



GEMINI
condos





WELCOME TO OAKVILLE'S
NEWEST STAR ATTRACTION



Kerr Village is Oakville's ultimate neighbourhood on the rise and Gemini is the star attraction. Twin modern towers exuding elegance and style amidst this rapidly evolving urban community on the south bank of Sixteen Mile Creek and a casual five-minute drive to Oakville's world-class waterfront. The stars have aligned. Launch your future in Gemini today.



Artist's concept.

AN ENTRANCE AS SCINTILLATING AS THE NIGHT SKY

Gemini is the ultimate expression of creative modern condominium design. An intricate interplay of clean horizontal and vertical lines that intersect at strategically random moments, large windows, spacious balconies and more, make Gemini a genuine sight to behold in the heart of the reimagined Kerr Village.



WATCH THE STARS FROM THE GEMINI TERRACE



Welcome home in style and splendour. The Gemini concept is to create inviting spaces that feel warm and welcoming while radiating a distinctly modern design aesthetic.



Artist's concept.



Artist's concept.







SOCIAL LOUNGE



MEDIA ROOM

LUXURIOUS SPACES TO SUIT YOUR LIFESTYLE

The real beauty of condominium living is having the latest, greatest lifestyle amenities at your fingertips. Whether you're chilling out with friends at the uber-chic lounge, enjoying a movie in the state-of-the-art media room or entertaining a group in the games room, it's all here for you in Gemini.



GAMES ROOM



SHOOT FOR THE STARS

Kerr Village represents Ontario's dazzling diversity in a nutshell. Meet up with friends for a latte or gelato, enjoy a glass of wine from your favourite AOC or DOC, or explore the bottomless selection of eateries, cafés and pubs representing cultures from every corner of the globe.



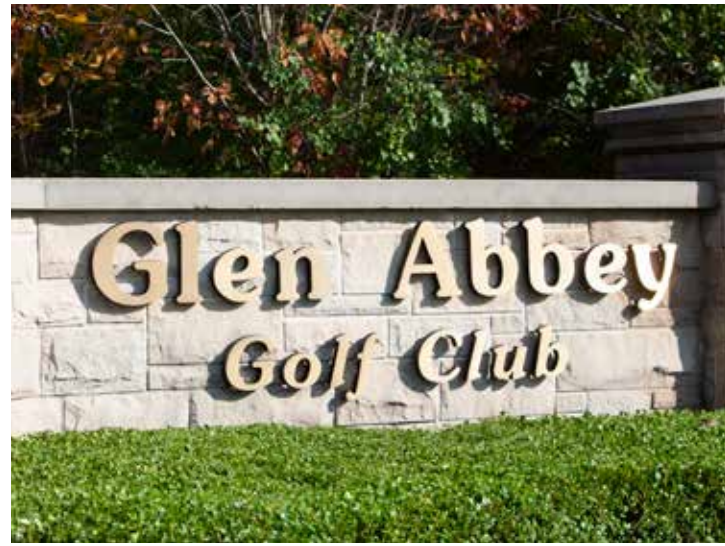


KERR VILLAGE IS ON THE CUSP OF GREATNESS

Kerr Village is a unique urban location unlike any other. There's an electric, eclectic vibe that seamlessly merges a comfortable small-town character with the unquenchable potential of urban revitalization.

Discover unique shops, restaurants and clothiers just outside your inimitable Gemini address.





OUT-OF-THIS-WORLD AMENITIES ON EVERY CORNER

Discover the hidden gem of a location that truly has it all. From Gemini, you're literally minutes to the GO Station and QEW, golf courses and the waterfront, bike trails and gracious parklands, big-name grocers and unique family-owned restaurants.



