

The background features several large, overlapping circles drawn with a thick, teal-colored brushstroke. The circles are centered around the text, creating a frame-like effect. The brushstrokes have a slightly irregular, hand-painted quality.

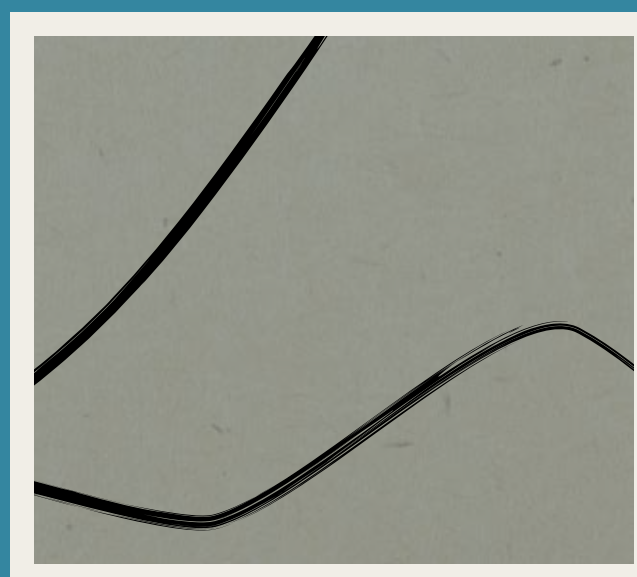
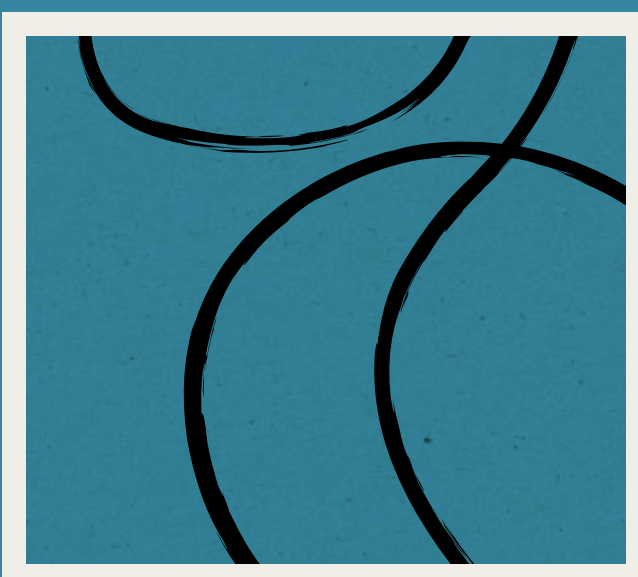
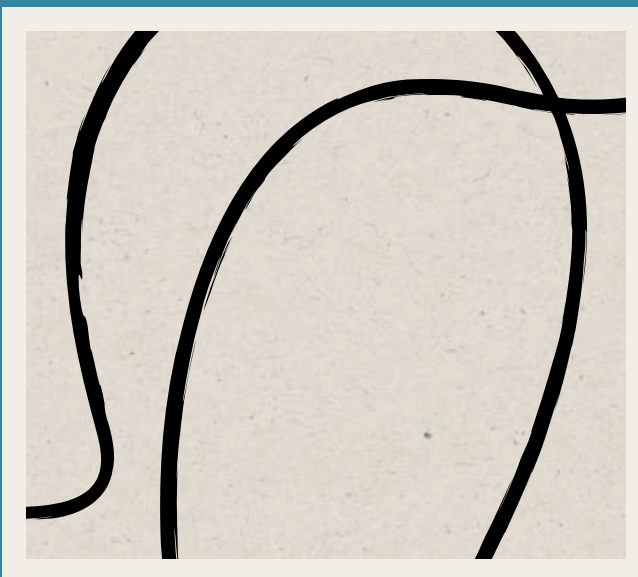
THE  
S A W  
W H E T

