

LIFE IS BETTER WHEN
YOU LIVE BY THE LAKE



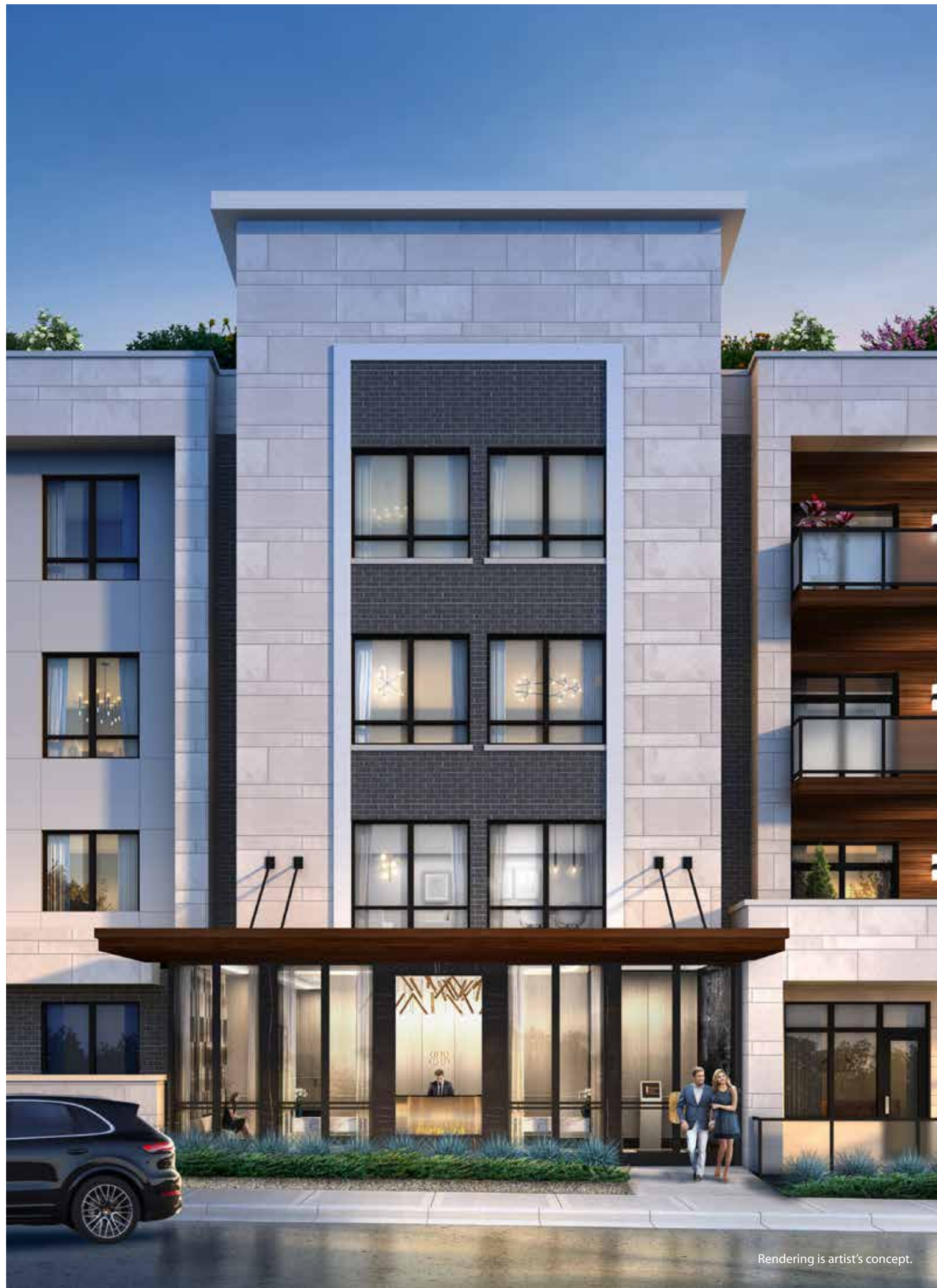
Rendering is artist's concept.





