

Oakville Market Highlights

Carding House is a boutique condominium in Oakville's sought-after Preserve community.

With sleek suites, life-enhancing amenities, and retail, it's home to charm and convenience. Steps from parks and walking trails, close to the town's many prime attractions – top-rated schools, shopping, and dining, Carding House brings the culture of Oakville and modern living comforts in one perfect location.



BUILDING FACTS:

- 5-Storey Mid-rise

CONDO SUITES:

- 157 suites
- 1 Bed, 1 Bed + Den
- 2 Bed, 2 Bed + Den

CONDO FEATURES:

- Lobby with concierge, automated parcel storage
- Social + Co-working Lounge
- Fitness Centre with yoga studio
- Outdoor Terrace with lounge, dining space and BBQs
- Year-round glass balconies (select suites as per plan)
- Geothermal heating and cooling
- Smart home technology

The Mattamy Name

mattamyHOMES

- + Largest privately owned homebuilder in North America
- + 45 years of experience
- + 2,800 multi-family closings by 2030
- + In 5 years, Mattamy's multi-family units will equal the number of its single-family units
- + **Condo closings in 2022:**
Vita on the Lake 1 & 2
Saturday at Downsview Park
5 North
- + **Condos under construction:**
Views on The Preserve 1 & 2
ClockWork 1 & 2
Soleil Condos 1, 2, 3, 4
Mile & Creek
Martha James
Westbend



Oakville Overview



1st

Best Place to Live in Canada

3rd

Best Place to Retire in Canada

5th

Best Place in Ontario to Raise a Family

7th

Best Place for New Immigrants



300+

Kilometers of Active Recreational Trails

972

Hectares of Parklands

20+

Golf Courses (including the renowned
Glen Abbey Golf Club)

15

Private Schools

1

Award-Winning Post-Secondary School
– Sheridan College

Sources: MoneySense, InvestOakville



Oakville earns the top position on MonseySense magazine's Canada's Best Places to Live Report, based on its economy, affordability, culture, safety and access to healthcare.



POPULATION

215,700

Growth: Population is growing at almost twice the provincial & national average rate

GROWTH BY AREA:

OAKVILLE 10.3%

ONTARIO 5.8%

CANADA 5.2%



INCOME

\$198,622

Average household income.
Approx. 65% of households earn an annual income of more than \$100,000



EDUCATION

#2

in the GTA for residents with a bachelor's degree/higher level of education

80% HAVE POST-SECONDARY ATTAINMENT



ECONOMY

109,916

employed

36%

of the population is engaged in managerial, business & administrative occupations



TOP EMPLOYERS

FORD MOTOR COMPANY
COLLINS AEROSPACE
AVIVA CANADA
SIEMENS LTD.

15%

in manufacturing industries

Oakville Overview // Prime Location in North Oakville

NEW COMMUNITIES OF OAKVILLE

Carding House is located in the 'New Communities of Oakville', the town's largest remaining area for new development. Spanning just north of Dundas Street, south of Hwy 407, east of the new Oakville hospital and west of Ninth Line, this well-designed community will feature residential, commercial and institutional establishments, as well as natural green spaces, including an extensive trail network and bike paths. The area will be built over the next two decades.

THE NEW COMMUNITIES WILL BE HOME TO 50,000 PEOPLE AND CREATE NEARLY 35,000 JOBS.

Source: Oakville.ca

NATURAL HERITAGE SYSTEM

Oakville has preserved over 900 hectares of green space known as the Natural Heritage System (NHS). The NHS stretches across north Oakville – 600 hectares east of Sixteen Mile Creek (where Carding House is located) and about 300 hectares west.



Oakville Real Estate

OAKVILLE VS TORONTO

· Oakville new condos are

27%

more affordable than Toronto
Toronto avg ~ \$1,600/psf
Oakville avg ~ \$1,200/psf

· Condo resale prices are

9%

higher than
Toronto

OAKVILLE NEW CONSTRUCTION

Oakville sees a

20%

increase in \$/PSF YoY in new condos

RESALE

8%

increase in resale
condo prices YoY

\$806,491

Oakville has the highest avg.
resale condo price
in the GTA Q4-2022

DEMAND VS SUPPLY

0.2%

Halton Region has the lowest
condo vacancy rate in the
GTA

Oakville needs

33,000

housing units by 2032

The town currently
averages about

2,000

units per year



Condo Resale Pricing Comparison:

	Oakville	Toronto
2017	\$542,652	\$609,059
2022	\$844,218	\$830,741
5-Yr Increase	55%	36.3%

Source: *TRREB Regional Housing Report



Oakville Condo Rental Rates:

	1 Bedroom	2 Bedroom
2017	\$1650	\$2302
2021	\$2078	\$2717
2022	\$2398	\$2981
5-Yr Increase	45%	29%

Source: *TRREB Q4 Report

Minutes to Everything

DINING + SHOPPING

1. Winners & HomeSense
2. LCBO
3. The Beer Store
4. Canadian Tire
5. Walmart Supercentre
6. Upper Oakville Shopping Centre
7. Starbucks
8. Tribeca Coffee Co.
9. Piano Piano Restaurant
10. Ristorante Sotto Sotto
11. Hexagon Restaurant
12. The Keg Steakhouse + Bar
13. The Olive Press
14. Ritorno

PARKS + RECREATION

15. Bronte Creek Provincial Park
16. Lions Valley Park
17. Oakville Soccer Club
18. GoodLife Fitness
19. YMCA of Oakville
20. Sixteen Mile Sports Complex
21. Memorial Park
22. Glen Abbey Golf Club
23. RattleSnake Point Golf Club
24. Lakeside Park
25. Tannery Park

SERVICES

26. Fortinos
27. Longo's
28. Sobeys
29. FreshCo
30. Oakville GO Station
31. RBC Royal Bank
32. CIBC
33. TD Canada Trust
34. BMO Bank of Montreal

EDUCATION

35. St. Gregory the Great Catholic Elementary School
36. Oodenawi Public School
37. Holy Trinity Catholic Secondary School
38. Trafalgar Ridge Montessori School
39. Appleby College
40. River Oaks Public School

CONNECTIVITY

41. Pearson International Airport
42. Union Station/Downtown Toronto
43. Niagara Wine Country/U.S. Border