CAIVAN









## Introduction

PAGE 4

## Explore South Oakville

PAGE 6

## Discover The Saw Whet

PAGE 14

## Building Amenities

PAGE 18

## Suite Interiors

PAGE 30

## Features, Finishes, & Sustainability

PAGE 34

## About Caivan

PAGE 36





◀  
BRONTE HERITAGE  
WATERFRONT PARK

▶  
BRONTE CREEK  
RAVINE TRAIL



Welcome to The Saw Whet in exclusive South Oakville, inspired by nature. Discover a dramatic architectural experience that harmonizes breathtaking natural surroundings with established neighbourhood conveniences.

The Saw Whet rises six storeys at Bronte Road and Saw Whet Boulevard, in the Glen Abbey Encore community, offering 333 suites. The Saw Whet provides unrivalled views of the majestic Bronte Creek Provincial Park and the adjacent Fourteen Mile Creek's protected valley lands and natural heritage system.

Enjoy over 350 acres of lush greenery, serene landscapes, and walking trails at your doorstep.

# Introducing The Saw Whet





## Where Time & Place Come Together

Located in the prestigious Glen Abbey Encore community, The Saw Whet is set amongst a stunning collection of homes and amenities.

Explore 1,500 acres of serene green space and take advantage of amenities such as parks, playgrounds, tennis courts, and a future public school.





*The Saw Whet provides unfettered access to an incredible array of shopping, dining, and entertainment options.*

Oakville is renowned for its incredible shopping and dining districts, especially downtown Oakville, where you can find great restaurants and shops housed within historically preserved storefronts. Here, you will fall in love with the old-world charm of the waterfront Bronte Village and its countless spas, galleries, cafes, and restaurants.

More Time to Find New Favourites

# More Time to Learn & Grow

South Oakville is home to some of the best public schools in Ontario, and some of the most well-respected private schools in Canada. Rest easy knowing your children have access to standout educational institutions that will set them up for future success, no matter their interests.

## EXEMPLARY INSTITUTIONS NEARBY

- Chisholm Academy
- Clanmore Montessori
- MacLachlan College
- Glenburnie School
- St. Mildred's-Lightbourn
- Rotherglen School
- Oakville Christian School

◀  
CUCCI  
RISTORANTE

▶  
ROTHERGLEN  
SCHOOL





# More Time to Connect

The Saw Whet is perfectly situated near large destinations like Toronto, Mississauga, and Hamilton. Here, you have quick access to major transit points such as the QEW, Highway 403, Highway 407, and GO Transit.

The Bronte GO Station (down the street from The Saw Whet) connects you to Union Station in only six stops, or as far as Hamilton, St. Catharines, and even Niagara Falls, for those travelling westbound.



*Oakville possesses more than 3,500 acres of parkland, 200 km. of trails, and more than 200 parks.*

With unparalleled access to a multitude of nature trails and parks, as well as an outstanding collection of high-end golf courses to enjoy, Oakville offers a plethora of outdoor activities to suit everyone's tastes.

#### **GLEN ABBEY GOLF CLUB**

One of Canada's most famous courses, Glen Abbey Golf Club, has been host to the RBC Canadian Open, the PGA Tour, and Canada's National Open. Be sure to see why champions choose Glen Abbey.

#### **BRONTE CREEK PROVINCIAL PARK**

Packed with activities for everyone to enjoy, Bronte Creek offers hiking, a 1.8-acre outdoor pool, a Children's Farm, annual festivals, and much more.

#### **CORONATION PARK**

Look no further for the perfect spot to sit back and grab some sun! Running along Lake Ontario, Coronation Park offers a wonderful beachfront as well as plenty of spots for picnics and play.

#### **FOURTEEN MILE CREEK TRAIL**

This accessible and scenic 10 km. path is one of the less demanding trails in the area and is perfect for a relaxing jaunt to explore the many other green spaces this trail connects

# More Time to Discover





THE  
SAW  
WHET



An elegant exploration of artistry, The Saw Whet presents striking modern architecture and interior design inspired by the surrounding natural landscape.

