



CREEKSIDE
CONDOS • MILTON

CREEKSIDEMILTON.COM



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WELCOMES YOU

Be Active.
Stay Connected.
Live Creekside.

Welcome to Creekside Condos, where you can experience the lush creekside greenspace coupled with a location that's perfectly situated just steps from the best in Urban Convenience.



LIVE CREEKSIDE IN BEAUTIFUL MILTON

Creekside Condos is a spacious selection of one-to-three bedroom suites in Milton.

Just steps from major transit routes, and only 40-minutes to downtown Toronto, the location is something you can get excited about.



LOCATION IS **EVERYTHING**

THE THINGS YOU NEED, ONLY MINUTES AWAY



The creek wraps around you, tranquil and beautiful. Experience the Milton Sports Centre, a great place to be social and active, just a stone's throw away.

The perfect combination of nature and urban life surrounds your new home at Creekside Condos.

A short walk brings you to grocery stores, shops and local businesses to complete your errand list quickly.

Great access to transit routes and highways allow you to get back to what matters the most;

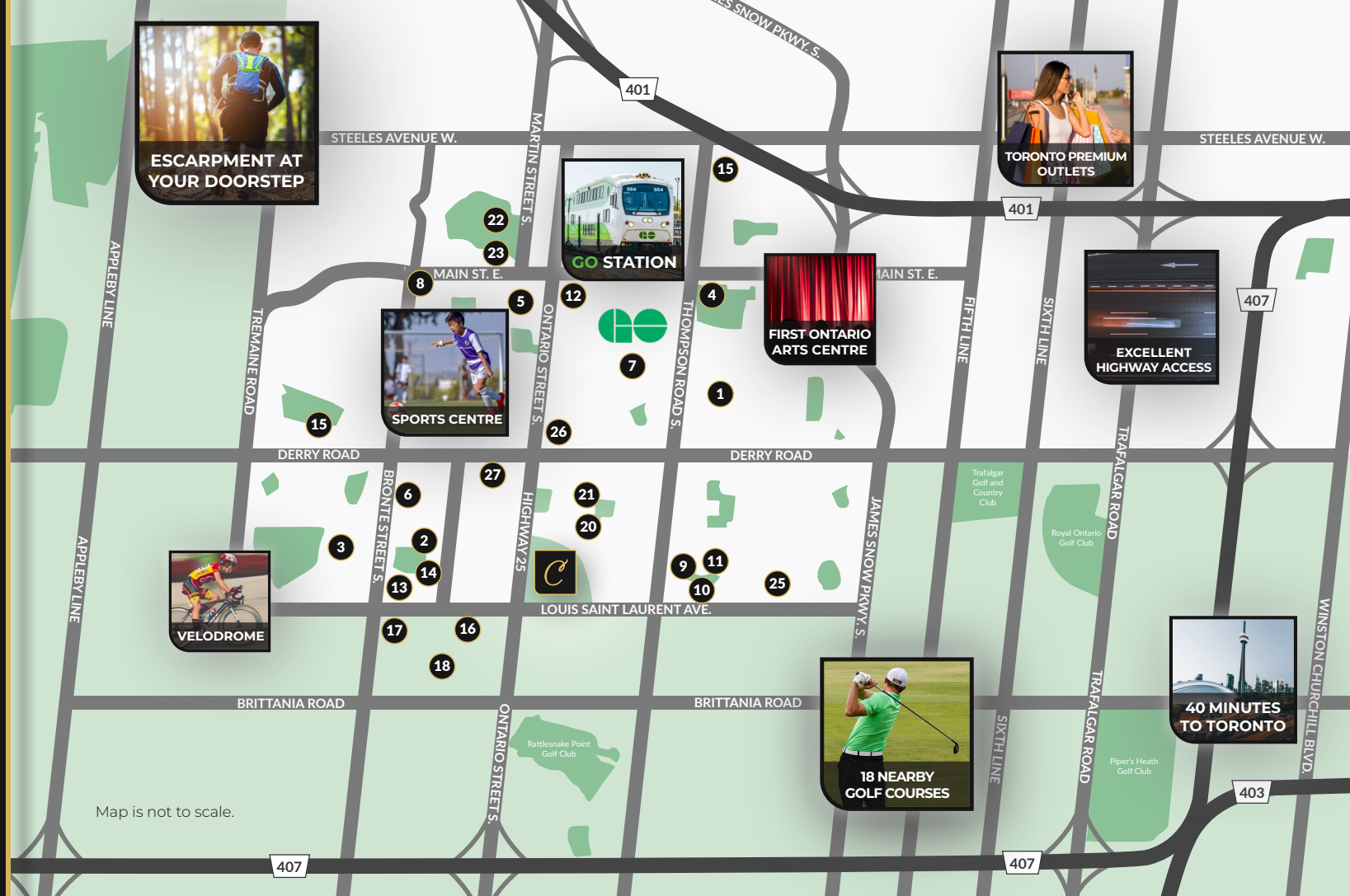
Enjoying your life, **Creekside.**

AN AMENITY-RICH NEIGHBOURHOOD

Located in Milton at the corner of Louis St. Laurent Avenue and Highway 25, Creekside takes advantage of an abundance of local amenities.

Commuting to work with Highway 401 and the Milton GO Station is a breeze. Get in touch with nature at the nearby Kelso Conservation area. Teeing it up is easy at one of the many local golf courses.

Staying active is easy.
It's all right here at **Creekside Condos.**



Map is not to scale.

RECREATION:

1. Milton Leisure Centre & Pool
2. Milton Memorial Arena
3. Milton Tennis Club
