



THE RESIDENCES
AT BRONTE LAKESIDE



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Anchors away!

WHERE

BLUE



A stunning location calls for a timeless architectural icon. Designed by world-class IBI Architects, Bronte Lakeside personifies boutique elegance with its striking red brick and stone façade, soaring glass encased lobby, large windows, expansive terraces and balconies. Located on a key artery, Lakeshore Road West, this modern luxury condominium will be without question, one of Oakville's most distinctive residential landmarks.

ENTER A WORLD OF

SOPHISTICATION

WHERE BLUE MEETS GREEN // 4



ARTISTS CONCEPT

BRONTE LAKESIDE // 5

The sophisticated Lobby Lounge is designed to offer a stylish and impressive welcome, elevated with a double height ceiling, classic soaring columns, sleek wall paneling, plush leather recliners and a marble executive desk presided over by a concierge. The ambience exudes the luxury and comfort of a five-star hotel lounge.



ROOFTOP AERIAL VIEW RENDERING

WHERE BLUE MEETS GREEN // 6

ARTISTS CONCEPT

Picture yourself relaxing on the rooftop with a refreshing drink while a splendid panorama unfolds before your eyes. Deep blue waters stretching to the far horizon. Graceful white sails bobbing on the waves.

Lush green parks and trails.

Quaint village markets bustling with energy and vitality.

Picturesque vistas all around as far as the eye can see. At Bronte Lakeside, the views are truly spectacular.

IT ALL
STARTS
WITH THE

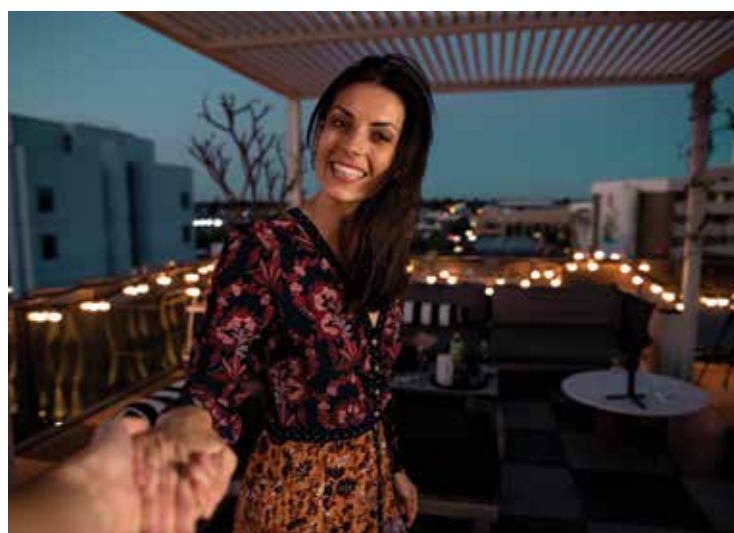
Views

BRONTE LAKESIDE // 7

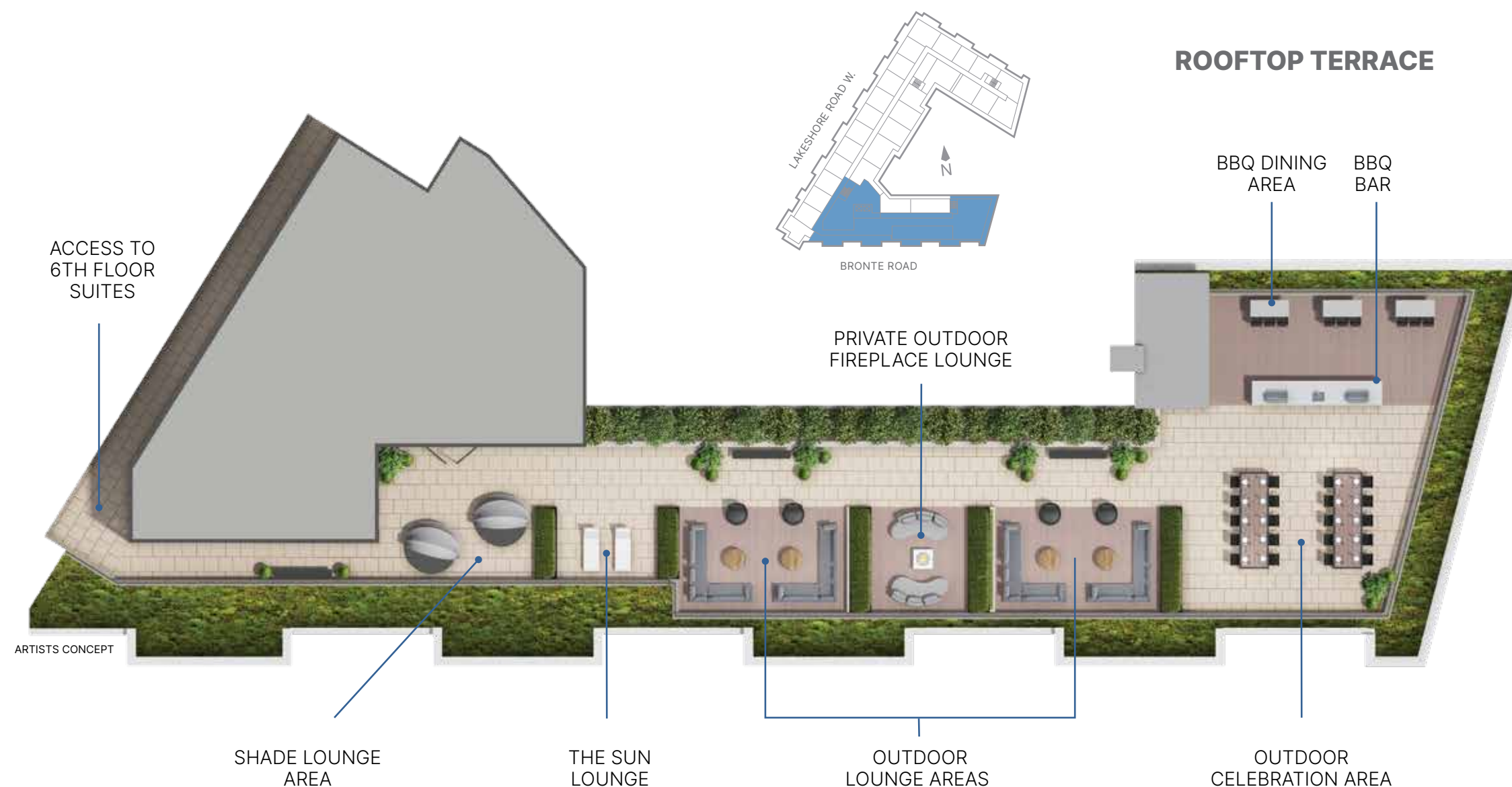


CELEBRATE UNDER THE STARS

ARTISTS CONCEPT



The landscaped outdoor terrace is, without doubt, the jewel of the lifestyle amenities at Bronte Lakeside. Here you can host a summer barbecue for friends and family with beautiful views of the lake and Bronte Village. The terrace features lounge style seating around a fire pit, a series of rustic outdoor cabanas, barbecue stations, cozy nooks and ample space to mingle and make lasting memories.



