



# BRIGHTWATER TOWNS

BRIGHTWATER  
*A Port Credit Waterfront Community*



*An Exciting New Opportunity is Rising by the Shoreline...  
Introducing Brightwater Towns*

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# THE TALK OF THE TOWN

# BRIGHTWATER IS CALLING

## *Discover the Space of a Townhome with all the Sunny Perks of Brightwater Living*

Adjacent to lush public trails, steps to the waterfront, moments to the conveniences of transit and retail, and surrounded by expansive parks and green spaces, Brightwater Towns offer the space and privacy of a townhome residence with all the innovative features and amenities of Brightwater's relaxed lifestyle and resort-like setting. Come home to generous interiors, expansive outdoor areas including large terraces, a top-floor deck, perfectly manicured lawns, and functional designs that maximize livable space and natural sunlight. This is townhome living in the heart of a vibrant and connected waterfront community.





MAIN FLOOR TERRACE

### *Brightwater Towns Feature*

- Spacious interiors with 3-bedroom and 4-bedroom floorplans that range from 1,900 to 2,600 square feet
- Soaring 10 ft ceilings on main floor and 9 ft ceilings on 2nd and 3rd floors
- Expansive 15 to 23 ft wide layouts
- Private entrance with landscaped walkup
- Private back terrace conveniently located off the living room, perfect for indoor/outdoor entertaining
- Main bedroom with 5-piece ensuite and walk-in closet

- Walkout to top-floor private deck
- 3+ Parking accessible by sunken rear lane
- Options to incorporate private elevator or extra closet space
- ENERGY STAR® appliances
- Premium Bosch appliance package with modern Fisher and Paykel refrigerator
- Oversized windows
- Functional designs that maximize indoor/outdoor livable space and natural sunlight
- Three architectural model designs with a variety of floorplans to choose from

\*Some features presented show options based on specific town models, and may differ between model types. Ask a sales representative for details.

## *Experience Brightwater*

Along the sun-soaked shorelines of Port Credit, this future-forward, thoughtfully-planned, exciting new district honours the rich heritage of an industrial past with enduring values, inspired architecture, modern innovations, and unparalleled urban village charm. Surrounded by parks and wide-open spaces, first-class community programming, exceptional public realms, and the calming sounds of the shoreline, this highly anticipated and truly complete waterfront community presents vibrant and connected 21st century living. Be first to call Brightwater home.







*You Belong Here*

A resort-like setting and relaxed pace of life welcome you home, with a strong focus on health, wellness, and sustainability at every turn. Modern conveniences and innovative features respectfully honour the past while effortlessly embracing the future. There's just more for you here, by the water. Be first to live at Brightwater.







LCBO

WINE

SPIRITS



*Explore the Bright Side of Lakeside Living, in Every Direction*



Initial Release of 106 Towns



1,900 - 2,600 SF Designs



Up to 10 ft Ceiling Heights



72-Acre Master Plan



18 Acres of Open Spaces



5 Public Parks

*All paths lead to home*

Whether biking or strolling down the Benson Trail to the waterfront, enjoying the vast green spaces or the fresh lakeside air, each day offers opportunities to explore, discover and enjoy the stunning natural landscape. With Brightwater's coastal-inspired townhome designs of the Mews Collection, Trail Collection, and Terrace Collection, each day feels like a holiday, right here at home.





# COASTAL DESIGNS WITH INSPIRATIONAL SPACES

LIFE'S JUST  
BRIGHTER HERE





### *Inspired by the Symphony of the Shoreline*

Designed with architectural elements that pay homage to the waterfront and a materiality that connects with the flow of lakeside living, Brightwater Towns offer an exciting opportunity to be part of the Brightwater community while relishing more space, more privacy, and more options to enjoy the fresh outdoor air, right at home. With three coastal-style models to choose from, form and function come together to present a unique residential opportunity. These stunning towns showcase spacious indoor and outdoor areas to beckon you home.