- 2 MINS TO GROCERY SHOPPING
- 3 MINS TO KERR VILLAGE
- 4 MINS TO MARINA
- 4 MINS TO GO STATION
- 5 MINS TO DOWNTOWN OAKVILLE
- 5 MINS TO QEW
- 6 MINS TO BEACH
- 6 MINS TO APPLEBY COLLEGE
- 6 MINS TO GLEN ABBEY GOLF CLUB
- 7 MINS TO OAKVILLE PLACE SHOPPING CENTRE
- 8 MINS TO BIKE & WALKING TRAILS
- 3 TRANSIT ROUTES RIGHT OUTSIDE YOUR DOOR

A SPECTACULAR LOCATION

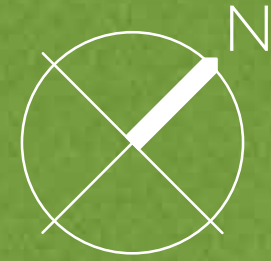
Kerr Village has become a constellation of activity and Gemini is located right in the rapidly beating heart of it all. Major retail and restaurant brands, distinctive Mom & Pops, ample parklands and Oakville's irresistible waterfront are all right outside your front door.



ILLUSTRATION IS ARTIST'S CONCEPT ONLY AND NOT TO SCALE. MAP IS NOT INTENDED TO BE A DIRECTIONAL MAP AND IS ONLY A SAMPLING OF THE AMENITIES AVAILABLE. E. & O. E.