COME HOME TO A GARDEN

In warmer weather, head over to the beautifully landscaped courtyard garden for a breath of fresh air. Enjoy a leisurely walk between rows of manicured bushes and flowering planters. Sit on a rustic bench and read or gaze at the clear blue skies above. At Bronte Lakeside, enchanting nature is all around you.



ENGAGING AMENITIES // 10

BRONTE LAKESIDE // 11

ARTIST'S CONCEPT



OASIS

OVER 16,000 SQUARE FEET OF PURE EXHILARATION BOTH INDOORS AND OUT



Elevate your mind, body and spirit with a spectacular array of lifestyle amenities and event spaces detailed to perfection by the award-winning Patton Design Studio. Stay fit and healthy in the ultra-modern Gym and Yoga Studio equipped with cardio, weights and resistance training machines. Host an intimate party in the private Dining Room with caterer's kitchen. Fine tune your favourite set of wheels in the Bicycle Repair. Get your furry best friends squeaky clean in the Dog Wash Area after a long day of playing fetch in the park.

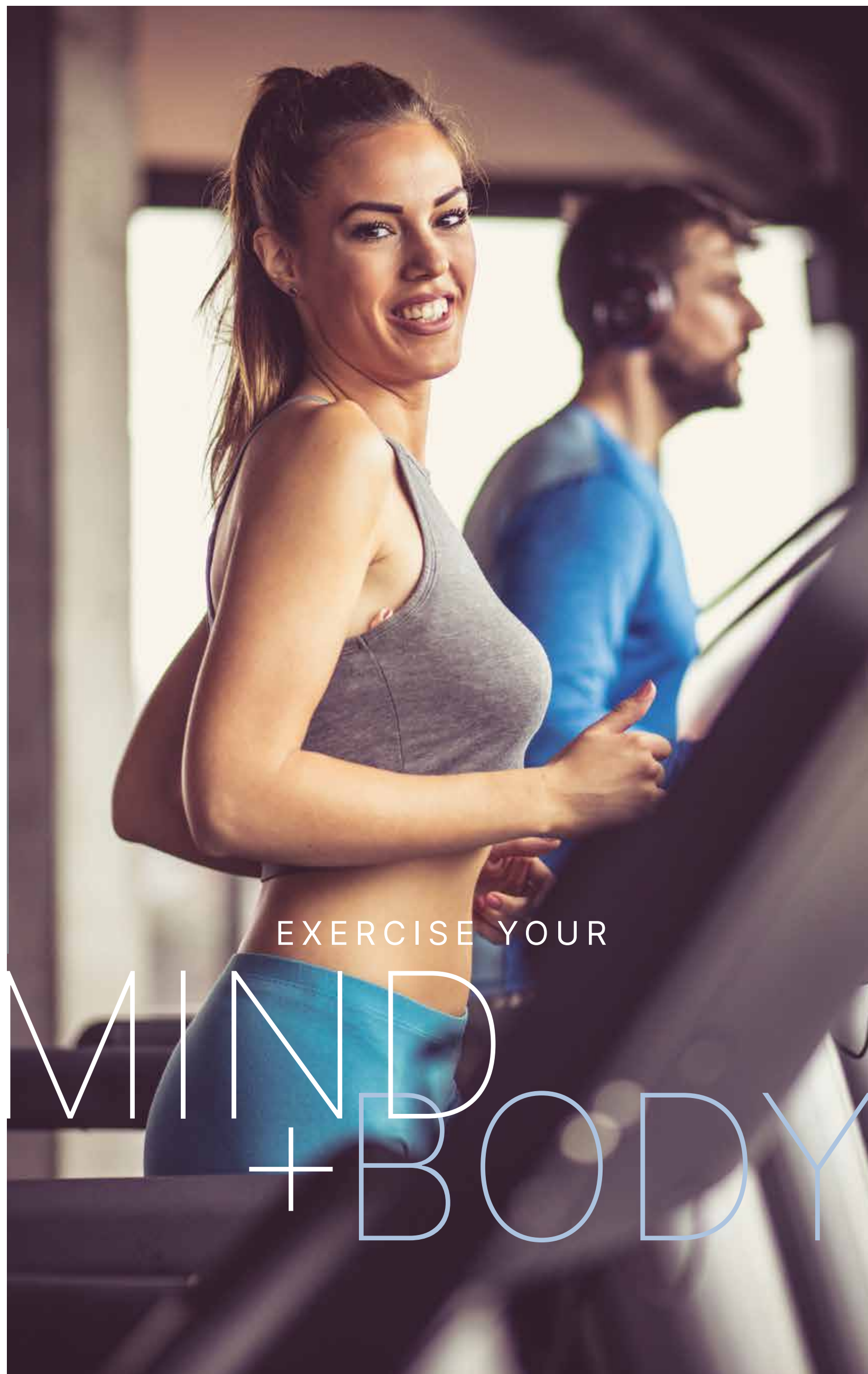


SECOND FLOOR AMENITIES & OUTDOOR COURTYARD

Throw a large party on the expansive outdoor terrace with its rustic firepit and cabanas. Make warm memories with friends and family in the elegant Fireplace Lounge around the cozy fireplace, media wall with large screen TV, gaming consoles and more. Take care of business in the state-of-the-art Tech Lounge with its modern conference facility and business centre. At Bronte Lakeside, it's all about living life to the fullest.

