North Oak

CONDOS AT OAKVILLAGE

FLOORPLANS

TOWER 4B

Nature Adjacent.
Lifestyle Inspired.

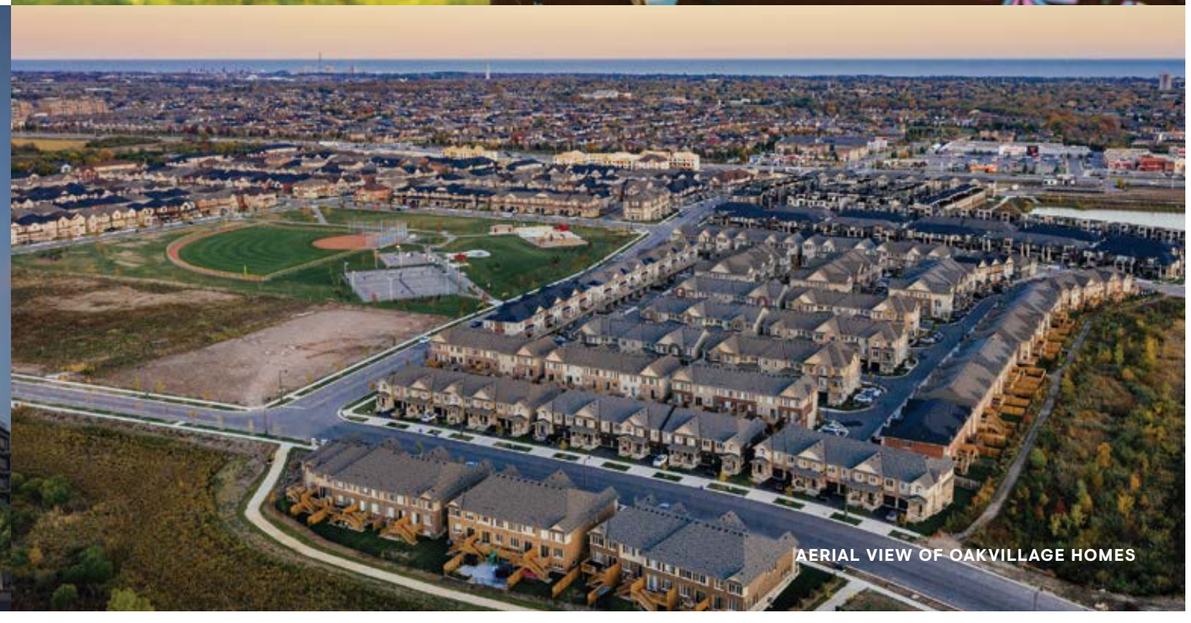
Master-planned is an understatement.

North Oak is the newest phase of Oakvillage, Minto Communities' master-planned community in north Oakville. Composed of two eye-catching towers connected by a two-storey glass lobby and amenity pavilion, North Oak will build on Minto Communities' three previous successful phases.

A community with connection, convenience, and wellness at its heart, North Oak is set to take Oakvillage to new heights. Located at the corner of Dundas St. E. and Trafalgar Rd., close to the many urban conveniences and pristine walking and hiking trails in Oakville, North Oak will have everything you need for a lifestyle of ease and new possibilities.

PHASE 2
REAR-LANE TOWNHOMES

PHASE 3
CONDOS



AERIAL VIEW OF OAKVILLAGE HOMES

The lifestyle you've always dreamed of.

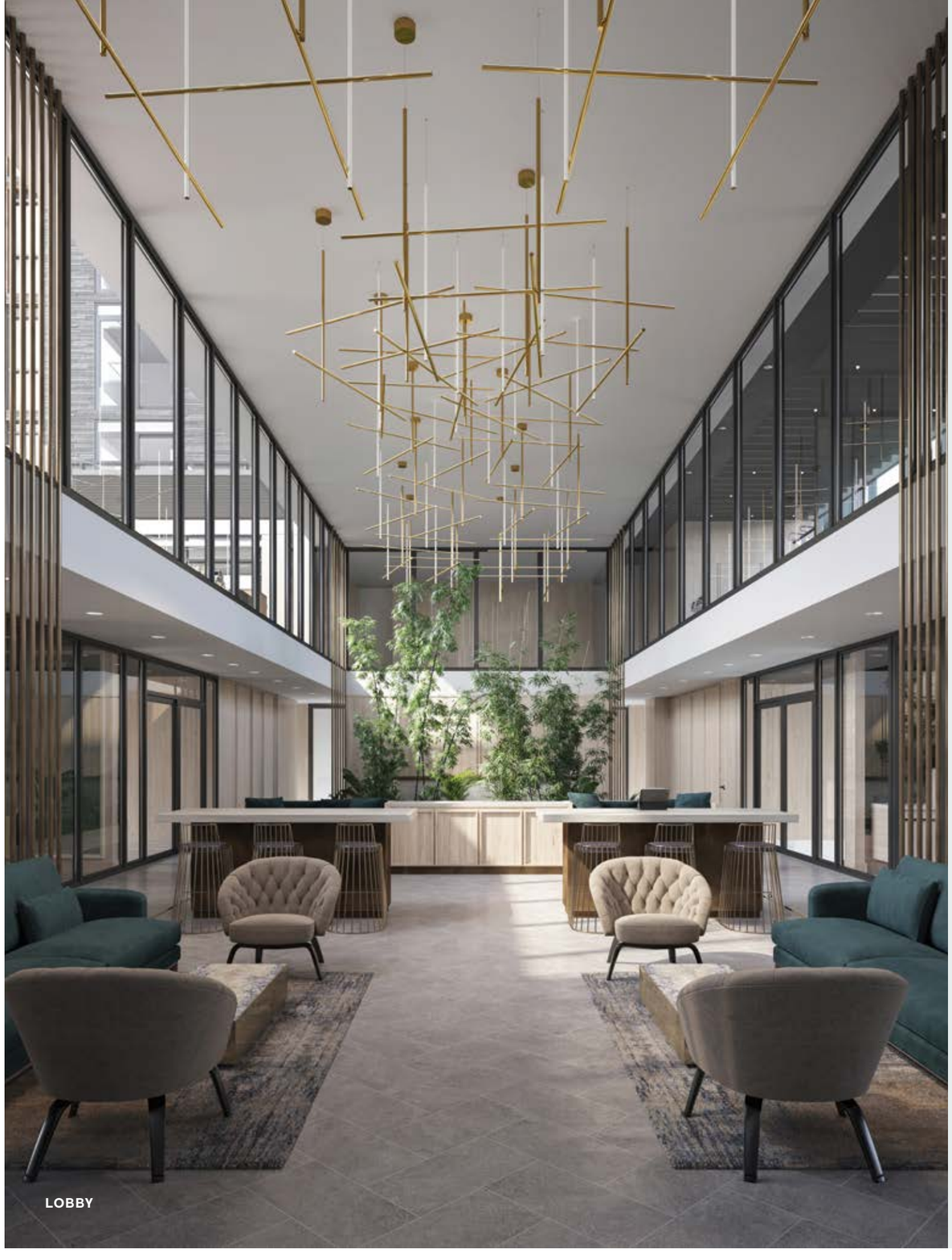
With sustainably designed spaces and lifestyle focused amenities all adjacent to an abundance of nature, living at North Oak is a life re-imagined.

MAIN ENTRANCE AND DROP-OFF

Phase 4. Tower B.
New Heights.

TOWER A (LEFT) - TOWER B (RIGHT)

EXTERIOR TOWER B



LOBBY

Amenities and services that have you in mind.

Whether you're looking to get in a workout or want to entertain family and friends, North Oak's inspirational amenities put your wellness, relaxation, and enjoyment first. To further support you, North Oak also has a dedicated service team and concierge.