STEPS TO EVERYTHING
YET A WORLD APART

This is the essence of South Oakville, Set along Lakeshore Road, close to everything that makes your life complete.
Intimate, private, and privileged. Live the life you desire in a place where you feel completely at home.
The Berkshire Residences.



Rendering is artist's concept.

PRIVATE BOUTIQUE LUXURY WELCOME HOME

Discover the rare and remarkable appeal of The Berkshire Residences. This boutique luxury residence is the only new condominium in South Oakville and is adorned with refined features and only the finest in finishes. Striking yet tasteful architecture. Inspired floorplans. The amenities you insist on and views that reach out to the horizon. There is a life of luxury and freedom waiting for you, just a stroll from the Lake and Downtown.





TIMELESS
AND TASTEFUL

A SOPHISTICATED LOBBY WITH A SENSE OF PLACE

Every aspect of The Berkshire is timeless and tasteful, from the elegant entrance to the smallest of design details. The architecture is anchored by a sophisticated lobby that states quite clearly that you have arrived. Step into a world where design envelops you with the soft sound of a waterfall and the flicker of flame in the hearth. Designer seating waits for visitors to arrive. This is where The Berkshire quietly and elegantly greets the outside world.



Rendering is artist's concept.



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YOUR ROOFTOP OASIS

This is the perfect place for al fresco dining, meeting friends for a drink or just catching some rays with private cabanas, soft seating, lush greenery and glorious views.





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ENTERTAIN IN STYLE

Host fabulous family events, enjoy private screenings, or throw the most talked about dinner party of the year in your Party Room with its catering kitchen, stunning views and casual lounge with fireplace and projector screen.





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The Berkshire has exactly the amenities you want, with a full gym including state-of-the-art equipment for cardio, yoga, personal training and weight training.