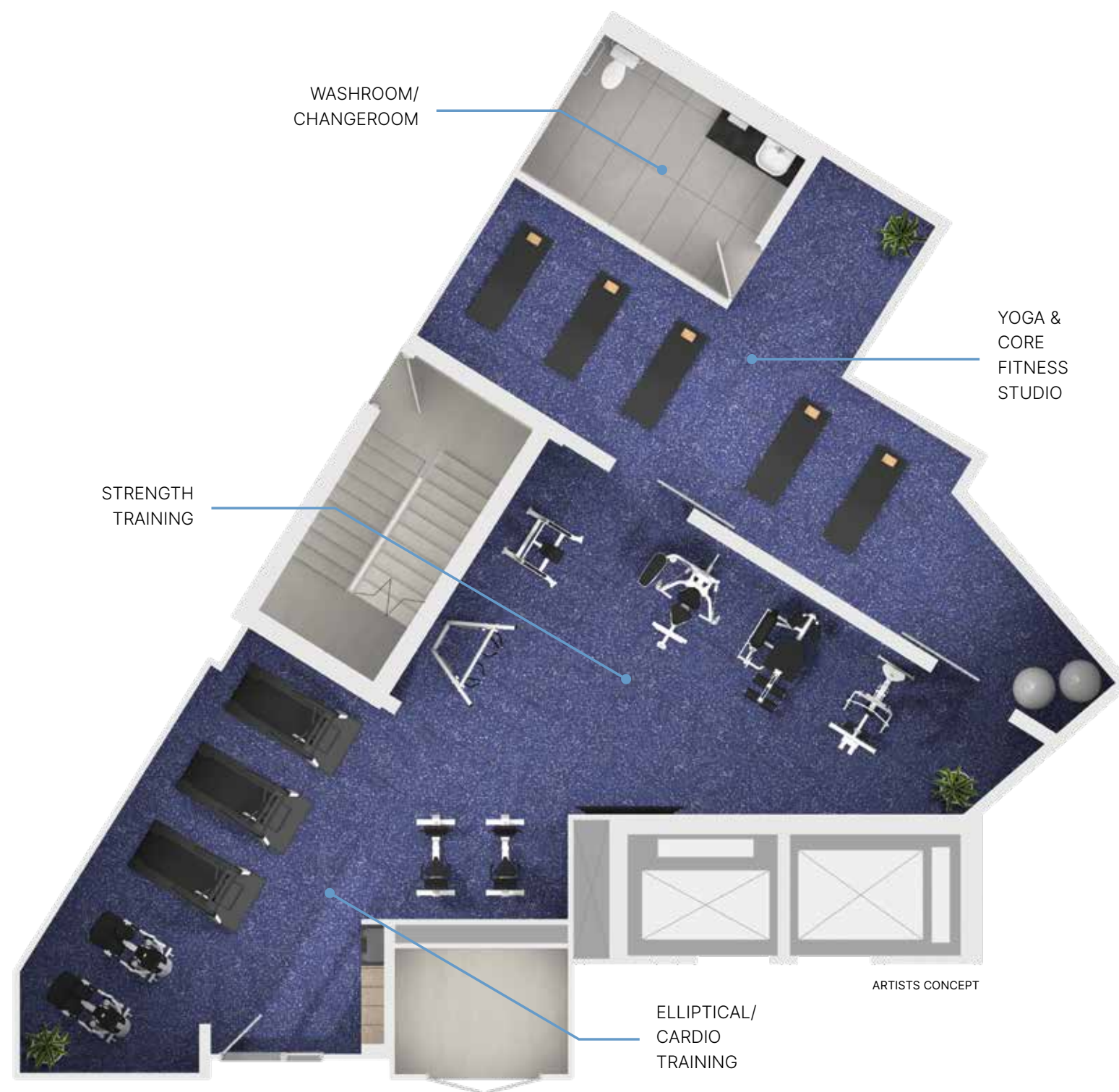


ENTERTAIN IN
STYLE



EXERCISE YOUR

MIND
+ BODY



3RD FLOOR WELLNESS CENTRE

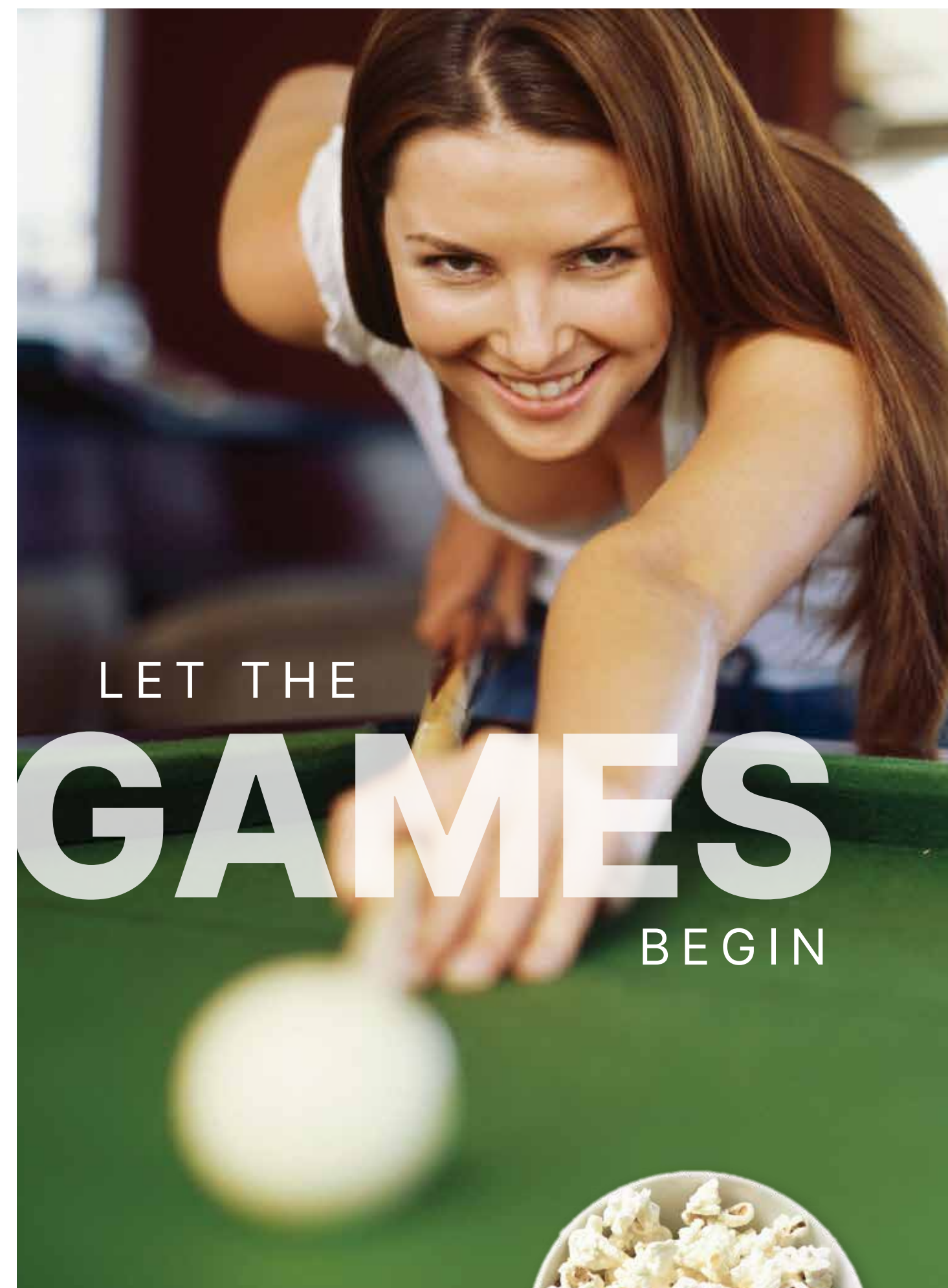


You don't have to go far to hit the gym! Revel in your own wellness centre, conveniently on the 3rd floor, and featuring state-of-the-art cardio training equipment, strength training equipment and a quiet spot for yoga, stretching and virtual fitness classes. Pop in those earbuds, turn on some tunes and head to the wellness centre to focus on your physical and mental fitness.



4TH FLOOR CO-WORKING SPACE AND GAME ROOM

Take care of business in the state-of-the-art tech lounge with its modern conference facility. Host a memorable billiards tournament in the games room complete with shuffle board and foosball. Or, simply chill with friends, popcorn and drama in the cozy theatre room.



Oakville is home to some of the most prestigious golf courses in the country, including the famed Glen Abbey Golf Club which has hosted more Canadian Open championships than any other course.



Stroll the vibrant streets of Bronte Village or Kerr Village. Shop at well-known boutiques, grab a gourmet coffee, enjoy a theatre performance, get a fashion makeover. It's all here for you.

Come home to OAKVILLE



Live connected to work, play or leisure. With Bronte GO Station, the QEW and Oakville Transit all close by, you have quick and easy access to downtown Toronto and all points in the GTA.