S I T E P L A N

SHEPHERD ROAD

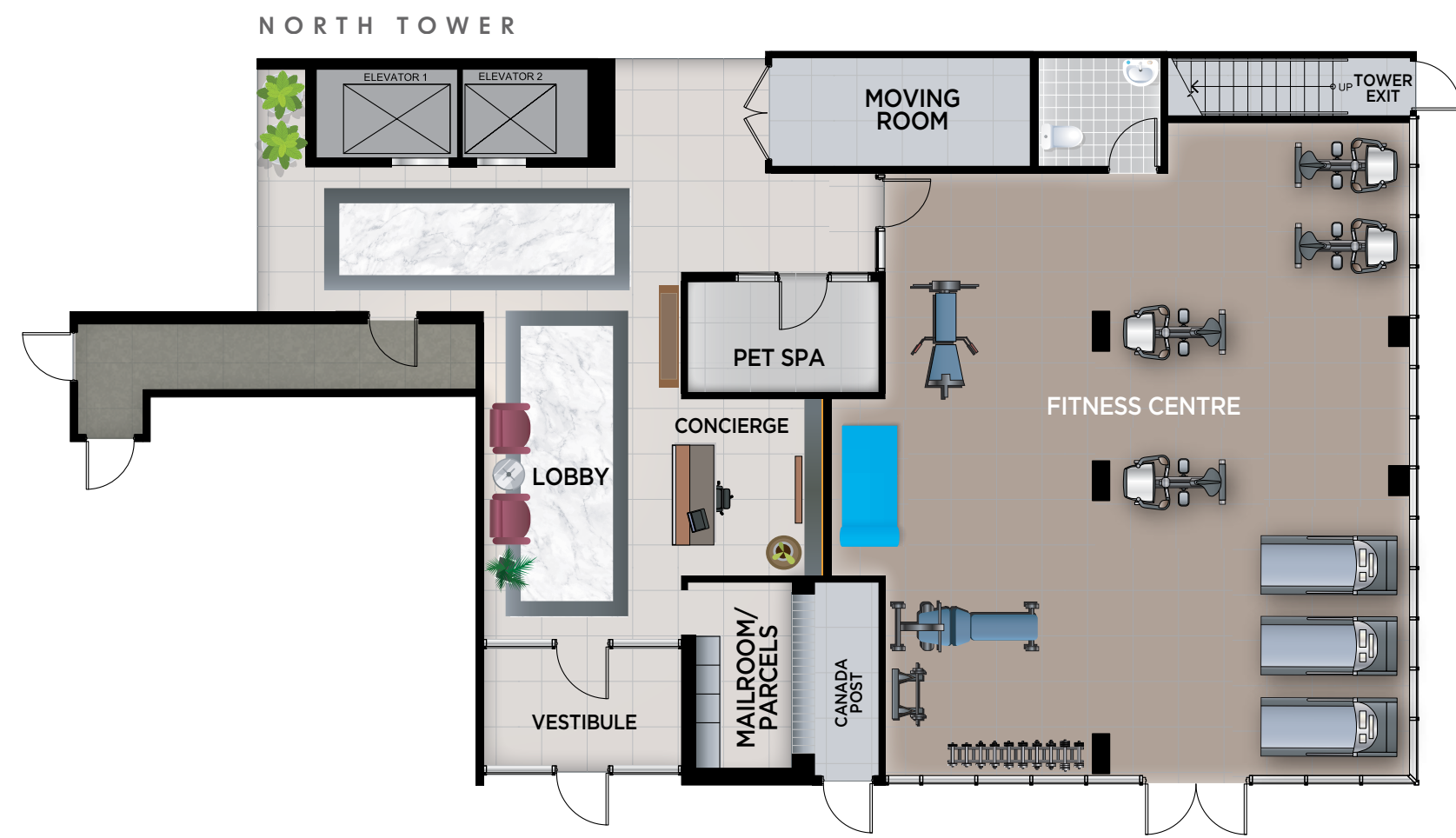


EXISTING RESIDENTIAL



ILLUSTRATION IS ARTIST'S CONCEPT ONLY. SITE PLAN IS NOT TO SCALE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.

A M E N I T I E S





MAKE YOUR MARK WITHOUT LEAVING A FOOTPRINT

Here at Gemini, conservation is of paramount importance. Which is why its construction will use only the latest and most ecologically innovative materials and technologies. Technologies such as energy-saving low-e argon windows, low-flow toilets, faucets and shower heads to save water, and garbage chutes that make recycling simple and effective.

In the interest of reducing our own environmental footprint, all building materials will be purchased from local sources (where possible). This effectively reduces any long-distance transportation and its resulting impact on the environment.

GEOTHERMAL HEATING & COOLING SYSTEM

Gemini will be heated and cooled by a geothermal system; a technology that is an energy-efficient, cost-efficient and earth-friendly alternative to conventional heating and air-conditioning systems.

It's simple, really. The earth absorbs heat from the sun, and 8' below the surface the ground retains a constant temperature of 10°C all year round. Geothermal pipes that circulate water are installed in the ground, extracting heat in the winter and releasing heat in the summer. Geothermal heat pumps installed inside the building compress heat from the system and convert it into warm air that is circulated, providing the building with heat. In the summer, the process is simply reversed to provide air conditioning.

The benefits are that geothermal heating and cooling systems require less electricity to run and use zero fossil fuels. No greenhouse gas emissions are emitted and they in no way contribute to global warming. Plus, geothermal energy is an unlimited resource and will never be affected by fluctuating gas prices.