4. Milton Arts Centre
5. Milton Sports Centre

MILTON CITY SERVICES:

6. Milton District Hospital
7. Milton GO Train Station
8. Milton Town Hall

RESTAURANTS:

26. Irish Pub, Pizza & Wings
27. Willmott Marketplace (Firehouse Subs, St. Louis Bar & Grill, McDonald's, Tim Hortons)

SHOPPING & BANKS:

9. Metro Grocery Store
10. TD Bank
11. Shoppers Drug Mart
12. Milton Common Shopping Mall
13. RBC, BMO, TD Bank
14. Sobeys Grocery Store
15. No Frills Grocery Store

SCHOOLS:

- *P.S. = PUBLIC SCHOOL
*S.S. = SECONDARY SCHOOL
*E.S. = ELEMENTARY SCHOOL
16. Boyne Public School
 17. Saint Francis Xavier Catholic S.S.
 18. Viola Desmond P.S.
 19. Elsie MacGill S.S.

20. Our Lady of Fatima Catholic Elementary School
21. Tiger Jeet Singh Catholic P.S.
22. Milton District High School
23. Our Lady of Victory Catholic Elementary School
24. E.C. Drury S.S.
25. Craig Kielburger S.S.

IN THE HEART OF MILTON

EVERYWHERE YOU NEED TO BE, ONLY MINUTES AWAY



Located at the corner of Louis St. Laurent Ave and Highway 25, Creekside Condos has quick access to many urban conveniences, the Milton GO, golf courses, highways, numerous green spaces, parks and recreational amenities.

Creekside Condos sits only:

20 Minutes to Hamilton
20 Minutes to Oakville
21 Minutes to UofT Mississauga Campus
23 Minutes to Pearson International Airport
25 Minutes to McMaster University
40 Minutes to Toronto

Be close to everything, Creekside.



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INVESTING IN MILTON

THE CITY (AND INVESTMENT) THAT KEEPS GROWING

Milton Ontario has long been one of Canada's premium investment locations.

Milton is continuing to experience major economic and population growth, with a young and educated workforce focusing on innovation and technology.