Coveted for its scenic lakeside location, Multi-million dollar-plus real estate and its cachet of prestige, Oakville has everything for a rich and fulfilling lifestyle. In particular, Bronte Village in South Oakville is valued for its quaint charming ambience, its winding treelined avenues and paths leading to the water. Wonderfully walkable, the village surrounds Bronte Lakeside with a cornucopia of local shops, boutiques, cafes and restaurants. Every turn offers a stunning view or a new delight. Outdoor amenities are all around you – waterfront parks, trails, boardwalk, marina and scenic landmarks such as Oakville Harbour, Kerr Village, Bronte Pier, Fisherman's Memorial, Bronte Beach Park and historic Downtown Oakville.



Live minutes to impressive public and private elementary and secondary schools, preschools and daycares for the beginners and Sheridan College for the graduates – students excel in Oakville.

TAKING **CONVENIENCE** TO A WHOLE NEW LEVEL



An outstanding location on Lakeshore Road West makes for a vibrant and bustling streetscape for residents of Bronte Lakeside. With a high Walkscore of 71, you can easily walk to nearby stores, parks and cafes. Plus, the building will offer a fine selection of quality retail on the ground floor, bringing even more convenience right to your doorstep.



Bronte Village is a beautiful lakeside destination imbued with Cape Cod charm. The deep blue waters of the lake lap at a lush green shoreline that abounds with parks, trails, boardwalks and marinas, perfect for hiking, biking, sailing, fishing, and other recreational activities .



Photos courtesy of Heart of Ontario



LIFE IN Bronte VILLAGE



The bustling streets resonate with life and energy, an endless variety of local stores, boutiques, cafes, bars and restaurants. Savor a latte while watching the sailboats come in; grab some fresh veggies for dinner; pick up a unique birthday gift; indulge in a candle-lit dinner. It's a lifestyle you won't find anywhere else in the GTA.

LIVE WHERE **DOWNTOWN**



MEETS THE **WATERFRONT**





THE Suites

In this elegant 6-storey boutique condominium, select from stunning 1, 2 and 3-bedroom suites, all with expansive terraces and balconies with breathtaking views. The impeccably designed interiors include soaring over-height ceilings, designer-curated finishes packages for your gourmet kitchen, spa-inspired bathrooms and spacious living and dining areas. Elevated smart and sustainability features ensure you are comfortable and contributing to a greener environment every day.

**Experience superior attention to detail in every suite at
The Residences at Bronte Lakeside.**



CHEF-INSPIRED KITCHENS



CONDOMINIUM RESIDENCES // 32

BRONTE LAKESIDE // 33

ARTISTS CONCEPT



READY FOR **GUESTS**

BEAUTIFUL INTERIORS



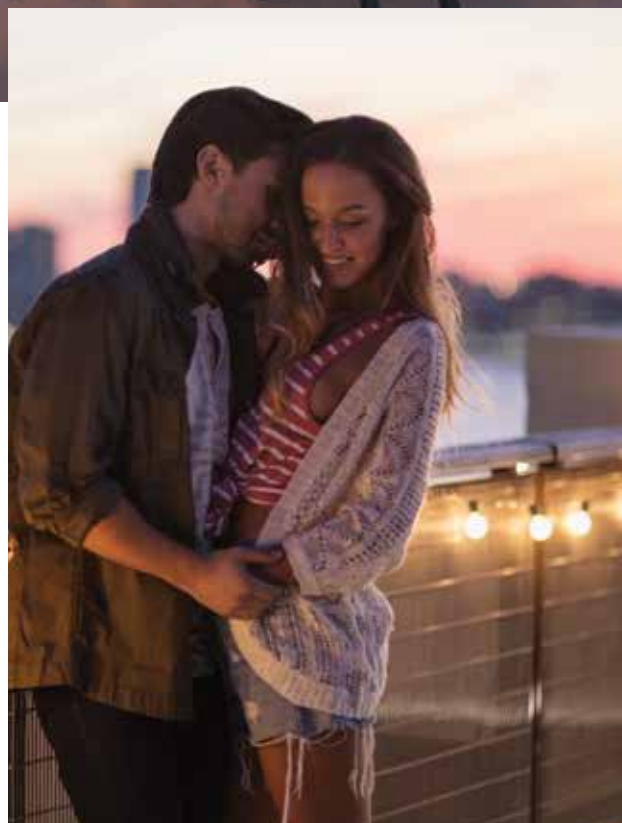
CONDOMINIUM RESIDENCES // 3

CRONTE LAKESIDE

ARTIST'S CONCEPT



FILLED WITH LIGHT



Celebrate a special occasion as the sun sets over the horizon on your own private balcony. Invite friends to savour the fresh lake air. Or just take in the picture perfect lake views and watch as the stars twinkle overhead.

This is your own personal oasis and might be your favourite spot of all.

PAINT THE **SKY** BLUE

ELEGANT FINISHES AND FEATURES

IMPRESSIVE ARCHITECTURAL APPOINTMENTS

- ✦ An awe-inspiring and memorable first impression for residents and their guests.
- ✦ Grand and Impressive Entrance Lobby featuring Concierge service
- ✦ Beautifully Landscaped Courtyard with green features and gathering spaces
- ✦ Extensive, private amenities featuring state-of-the-art fitness, social and lifestyle spaces envisioned by award-winning Patton Design Studio, including event lounge with fireplace and media wall as well as private dining room with caterer's kitchen leading to elegant outdoor amenity space.
- ✦ Modern Fitness and Yoga studios with cardio, weights and resistance training equipment.
- ✦ State of the Art Games Room, High Tech Lounge/ Business Centre as well as Bicycle Repair and Dog Spa
- ✦ Two high speed passenger elevators



IMPECCABLY DETAILED INTERIORS

- ✦ Come home to interiors that take refined living to a whole new level.
- ✦ Soaring overheight ceilings of approximately nine-feet on all typical floors and ten-feet on penthouse floor
- ✦ Smooth ceilings throughout
- ✦ Exclusive interior décor packages for flooring, counters, walls and cabinetry; select from a collection of 3 designer-inspired standard packages
- ✦ Ultra-Luxe finishes including exquisite Quartz stone countertops, porcelain tile, fine European millwork, and engineered hardwood flooring
- ✦ 84" high solid core wood suite entry doors with Smart Lock system
- ✦ Upgraded chrome-lever, interior door hardware
- ✦ 5 ½ inch white painted baseboards
- ✦ Hose bib and electrical outlet provided on all terrace suites

GOURMET CHEF KITCHENS

- ✦ Stylish design and high performance come together to make your gourmet kitchen stunning and versatile
- ✦ Choose from three designer kitchen finish packages curated for you by award-winning Patton Design Studio
- ✦ Custom built, contemporary European style kitchen in your choice of wood grain or smooth colour cabinetry
- ✦ Soft Close Cabinets extend the life of your cabinetry
- ✦ Upgraded kitchen cabinets with extra height uppers
- ✦ Deep upper cabinets over fridge and low profile, over the range microwave
- ✦ Modern undermounted valance lighting in kitchen
- ✦ Generous selection of sleek, stylish quartz countertops for each finish package
- ✦ Designer-selected backsplash choices for each finish package
- ✦ Large stainless steel undermount sink with single lever high arc sink faucet
- ✦ Quality stainless steel appliance package including full size counter depth fridge
- ✦ Built-in panel ready dishwasher for a clean, contemporary look
- ✦ Combined microwave/vent hood
- ✦ In suite laundry with stacked front load washer/dryer
- ✦ Energy Star rated appliances for superior performance and reduced energy consumption