FIRST CLASS AMENITIES





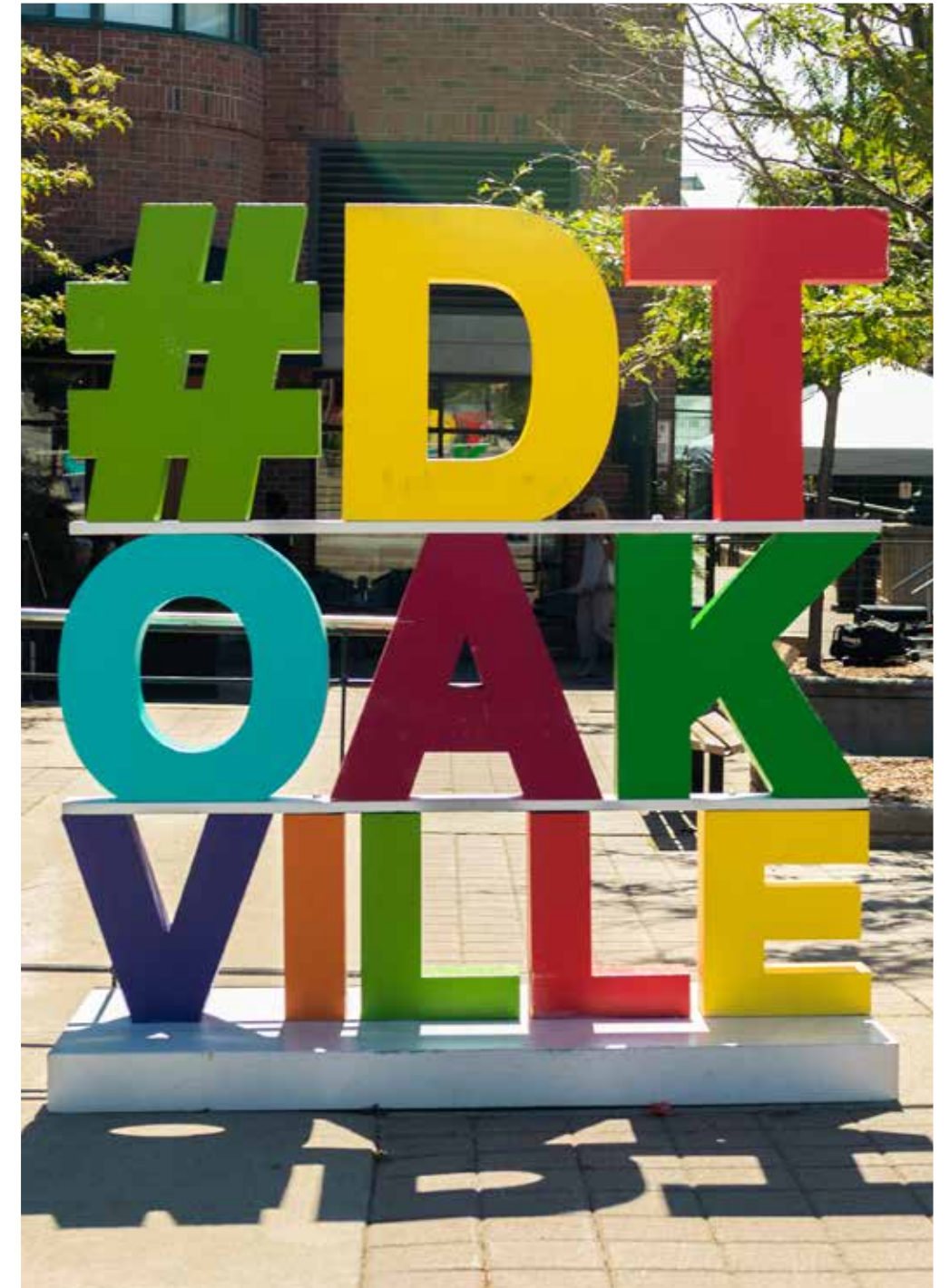
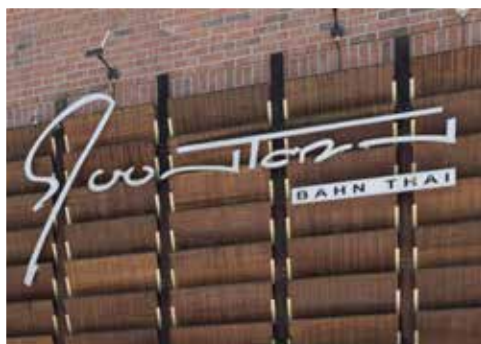
SOPHISTICATED
SOUTH OAKVILLE



IT HAS TO BE
SOUTH OAKVILLE BY THE LAKE

There is nowhere else quite like South Oakville. The casual charm, the rich history and understated refinement. Step out to parks and promenades, boutiques and bistros, marinas and golf courses. Picture the view of the lake from your rooftop terrace, with sailboats and soft blue waters fading into the horizon.









Map not to scale. Locations are approximate.

SHOPPING

1. The Home Depot
2. Lululemon
3. Rona
4. Staples
5. Kennedy Ford
6. Kit & Ace
7. Saje Natural Wellness
8. Roots
9. Anthropologie
10. Rosewater Spa of Oakville
11. L'Occitane

PARKS

1. Trafalgar Park
2. Trafalgar Park Community Centre
3. Morden Park
4. Pinegrove Park
5. Hogs Back Park
6. Forster Park
7. Navy Flats Park
8. George's Square
9. Lakeside Park

LOCAL EXPERIENCE

1. Oakville Lighthouse
2. The Oakville Centre for the Performing Arts
3. Oakville Public Library
4. Innovative Arts
5. Towne Square Gallery
6. Oakville GO
7. Halton Healthcare
8. Oakville Power Boat Club

GROCERIES

1. Fortinos
2. Food Basics
3. Whole Foods Market
4. M & M Variety Store

SCHOOLS

1. St. Thomas Aquinas Catholic Secondary School
2. Appleby College
3. Pine Grove Public School
4. Elementary School Catholic Sainte-Marie
5. Oakwood Public School
6. Gary Allan High School