TRAIL COLLECTION



MEWS COLLECTION





AUTUMN KITCHEN

## *Let the Sunshine In*

Thoughtfully designed floorplans marry style with function, as you ease into each day enjoying the views, inside and out! From your private outdoor terrace, enjoy the sunrise or sunset, with plenty of room to entertain, enjoy or reflect in tranquility. Oversized windows invite the sunshine in, illuminating each room. Expansive 10 ft ceilings on the main floor and 9 ft ceiling heights on the 2nd and 3rd floors complement thoughtful features and finishes, including wide plank engineered hardwood flooring, ensuite rainfall shower heads,

modern home automation packages, central air, gas connections for BBQs on the main floor deck, oak stairs with glass guardrails, a rooftop terrace, and multiple car parking. Sustainable building designs, ENERGY STAR™ Bosch appliances and Fisher and Paykel refrigerator, modern innovations, and so much more make your new home at Brightwater feel like your own private oasis amongst the holiday-like setting of Port Credit's most exciting waterfront community.



36 SPRING KITCHEN



LIVING ROOM



WINTER KITCHEN



FLEX SPACE AS BEDROOM



ENSUITE BATHROOM



FLEX SPACE AS ENTERTAINMENT ROOM

*A flexible space with  
endless possibilities...*

The Flex Room provides extra space to easily accommodate your specific lifestyle needs. Whether you want to create the perfect work-from-home office, take charge of your fitness routine with an adaptable gym, or make use of an extra bedroom to welcome overnight guests or your expanding family, there's a range of opportunities to suit what's right for you.



FLEX SPACE AS GYM



44 FLEX SPACE AS OFFICE



## Bright Living

### MAKE FUTURE-FORWARD LIVING A REALITY

From community wifi to programmable thermostats in suites and townhomes, future-forward technology allows seamless living. A Brightwater community app allows for up-to-date information to reach residents easily. Panel-ready for EV charging stations, ample visitor parking, and car-sharing options let residents extend their lives beyond this innovative district while maintaining small personal carbon footprints.



Interchangeable Swidgets™



ENERGY STAR™  
Bosch appliances &  
Fisher and Paykel fridge



Programmable Thermostats



Panel Ready For  
Electric Vehicle Charging



High Speed  
Internet



Community Connect  
Mobile App



Shuttle Service

**Interchangeable Swidgets** - Simplify your smart home technologies with a customized automation experience.

**Energy Star™ Bosch Appliances & Fisher and Paykel fridge** - Energy efficient appliances help the environment and lower overall utility and maintenance costs.

**Programmable Thermostats** - Control your in-suite temperatures remotely or automatically adjust for precise temperature controls.

**Panel Ready for Electric Vehicle Charging** - Enjoy the convenience of EVC ready panels for your future EV use.

**High Speed Internet** - Specifically set up for Brightwater residents, enjoy the advantages of community high speed internet.

**Community Connect mobile app** - Stay connected with your Brightwater community for shared news and information, concierge assistance, service bookings, and more.

**Shuttle Service** - Go directly to and from the Port Credit GO Station, exclusively for Brightwater residents.



## 15' TOWNS

### Features & Finishes

#### GENERAL

- Spacious 10' ceiling on main floor, and 9' ceiling on second and third floors, except where bulkheads and localized dropped ceilings are installed
- Sleek smooth ceilings throughout
- Staircase with premium oak treads and risers with modern glass-paneled guardrail\* \*\*
- All interior swing doors and trims to be painted white featuring nickel-finish lever handles
- All interior walls to be painted in a flat-finish off-white, except bathrooms and the laundry closet, which will be painted in an eggshell finish\*
- 3½" casing and 7¼" baseboard on main floor 2¾" casing and 5¼" baseboard elsewhere
- Bedroom closets to feature swing or sliding doors, as shown on floorplan\*
- Closets with rods and wire shelves

#### FLOORING

- Modern 5" engineered hardwood flooring throughout foyer, hallways, living, dining, den, kitchen and bedrooms\* \*\*
- Premium porcelain or ceramic tiles in bathrooms\*\*
- Ceramic tile in laundry closets

#### KITCHENS

- Designer-selected kitchen cabinets with flat panel doors\*\*
- Full depth cabinet over the fridge
- Soft-close doors and drawers
- Modern Quartz countertop with square edge\*\*
- Modern Quartz backsplash to match countertop\*\*
- Spacious kitchen island including Quartz countertop with beautiful waterfall design and square edge\*\*
- Premium appliance package including: 30" 5-burner gas cooktop, range hood insert, 30" built-in wall oven, built-in microwave, paneled 24" dishwasher, and 32" paneled refrigerator\*
- Stainless steel undermount double sink with black faucet that features a retractable handheld spray\*