SPA-INSPIRED BATHROOMS

Your choice of three splendid bathroom packages curated by Patton Design Studio

Principal Ensuite Bathroom

- ✦ 12" x 24" Porcelain floor tiles and shower surround
- ✦ 12" x 24" Porcelain tiles for feature shower wall
- ✦ Principle bath vanity with storage & undermount china basin with frameless mirror & overhead light
- ✦ Sleek Frameless glass Shower
- ✦ Quartz counter tops

Main Bathroom

- ✦ 12" x 24" Porcelain floor tiles
- ✦ 12" x 24" Porcelain floor tiles for main bathtub
- ✦ Bath vanity with storage & undermount china basin with frameless mirror & overhead light.
- ✦ Sleek Frameless glass Shower
- ✦ Quartz Counter tops



LIGHTING, TECHNOLOGY, COMFORT AND SAFETY

Powered by SmartONE, the most advanced home automation technology in the industry, your home is a haven of safety, technology and the ultimate in comfort and convenience

- ✦ Each home comes with a 10-inch voice and touch-enabled digital wall pad, your master control for smart home and community functions
- ✦ Digital door lock with multiple access codes for house cleaners, dog walkers, family, friends or guests
- ✦ Family Care, a special feature of the SmartONE app, allows a family member or caregiver to stay connected to the home and receive critical event notices
- ✦ Set and monitor your home security alarm from your wall pad or from your smartphone and receive instant notification when a suite alarm is activated.
- ✦ Master power switch allows you to turn off all non-essential power from the main entrance.
- ✦ Recessed downlights in washrooms and showers
- ✦ Capped ceiling outlets in Dining, Bedrooms and Dens
- ✦ All units prewired for telephone, data and cable
- ✦ Advanced access control allows you to communicate with visitors at multiple entrances with live, one-way video and lets you grant entry to the building from your wall pad or smartphone.
- ✦ Individual smoke and carbon detector(s) in each suite
- ✦ Sprinkler system on all levels
- ✦ Fire extinguishers and emergency lighting installed in common areas
- ✦ View designated community cameras in the lobby and amenity areas using your wall pad or mobile app
- ✦ Panic buttons in garage
- ✦ Secure fob access at key entry points to building, amenities and garage
- ✦ Advanced License Plate Recognition System automatically grants you access to parking garage. Plus, the ability to pre-register vehicles for a hassle-free visitor parking experience.
- ✦ Integrated Central Package Delivery system notifies you on your mobile app of package deliveries.



STATE-OF-THE-ART SUSTAINABILITY FEATURES

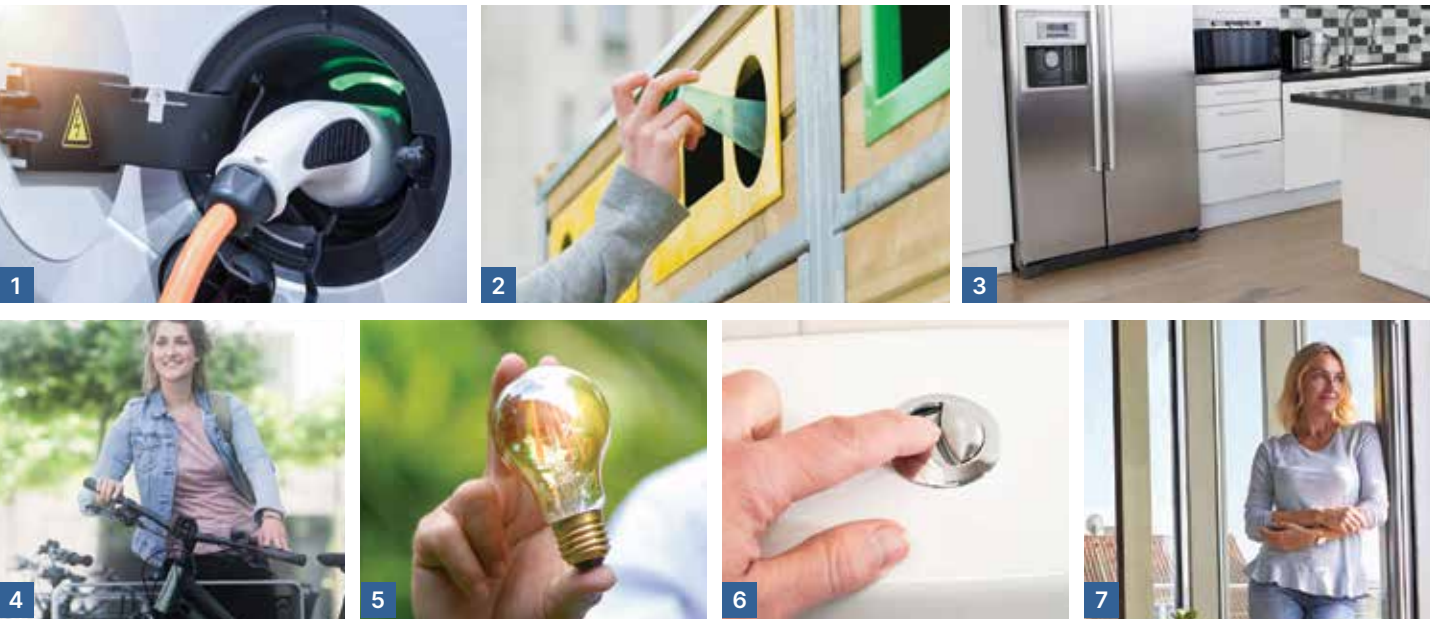
The ultimate in sustainable green living! Extraordinary smart energy features that save you energy and operating costs while contributing to a greener environment.

Common Elements

- ✦ Tri-sorter for recycling
- ✦ Bicycle storage
- ✦ Underground parking with each parking space roughed-in for electric car charging station

Building Sustainability

- ✦ The building incorporates TRAK International Green Energy Resources' Smart Energy System™ (SES). This holistic approach in the design and construction of a building combining several HVAC technologies to optimize energy efficiency, comfort and long-term value.
- ✦ Energy saving Heat Recovery and Geo-Exchange system for the entire building load. The SES uses the earth's crust beneath the building to create a ground loop thermal battery and central TRAK heat pumps in the parking level to provide simultaneous heating and cooling.
- ✦ Co-generation system (generator) creates on-site electricity independent from the main grid and recovers high temperature heat into the SES to ensure constant power and heat throughout the building. The building remains comfortable even if grid power is lost.
- ✦ SES system promotes safe air circulation throughout the building. It enables hospital-grade air filtration and duct purification with safe ultra-violet light treatment designed to destroy viruses, germs, bacterial, mold, chemicals, odours & allergens.
- ✦ Owner controlled suite heating or cooling any time of the year.
- ✦ Individual suite electricity, heating, cooling and water sub-metering monitoring energy consumption.
- ✦ Continually ventilated, well-lit, and heated underground parking.
- ✦ Snow melt features that minimize salt use on access ramp and outdoor amenity areas
- ✦ Tri-sorter garbage collection
- ✦ LED lighting throughout
- ✦ Dual-flush, low-flow toilets
- ✦ Programmable thermostats
- ✦ Low E argon windows