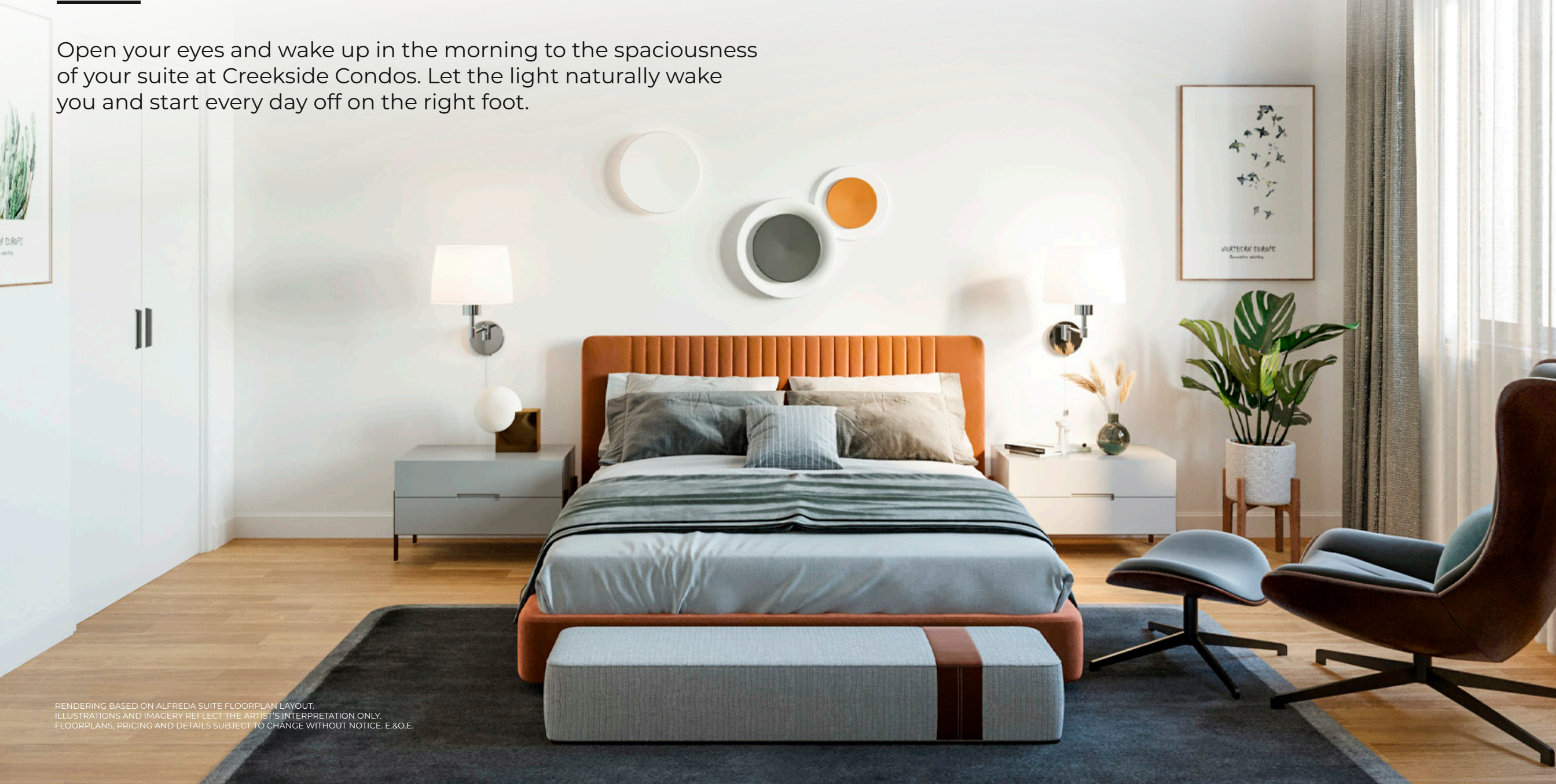
This growth, coupled with a housing supply that hasn't been able to keep up with the demand for new homes, creates a robust rental market rivaling other large cities in Canada.

Through their efficient building process, the developers behind Creekside Condos in Milton are able to deliver a premium product at a lower cost per square foot than other developments in Milton, or many other major investment markets.

Lower Cost + Higher Rents = Greater Cash Flow

DREAM IN YOUR **AIRY BEDROOM**

Open your eyes and wake up in the morning to the spaciousness of your suite at Creekside Condos. Let the light naturally wake you and start every day off on the right foot.



RENDERING BASED ON ALFREDA SUITE FLOORPLAN LAYOUT.
ILLUSTRATIONS AND IMAGERY REFLECT THE ARTIST'S INTERPRETATION ONLY.
FLOORPLANS, PRICING AND DETAILS SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.

ENTERTAIN IN STYLE

COOK AND HOST. ALL IN ONE OPEN SPACE

Experience the perks of entertaining in the loftiness of an open concept plan with space to live and move.