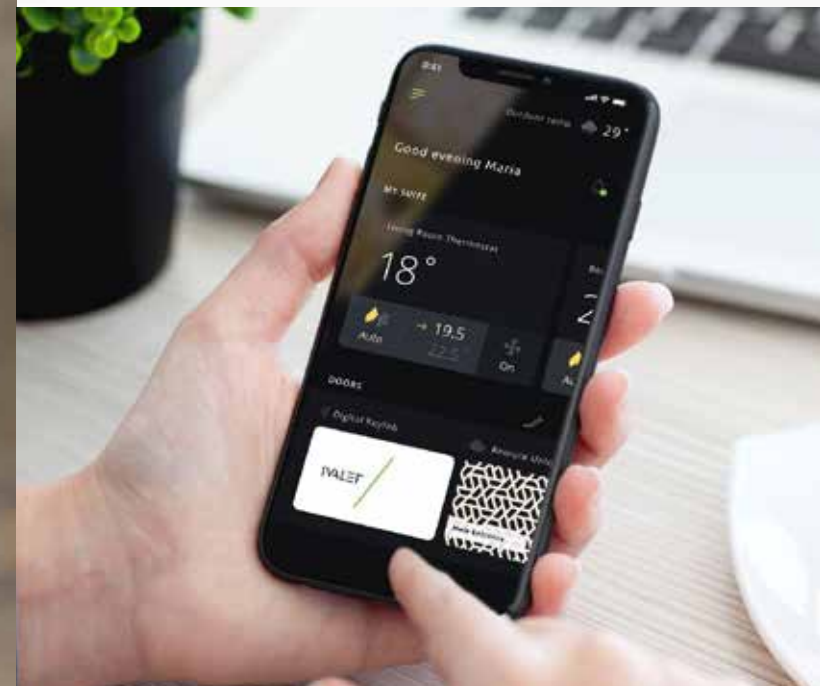
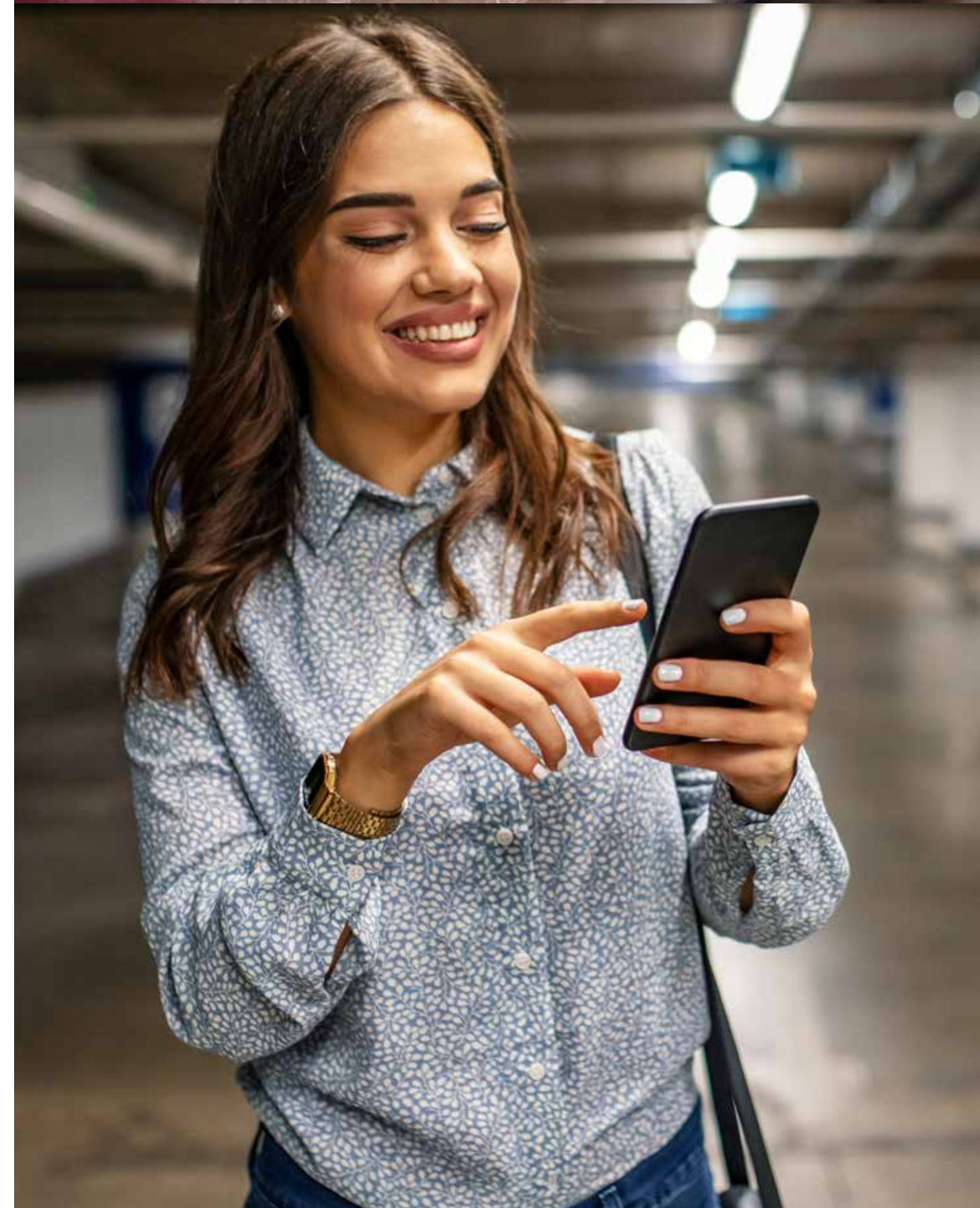