INDOOR GARDEN LOUNGE

VIEW OF NEIGHBOURHOOD NEST & GRAND STAIRS

CO-WORKING LOUNGE

Explore all the amenities North Oak has to offer:

EXCLUSIVE TWO-STOREY NEIGHBOURHOOD NEST THAT FEATURES:

- Soaring Lobby with Feature Garden and Concierge
- Abundant Parcel Storage
- Double-Height Grand Lounge with sculptural feature stair
- Co-Working Lounge with focus pods, private meeting rooms, and coffee/print station
- Games Lounge with TV and outdoor terrace
- Snack and Beverage Machines
- Catering Kitchen
- Pet Wash Station
- Bike Wash and Repair Station

SECOND FLOOR SOCIAL CLUB THAT FEATURES:

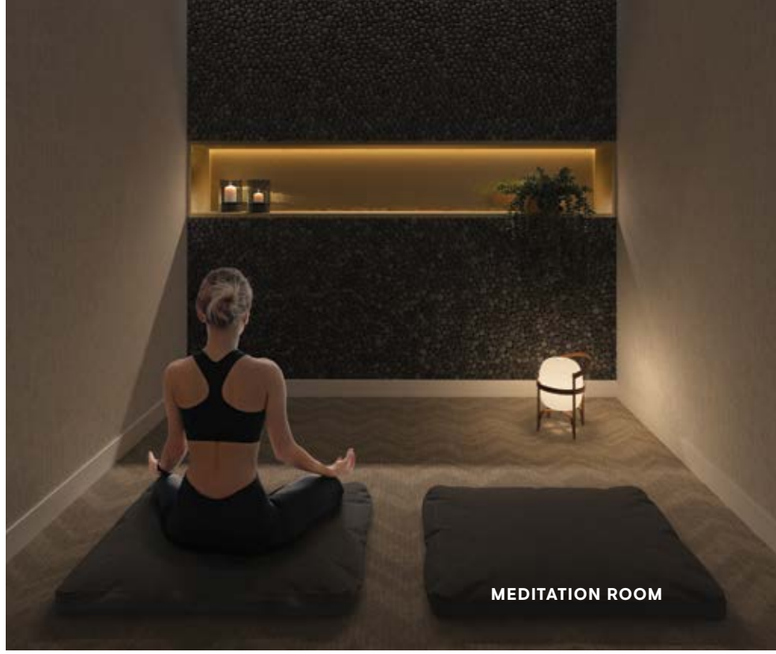
- Two special event rooms
- Outdoor Terrace with BBQs, outdoor dining and lounge
- Multi-Purpose Craft, Children's Play Room, and Hobby Room

HEALTH AND WELLNESS CLUB THAT FEATURES:

- State-of-the-art Fitness Facility
- Cardio Studio
- Yoga Studio
- Meditation/Aromatherapy/Chromatherapy Room
- Infrared Sauna

Amenities to elevate your wellness journey.

Wellness from the inside out. Our wellness inspired amenities are bathed in natural daylight and include a fitness and cardio room, meditation with chromatherapy room, yoga studio and an infrared sauna. Enjoy the biophilic design through extensive plantings to help you stay grounded and live better.



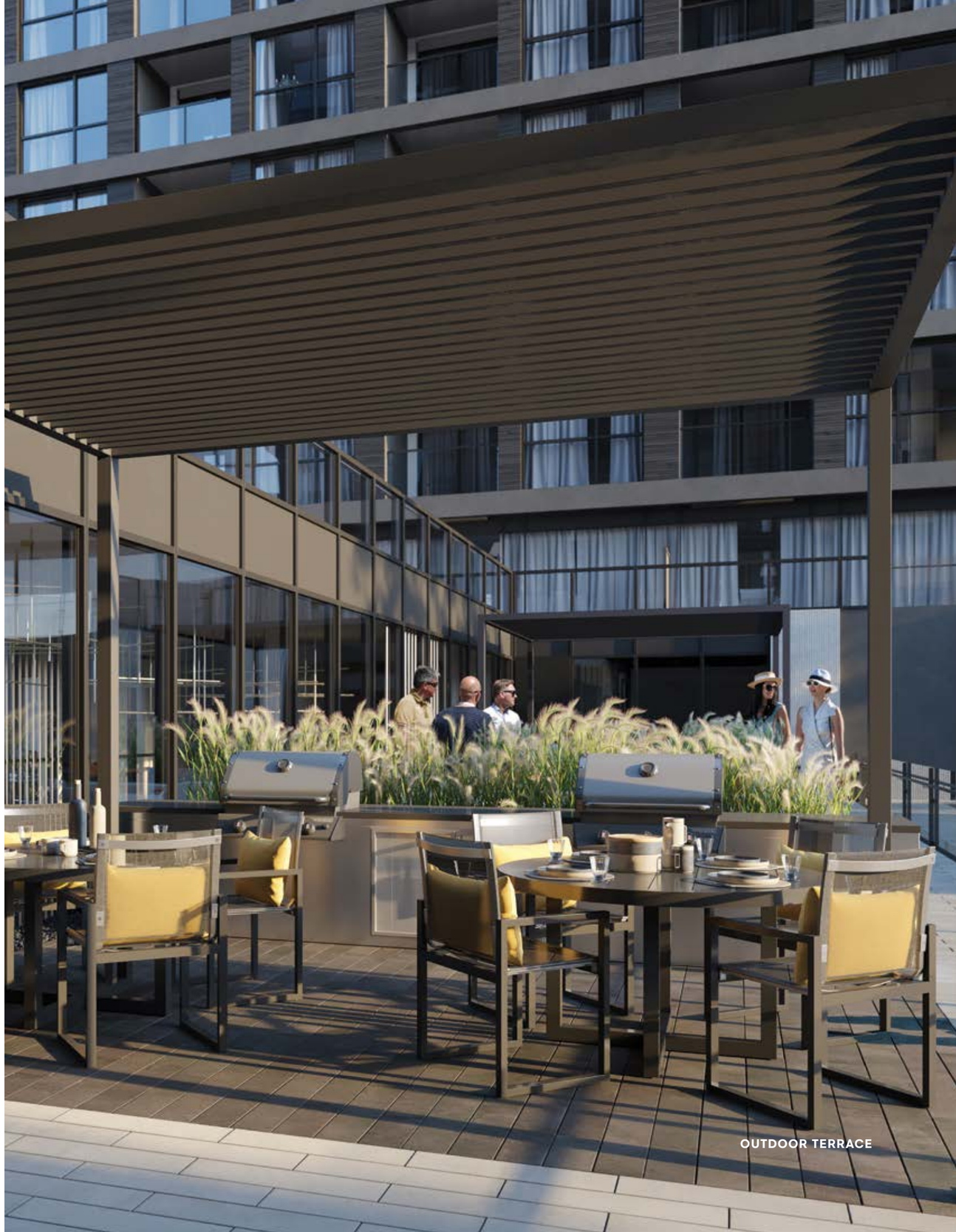
MEDITATION ROOM

YOGA ROOM

CARDIO ROOM

KID”S AREA

PARTY ROOM



OUTDOOR TERRACE

SUITE INTERIOR

Quality Suite Features that are contemporary, natural, and sustainable.

An abundance of daytime views and natural textured materials highlight the modern flow of the suites. You'll be living in style with sophisticated finishes including laminate flooring, Caesarstone countertops, and designer-curated, colour-blocked finish packages that feature contemporary transitional detailing.

North Oak incorporates biophilic design with a strong connection to nature. Bathed in daylight with views of the surrounding natural scenery combine with the natural textures of materials to positively impact the health and wellbeing of homeowners.

SUITE INTERIOR

High-performance, green technology, such as in-suite kitchen waste sorting systems, electric vehicle charging stations, ENERGY STAR® appliances, and LED lighting are in place to promote the overall health of both you and the environment.

MINTO INTELLIGENCE (MI) FEATURES:

The Minto Intelligence (MI) smart home technology package gives you control from your mobile device to digitally adjust suite temperatures, unlock your door, and provide a touchless path of travel for common elements.

