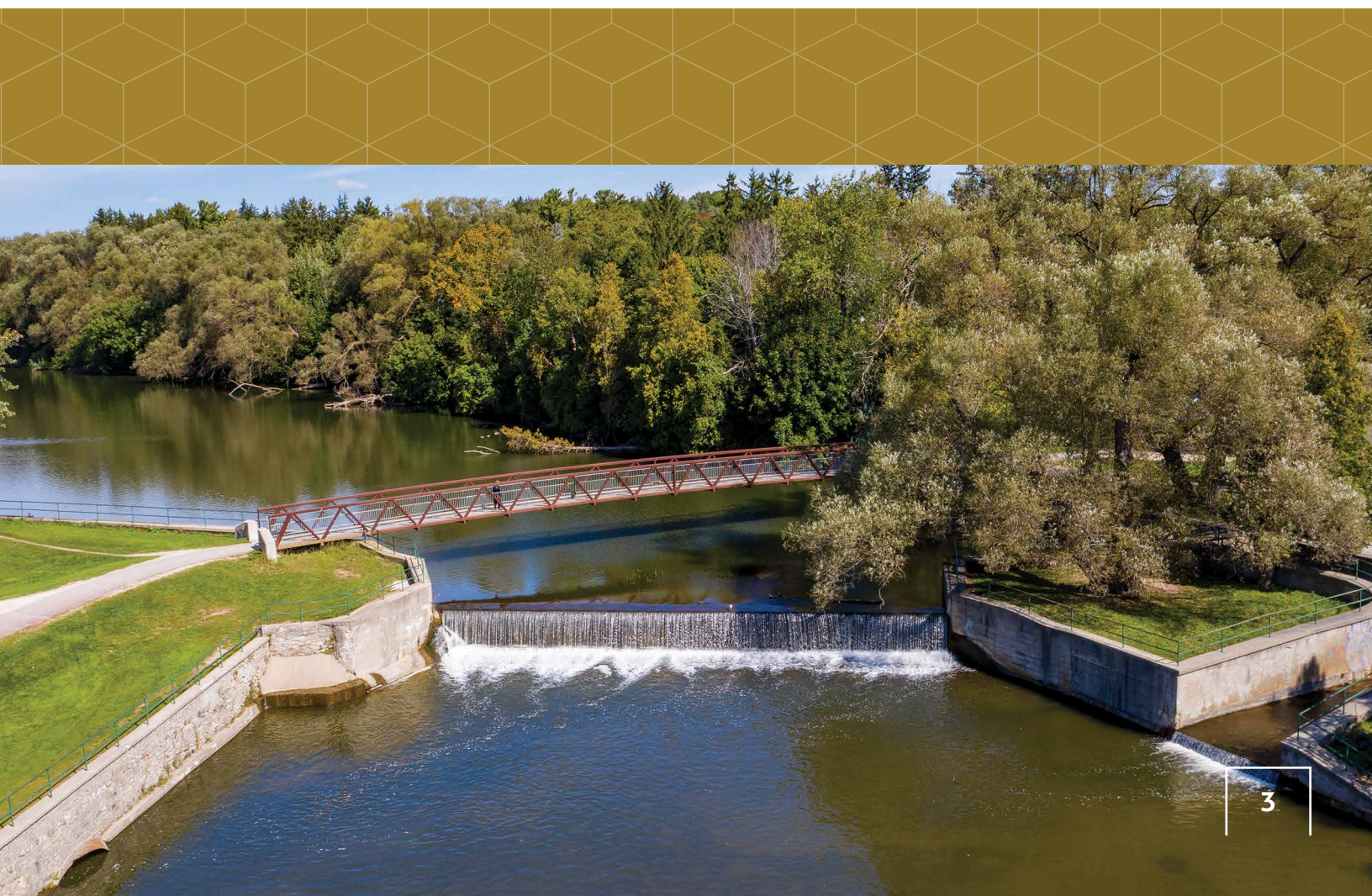




# WELCOME TO MARQUIS MODERN TOWNS

## *urban townhome living*

Located in vibrant Guelph, rightfully nicknamed the “Royal City”, you will find this thoughtfully crafted community by Reid’s Heritage Properties and Equiton®. Comprised of 96 modern 2 bedroom, 2 bathroom urban townhomes for sale, surrounded by nature. Tucked behind Woodlawn Memorial Park and across from Riverside Park, Marquis encompasses 80 acres of land in close proximity to the Speed River. Enjoy a lifestyle featuring ample living space, bike storage, modern features and finishes as well as privacy.