#### EXCLUSIVE USE FEATURES

- Convenient multiple car parking in Parking Garage directly below unit as per plan\*
- Automatic garage door and opener
- Access to private deck from ground floor and rooftop terrace on third floor\*
- Gas connection for barbeque on main floor deck
- Wood-grain exterior fiberglass front door, painted on interior
- Exterior lights for all entries and decks
- Architecturally-controlled exterior brick and/or siding, as per elevations\*
- Architecturally-controlled landscaping

#### BATHROOMS

- 2-piece powder room with vanity, rectangular mirror with lighting\* \*\*
- Ensuite bathroom includes vanity with two sinks, and rectangular mirror with integrated light fixture\* \*\*
- Ensuite bathroom includes either elegant Wet Room with free-standing tub and shower or soaker tub and shower with sleek frameless glass panel(s) with porcelain or ceramic tile wall surround\* \*\*
- Second and third bathrooms to include vanity, rectangular mirror with lighting above mirror, soaker tub with porcelain or ceramic tile wall surround\* \*\*
- Black single-lever faucets in all bathrooms\*\*
- Black rainfall shower head in Ensuite bathroom\*
- Black single-handle shower controls, with pressure balance valve in all tubs and showers
- Energy-efficient water saving low flow dual-flush white toilets
- \* Applicability determined by suite design selected
- \*\* Selections from vendor's standard samples

#### LIGHTING, ELECTRICAL, AND ADVANCED TECHNOLOGY

- White Decora-style switches and receptacles throughout
- Ceiling light fixtures in foyer, hallways, laundry, bedrooms, walk-in closets, kitchen, and living room\*
- Capped ceiling outlet in dining area, den and multi-purpose room, as per plan\*
- 4 slim profile LED light fixtures in kitchen Vendor to determine location
- Under-cabinet lighting in kitchen
- 200 amp electrical service
- High-efficiency combination forced air heating/cooling system including:
  - o On-demand gas fired hot water heater
  - o High-velocity air handler
  - o Central air conditioning
  - o Energy recovery ventilator for fresh air intake and exhaust
- Smoke, heat, and Carbon Monoxide detectors Location to be determined by Vendor
- Centralized communication / wi-fi demarcation point. Location to be determined by Vendor
- Smart thermostat
- Innovative Swidget Automation Package with a combined 5 modular smart outlets and light switches

- a) VR Tours and renderings are artist's concepts. Many features and finishes shown represent standards included. Some upgraded features and finishes have been included demonstrating customizing options available.
- b) Prices and specifications are subject to change without notice.
- c) Floors and specific finishes will depend on Vendor's décor packages as selected. All material selections to be from the Vendor's standard selections.
- d) The Purchaser acknowledges that variations (including variations in colour, texture and appearance) from the Vendor's samples may occur in finishing materials and features in the unit (including cabinetry in the kitchen and bathrooms as well as floor and wall finishes) due to the normal production process.
- e) The Purchaser acknowledges that laminate flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- f) The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the dwelling before the Closing Date.
- g) The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, loss or injury to person or property of the Purchaser, or any of his friends, relatives, workmen, or agents who have entered on the real property or any part of the subdivision or which the real property forms a part whether with or without the authorization, express or implied, of the Vendor.
- h) The Purchaser acknowledges that appliances, fitting & finishes contained in any model home/suite or sales office are for display purpose only and may not be of the same grade type, or may not necessarily be included in the dwelling unit purchased herein. Decorative and upgrade items are displayed in the vignette or model suite and are not part of the standard unit. Vignette and sales office are for display purposes only.
- i) The Purchaser shall accept minor modifications to the plan which the developer, municipality or builder may require.
- j) All plans, elevations and specifications are subject to modification from time to time by the Vendor or as may be required by the Ontario Building Code.
- k) The Vendor shall have the right to substitute materials for those provided in this Schedule or otherwise represented to the Purchaser in any plans, specifications or other documents, provided that such materials are of quality equal to or better than the material provided for in the plan and specifications. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect.
- l) All dimensions, if any, are approximate. Actual useable floor space may vary from any stated floor area (where stated).
- m) Ceiling heights are approximate and measured from the finished concrete floor slab to the underside of the concrete slab above. In areas where bulkheads or localized drop ceilings are required, the ceiling height will be less than the specified 9'.
- n) Floor areas are approximate but measured in accordance with Tarion Bulletin #22.
- o) Where the term "or" is noted, this is at the Vendor's discretion.
- p) Fixture and capped electrical box locations to be determined by the Vendor.
- q) Note that Exclusive Use features refer to Common Elements in which the Purchaser has exclusive use access to, but does not form part of the condominium Unit itself.

