Oakville Market Highlights

Carding House is a boutique condominium in Oakville's sought-after Preserve community. With sleek suites, life-enhancing amenities, and retail,



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

CARDING HOUSE

The Mattamy Name

- + 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

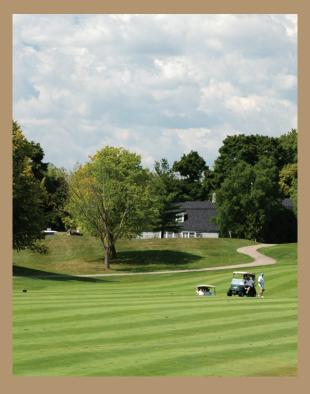
Best Place to Retire in Canada

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.

CARDING HOUSE



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



TOP EMPLOYERS

FORD MOTOR COMPANY COLLINS AEROSPACE AVIVA CANADA SIEMENS LTD.



109,916

employed

36%

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

15%

in manufacturing industries

Sources: Environics Analytics, MoneySense, InvestOakville

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.

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 \cdot Condo resale prices are

9%

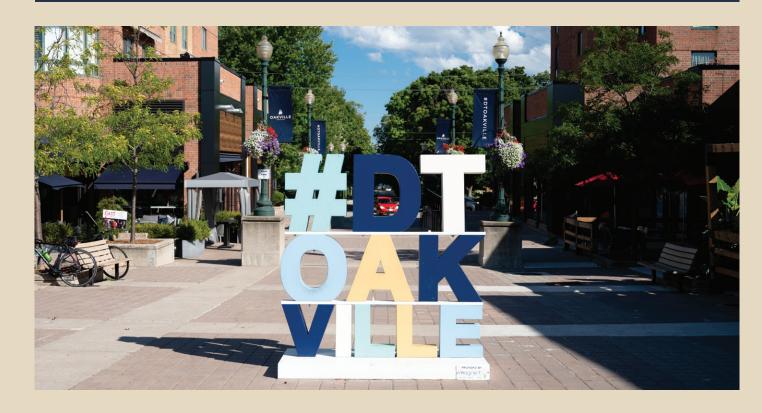
higher than Toronto

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

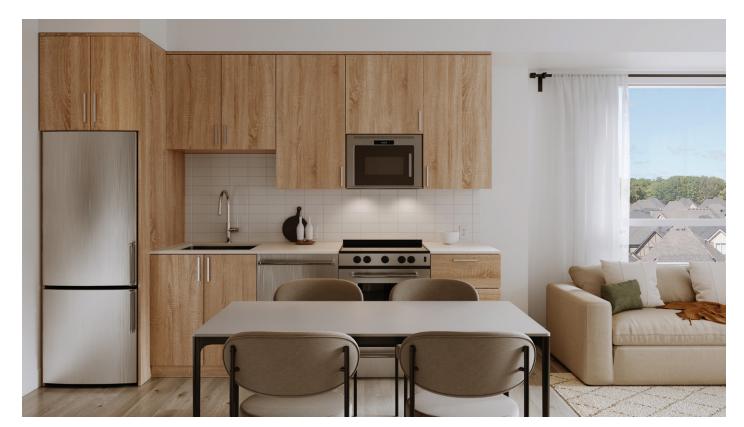
The town currently averages about

2,000 units per year

Sources: Urbanation Report and TRREB

Condo Resale P	Pricing Compari	son:
	Oakville	Toronto
2017	\$542,652	\$609,059
2022	\$844,218	\$830,741
5-Yr Increase	55%	36.3%

Source: *TRREB Regional Housing Report





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

Source: *TRREB Q4 Report

CARDING HOUSE

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

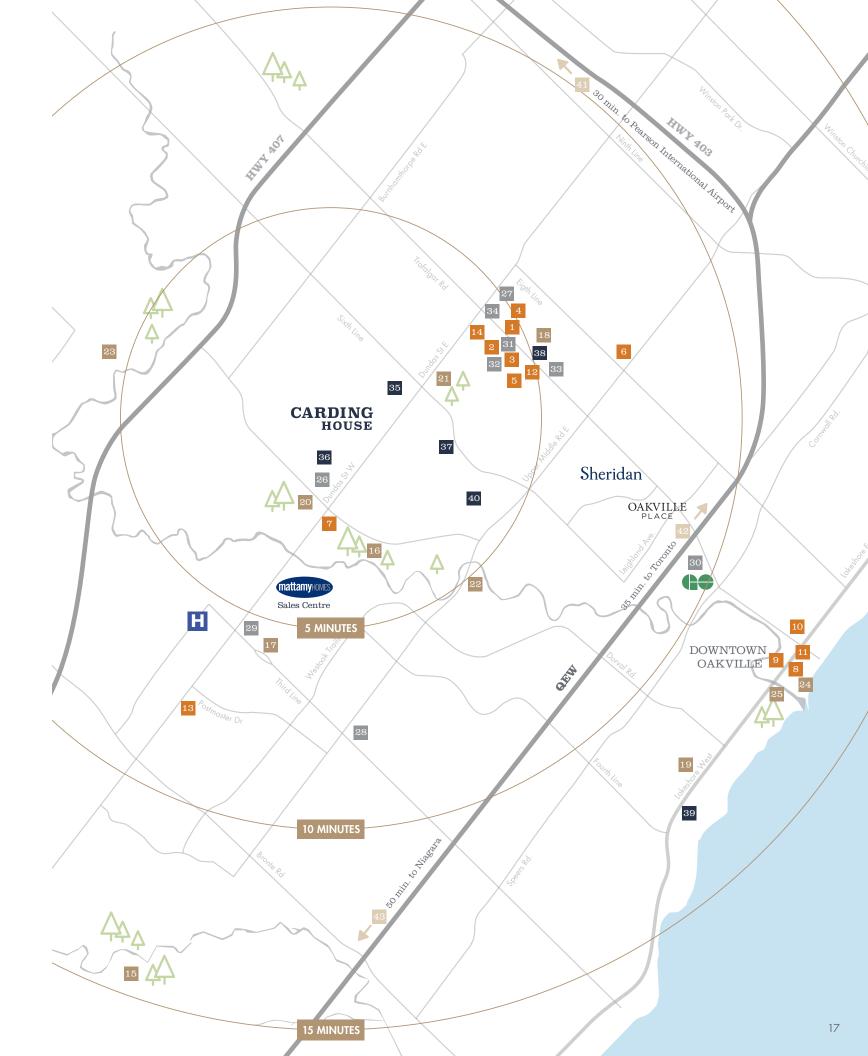
PARKS + RECREATION
15. Bronte Creek Provincial Park
16. Lions Valley Park
17. Oakville Soccer Club
18. GoodLife Fitness
19. YMCA of Oakville
20. Sixteen Mile Sports Complex
21. Memorial Park
22. Glen Abbey Golf Club
23. RattleSnake Point Golf Club
24. Lakeside Park
25. Tannery Park

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
30. Oakville GO Station 31. RBC Royal Bank 32. CIBC 33. TD Canada Trust

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

EDUCATION

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



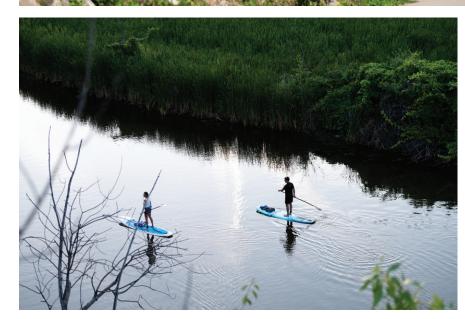
13. The Olive Press

14. Ritorno



















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