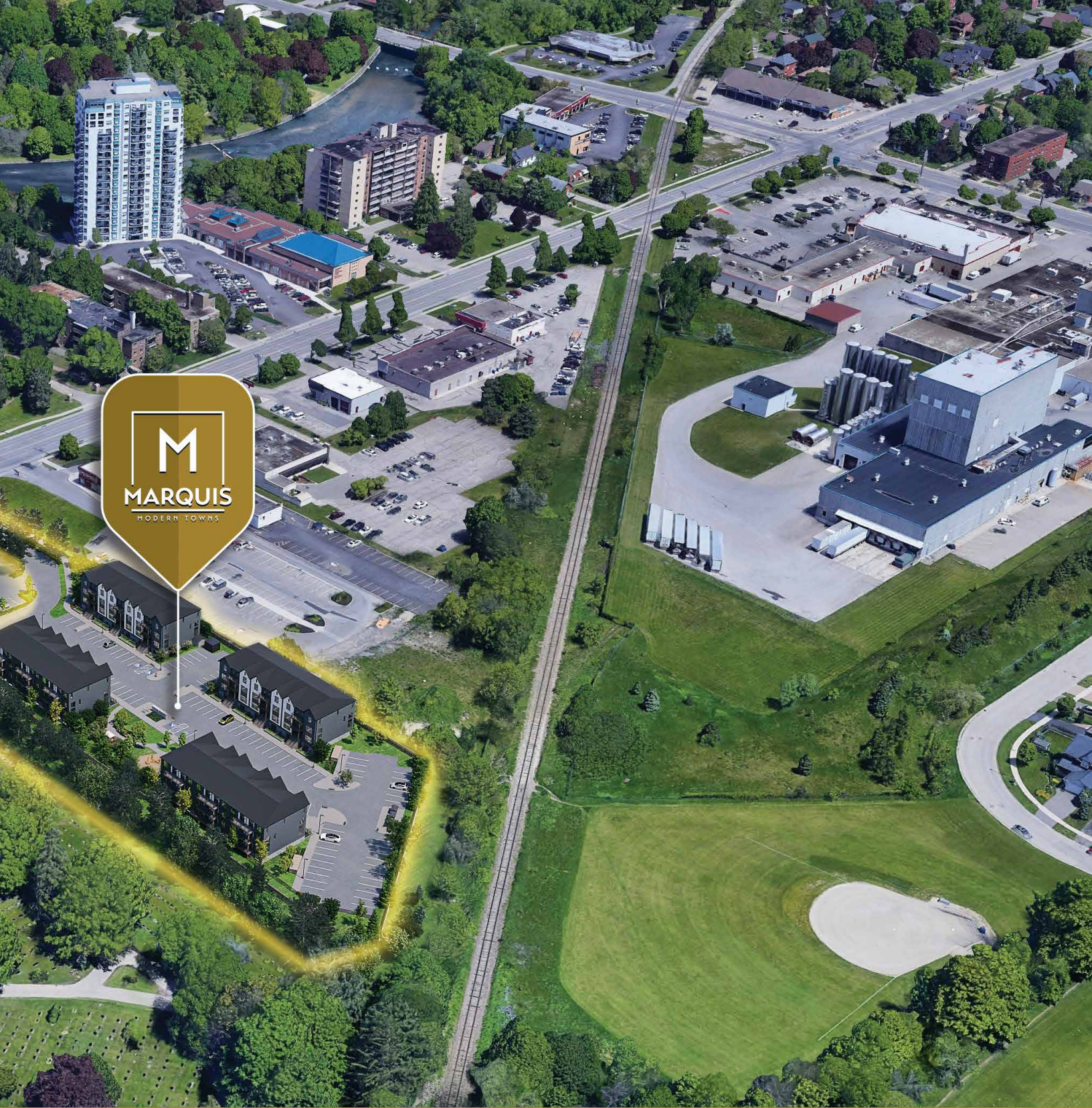






WELCOME TO YOUR NEW  
NEIGHBOURHOOD







## SHOPPING

- 1 Walmart Supercentre
- 2 Home Depot
- 3 Canadian Tire
- 4 HomeSense
- 5 Michaels
- 6 The Brick
- 7 Winners
- 8 Willow West Mall
- 9 The Shops at Paisley
- 10 Staples
- 11 LCBO
- 12 LCBO

## GROCERY

- 1 Jones' No Frills
- 2 Food Basics
- 3 Zehrs Eramosa
- 4 Guelph Farmer's Market
- 5 Market Fresh
- 6 Food Basics
- 7 FreshCo

## BANKS

- 1 CIBC
- 2 BMO Bank of Montreal
- 3 TD Canada Trust
- 4 RBC
- 5 Meridian Credit Union
- 6 Scotiabank
- 7 TD Canada Trust
- 8 RBC
- 9 Duca Financial Services Credit Union

## PARKS

- 1 Riverside Park
- 2 Woodlawn Memorial Park
- 3 Bailey Park
- 4 Exhibition Park
- 5 Norm Jary Park

## RESTAURANTS

- 1 Boston Pizza
- 2 Kelseys Original Roadhouse
- 3 Swiss Chalet
- 4 Uptown Grill
- 5 Chuck's Roadhouse Bar & Grill
- 6 Stampede Ranch
- 7 Souvlaki Flame
- 8 Golden Fish & Chips Woolwich
- 9 Silvercreek's 360 Grill
- 10 Blue Chopstix
- 11 Pho Siagon
- 12 Stacked Pancake & Breakfast

## ENTERTAINMENT

- 1 River Run Centre
- 2 Guelph Concert Theatre
- 3 Sleeman Centre

## COFFEE

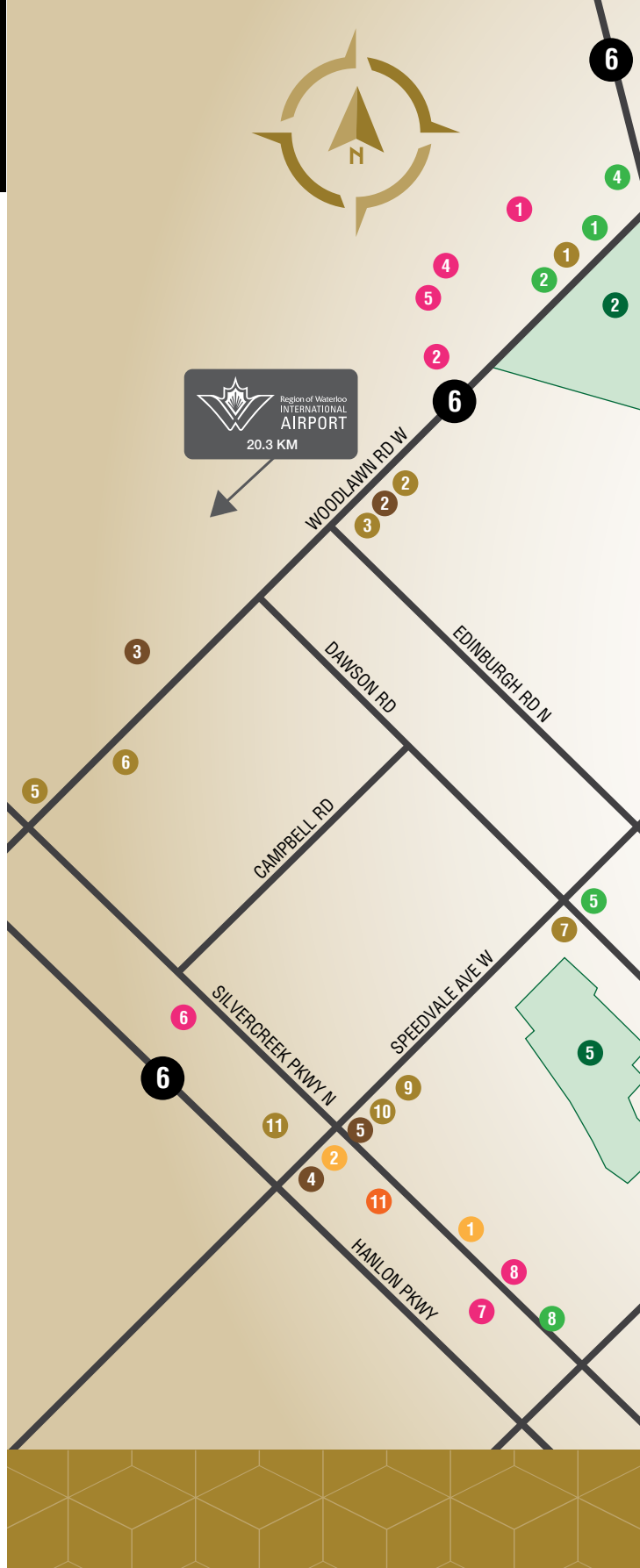
- 1 Tim Hortons
- 2 Tim Hortons
- 3 Coffee Stiles
- 4 Tim Hortons
- 5 Puffle Cafe
- 6 M.E Cafe
- 7 Red Brick Cafe
- 8 Coco Latte
- 9 Planet Bean Coffee
- 10 Balzac's Guelph
- 11 Found Coffee

## SCHOOLS

- 1 June Avenue Public School
- 2 Our Lady of Lourdes Catholic High School
- 3 Victory Public School
- 4 St. Francis of Assisi Catholic School
- 5 Willow Road Public School
- 6 Paisley Road Public School
- 7 St. Joseph Catholic School
- 8 Central Public School
- 9 St. John Bosco Catholic School
- 10 Guelph Montessori School
- 11 Guelph Collegiate Vocational Institute
- 12 John F Ross Collegiate Vocational Institute
- 13 St. James Catholic High School