1. ELECTRIC CAR CHARGING STATIONS 2. TRI-SORTER GARBAGE COLLECTION 3. ENERGY STAR APPLIANCES 4. BIKE RACK
5. LED LIGHTING 6. WATER SAVING TOILETS 7. LOW-E ARGON WINDOWS

P|D|S

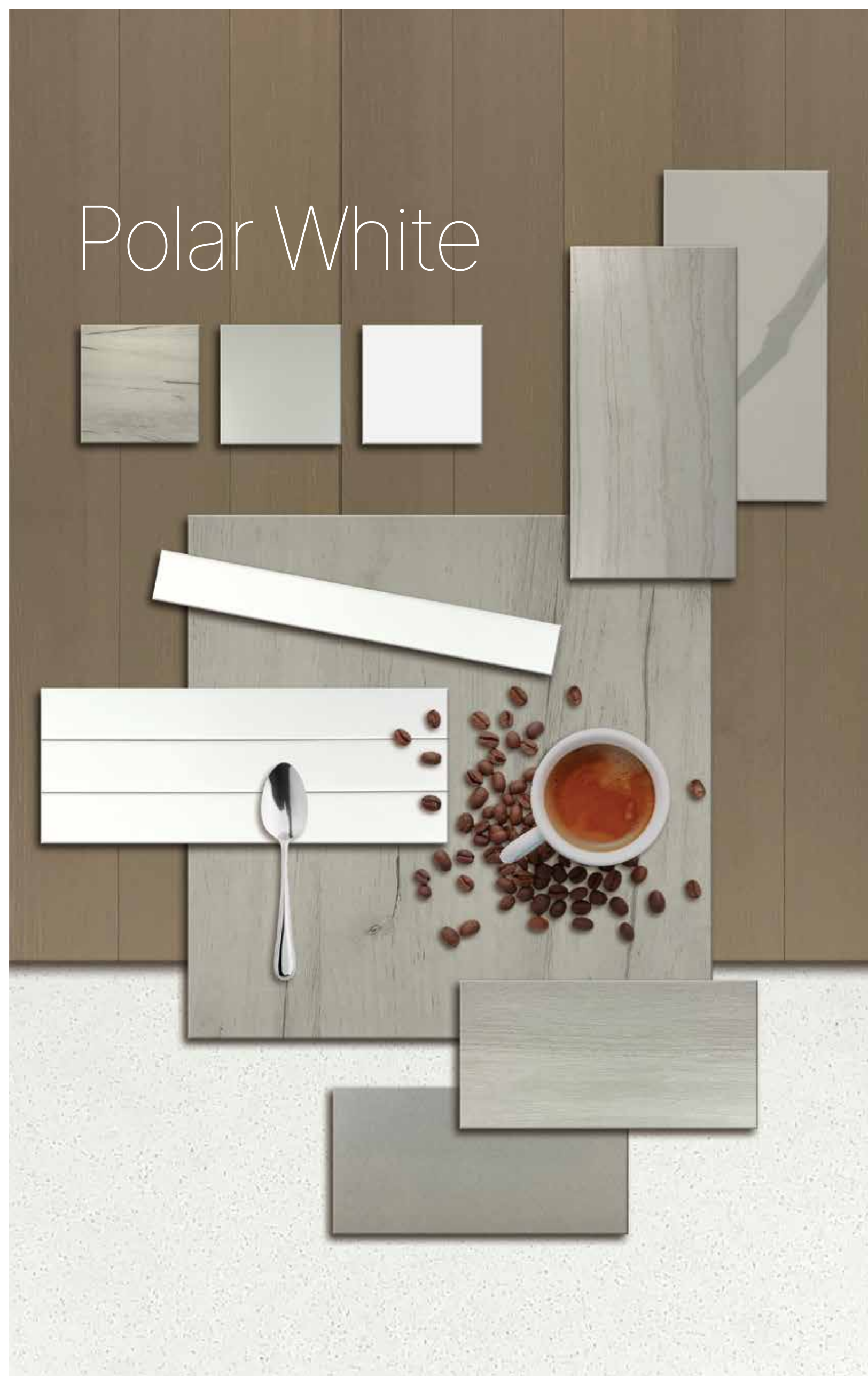
THE PATTON DESIGN
STUDIO

With a superb selection of 3 colour packages created by the award-winning Patton Design Studio, every suite comes with top-of-the-line finishes as standard. Think sleek hardwood flooring in the living areas; gourmet chef kitchens with exquisite quartz countertops, designer backsplash, Eurostyle cabinetry and Energy Star rated stainless steel appliances; spa like ensuites with fine porcelain tiles, luxurious vanities, undermount china basin and so much more. Live a cleaner, greener life with sustainable features such as Tri-sorter garbage collection, LED lighting, water-saving toilets, low-E argon windows and more – all included as standard.