- **TOUCHLESS ACCESS**
- **SMART NOTIFICATIONS**
- **SMART THERMOSTAT**
- **LICENSE PLATE RECOGNITION**
- **SMART CAMERAS**
- **AMENITY RESERVATIONS**
- **SMART ALARM**
- **GUEST RESERVATION**

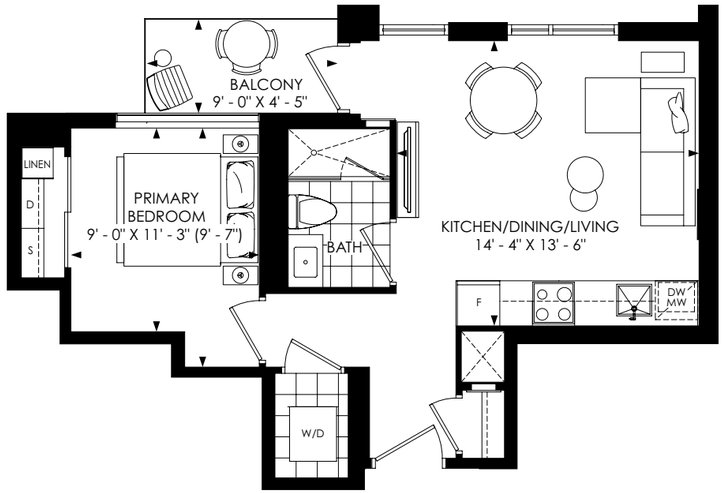
SUITE INTERIOR

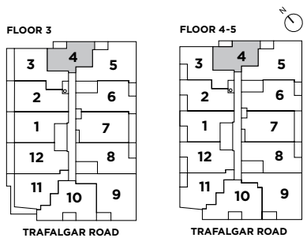
Floorplans

516

1 BEDROOM
1 BATHROOM
Floors 3, 4-5

Indoor Living	**516 sq. ft.**
Outdoor Living	**40 sq. ft.**
Total Living	**556 sq. ft.**





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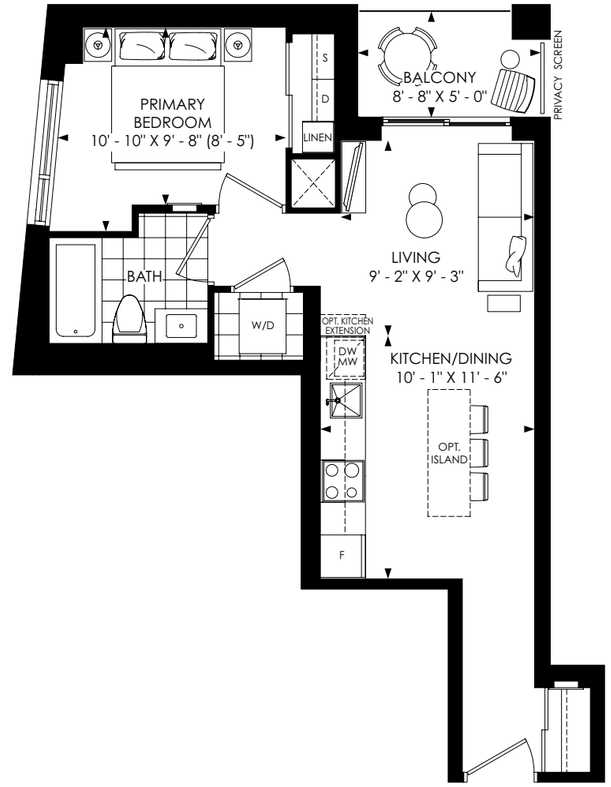
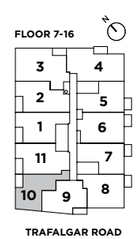
540

1 BEDROOM
1 BATHROOM
Floors 7-16

Indoor Living	**540 sq. ft.**
Outdoor Living	**42 sq. ft.**
Total Living	**582 sq. ft.**





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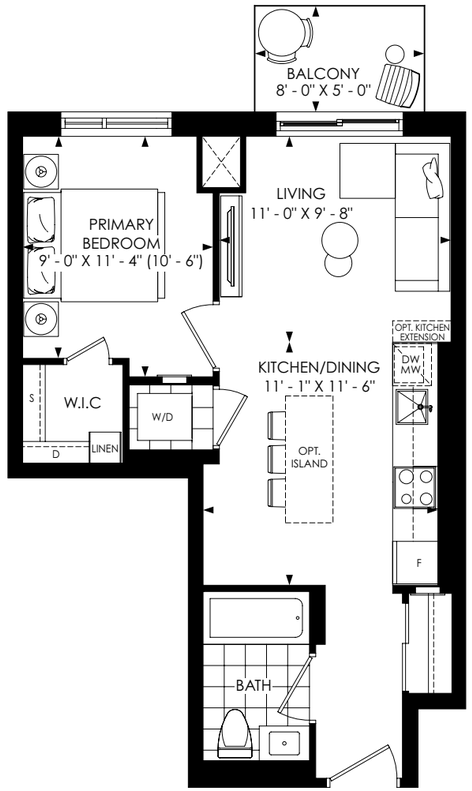
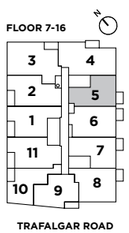
544

1 BEDROOM
1 BATHROOM
Floors 7-16

Indoor Living	**544 sq. ft.**
Outdoor Living	**40 sq. ft.**
Total Living	**584 sq. ft.**





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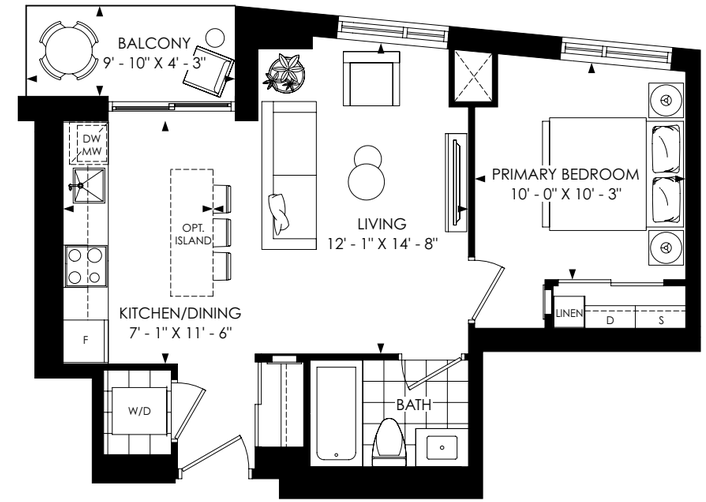
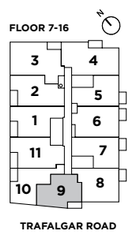
550

1 BEDROOM
1 BATHROOM
Floors 7-16

Indoor Living	**550 sq. ft.**
Outdoor Living	**42 sq. ft.**
Total Living	**592 sq. ft.**





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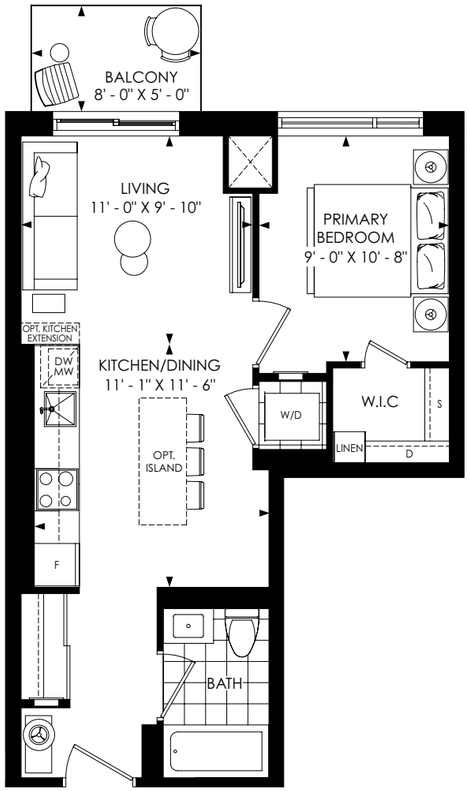
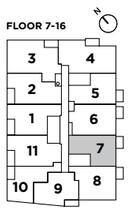
551

1 BEDROOM
1 BATHROOM
Floors 7-16

Indoor Living	**551 sq. ft.**
Outdoor Living	**40 sq. ft.**
Total Living	**591 sq. ft.**