## CHURCHES

- 1 Guelph Baptist Mission
- 2 Riverside Community Reformed Church
- 3 Parkview Church
- 4 New Apostolic Church
- 5 Trinity United Church
- 6 Church of the City
- 7 First Baptist Church
- 8 St. Andrew's Presbyterian Church
- 9 Knox Presbyterian Church
- 10 Royal City Baptist Church
- 11 All Saints Lutheran Anglican Church
- 12 Holy Rosary Catholic Church
- 13 Basilica of Our Lady Immaculate





CONVENIENT AMENITIES  
LOCATED CLOSE BY

# REASONS TO CHOOSE GUELPH

*Live the life you've always wanted in Guelph*

For more and more people, Guelph is the place to be. The city has an invigorating youthful energy and takes immense pride in advancing sustainability throughout the community. Approaching a population of 150,000, it is an ideal mid-size city full of modern conveniences without urban sprawl. Here are 5 great reasons to set roots in Guelph!

## **1. COME FOR NATURE, STAY FOR THE HARMONY**

We all strive for a healthy and harmonious balance in our lives, between work and play. Guelph makes it easy by offering all the big city amenities you could ask for, tucked into beautiful natural surroundings. Parks and trails proliferate along the banks of the Speed and Eramosa Rivers, and connecting one end of the city to the other.



## **2. AMENITIES ABOUND**

Marquis Modern Towns is ideally located in one of the most sought-after areas in Guelph – Riverside Park along with a multitude of grocery stores, banks, shops, restaurants and entertainment venues all just steps away.

## **3. SAFE & SOUND**

Guelph has a longstanding reputation as one of the safest cities in Canada. As recently as 2022, Wellington County (of which Guelph is its largest major city) was ranked #6. Whether you are planning on starting a family or relocating to lay down some roots, Guelph offers safe community living to call home.



#### 4. ENTERTAINMENT REIGNS SUPREME

From local sports teams (the Storm, Royals and Gryphons) to local entertainment held at the River Run Centre (plays, musicians, shows, and more), Guelph comes to life year-round. The downtown core is trendy and very walkable, so after enjoying a hockey game or a play, grab a bite to eat at one of many top-rated restaurants.

#### 5. IN THE CENTRE OF IT ALL

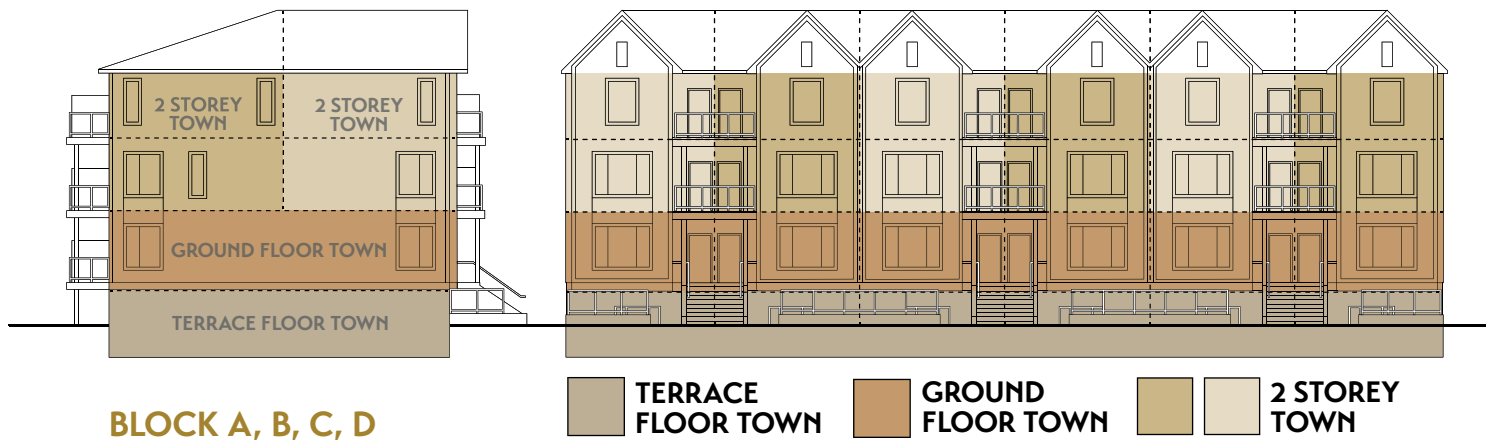
Whether you work from home, the GTA or a city in-between, you're only a hop, skip and jump away. Located near major cities like Kitchener-Waterloo (30 minutes via Hwy 7), Hamilton (40 minutes via Hwy 6), and Toronto (one hour via the 401), your destination is never far. Even easier, you can sit back and relax and catch the GO Train to Toronto (one hour and 25 minutes). Toronto Pearson Airport is 45 minutes away and the Waterloo International Airport is 15 minutes away.