RESTAURANTS

1. Justino's Wood Oven Pizza
2. Pasquale's Trattoria
3. La Dolce Vita
4. Savor Living
5. Nino's
6. Jac's Bistro
7. Yame Sushi
8. Agabi Restaurant
9. Brü Restaurant
10. Oliver's Steakhouse
11. Buca Di Bacco
12. Tribeca Coffee Co.
13. Colossus Greek Taverna
14. Noble Bistro Oakville
15. Hexagon Restaurant
16. Borgo Antico Cucina Bar
17. Ristorante Sotto Sotto Oakville
18. Starbucks
19. Hot Oven Bakery
20. Green Press



BOUTIQUE
LUXURY SUITES

FUTURE 4 STOREY RESIDENTIAL

FUTURE OUTDOOR AMENITY SPACE

FUTURE RETAIL

LAKESHORE ROAD

COMMON
OUTDOOR
AMENITY SPACE

PRIVATE
TERRACE

PRIVATE
TERRACE

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MAURICE DRIVE



Specifications are subject to change without notice. Landscaping is artist's concept. E. & O.E.



Rendering is artist's concept.

ELEGANT DESIGN
REFINED IN EVERY DETAIL

The finest of features. Soaring 10' coffered ceilings. Tasteful porcelain countertops and backsplash. And balconies that reach out to the sun. At Berkshire Residences, life is stylish, sophisticated, and comfortably welcoming.





STUNNING SPA-STYLE
ENSUITES

At The Berkshire, you can escape from the world in your private ensuite, graced with natural stone, gleaming glass, refined fixtures and custom-style cabinetry.



PRIVATE ROOFTOP SANCTUARIES

Imagine owning a penthouse with your own personal grand and glorious rooftop terrace. It's your private place for spending an evening under the stars or inviting friends for a drink on your massive outdoor entertaining space.



Rendering is artist's concept.



FEATURES AND FINISHES

EXTERIOR FEATURES

- Refined elevations clad in contemporary material, complemented with colour-coordinated soffit and fascia
- Modern energy efficient windows, with screens on all operating windows
- Elegant exterior front door entry package including outside light fixture, door chime, privacy viewer, grip set and deadbolt (street level suites)
- Bright swing or sliding doors open onto the patio, balcony, terrace and rooftop patio*
- Environmentally friendly tri-sorter waste removal system
- Convenient gas line and hose bib connection provided at terrace and rooftop patio*

SECURITY

- Advanced keyless entry throughout the building
- Convenient key chain remote with access into building and from parking garage into building
- Reassuring video camera in garage with intercom to concierge
- Secured separate access for guests from visitors parking, directly into lobby
- Electronic communication system in the secure main entry vestibule, viewed by camera tied to security system
- Welcoming Concierge, two separate shifts per day
- Reassuring smoke, carbon monoxide and heat detectors provided in all suites
- State-of-the-art fire protection sprinklers in every suite



SUITE FEATURES

- Soaring 10' ceilings on all floors
- Designer coffered ceiling in main living space
- Classic solid core entry door
- Smooth drywall painted ceilings in all areas
- Designer selected premium flat finish washable paint
- Contemporary 4" baseboard and 2 1/2" door casing
- Classic oak stairs for the 4th floor suites
- Oversized doors - 9' solid core suite entry door, 8' interior suite doors
- Modern slab style bathroom, closet and washer/dryer room doors with black lever hardware
- Favourable side by side or stacked (as per plan) washer and dryer in laundry room
- Comfortable individually controlled heating and air conditioning system to each suite with programmable thermostat

- Contemporary white decora style receptacles and switches throughout
- Stylish shades/blinds throughout

KITCHEN

- Custom designed kitchen cabinetry in a selection of door finishes** with island* and soft-close drawer slides, garbage sorter
- Designer undermount cabinet lighting in kitchen
- Gleaming porcelain slab surface counter top**
- Matching porcelain slab backsplash**
- Contemporary undermount single-bowl* or double-bowl* stainless steel sink
- Sleek single lever deck mounted faucet set with pull out spray
- High-end energy-efficient appliance package includes integrated fridge, integrated dishwasher, microwave convection oven, gas cooktop and built in electric oven by Fisher Paykel, with Electrolux washer and dryer.