The condominium's contemporary and dynamic façade, as well as its shifting colour palette and materials, immediately present a sense of vitality and energy.



*“Designed as a landmark feature, The Saw Whet’s vertical metal elements tie together with horizontal off-white slab and dark spandrel glasses. Additionally, units at grade offer walk out patios, anchoring the building to the ground and enhancing the safety of the pedestrian realm.”*

CLIFFORD KORMAN  
Founding Partner, Kirkor Architects & Planners





*The design at The Saw Whet is a visual representation of the community, with sophisticated and subtle nuances.*



An exploration of textures, transparencies, and layering throughout The Saw Whet draws in and diffuses light, evoking woodland foliage.

Natural materials and neutral earth tones suffuse the building, while crisp bronze accents create a connection with the building's exterior finishes.





# Lobby

*A double-height ceiling in the lobby sets the tone for the whole building, defining the space with vertical wood fins and creating moments of reveals and shadow.*



*“For the design, we focused on establishing a relationship with nature and building a strong sense of community. The thru-lobby is a perfect example that represents how light filters through a forested space and allows open vantage points to common amenity areas.”*

DOMINIC DE FREITAS  
Principal, Figure3





## Co-Working Lounge

*Whether working quietly from home, collaborating, or simply looking for a change of scenery, our Co-Working Lounge provides every type of workspace you could need.*



# Party Room

*Outfitted with lounge chairs, large dining tables, a welcoming fireplace, television, and a central food area, our Party Room makes hosting a breeze.*







*Work out your mind, body, and soul at the Gym, complete with a variety of high-end cardio equipment and weights, as well as a separate yoga studio area.*



## Fitness Centre



# Courtyard



*“Driven by sustainability and inspired by the beauty of the Saw Whet Owl, the outdoor space presents a stunning collection of sculptural pieces and patterns. The landscape, inspired by the tapestry of the countryside as seen in flight, includes native plants chosen for seasonal interest, with colours and textures to further enhance the space.”*

**PAUL DI PROFIO**  
Director, NAK Design Strategies

The courtyard of The Saw Whet is a testament to artistry, nature, and carefully considered functionality. These pathways between the neighbourhood and the community inspire quiet reflection and provide you with alluring spots to sit back and take in the dynamic landscaping day or night.





## Rooftop Terrace

This is the perfect spot to sit back, relax, and enjoy the view. With private terrace seating, BBQs with prep stations, large outdoor dining area, fireplace lounge, and a movie screen, there's no end to the fun up here.



### Pet Wash Area

Just getting back from a particularly muddy walk? No worries! Treat your pet to a sudsy rinse-down before making your way to your suite.



### Smart Technology

The Saw Whet provides you with smart technologies to help simplify daily living. 1VALET, our virtual management system, allows you to easily unlock doors, verify guests, book amenities, manage parcel deliveries, control your suite temperature, and more – all in one place.



### Electric Vehicle Access

Powered by Kite Mobility, residents will have access to a fleet of electric vehicles, including bicycles, which will be available for short-term rental through an online reservation system.



# Designed for Life



## *Living Spaces*

Chic, elegant, and welcoming, your suite provides you with everything you need to impress. Additionally, large floor-to-ceiling windows help create an open, airy feeling throughout the space – connecting you with the outdoors.



## *Kitchen*

Beautiful, open, and functional, your new kitchen is perfectly set to accommodate your day-to-day needs. Everything has been meticulously crafted to ensure a seamless cooking and entertainment space.



# Designed for You

## *Bedroom*

Welcome to your oasis, the perfect place to escape at the end of the day. Large windows provide stunning views of gorgeous green vistas, bathing the room in natural light.



## *Ensuite*

Pamper yourself in your ensuite washroom – outfitted with quartz countertops and a large glass shower to give a sense of ample space.