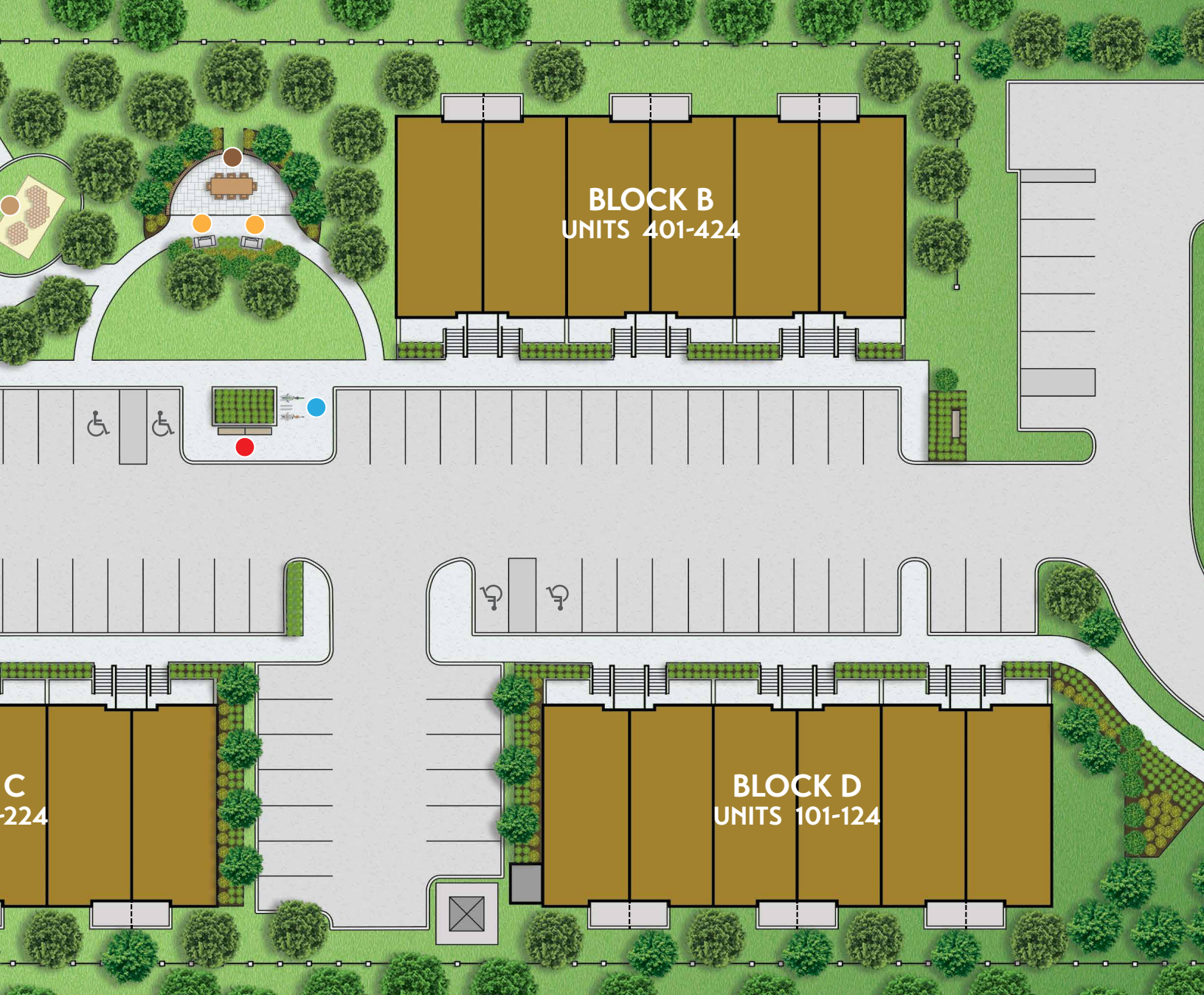




# MARQUIS SITEPLAN







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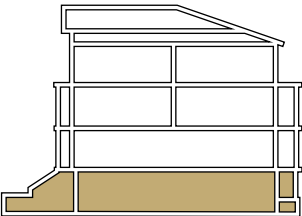
# THE CROWN

## UNITS 1, 3, 5

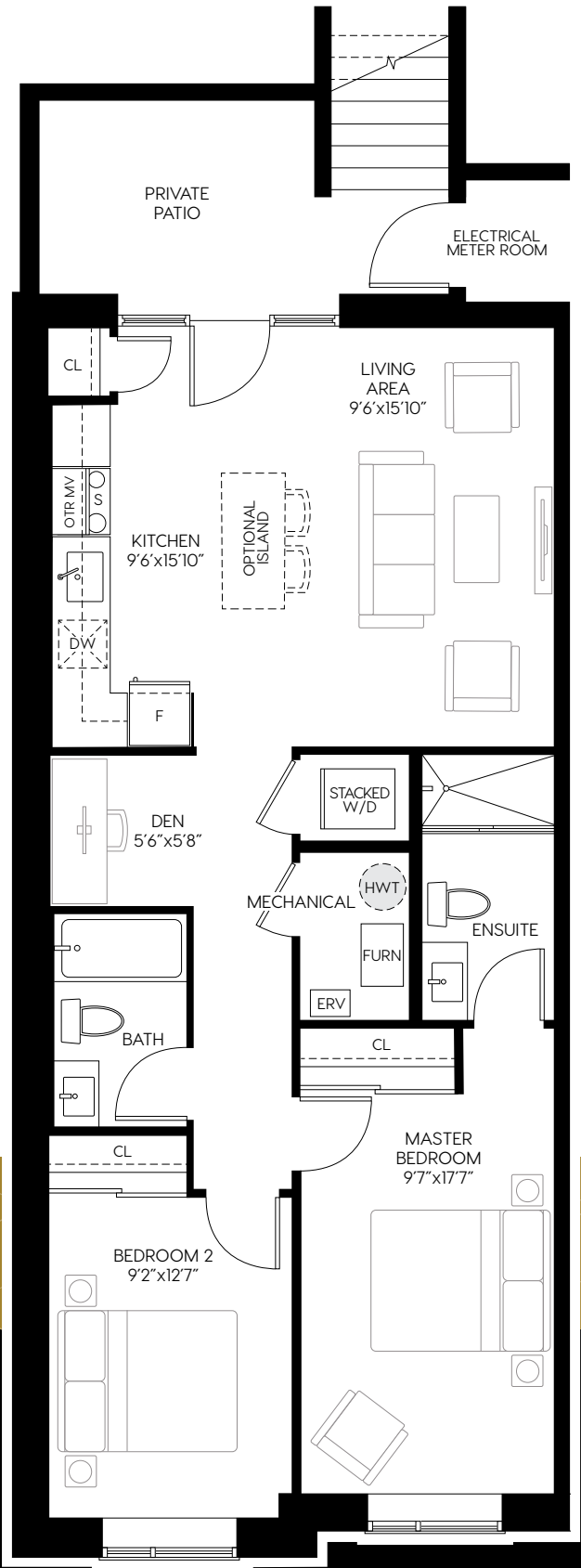
980 SQFT

### TERRACE FLOOR

UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6
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CROSS SECTION - UNIT LOCATION



TERRACE FLOOR UNITS 1, 3, 5

# MARQUIS

## FLOORPLANS

FLOORPLANS ARE ARTIST'S CONCEPT. ALL MATERIALS, SPECIFICATIONS, AND FLOOR PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USABLE FLOOR SPACE MAY VARY FROM STATED FLOOR AREA. E. & O. E.