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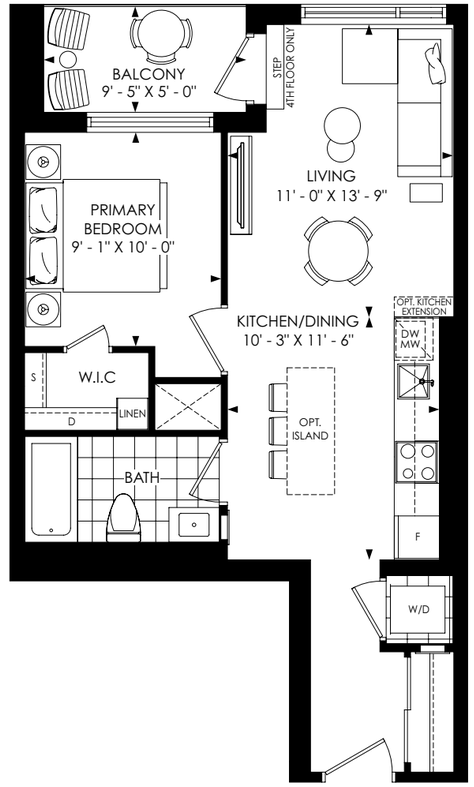
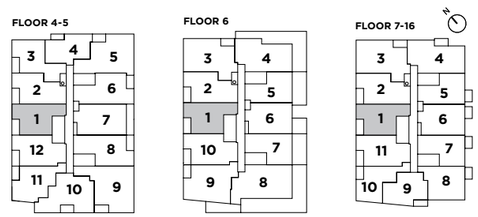
600

1 BEDROOM
1 BATHROOM
Floor 4-5, 6, 7-16

Indoor Living	**600 sq. ft.**
Outdoor Living	**47 sq. ft.**
Total Living	**647 sq. ft.**





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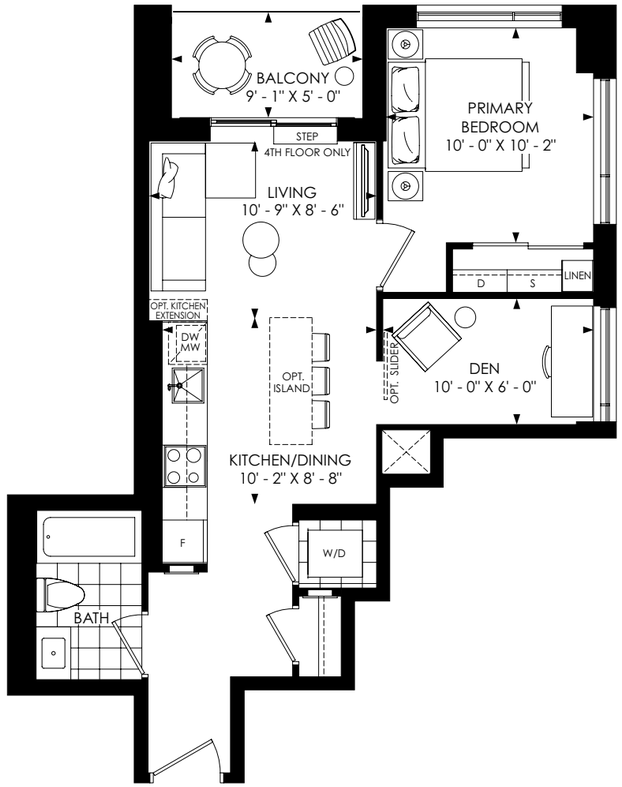
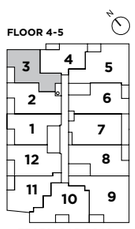
616

1 BEDROOM + DEN
1 BATHROOM
Floors 4-5

Indoor Living	**616 sq. ft.**
Outdoor Living	**45 sq. ft.**
Total Living	**661 sq. ft.**





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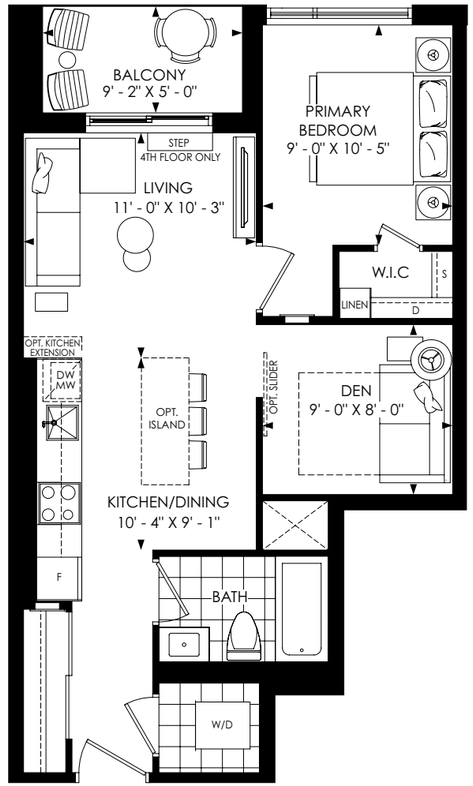
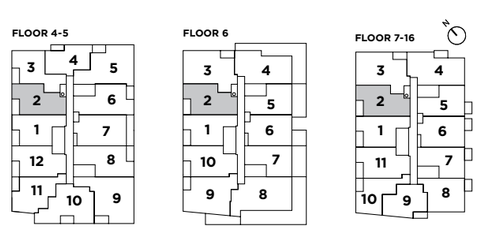
628

1 BEDROOM + DEN
1 BATHROOM
Floors 4-5, 6, 7-16

Indoor Living	**628 sq. ft.**
Outdoor Living	**46 sq. ft.**
Total Living	**674 sq. ft.**





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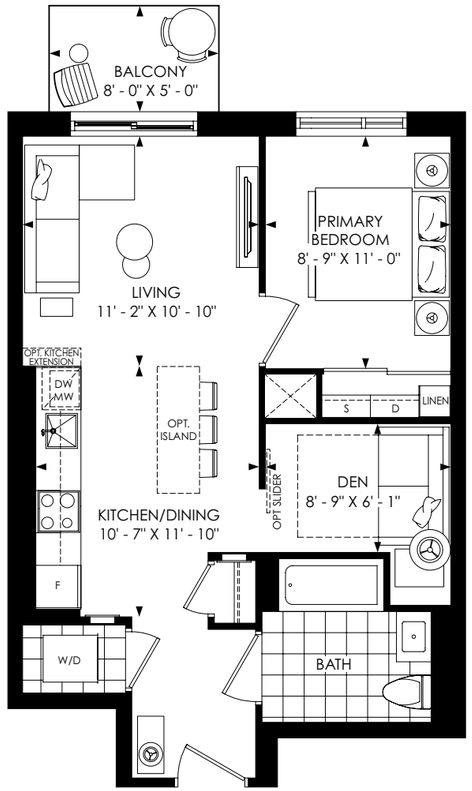
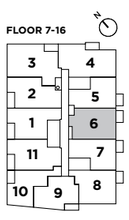
633

1 BEDROOM + DEN
1 BATHROOM
Floors 7-16

Indoor Living	**633 sq. ft.**
Outdoor Living	**40 sq. ft.**
Total Living	**673 sq. ft.**





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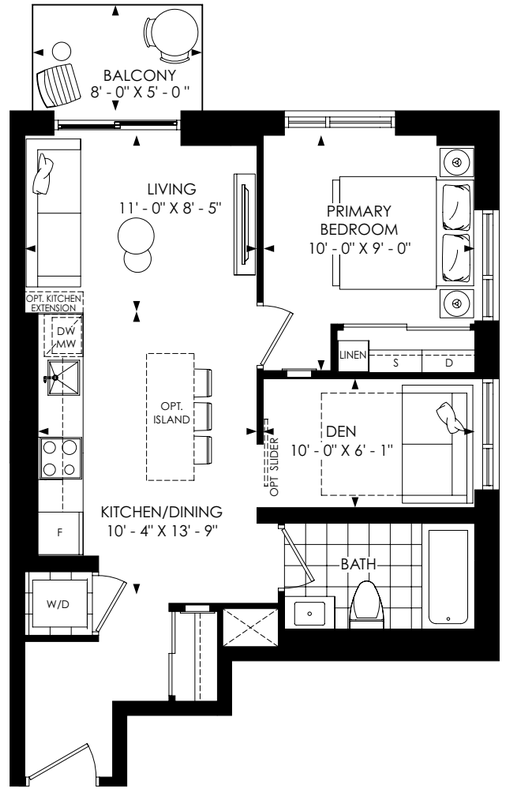
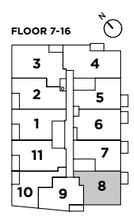
635