COLOUR AND *style*

SUITES
DESIGNED FOR
REFINED LIVING

Polar White



Deep Smoke



Rich Truffle



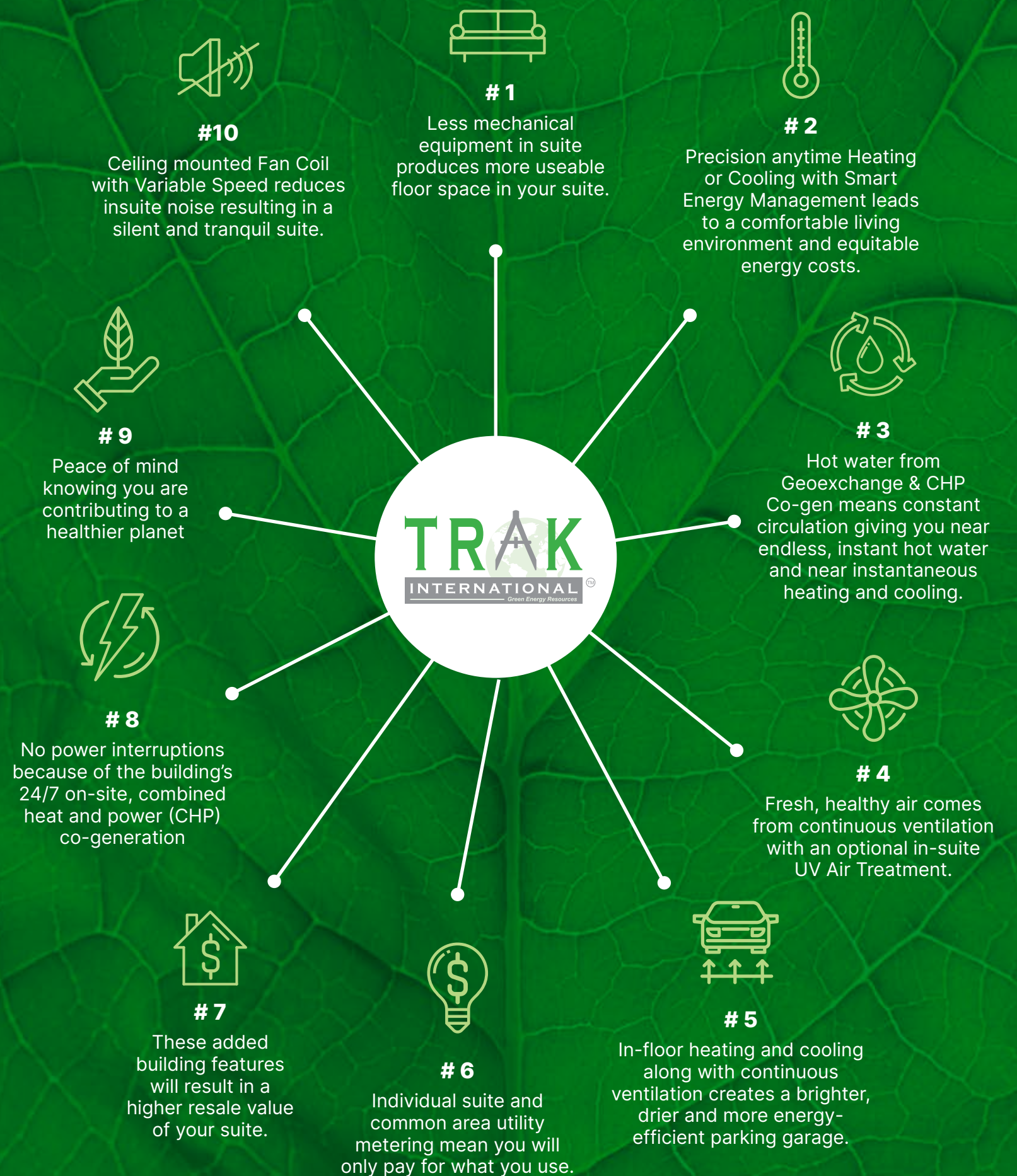


HARNESSING THE POWER OF Nature

To achieve the highest environmental standards in a condo building, Bronte Lakeside has partnered with **TRAK International**, the North American leader in renewable green energy. TRAK has installed its state-of-the-art **Smart Energy System** at Bronte Lakeside. Without burning fossil fuels, this innovative smart technology uses the earth's natural energy contained in its crust to heat or cool the building as needed and returns that energy to the ground, making it a truly renewable option.

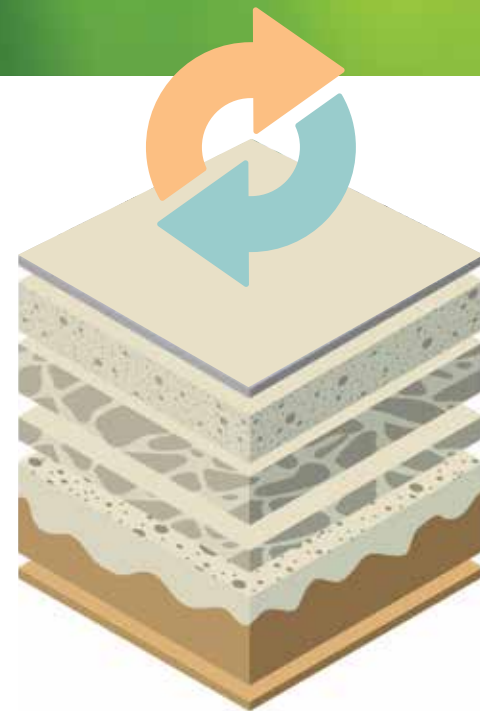


TOP 10 Key Benefits for Living in a Smart Energy Home





GeoExchange utilizes a cutting-edge system of pipes set 140 metres deep into the earth to create a “ground loop” thermal battery using a conductive environmentally safe fluid. The system takes into account the entire process – from the efficacy of the ground loops all the way to the silent in-suite HVAC operation. Add to that the building’s **on-site co-generation system**, and you have uninterrupted power supply even when the grid goes down. The lights in your suite are always on; the heated and ventilated underground parking remains warm and dry; your freezer stays cold and fresh.



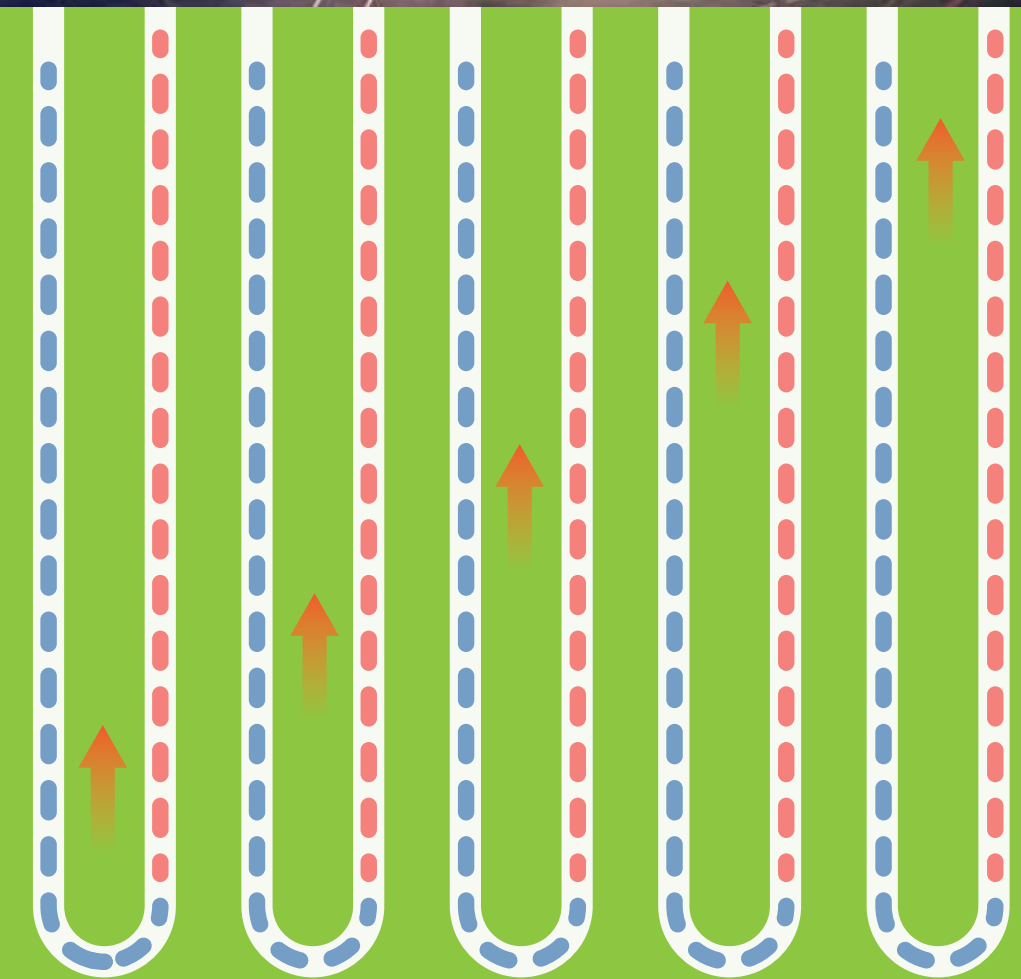
What does all this mean for you, the homeowner at Bronte Lakeside? Not only will you enjoy an unrivaled quality of life and a healthier living environment, but the advanced, energy-efficient technology means lower long-term maintenance costs and higher resale value from day one. In today’s world, you can’t over-emphasize the importance of a building’s air and water quality to your health and well-being. In this respect, Bronte Lakeside is truly unparalleled.