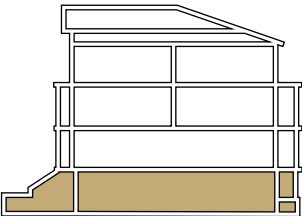
# THE MONARCH

## UNITS 2, 4, 6

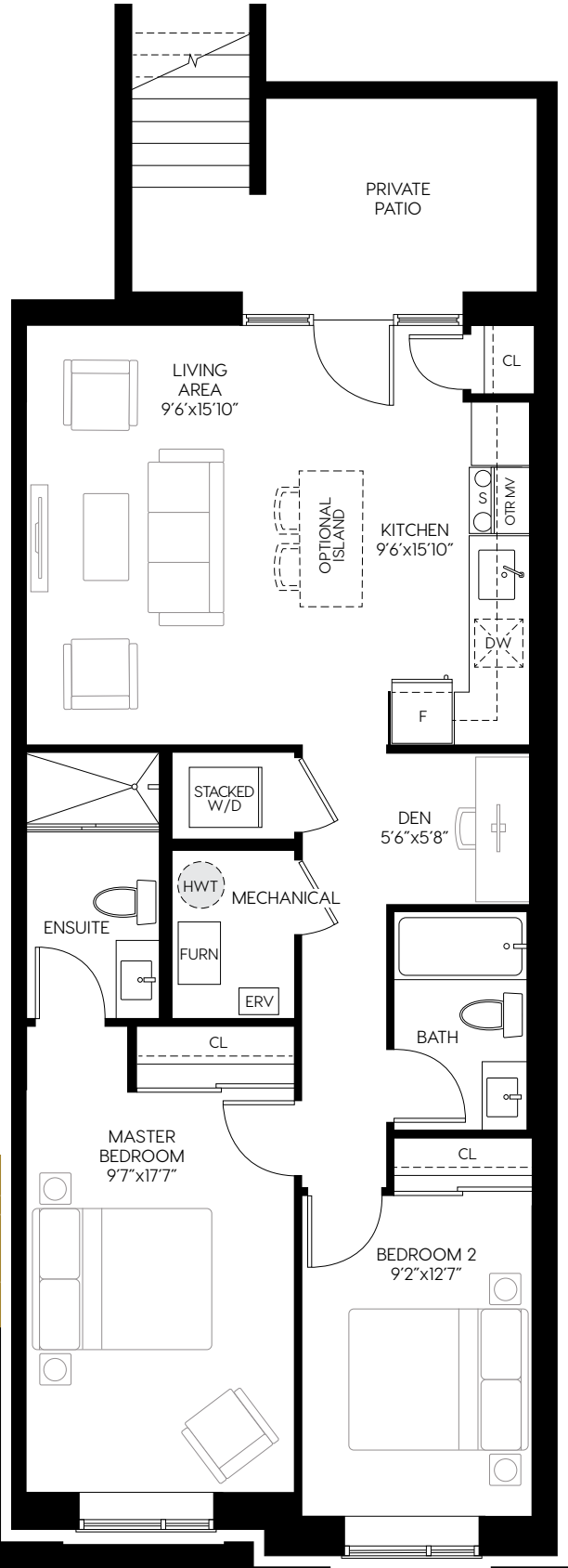
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### TERRACE FLOOR

UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6



CROSS SECTION - UNIT LOCATION



TERRACE FLOOR UNITS 2, 4, 6

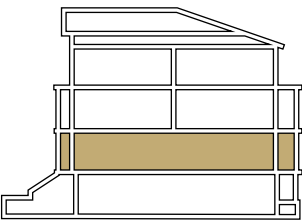
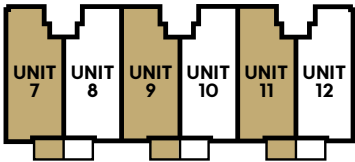


# THE RUBY

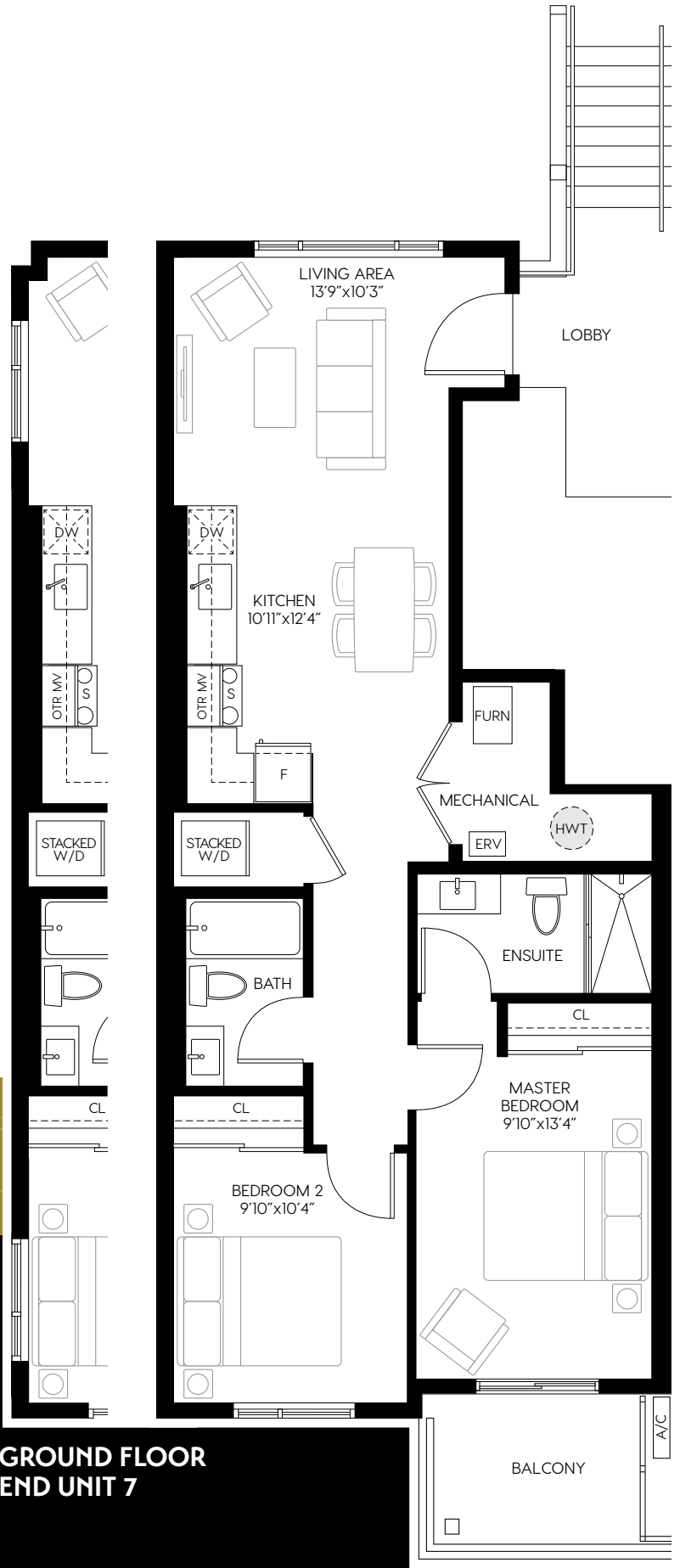
## UNITS 7, 9, 11

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### GROUND FLOOR



CROSS SECTION - UNIT LOCATION



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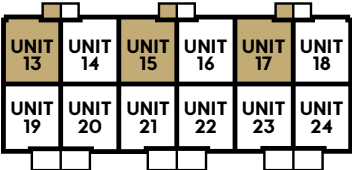
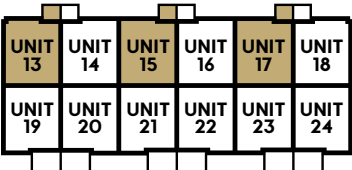