## 19' TOWNS

### Features & Finishes

#### GENERAL

- Spacious 10' ceiling on main floor, and 9' ceiling on second and third floors, except where bulkheads and localized dropped ceilings are installed
- Sleek smooth ceilings throughout
- Staircase with oak treads and risers, with modern glass-paneled guardrail\* \*\*
- Modern electric fireplace in living room\*
- All interior swing doors and trims to be painted white featuring nickel-finish lever handles
- All interior walls to be painted in a flat-finish off-white, except bathrooms and the laundry closet, which will be painted in an eggshell finish\*
- 3½" casing and 7¼" baseboard on main floor 2¾" casing and 5¼" baseboard elsewhere
- Bedroom closets to feature swing or sliding doors, as shown on floorplan\*
- Closets with rods and wire shelves

#### FLOORING

- Modern 5" engineered hardwood flooring throughout foyer, hallways, living, dining, den, kitchen and bedrooms\* \*\*
- Premium porcelain or ceramic tiles in bathrooms\*\*
- Ceramic tile in laundry closets

#### KITCHENS

- Designer-selected kitchen cabinets with flat panel doors\*\*
- Full depth cabinet over the fridge
- Soft-close doors and drawers
- Modern Quartz countertop with square edge\*\*
- Modern Quartz backsplash to match countertop\*\*
- Spacious kitchen island including Quartz countertop with beautiful waterfall design and square edge\*\*
- Premium appliance package including: 30" 5-burner gas cooktop, range hood insert, 30" built-in wall oven, built-in microwave, paneled 24" dishwasher, and 36" paneled refrigerator\*
- Stainless steel undermount double sink with black faucet that features a retractable handheld spray\*

#### EXCLUSIVE USE FEATURES

- Convenient multiple car parking in Parking Garage directly below unit as per plan\*
- Automatic garage door and opener
- Access to expansive private deck from ground floor and rooftop terrace on third floor\*
- Gas connection for barbeque on main floor deck
- Wood-grain exterior fiberglass front door, painted on interior
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LIVE BIG,



LIFE'S BRIGHT



## *A Partnership Built on the Shores of Port Credit*

Brightwater is a visionary development that combines the insight and expertise of four of the country's most prestigious developers. In a unique partnership built along the shores of Port Credit, this team brings together equal parts skill and passion to deliver a dynamic, innovative, and future-forward waterfront community.



***The Brightwater Partners collectively represent a significant portion of the Canadian real estate market, having developed over 50,000 residential units and nearly 11 million sf of commercial properties, with many more projects in their development pipeline.***

### **KILMER GROUP**

Kilmer Group is a multi-generational Canadian company that invests in real estate, infrastructure, and sports and entertainment. In development, Kilmer's focus is on unique public-private partnerships, mid-rise urban infill projects, and master-planned communities that enable a complete transformation of waterfront lands and brownfields in both Ontario and Quebec.

### **DiamondCorp**

DiamondCorp is a Toronto-based developer that has established itself as a leader in progressive, award-winning developments across the Greater Toronto Area. DiamondCorp's success and expertise in developing complicated sites is entrenched in its ability to create communities that are sensitive to their surrounding neighborhoods and achieve key city-building objectives. Recent master-planned projects include The Well and Crosstown in Toronto.

### **dream**

Dream Unlimited Corp. ("Dream") is one of Canada's leading real estate companies. Dream is an innovative real estate developer with a legacy of creating inclusive, vibrant master-planned communities that people are proud to live and work in. Dream has a successful track record of developing exceptional communities across Canada, including the award-winning Canary and Distillery Districts in Toronto.