1 BEDROOM + DEN
1 BATHROOM
Floors 7-16

Indoor Living	**635 sq. ft.**
Outdoor Living	**40 sq. ft.**
Total Living	**675 sq. ft.**





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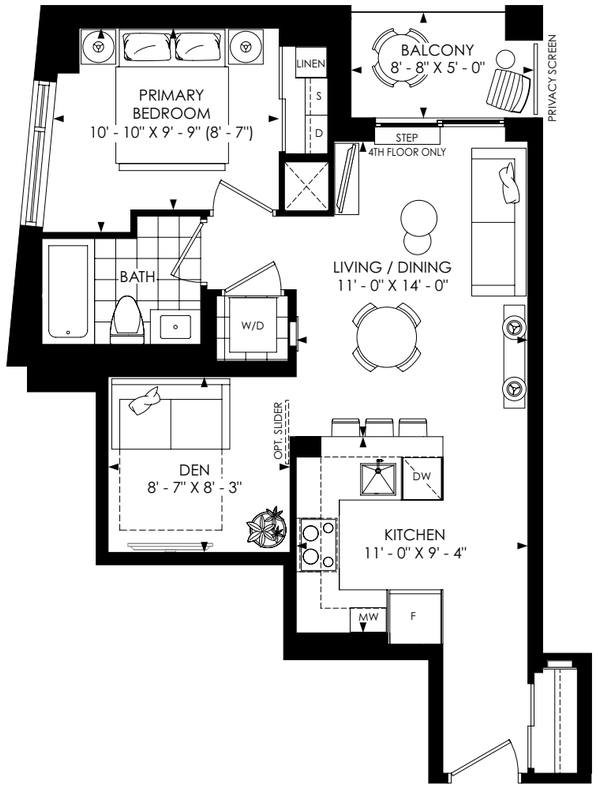
648

1 BEDROOM + DEN
1 BATHROOM
Floors 4-5

Indoor Living	**648 sq. ft.**
Outdoor Living	**42 sq. ft.**
Total Living	**690 sq. ft.**



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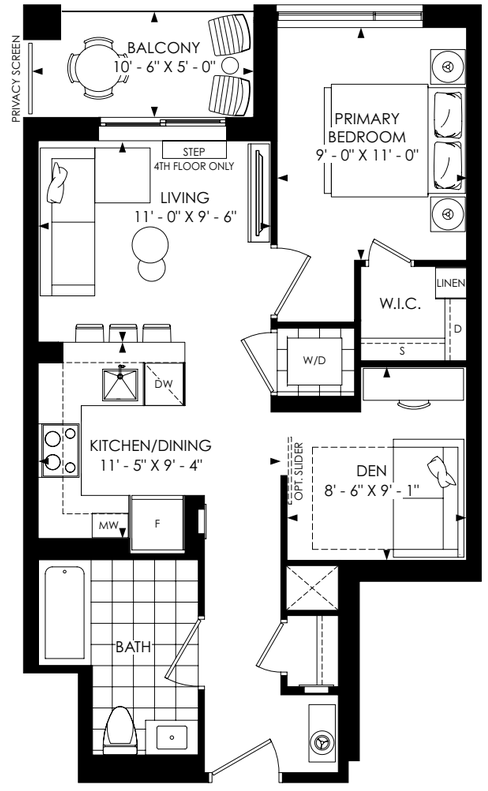
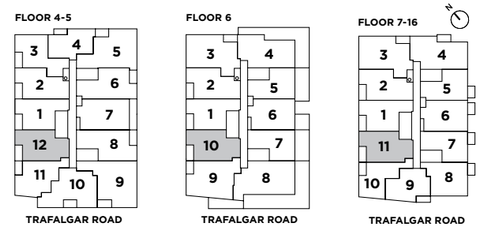
658

1 BEDROOM + DEN
1 BATHROOM
Floors 4-5, 6, 7-16

Indoor Living	**658 sq. ft.**
Outdoor Living	**51 sq. ft.**
Total Living	**709 sq. ft.**





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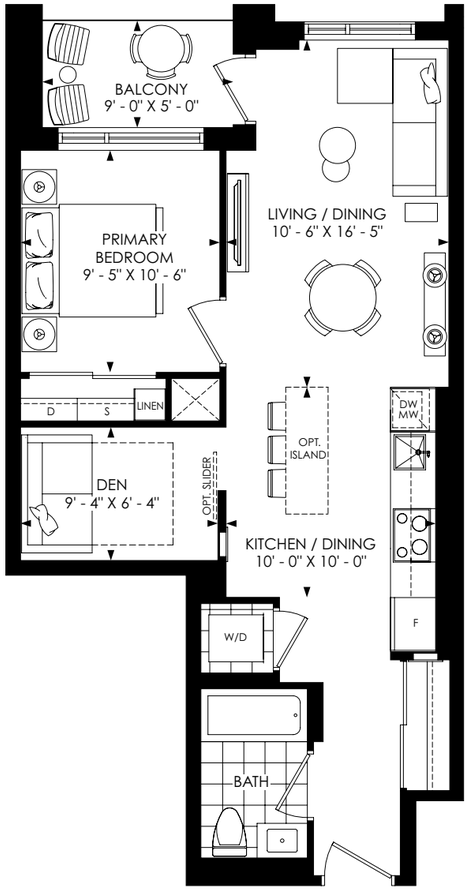
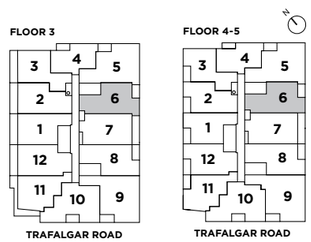
688

1 BEDROOM + DEN
1 BATHROOM
Floors 3, 4-5

Indoor Living	**688 sq. ft.**
Outdoor Living	**45 sq. ft.**
Total Living	**733 sq. ft.**





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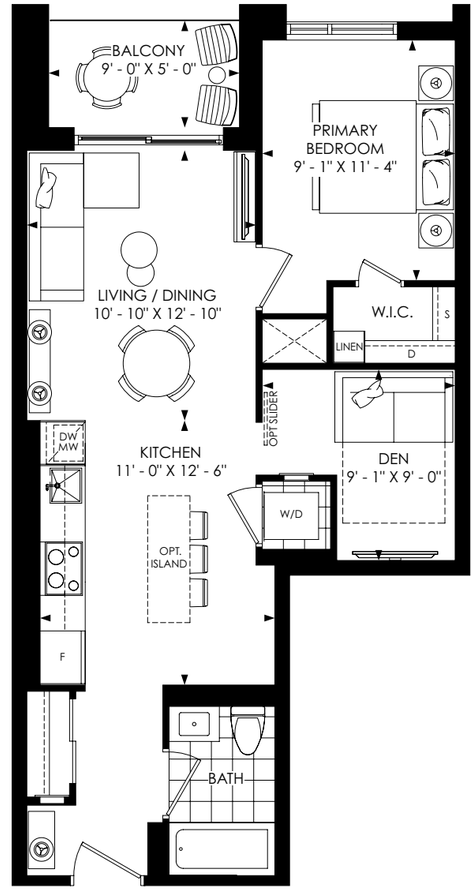
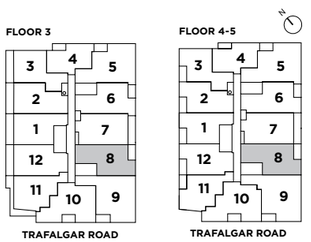
689

1 BEDROOM + DEN
1 BATHROOM
Floors 3, 4-5

Indoor Living	**688 sq. ft.**
Outdoor Living	**45 sq. ft.**
Total Living	**734 sq. ft.**