# THE DIAMOND

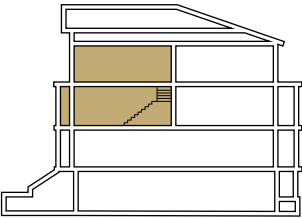
## UNITS 13, 15, 17

1008 SQFT

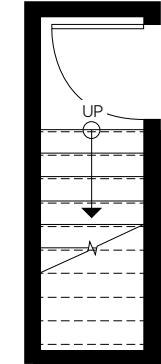
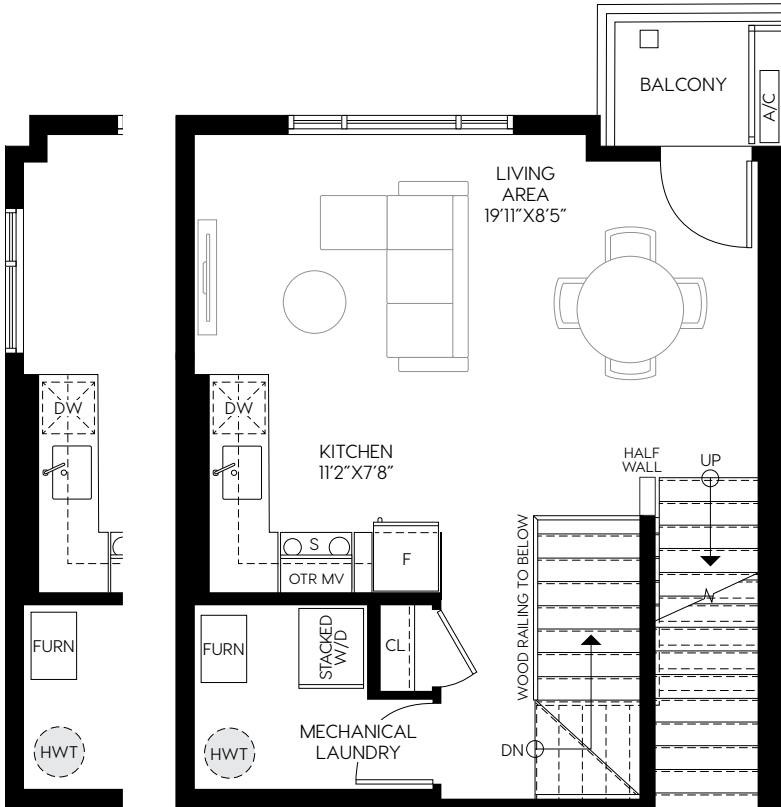
### SECOND FLOOR



### THIRD FLOOR



CROSS SECTION - UNIT LOCATION



GROUND FLOOR ENTRANCE 13, 15, 17

SECOND FLOOR END UNIT 13

SECOND FLOOR INTERIOR UNITS 15, 17



THIRD FLOOR END UNIT 13

THIRD FLOOR INTERIOR UNITS 15, 17

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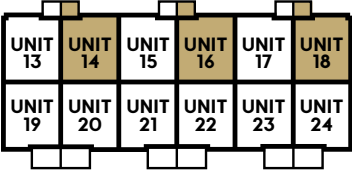
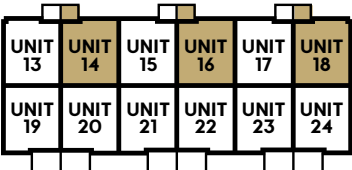


# THE SAPPHIRE

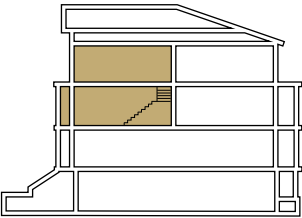
## UNITS 14, 16, 18

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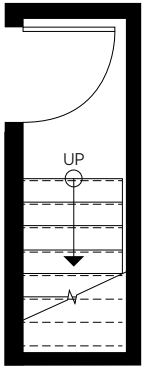
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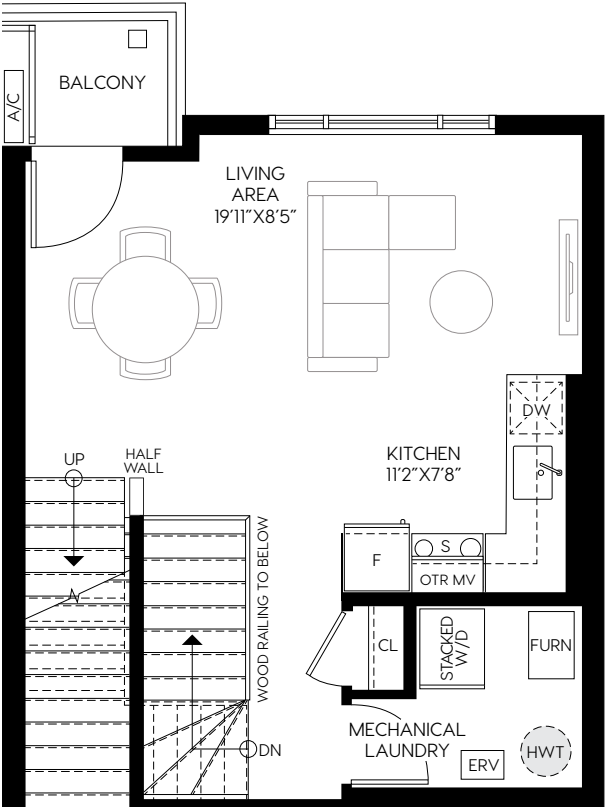
### THIRD FLOOR



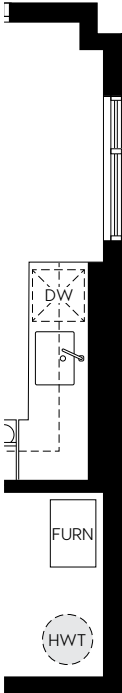
CROSS SECTION - UNIT LOCATION



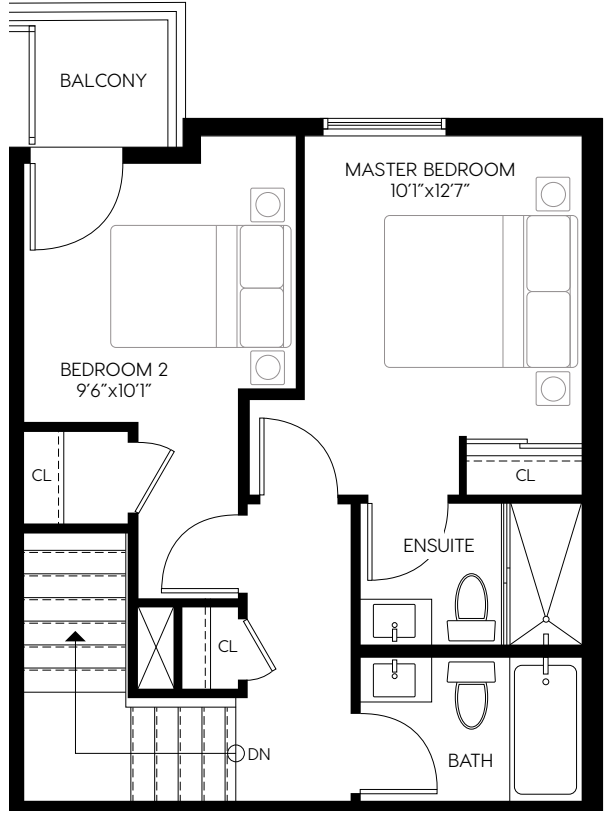
GROUND FLOOR ENTRANCE  
14, 16, 18



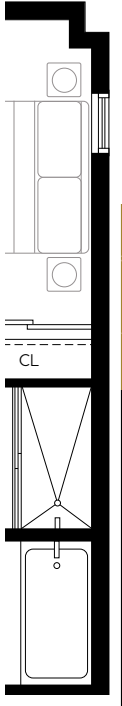
SECOND FLOOR  
INTERIOR UNITS 14, 16



SECOND FLOOR  
END UNIT 18



THIRD FLOOR  
INTERIOR UNITS 14, 16



THIRD FLOOR  
END UNIT 18



# THE PLATINUM

## UNITS 19, 21, 23

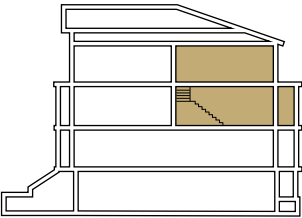
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### SECOND FLOOR