PARKING GARAGE / STORAGE

- Secure underground parking with remote control garage access
- Central bike storage area
- Indoor parking garage includes 1 parking stall for 1 bedroom and 1 bedroom + den and 2 parking stalls for each other suite, included in suite price
- Spacious private locker for each suite, included in suite price
- Electric Vehicle Charging (upgrade or limited use)

BATHROOMS

- Custom-designed bathroom cabinetry in a selection of door finishes**
- Rain-style shower head and hand spray
- Energy-efficient low-flush toilet
- Over-sized back-lit mirror
- Designer porcelain wall tile on all wet wall surrounds
- Comfortable thermostatically controlled electric heated floor (2 bedroom or more)
- Stylish porcelain countertop**
- Gleaming full-size shower with tiled floor and framed glass enclosure* or deep soaker bathtub*
- Stylish under-mount rectangular sink
- Sleek designer choice of polished chrome bathroom fixtures
- Energy efficient pressure balanced mixing valve in the shower
- High-quality exhaust fan vented to the exterior

FLOOR COVERINGS

- Designer prefinished 5" engineered hardwood flooring throughout except in bathrooms, laundry and storage areas which feature porcelain floor tiles

ELECTRICAL FIXTURES

- Convenient individual electrical panel with circuit breakers
- Modern white 'decora style' receptacles and switches throughout
- Stylish ceiling mounted light fixtures where applicable, pot lights where applicable*
- Convenient, illuminated master lighting switch at front entrance
- Designer wall-mount vanity fixture in bathroom(s)*
- Contemporary pot light over bathtub* and shower*
- Capped ceiling light fixture outlet in dining area* and bedroom(s)
- Reassuring smoke, carbon monoxide and heat detectors provided in all suites

SMART HOME FIXTURE

- Modern 7" white touch panel
- Stylish 2 lighting keypads with dimmer
- Convenient programmable thermostat
- Powerful wireless gateway hub
- Secure App to control and monitor your home when you are away
- A wide range of high tech upgrade options such as audio distribution, in-ceiling/outdoor speakers/ lighting keypads, automated motorized shades, alarm system, cameras, network video recorders, video door stations, video distribution, remotes, door locks, motion sensors, surround sound systems and wireless access points

MULTI-MEDIA TECHNOLOGY

- Structured high-speed wiring infrastructure with network centre to support the latest entertainment and high-speed communications services
- Hi-tech pre-wired telephone, cable television and communication outlets. Category 5e (or better) telephone wiring to all telephone outlets. RG-6 coaxial cable to all cable television outlets. Each cable television and telephone outlet connects directly to the suite network centre

* - denotes availability determined by suite design

** - denotes finishes to be selected from the vendor's samples

*** - natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations

• If the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality to or better than the materials and items set out herein

• the Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request;

• references to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model;

• all dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated;

• all specifications and materials are subject to change without notice E.&O.E.;

• pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect;

• the Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect. Renderings are artist's concept. E.&O.E.



THE FIRST CLASS BERKSHIRE TEAM



The founders of Rise Developments bring a wealth of experience to the building industry, with over 55 years of accumulated real estate know-how, in all aspects of project development, land acquisition, approvals, design, investments and financing. The principals of Rise Developments have extensive leadership experience, including ownership, board, and C-suite positions. Their passion for real estate, combined with their wealth of experience is bolstered by partnering with many of Toronto's leading industry professionals to provide homeowners with reliable, high quality craftsmanship and responsible home development.

risedev.ca



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ARCHITECT

Since 1988, Guthrie Muscovitch Architects has been at the forefront of residential design in Ontario. GMA has worked on sites as small as a single family lot, as broad as city precincts, and as diverse as large-scale condominiums, seniors' housing, resorts and new subdivisions, helping clients to realize over 10,000 units of housing. The most experienced architects in urban townhome products.