Creekside Condos maximizes usable floor space in every unit to provide a selection of suites that are spacious and airy; something difficult to come by in a condominium development in the GTA.

A Luxury Vinyl Plank (LVP) Flooring

B Quartz Waterfall Countertop

C Choice of Vendor Tile Backsplash

D Stainless Steel Appliances (4)



PUTTING THE TECH IN SMART HOME

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.

Create and set 'scenes' for different modes, such as morning, evening, or away by controlling your suite temperature and blinds*.

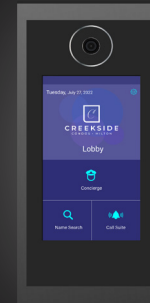
View designated community cameras, take pictures of suspicious activity, and use the live one-way video to view visitors and grant them access.

*Smart Blinds offered as an optional add-on, not included as standard.

1



2



3



4



1) SMART 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.

2) 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.

3) SMART WALL PAD:

Adjust your thermostat, view visitors and grant them access, view designated community cameras, and receive community messaging and notifications.

4) SMOKE ALARM:

Your suite is equipped with an integrated smoke alarm that will alert your smartphone and wall pad in case of an emergency.

DEVELOPED TO LIVE **YOUR BEST LIFE**

Sutherland Development Group and **York Trafalgar Homes** have 50+ years of combined experience in the residential and commercial real estate development market.

Combining high standards with mutual values of integrity, attention to detail, quality materials and craftsmanship, the two developers have successfully built homes for thousands of families in Milton and the Greater Toronto Area.

PROVEN BY A TRACK RECORD OF SUCCESS.