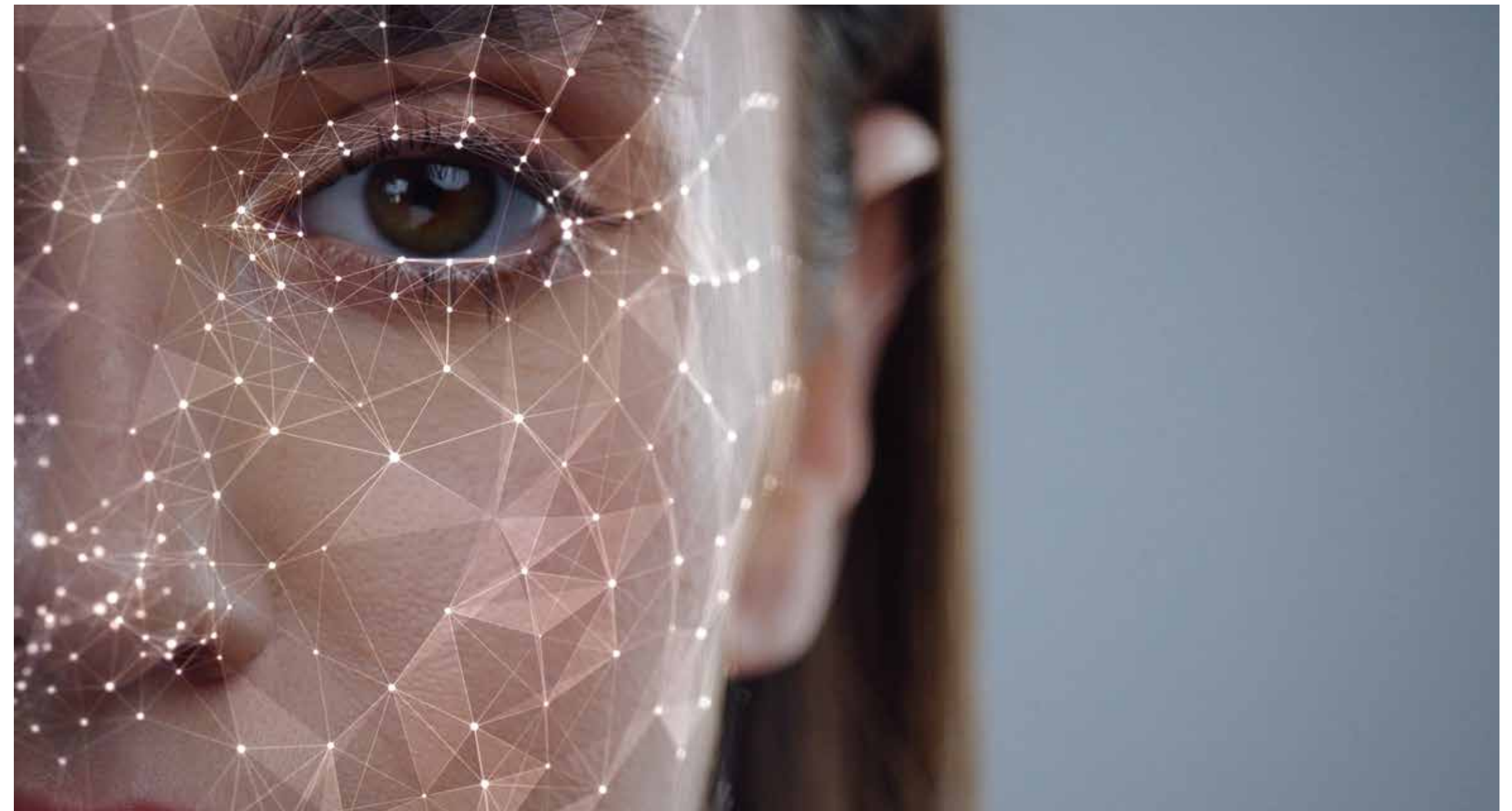