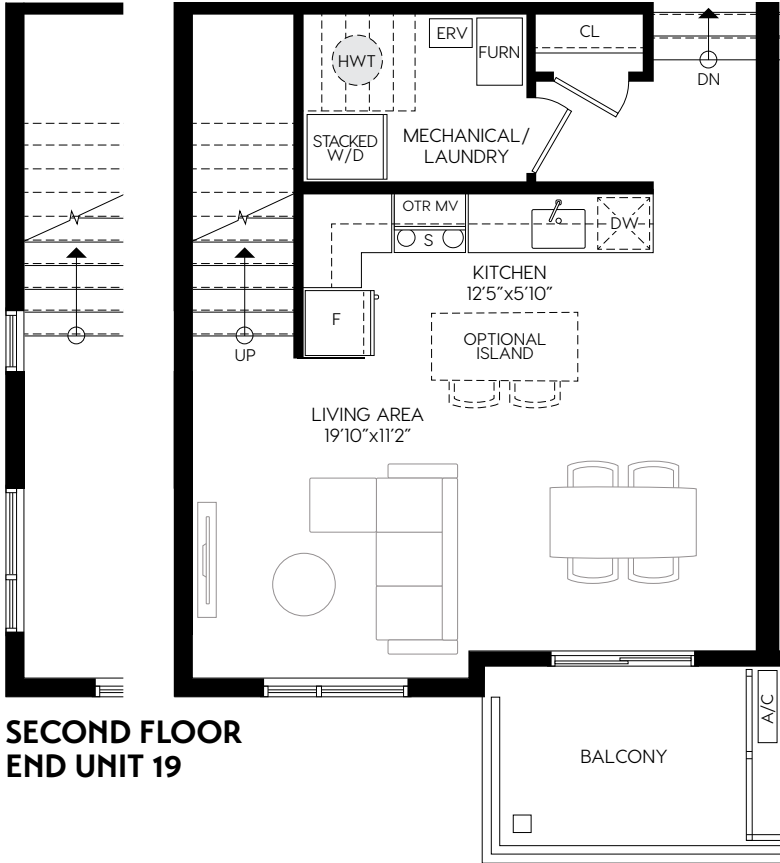
UNIT 13	UNIT 14	UNIT 15	UNIT 16	UNIT 17	UNIT 18
UNIT 19	UNIT 20	UNIT 21	UNIT 22	UNIT 23	UNIT 24

UNIT 13	UNIT 14	UNIT 15	UNIT 16	UNIT 17	UNIT 18
UNIT 19	UNIT 20	UNIT 21	UNIT 22	UNIT 23	UNIT 24

### THIRD FLOOR



CROSS SECTION - UNIT LOCATION



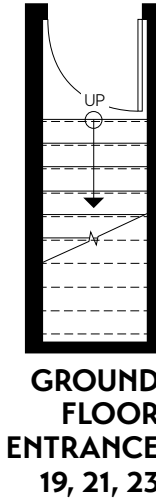
SECOND FLOOR  
END UNIT 19

SECOND FLOOR INTERIOR UNITS 21, 23



THIRD FLOOR  
END UNIT 19

THIRD FLOOR INTERIOR UNITS 21, 23



GROUND  
FLOOR  
ENTRANCE  
19, 21, 23

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# THE GOLD

## UNITS 20, 22, 24

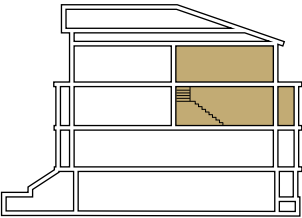
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### SECOND FLOOR

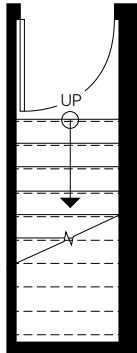
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UNIT 13	UNIT 14	UNIT 15	UNIT 16	UNIT 17	UNIT 18
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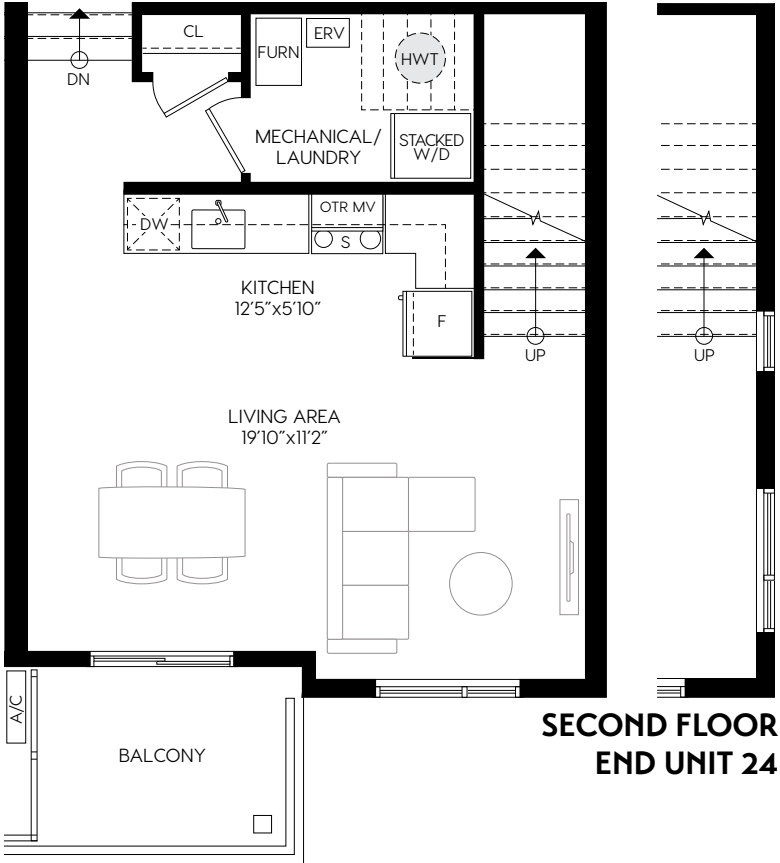
### THIRD FLOOR