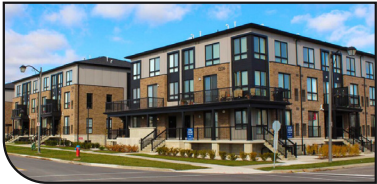
PAST DEVELOPMENTS FROM THE TEAM BRINGING YOU **CREEKSIDE CONDOS**



6TEN
CONDOMINIUMS



BRONTE HILL
THE TOWNHOME COLLECTION



**S T
A X**
ON MAIN



MAINLIVING
URBAN TOWNS & LIVE WORKS



**THE
COURTYARDS**
ON MAIN



BRISTOL ON MAIN
MILTON



MAPLE CROSSING
MILTON



ORCHARD UPTOWN
BURLINGTON



ABBNEY OAKS
OAKVILLE



WOODBRIDGE
BURLINGTON

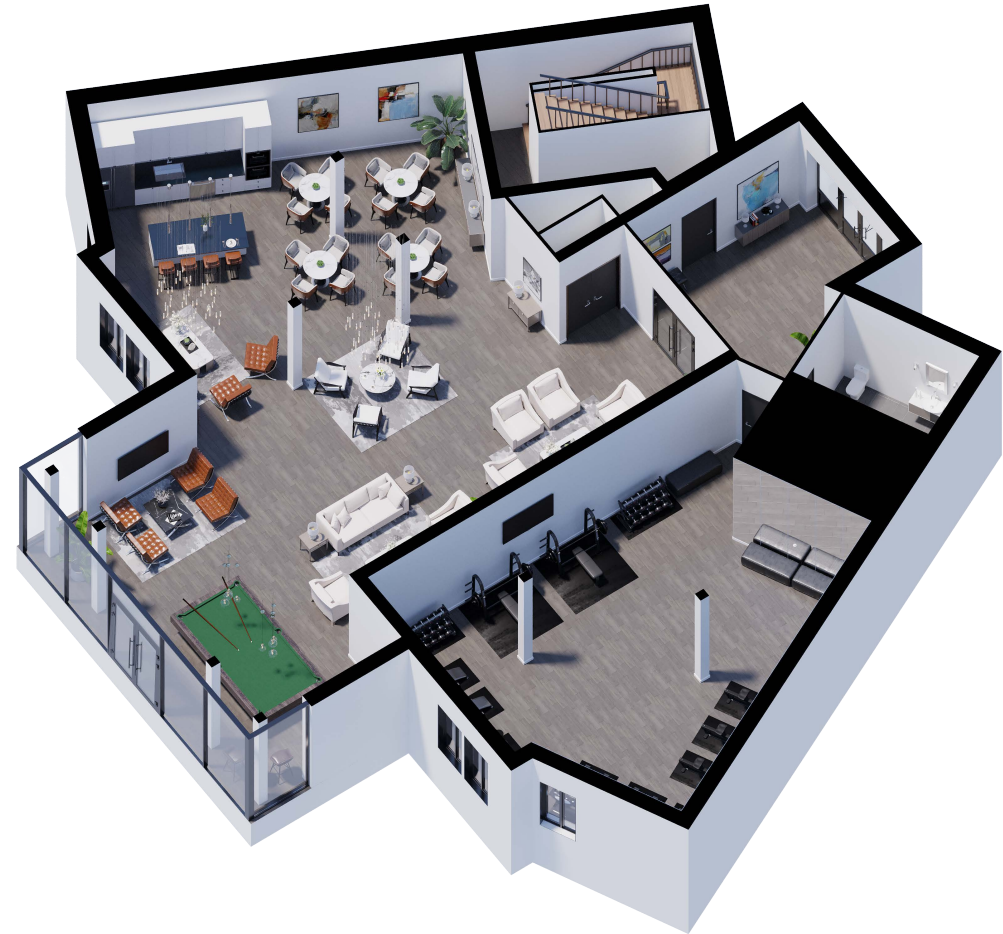
DEVELOPERS YOU CAN TRUST

AN EFFICIENT PROCESS, A PREMIUM PRODUCT, A BETTER VALUE

Sutherland Development Group and York Trafalgar Homes have provided **almost 2800 units in 12 completed developments** to happy, satisfied owners.

These developers create value by being **"hands on"** builders, enabling them to control the construction process with a small number of dedicated staff and loyal tradespeople and suppliers, many of which have been working with them for decades.

Efficient unit design, low overhead, land ownership and a "family business" model allows for **Creekside Condos** to be built in all concrete construction with top line suite finishes and delivering them to the market at **more attractive price per square foot rates than the competition.**





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HOME IS CREEKSIDE

Be Active.
Stay Connected.
Live Creekside.

Step into your spacious new condominium
and enjoy life the way it's supposed to be.

We are committed to providing your family a
richer, more active lifestyle that's inspired by the
Creekside location and a thriving community around it.

It's all right here at Creekside Condos.



EXTERIOR:

- Colour coordinated precast concrete wall panels with brick & stucco textured finish
- Black vinyl windows & sliding patio doors
- All windows include removable screens on all operable windows and sliding doors
- All windows double glazed and include Low E & Argon, for increased insulation and UV protection
- Balconies are precast concrete with exposed concrete finish and include metal railing system with tempered glass inserts or precast concrete panels, as per floor plans

INTERIOR:

- Ceiling heights are approximately 9' with the exception of bathroom(s), some hallways and closets, bulkheads and dropped ceilings (which are required for mechanical purposes such as heating and cooling ducts, etc.)
- Textured ceilings throughout all living areas and smooth ceilings in bathroom(s) and in areas where bulkheads and dropped ceilings occur
- Levels 1 through 6 include total precast concrete walls, floors, ceilings and roof. Level 1 floor comprised of poured concrete
- Luxury Vinyl Plank (LVP) flooring in all living areas, kitchen and bathroom(s)
- All interior rooms painted with Vendor's standard latex paint
- All interior doors and trim painted in contrasting white colour
- 3-7/8" modern style baseboard

- 2-3/4" modern style door and window casing
- Molded two panel interior doors throughout
- Satin Nickel lever handles and hinges (unpainted) on all interior doors
- Privacy locks on all bathroom(s)
- Prefinished wire shelving installed in closets
- Bulkheads installed where required due to mechanical etc.
- Individually sub metered water & hydro for energy efficiency
- Each unit equipped with sprinkler system

KITCHEN:

- Quartz countertop with polished edges from vendor's samples
- Waterfall countertop in select units with an island
- Choice of backsplash from Vendor's samples
- Choice of designer cabinets from Vendor's samples
- Deep upper cabinet over fridge
- Fridge gable end(s) where applicable
- Double stainless steel under mount sink
- Chrome gooseneck faucet with pullout spray
- Shut off valves to kitchen tap
- Heavy duty receptacle for stove
- Duplex receptacle at counter level for cooking convenience