CONNECT WITH YOUR PHONE & EXPERIENCE
FREEDOM WITH ASTRONOMICAL POTENTIAL

Gemini is a Rogers Smart Community, powered by the IVALET resident app. From your mobile device, you can now enjoy a safe and smart living experience all in the palm of your hands.

- + Facial recognition entry (opt-in)
- + Digital keys for contactless travel
- + Guest video calling
- + Parcel scanning entry (patented by IVALET)
- + Parcel room/locker integration
- + Video calls to resident app
- + 2-Way Direct Messaging to Residents (communicate directly to the property manager/condo board)
- + Community messaging/announcements
- + Video calls to centralized concierge/onsite staff
- + Digital lockbox (vendors)
- + SMS visitor entry
- + Apple watch integration
- + Resident Marketplace (buy/sell a service or items)
- + High Speed Internet : Enjoy discounted rates for Rogers Ignite Gigabit Internet with download speeds up to 1 Gigabit and unlimited usage



INTERIOR SUITE FINISHES

1. Typical suites with approximately 9' ceilings, Loft suites with up to 17' ceilings, and Penthouse suites with up to 20' ceilings as per plan* (As per plan, may vary due to bulkheads, dropped ceilings, structural components, and mechanical components).*
2. Fire rated solid core suite entry door featuring a satin chrome door hardware package with deadbolt lock and security viewer.
3. 5 1/2" baseboard and 2 3/4" door casing painted latex semi-gloss.
4. Two panel square wood doors, (as per plan) including hardware from Vendor's standard samples.
5. Smooth finish ceiling throughout.
6. White wire shelving in closets.
7. Designer selected paint throughout except bathroom, kitchen and laundry are finished in eggshell.
8. Stylish laminate flooring throughout except laundry room and bathroom(s), from Vendor's standard samples.
9. Choice of luxurious ceramic/porcelain floor tile in laundry area, from pre-selected Designer Finishes.
10. Choice of luxurious ceramic/porcelain floor tile in bathroom(s), from pre-selected Designer Finishes.
11. Energy efficient LED lighting.

CONTEMPORARY DESIGNED KITCHENS

Pre-selected Designer Finish Palette includes:

1. Designer cabinets from Vendor's standard samples.
2. Open concept kitchen with breakfast bar (as per plan).
3. Under-mount single bowl stainless-steel kitchen sink with low flow, pull-out kitchen faucet (under-sink access to shut-off valve also provided).
4. Quality Granite countertops, from Vendor's standard samples.

TYPICAL SUITES APPLIANCE PACKAGE

Every unit comes equipped with builder grade energy efficient appliance package connected and ready for use (panel ready where applicable) containing the following:

- + 24" Fridge/Freezer.
- + 24" Built-in Dishwasher.
- + 24" Electric 4 burner stove with oven.
- + 24" over the range microwave with integrated exhaust fan vented to exterior.
- + 24" Stackable washer & dryer.