TRAK's Smart Energy System

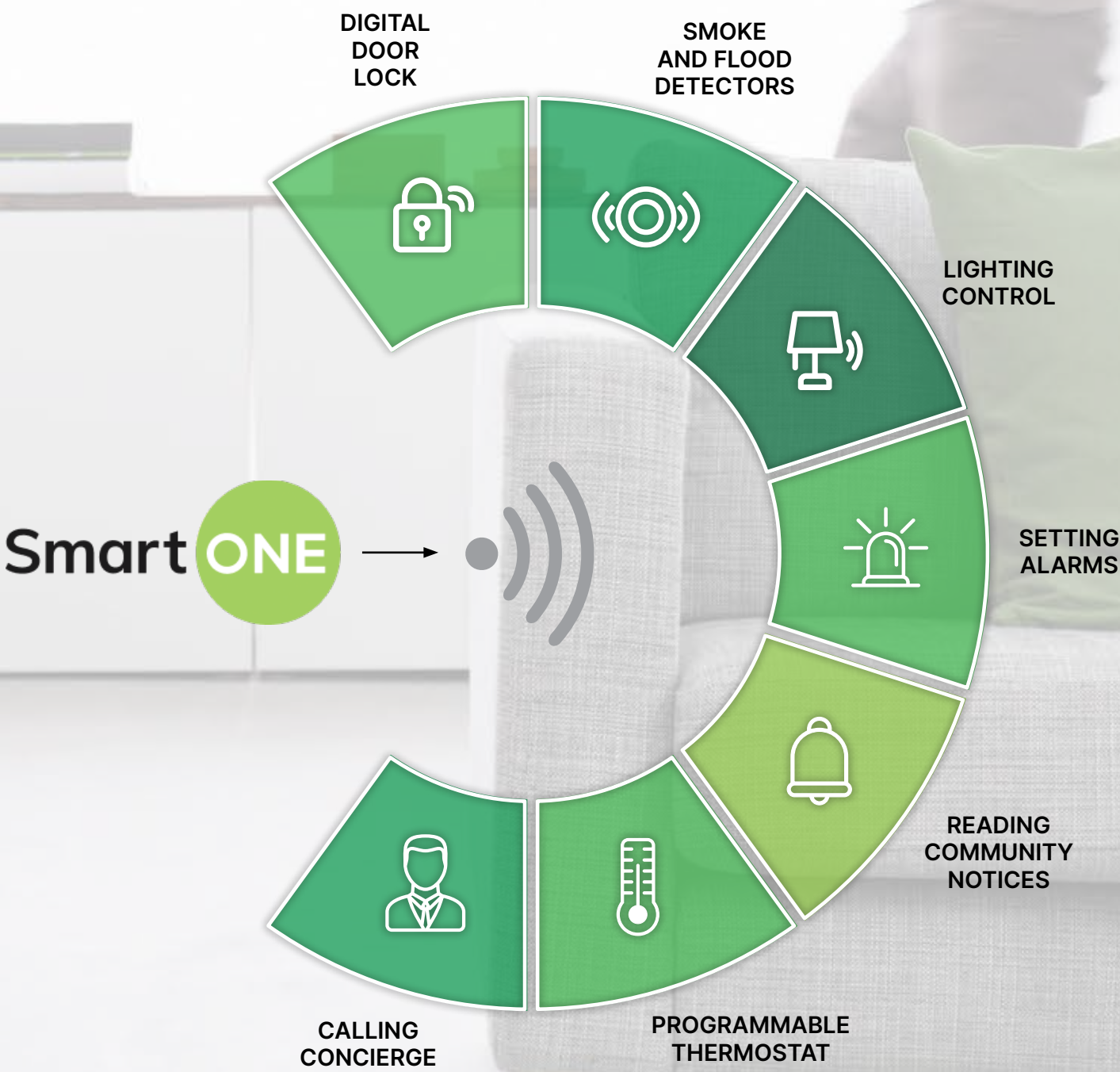
USING THE WORLD'S MOST ADVANCED,
STATE-OF-THE-ART GREEN TECHNOLOGY.

SIMULTANEOUSLY HEAT OR COOL ANYTIME IN ANY SEASON



STATE-OF-THE-ART Smart One TECHNOLOGY

Bronte Lakeside has partnered with Smart One, an award-winning Canadian technology company, to bring the latest in communication and security for the benefit of residents. Smart One has put together an innovative suite of hardware, software and smart apps that residents can use to stay secure, connected and comfortable.



WALL PAD

Your smart home is at your fingertips with our in-suite wall pad. This voice and touch enabled display allows you to easily interact with your suite and community. Adjust your thermostat, view visitors and grant them access, view designated community cameras, and receive community messaging and notifications.



LOBBY PHONE

Ensure safe and easy visitor access to your condo with the lobby phone. The built-in camera will give you peace of mind, knowing exactly who's buzzing up to your suite.



DIGITAL DOOR LOCK

Easily access your suite using your smartphone app or a unique passcode. Allow your guests to freely come and go by providing them secure, personalized access codes.



SMART LIGHT SWITCH

Your suite includes one smart light switch for convenient lighting control of your smart home.



World-class real estate opportunities start with the assembly of a world class real estate team



ALLIANCE UNITED CORPORATION

With more than 30 years of collective experience developing low, mid, and high-rise real estate along with extensive retail and commercial expertise, Alliance United Corporation prides itself on working with the best. From land surveyors to architects, interior designers, sales brokers and skilled constructors, each team member is carefully selected to ensure our projects exceed the expectations of even the most discerning purchaser.



IBI ARCHITECTS

IBI Architects is one of the largest architectural firms in the world, providing an extensive array of services that contribute to a brighter urban future. Headquartered in Toronto, IBI is a technology driven design firm has extensive experience from high-rises to hospitals, and transit systems to schools.



PATTON DESIGN STUDIO

Patton Design Studio's team of interior designers have worked with developers and private residential clients for over 30 years. Their projects include prestigious high rise and low rise developments as well as private city and country residences.



TRAK INTERNATIONAL

TRAK International Green Energy Resources Inc. is an award-winning Engineering and Construction firm that has designed and built some of the most energy-efficient and sustainable HVAC and Refrigeration systems in North America since 1991.



SEFERIAN DESIGN GROUP

Seferian Design Group is an award-winning landscape architectural firm based in Burlington, Ontario. Established in 1992, SDG has extensive experience in public and private sectors across Canada and the U.S.



TCS MARKETING SYSTEMS

TCS Marketing Systems is a sales advisory group that works with developers to build exceptional value for their pre-construction projects and the communities they are shaping. The team advises, guides, and supports developers from the inception of the vision of their project to execution. The company has 35+ years of experience selling hi-rise, mid-rise, low-rise and master-planned communities in 23 markets across Canada.