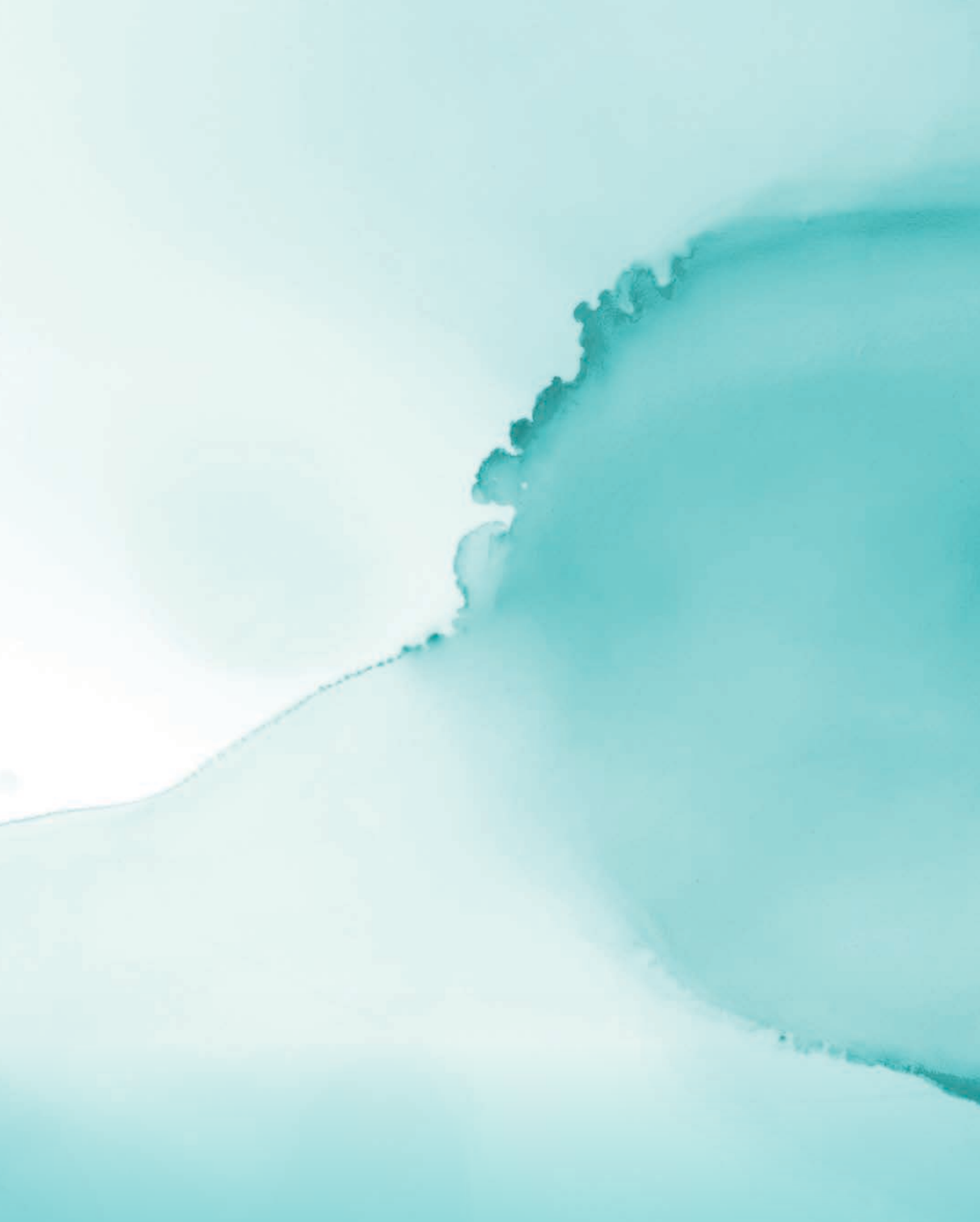
### **FRAM + Slokker**

Since 1981, Mississauga-based developer FRAM+Slokker has become known for creating premier residential and mixed-use communities across Canada and the United States. FRAM+Slokker has received numerous awards for their modern and innovative techniques rooted in old-world craftsmanship standards, contributing greatly to the revitalization of Port Credit.



*The future is bright.*

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[ExperienceBrightwater.ca](http://ExperienceBrightwater.ca)

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DiamondCorp

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FRAM + Slokker