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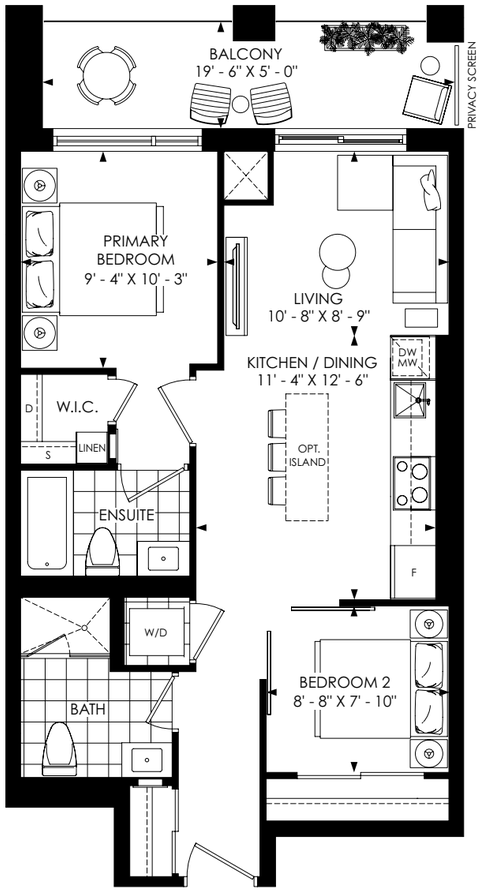
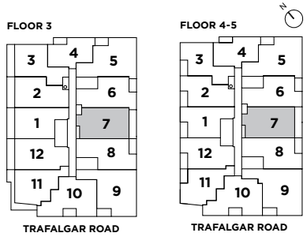
720

2 BEDROOM
2 BATHROOM
Floors 3, 4-5

Indoor Living	**720 sq. ft.**
Outdoor Living	**96 sq. ft.**
Total Living	**816 sq. ft.**





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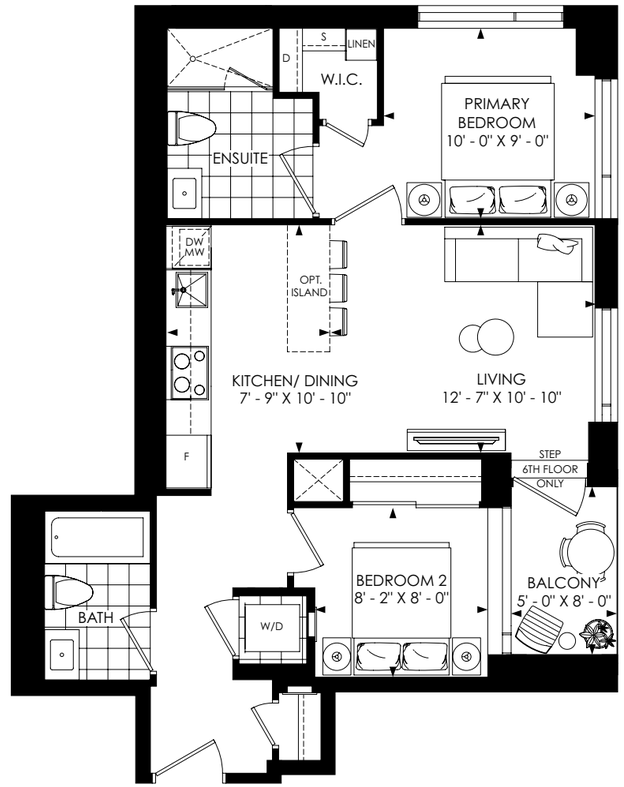
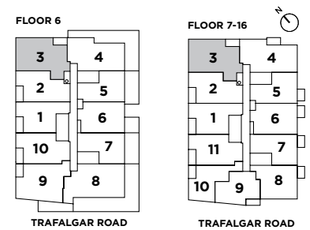
768

2 BEDROOM
2 BATHROOM
Floors 6, 7-16

Indoor Living	**768 sq. ft.**
Outdoor Living	**40 sq. ft.**
Total Living	**808 sq. ft.**





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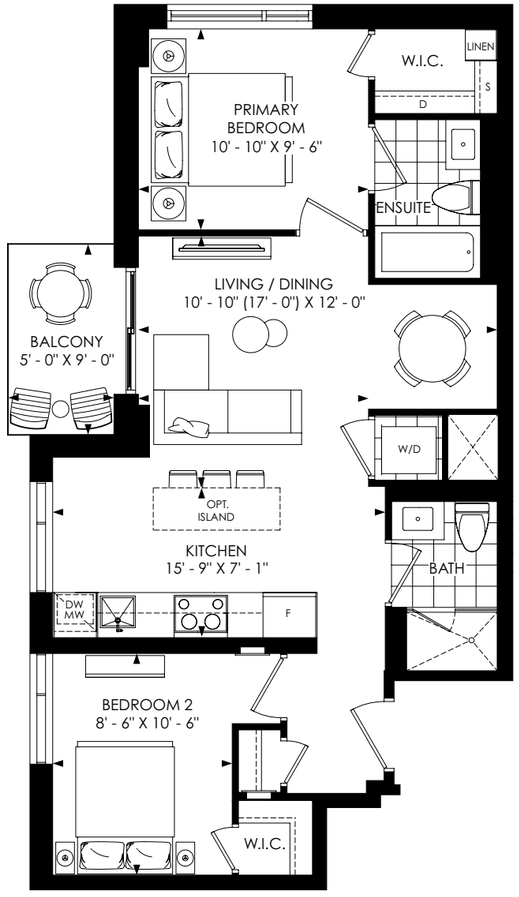
800

2 BEDROOM
2 BATHROOM
Floors 7-16

Indoor Living	**800 sq. ft.**
Outdoor Living	**45 sq. ft.**
Total Living	**845 sq. ft.**



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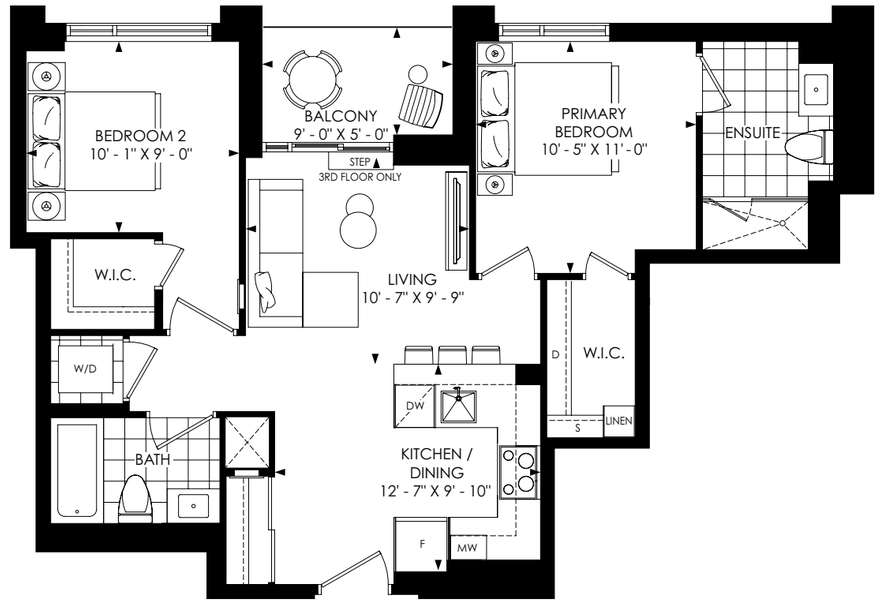
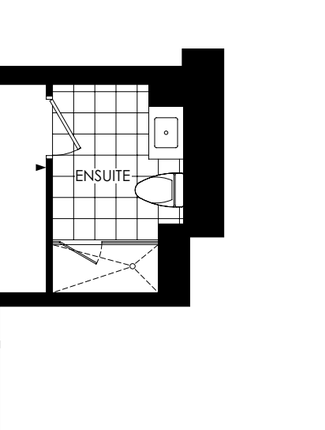
803

2 BEDROOM
2 BATHROOM
Floors 3, 4-5

Indoor Living	**803 sq. ft.**
Outdoor Living	**45 sq. ft.**
Total Living	**848 sq. ft.**