# Features, Finishes, & Sustainability



*At Caivan, we are deeply committed to minimizing our ecological footprint in all things. We employ comprehensive methods and systems that focus on sustainability, conservation, and waste reduction – all presented in features and finishes that effuse sophisticated luxury.*

Purchaser shall have the right to select floor coverings, tiles, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this suite. Variations from Vendor's samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. Steps, where applicable, may vary at any exterior entranceway due to grading variance. Corner suites may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the building exposed to the street. The Purchaser accepts these changes as necessary. When Purchaser is buying a suite already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The suite shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest display for the model type purchased shown in the sales office. The purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Most additional features on display in the model homes are available as extras. Some items may not be available through the upgrade program. ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.

## LIVING AREAS

- 27" white stacked washer/dryer units.
- 12" x 24" ceramic tile throughout all bathrooms and laundry (from standard samples).\*
- Laminate floor throughout main living areas (kitchen, bedrooms, closets, den, foyer, and hallways).\*
- Approximately 9' high ceilings in all suites, excluding bulkheads or where dropped ceilings are required.

## BATHROOM

- Cabinets and quartz countertops in main bath and ensuite to match kitchen selection.\*
- Energy-efficient water-saving showerheads and toilets.
- Rectangular undermount sink and elongated toilet bathroom fixtures.
- Chrome faucets with pop-up drains on all vanity sinks.
- Ceramic wall tile for main bathtub enclosure and shower stall walls from standard samples.
- Moen accessories to include towel bar and toilet tissue dispenser.
- Main bathroom to receive acrylic bathtub.
- When two or more bathrooms exist, main bathroom receives acrylic shower base with sliding glass panel.\*

## KITCHEN

- Choice of cabinets from standard samples. 39" uppers and "soft-close" door feature included.
- Quartz countertop from standard samples.
- Choice of backsplash from standard samples.
- Stainless steel single bowl undermount kitchen sink.
- Moen pull down kitchen faucet.
- 24" panelled dishwasher.
- 24" counter-depth stainless steel refrigerator.
- 30" over the range microwave/hood vented to exterior.
- 24" cooktop with 24" built-in oven below.

## SMART TECHNOLOGY

- 24/7 Concierge and Virtual Property Management.
- Keyless entry and face recognition at main entrance terminals.
- Remote visitor registration and secure entry.
- Secure parcel delivery system with access and alerts controlled via 1VALET and Concierge.
- Amenity booking through 1VALET.
- Community updates sent through the Virtual Concierge System.
- Smart Thermostat within suite (connected to building monitoring system).
- WiFi in suites and amenity areas part of Rogers internet package.

## SUSTAINABLE FEATURES

- Green roof around perimeter of the entire building's residential roof.
- Rain-harvesting and rainwater re-use with irrigation system.
- Geothermal heating and cooling system to reduce energy and greenhouse gas emissions.
- Finished areas of roof to use non-reflective surface pavers, living roof, and artificial turf.
- Electric Vehicle Car Share and E-Bikes for casual drivers.
- Bike storage on-site and a bike repair station in garage.
- Sub-metering of water, electricity, and thermal for the suites.

\*As per plan





*Caivan is a fully integrated land development and homebuilding company with over 45 active communities across Ontario.*

# CAIVAN

Our curiosity for what makes our favourite places special drives us and our creative process. We take our role in the life cycle of neighbourhoods, and the people who enjoy them, seriously — because where people live, directly affects who they are and how they live.

We focus on continuous innovation in design, architecture, materials, and sustainability. Constantly reimagining what is possible in new homes, we set the standard for included features and home performance, maintaining a critical eye on every detail in every home we build.





Artist's concept only. Materials are subject to substitution and modification without notice. Specifications and colour variations may apply and may vary from those materials represented herein. E. & O.E. The information and specifications contained in this brochure are subject to change without notice and represent no commitment on Caivan's part in the future. All products and services are provided subject to applicable taxes and accompanying terms and conditions.





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