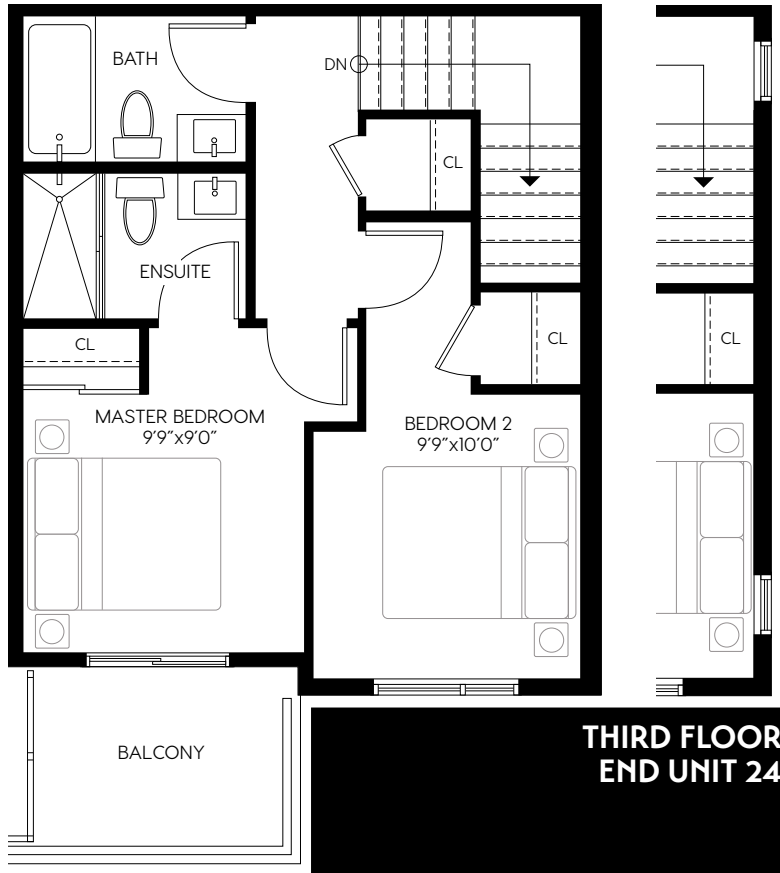
CROSS SECTION - UNIT LOCATION



GROUND FLOOR ENTRANCE 20, 22, 24



SECOND FLOOR INTERIOR UNITS 20, 22



THIRD FLOOR INTERIOR UNITS 20, 22



# FEATURES & FINISHES

## CENTRAL AMENITIES

1. Secure bike storage lockers & visitor bike parking
2. Outdoor patio with landscape accents, children's natural play area and BBQs
3. Mailboxes conveniently located in central area
4. In-ground waste collection point with private pickup
5. Rough-in for future electric car hook-ups
6. Ample visitor parking
7. Secured hose bibb centrally located

## WELL-APPOINTED SUITES

8. Quality wood-frame construction with full height ceilings throughout excluding bulkheads and dropped ceiling area
9. Unit specific balconies or sunken terraces
10. Insulated 2-panel exterior suite entry door with lever passage with electronic lock in brushed nickel finish
11. Contemporary 2-panel interior doors and by-pass slider doors to all closets with brushed nickel hardware
12. Luxury vinyl plank in kitchen, family room and laundry closets
13. Plush carpet in the bedrooms, and carpet on interior stairway in two-storey unit
14. Stylish ceramic tile in washrooms
15. Interior of units painted throughout based on colour within chosen package
16. Bevelled 3 7/8" white painted trim and 2 1/2" door casing
17. Textured white ceilings except for flat ceilings at bulkheads and bathrooms
18. Modern surface mount energy efficient LED lighting in suites and wall mounted vanity light

19. Designated laundry closets with white stackable front-load washer/dryer
20. Wire shelving in closets

## MECHANICAL/ELECTRICAL SYSTEMS

21. Forced air gas heating and complete central air conditioning
22. Pre-set water heater rental
23. Water softener rough-in
24. Unit-specific sub-meters for water, hydro, and gas
25. Smoke and CO2 detectors as per fire code
26. Contemporary white receptacles and switches throughout
27. Dedicated USB ports in kitchen and bedrooms
28. Rough-in for telephone and cable TV in fixed locations as per electrical drawings
29. Dedicated communication box for telephone and cable

## CONTEMPORARY KITCHENS

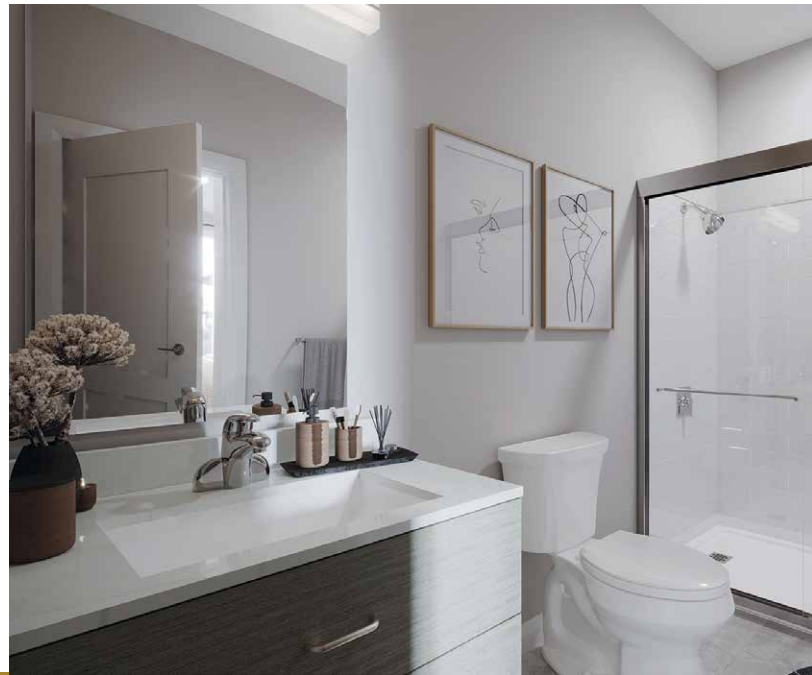
30. 4-piece stainless appliance package – fridge, stove, OTR microwave, dishwasher
31. Quality crafted flat-panel cabinetry in a contemporary design to be selected from vendor's standard selections
32. Quartz countertops to be selected from vendor's standard selections
33. Single-bowl undermount stainless steel sink with Moen chrome single lever retractable pull-down faucet
34. Deep cabinet over fridge, soft close drawers, modern hardware
35. Optional island with breakfast bar, and overhead pendant light and back splash tile for select suite types





## BATHROOMS

- 36.** Frameless vanity mirrors
- 37.** Contemporary flat panel vanity with quartz counter and 3" quartz backsplash
- 38.** Rectangle under-mount sink with Moen chrome single lever faucet
- 39.** Full height ceramic wall tiles in shower and around skirted bathtub
- 40.** Acrylic shower base with glass enclosure, 2-piece chrome hardware
- 41.** Fixed mount adjustable curved chrome shower rod
- 42.** Pressure balanced valve on all showers
- 43.** Toilets with white elongated bowl





*Live the life you've always wanted in Guelph!*



**REID'S**  
Heritage Properties



**EQUITON<sup>®</sup>**

**IN2ITION**  
REALTY BROKERAGE