DESIGN

Drake+Khan Design is a full service interior design firm specializing in residential and commercial projects. Their mission is to create individual spaces characterizing the needs of each one of their clients. Combining functionality while maintaining timeless design, Drake+Khan Design creates inspiring interiors that speak to style and sophistication.



MANAGEMENT

59 Project Management Inc. delivers a complete turnkey solution to property developers, from the initial design project coordination, to sales and marketing, all municipal approvals, detailed design drawings, building permit application and release, full construction build and close-out, homeowner occupancy, condominium registration, and final project warranty stages.



SALES

Inzition Realty is an innovative real estate brokerage that provides a dynamic, turnkey formula for positioning and selling new developments, from land assembly, to market research, to strategy, planning and execution. Inzition has been able to meticulously understand opportunity thus creating industry trends with award winning results.



MARKETING

Canada's leading real estate marketers with experience across the continent, from the East Coast to Vancouver, from Florida to California, the McQuat Partnership team has directed successful marketing campaigns for well over 2,500 communities, condos and resorts all over North America for more than forty-five years.





THE BERKSHIRE
COLLECTION

DUNDAS
THE BERKSHIRE COLLECTION
1 Bedroom + Den

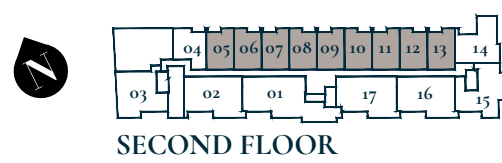
737 SF INDOOR LIVING
67 SF OUTDOOR BALCONY

PIPER
THE BERKSHIRE COLLECTION
1 Bedroom

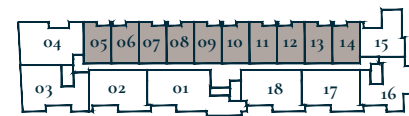
748 SF INDOOR LIVING
67 SF OUTDOOR BALCONY



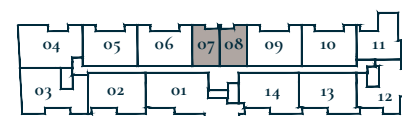
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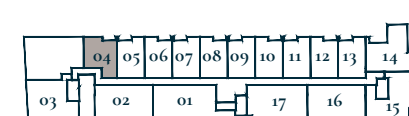
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