BATHROOMS:

- Quartz countertop with polished edges and choice of designer cabinets from Vendor's samples

- White bathroom fixtures
- Under mount china sink(s) with single lever chrome tap and shut off valves
- Comfort height, elongated toilet(s) with soft close seat
- Acrylic tub with ceramic wall tile up to ceiling
- Acrylic 48" shower base with framed glass door & ceramic wall tile up to ceiling (where applicable)
- All tub/showers have safety pressure balance faucets
- Water saver faucets, showerheads and toilets
- LED lighting above mirror in all bathroom(s)
- Plate glass mirror above all vanities
- Bathroom accessories include chrome towel bar, toilet tissue holder

APPLIANCES:

- 4 full size stainless steel appliances including self-clean oven, fridge, built in dishwasher & over the range microwave with integrated exhaust fan
- 2-piece white apartment sized stacked washer and dryer

LAUNDRY:

- Shut off valves provided for washing machine
- Heavy duty electrical outlet and direct vent provided for dryer

ELECTRICAL:

- Smoke alarms with visual signaling (as per OBC)
- All electrical receptacles in kitchen counter areas have dedicated circuits (as per OBC)
- Electrical outlets in bathroom(s) include ground fault interrupter (as per OBC)
- White Decora style switches and receptacles throughout suite
- All bedroom receptacles are non-arcing type for added safety
- 100 amp service with circuit breaker and panel
- Each suite comes equipped with data / cable to accommodate telephone, internet and cable connections
- LED lighting in suite
- Ceiling mounted light fixtures in Kitchens & Bedroom(s)

HEATING & COOLING:

- Heating distributed through centralized hydronic boiler system, individually controlled in each suite
- Individually controlled air conditioning in each suite
- Kitchen and bathroom exhaust fans are vented to the exterior

ADDITIONAL FEATURES:

- “SmartONE Home Solution” includes a 10” touch screen that features mobile integration with smoke alarm, heating and cooling system, lobby camera, smart suite door lock with door contact for added security (also included on sliding patio doors on 1st floor). One smart wall switch also included
- Unlimited Bell High Speed Internet with speeds of up to 1.5 Gbps ** Included in common expense fees (see Schedule D)

**BUILDING & GROUNDS
(PHASE I AND II)**

- Secured underground parking for residents
- One designated underground parking unit included (excluding Manitou, Wilmont & Summit Models)
- One designated exclusive use Surface Parking Space for Manitou, Wilmont & Summit Models Only
- Surface parking for visitors
- Bicycle racks located above ground and in underground areas
- One designated exclusive use locker included in underground area that can accommodate bicycle storage
- Car wash in underground garage (located in Phase II)
- Security camera system in common areas of building and underground
- Two elevators with service to all floors
- Tri-sorter garbage chute access on all floors
- Key fob system at all main building entry points
- Separate Clubhouse (approx. 3,100 sq.ft.) with fully equipped fitness room and party/community room (located in Phase II)
- Grounds professionally landscaped and maintained with in ground irrigation system
- Outdoor amenity area / walking path (located in Phase II)
- 24 hour monitored fire alarm system
- Centralized mail area including larger parcel slots for packages

All colour and finishing selection allowing the Purchaser a choice are to be made from the Vendor's samples. The Purchaser acknowledges that finishing materials contained in any model suites or sales office displays including luxury vinyl plank (LVP) flooring, ceramic tile, broadloom, quarter round, electrical fixtures and rough-ins, kitchen and bathroom cabinets, quartz countertop, electric fireplace and surround, paint colours, appliances, furniture, accessories, drapes, etc. may be for display purposes only and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased herein. The Purchaser acknowledges that finishing materials contained in any model suites or sales office displays including but not limited to substrates, floor and wall coverings, broadloom, furniture, electrical fixtures, window coverings, flooring, upgrade cabinetry, appliances etc. may be for display purposes and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased herein. All renderings, floor plans and maps in brochures are artist's conceptions and are not necessarily to scale and the dimensions are approximate and may vary. E. & O.E.



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