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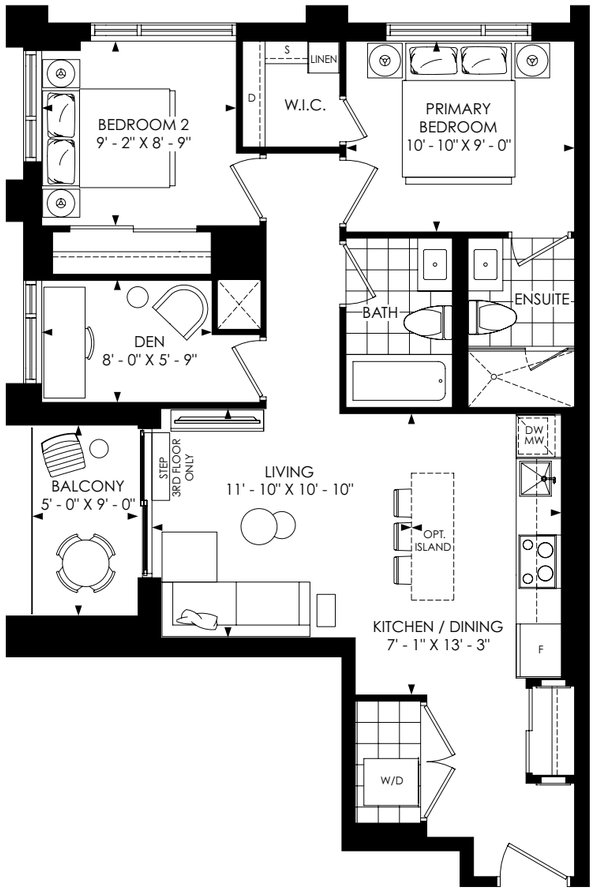
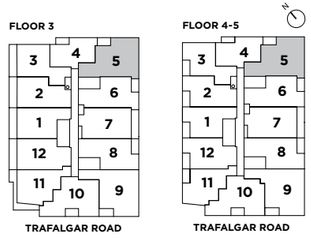
864

2 BEDROOM + DEN
2 BATHROOM
Floors 3, 4-5

Indoor Living	**864 sq. ft.**
Outdoor Living	**45 sq. ft.**
Total Living	**909 sq. ft.**





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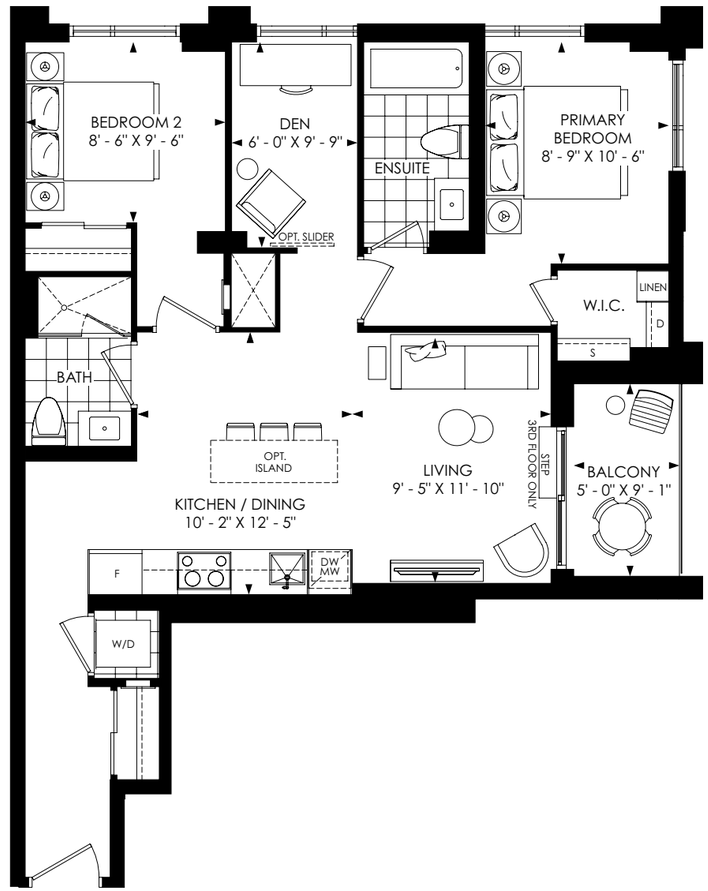
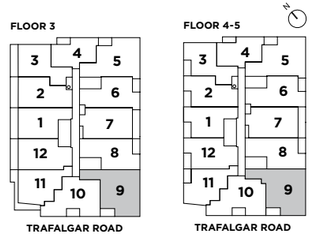
912

2 BEDROOM + DEN
2 BATHROOM
Floors 3, 4-5

Indoor Living	**912 sq. ft.**
Outdoor Living	**45 sq. ft.**
Total Living	**957 sq. ft.**





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Features & Finishes

BUILDING FEATURES

- North Oak by Minto Communities is two towers (Tower 4A - 20 storeys and Tower 4B - 16 storeys) connected by soaring a two-storey amenity pavilion, imaginatively designed by BDP Quadrangle.
- Spectacular indoor amenity features designed by Figure3.
- Outdoor amenity spaces, rooftop and landscaping designed by landscape architect NAK Design Strategies.
- The building and amenities are inspired by a blend of transitional and modernist styles and a focus on health, wellness, community and connecting to nature.
- High speed elevators serve residences, parking and amenities.
- Exclusive Promenade.
  - Landscaped boulevard running along the west side of Athabasca Pond, that provides access to the pond and extensive municipal trail network.
  - Elegantly designed entry plaza with space for drop-off and views overlooking Athabasca Pond.
- Exclusive “Neighbourhood Nest”, a distinctive two-storey atrium around which all amenities connect, featuring:
  - Lobby with feature garden.
  - Dedicated service team consisting of concierge (16 hr per day, 7-days per week) and property management.
  - Abundant parcel storage.
  - Grand Lounge with flexible space for socializing, work and study.
  - Private co-working lounge with individual work pods, meeting room, zoom rooms and coffee and printer station.
  - Water bar with filtered hot, cold and sparkling water.
  - Games lounge with billiards, card table, TV lounge and access to a private terrace with BBQ.
  - Snack and beverage vending machines.
  - Catering kitchen for events.
  - Pet wash.
  - Bike wash and repair station.
  - Feature stair connecting to 2nd floor special event rooms and health and wellness amenities.
- 2nd floor social club features:
  - Two special event rooms (one per tower) for private functions with kitchen and lounge space and views overlooking Athabasca Pond. Special event rooms extend to the beautifully landscaped outdoor terrace.
  - Communal Outdoor BBQ and lounge/dining space with landscaped planters and sculptural seating with views overlooking the plaza, promenade and Athabasca Pond.
  - Multi-purpose craft, hobby/craft, and children’s play room (Tower 4B).
- 17th floor terrace (Tower 4B) with city and pond views featuring:
  - Private outdoor “rooms” with BBQ, dining, lounge seating, and fire feature.
  - Outdoor lounge with plantings and seating.

HEALTH, WELLNESS AND SUSTAINABLE FEATURES

- Amenities, centered around the two-storey atrium, featuring:
  - State of the art fitness with free-weights, benches and racks, machines, open fitness studio space, and water bar with filtered hot, cold and sparkling water.
  - Cardio studio with elliptical machines, bikes and treadmills.
- Tower 4B
  - Yoga studio that can also be used for private sessions with third party health practitioners (i.e. RMT, acupuncture, etc).
  - On-Demand Digital Fitness classes (Wellbeats system or similar) with pre-programmed fitness content.
  - Aromatherapy/light therapy and meditation room.
  - Infrared sauna.
- Biophilic design features to help support resident physiological and psychological health including:
  - Natural and textured patterns with a contemporary feel (i.e. wood, stone, fabrics, etc.) throughout the building providing connection to nature.
  - Plants within interior amenity spaces, exterior amenities and building landscaping reinforce connection to nature.
  - Interior and exterior amenity spaces designed to be visually and physically interconnected to each other and natural features beyond.
  - Design allows abundant natural light throughout the building.
  - Connection and views to Athabasca Pond and easy access to the extensive trail network.
- High-performance Geoexchange Community Energy system ensures reliable, comfortable and cost-efficient heating and cooling that significantly reduces the community’s carbon footprint.
- Energy Recovery Ventilator (ERV) promotes improved comfort and interior air quality by providing fresh, filtered outdoor air directly to the suite. The system exchanges the energy in exhausted air and uses it to precondition incoming outdoor air to reduce heating and cooling costs and optimizing humidity levels.
- Suites are designed and constructed to be fully compartmentalized to avoid air transfer from common corridors to suites. A sample of suites are tested to verify air-tightness. This also helps to reduce noise transfer.
- In-suite under counter kitchen waste sorting system for ease of sorting organics, recycling and general waste.