PENTHOUSE & LOFT SUITES APPLIANCE PACKAGE

Every unit comes equipped with builder grade energy efficient appliance package connected and ready for use (panel ready where applicable) containing the following:

- + 30" Fridge/Freezer.
- + 30" Dishwasher.
- + 30" Electric 4 burner stove with oven.
- + 30" over the range microwave with integrated exhaust fan vented to exterior.
- + 30" Stackable washer & dryer.

BATHROOM FEATURES

Pre-selected Designer Finish Palette includes:

1. Designer vanity cabinets with stone countertops from Vendor's standard samples.
2. Choice of luxurious ceramic/porcelain floor tile, from Vendor's standard samples.
3. 5' soaker tub or shower as per plan.
4. Ceramic wall tile in all shower stalls and tub surround, from Vendor's standard samples.
5. Single lever faucet with chrome finish in all bathrooms.
6. Privacy locks on all bathroom doors.
7. White plumbing fixtures.
8. Temperature balance valves for all showers.
9. Energy-efficient water saver shower heads, faucets, and toilets.
10. Frameless standard height bathroom mirrors extending full width of vanity with single (l) wall mounted strip light fixture above each sink location, as per plan.
11. Bathroom accessories to include towel bar, tissue and soap dispenser.
12. Shower stall with frameless glass shower door.

ELECTRICAL FEATURES

1. Economical individual hydro metering.
2. Individual Service Panel.
3. Classic white Decora style switches and receptacles throughout.
4. Split electrical outlets at counter level for small appliances.
5. All suites pre-wired with a fibre optic cable for cable, telephone and internet (service not included).
6. Smoke and/or heat detector and carbon monoxide detector in each suite.
7. Ceiling light fixtures in hallways, den, bedroom, laundry/storage, capped ceiling outlet in living/dining room, as per plan.

NEW ENERGY & TECHNOLOGY FEATURES

1. Premium on-demand, year-round geothermal ground source heating and cooling.
2. Geothermal systems offer increased efficiency, lower electricity consumption, and low maintenance costs, when compared to both conventional and alternative energy systems.
3. Energy efficient individual climate suite control.
4. Resident key FOB access throughout all common areas.
5. Rough-in-wiring for in-suite alarm system (system not included).
6. Smartphone-centric living experience for residents, which includes hands-free digital building access, video guest verification and parcel delivery notification through IVAlet.

WARRANTIES:

The Builder is backed by HCRA (Tarion) home warranty program providing:

- + One-year warranty on all materials and workmanship.
- + Two-year warranty on plumbing, heating systems, electrical systems and building envelope.
- + Seven-year warranty on major structural defects.
- + Purchaser agrees to pay the Warranty fee on closing as an adjustment.

Note:

Drop ceilings and bulkheads will occur to accommodate mechanical, HVAC systems and structural requirements. Finished floor height and built-in noise attenuation measures may cause ceiling heights to be lowered in some areas.

1 (As per plan, may vary due to bulkheads, dropped ceilings, structural components, and mechanical components).

Pre-selected Designer Finish Packages are Builder's standard and are pre-arranged in coordinated design packages. No mixing or substitutions of samples between or outside of coordinated packages may be permitted. Some items may be upgraded for an additional fee.

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. E & O.E.

QUALITY & DISTINCTION INSIDE & OUT

Castleridge Homes, a division of Fercap Properties, has an extensive portfolio in high rise, custom home building and industrial/commercial developments. The principals have invested over 35 years of experience and commitment to building premier single-family homes and communities across Toronto and surrounding areas.

Castleridge Homes begins with the fundamental questions - would I live here and what would I live in? For the principals of Castleridge Homes, it's not about being the biggest builder, it's about delivering on a promise of being the very best at what they do; building homes with a custom flair, integrity in design, proven craftsmanship and attention to the smallest detail.





CASTLERIDGE
H O M E S