Subject to change without notice. E.&.O.E.

- Electric Vehicle (EV) charging stations included for 3% of parking stalls, as determined by the builder. EV infrastructure rough-in for additional 10% of spaces includes increased transformer capacity, empty conduit and junction boxes installed in select locations in the underground garage.
- Convenient bicycle storage and bike repair and wash station with maintenance tools for ease of access to alternative and healthy modes of transportation.
- Sub-metering of electricity and water to promote conscientious consumption.
- Whole-building water filtration system.
- In-suite point-of-use water filtration on kitchen sink.
- Water efficient plumbing fixtures to provide superior performance and efficiency.
- Drip irrigation ensures efficient use of water for landscaping features.
- Building Automation System (BAS) to monitor, control, and ensure efficient and comfortable operation of building-wide HVAC, lighting and safety systems.
- Select ENERGY STAR® appliances.
- LED lighting throughout the building. Energy efficient, long lasting, mercury-free and low maintenance.
- Adaptive lighting in the Neighbourhood Nest adjusts lighting based on ambient conditions.
- Chemical free cleaning system for use in all comment elements to help improve indoor air quality.
- Selection of Low Volatile Organic Compound (VOC) paints and low VOC sealants, adhesives, and flooring materials improve indoor air quality. Suites painted white throughout.
- Smoke free building promotes healthy indoor air quality.
- Amenity and public space receive enhanced ionized air filtration system reducing airborne pollutants such as VOCs, odours and particulate matter.
- Motion sensor common area lighting in corridors, stairwells and parking garage reduces lighting levels when areas are not occupied, reducing costs associated with lighting.
- CO2 controlled ventilation in amenity spaces to ensure efficient and optimal control of air quality in amenity spaces.

CONTINUED

CONTINUED FROM PREVIOUS

- CO controlled ventilation in the parking garage to ensure efficient and safe control of air quality within the parking garage.

- Targeting ENERGY STAR® Multifamily High Rise certification. Performance-tested efficiency, third-party verified inspections and government-backed, ENERGY STAR® is one of the most trusted brands in the world.

SMARTER LIVING FEATURES

- Smart Home System controlled via personal mobile devices include:
  - Digital suite entry door lock including remote operation for guests.
  - Remote visitor management including registration.
  - Integrated suite security and monitoring.
  - Thermostat control.
  - Integrated alarm notifications.
  - Community messaging and notification system.
  - Amenity booking (where required) and access.
  - Remote garage door entry.
  - Touchless path of travel through the building (from entry to amenities and to suite).

- All main entrances and exits with closed circuit video system.

- Wi-fi throughout the building including all indoor and outdoor amenities and common elements.

- Space saving double hanging clothes rod and linen shelving in portion of master closet to maximize storage, as per applicable plan.

- In-slab ductwork in select locations to optimize the number of in-suite bulkheads.

- Integrated kitchen pantry for additional storage.

LIVING AND SLEEPING AREA FEATURES

- Approximately 9'-0" ceiling heights throughout. At-grade two-storey lofts feature 11'6" ceiling height on ground floor. Except as required by mechanical, electrical and architectural features.

- Smooth ceiling finish throughout.

- Choice of quality engineered laminate flooring from builder's standard selections, except in tiled areas, as per applicable plan.

- Approximately 4" baseboards with approximately 2 ¼" casing on all interior swing doors throughout.

- Contemporary slab painted interior swing doors, as per applicable plan. One style throughout.

- Satin chrome hardware on all swing doors.

- White flat panel sliding closet doors, as per applicable plan.

- Laundry areas receive 13"x13" white ceramic tile flooring, as per applicable plan. Laundry rooms located within bathrooms receive porcelain tile flooring to match bathroom flooring, as per applicable plan.

- Telephone, cable and high speed internet access via fiber optic distribution, available in living room, den and bedrooms.

- Stacked energy and water saving front loading 24" white washer and ENERGY STAR® qualified dryer vented to exterior.

- Designer selected light fixtures as per plan and switched outlets in living room, bedrooms and dens.

- 2 storey suites receive stained finish oak stairs, oak veneer stringer and nosing. Stained finish oak handrail with choice of stained finish square style oak pickets and posts.

KITCHEN FEATURES

- Choice of Caesarstone countertop from builder's standard selection.

- Designer cabinetry including a convenient bank of drawers, pantry and under cabinet lighting, as per applicable plan. Choice of cabinetry finishes and hardware from builder's standard selections.

- Choice of backsplash tile from builder's standard selections.

- Single basin undermount stainless steel sink with single lever faucet and convenient pulldown spray.

- Designer selected ceiling mounted light fixture.

- 1 Bed and 1 Bed+Den Suites receive quality appliances including:
  - 24" stainless steel ENERGY STAR® qualified refrigerator.
  - 24" fully integrated ENERGY STAR® qualified dishwasher with cabinetry matching front panel.
  - 24" 4-burner electric cooktop.
  - 24" hood fan integrated into cabinetry.
  - 24" built-in stainless steel wall oven.
  - 24" built-in stainless steel microwave.

- Select 1-Bed+Den, 2-Bed, and 2-Bed plus Den Suites receive quality appliances including:
  - 30" stainless steel ENERGY STAR® qualified refrigerator.
  - 24" fully integrated ENERGY STAR® qualified dishwasher with cabinetry matching front panel.
  - 30" 4-burner electric cooktop.
  - 30" hood fan integrated into cabinetry.
  - 30" built-in stainless steel wall oven.
  - 24" built-in stainless steel microwave .

BATHROOM & ENSUITE FEATURES (AS PER APPLICABLE PLAN)

- Choice of 12"x24" tile flooring with matching 4" tile base from builder's standard selections.

- Designer cabinetry with choice of cabinetry finish and hardware from builder's standard selections.

- Choice of Caesarstone countertop from builder's standard selections.

- Undermount sink as per plan.

- Mirror above vanity.

- Water saving single lever faucets and shower heads and pressure balanced temperature controlled shower valves included.

- Soaker tub or walk-in shower as per applicable plan. Choice of 4"x16" ceramic wall tile tub/shower surround to ceiling from builder's standard selections. Choice of 2"x2" mosaic floor tile for walk-in showers from builder's standard selections.

- Frameless glass shower divider and door for walk in showers, as per applicable plan.

- Water-saving plumbing with single flush toilets throughout to save money.

- Chrome bathroom accessories to include towel bar and toilet tissue dispenser.

- Bathroom vented to exterior, through energy recovery ventilator's two speed fan. High speed setting user-controlled by a bathroom timer.

- Designer selected wall sconce, as per applicable plan.

TERRACES (AS PER APPLICABLE PLAN)

- Hose bib.

DISCLAIMER

- The Vendor reserves the right, with respect to any aspect of construction, finishing or equipment, to make substitutes and changes to the information contained herein without notices; so long as in the Vendor's sole and unreviewable discretion any substituted materials and/or changes are of at least comparable quality.
- Floors and specific finishes will depend on Vendor's packages as selected. The Purchaser upon request by the Vendor shall meet with the Vendor or its representative and shall select certain colours and materials from Vendor's finish packages.
- The Vendor shall not be responsible for shade differences occurring from different dye lots or characteristics of natural material, including with respect to tiles, carpets, hardwood flooring, kitchen cabinets, trim and doors as the case may be. Details of the entry doors and other design features may not be exactly as shown on renderings.
- All dimensions are subject to normal construction variances. Dimensions including ceiling heights, sizes, specifications, layouts and materials are approximate only and subject to change without notice.
- The installation of some features and finishes may vary by suite design and normal construction variances.
- Subject to change without notice. E.&.O.E.

Nature Adjacent.
Lifestyle Inspired.

Illustrations are artists' concept and are subject to change without notice. E.&O.E.

North Oak

CONDOS AT OAKVILLAGE

minto Communities