SECOND FLOOR

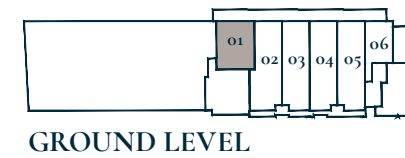
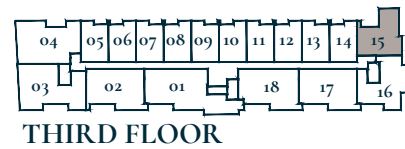
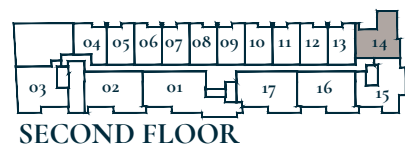
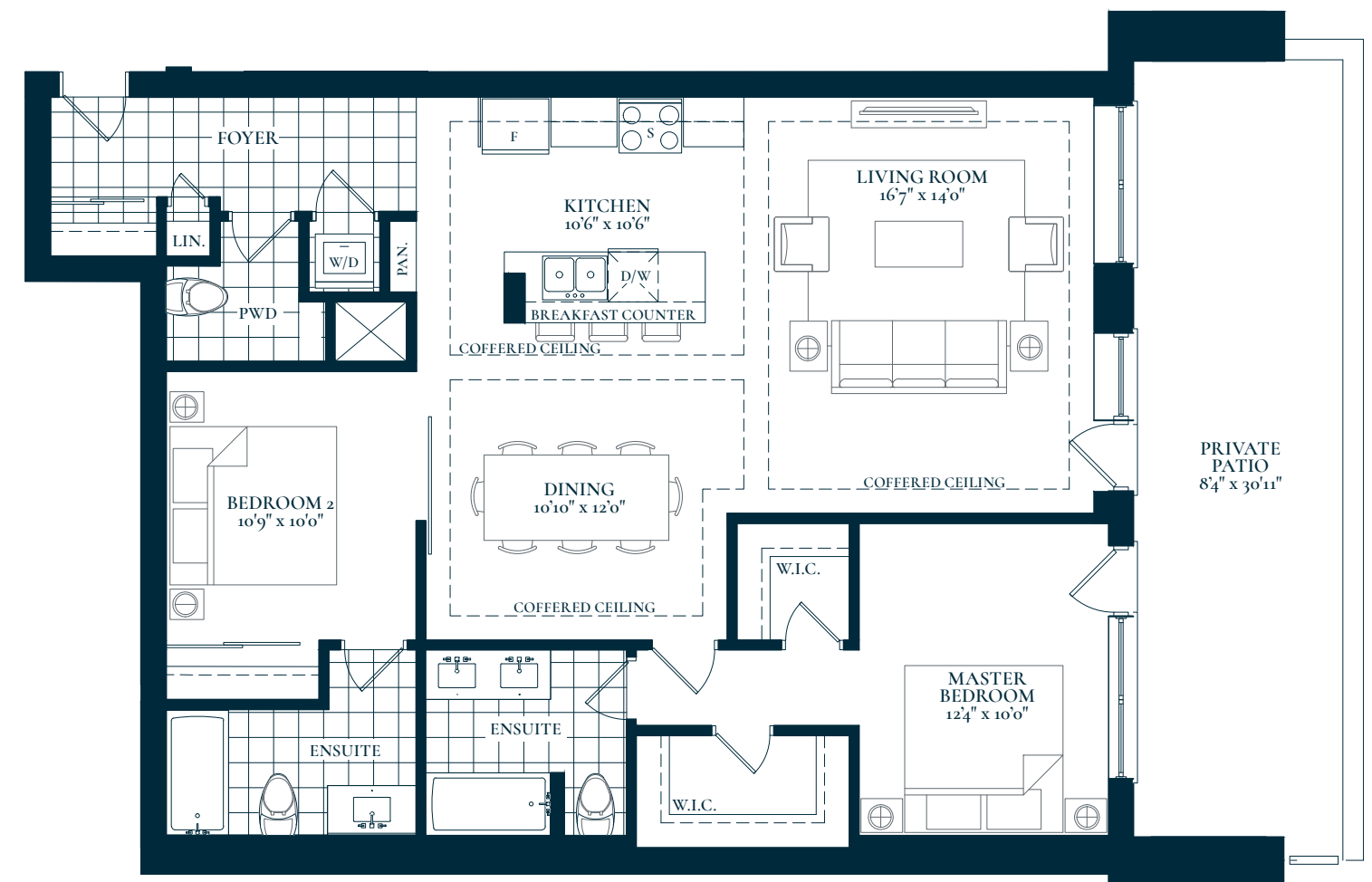
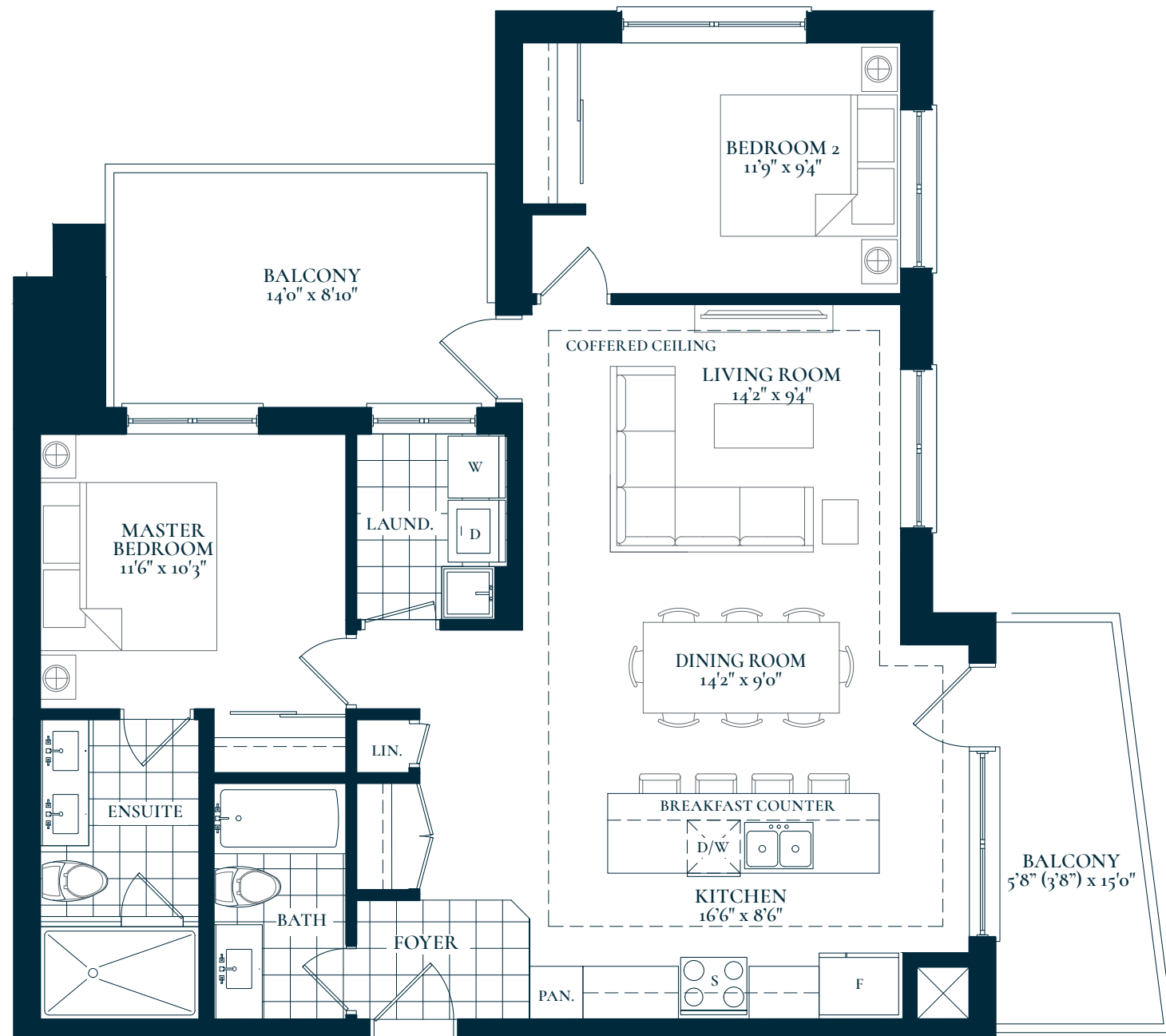
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HARBOUR
THE BERKSHIRE COLLECTION
2 Bedroom

1108 SF INDOOR LIVING
207 SF OUTDOOR BALCONIES

TANNERY
THE BERKSHIRE COLLECTION
2 Bedroom

1296 SF INDOOR LIVING
235 SF OUTDOOR PATIO



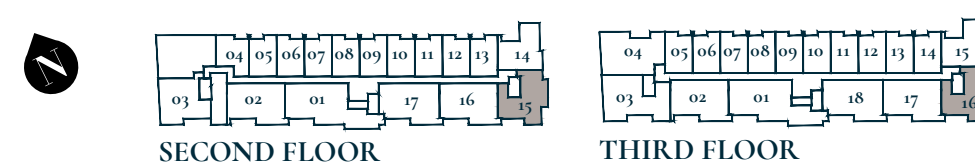
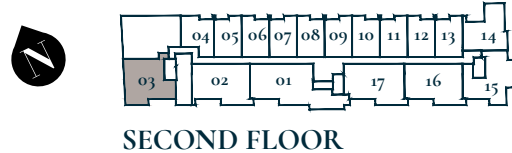
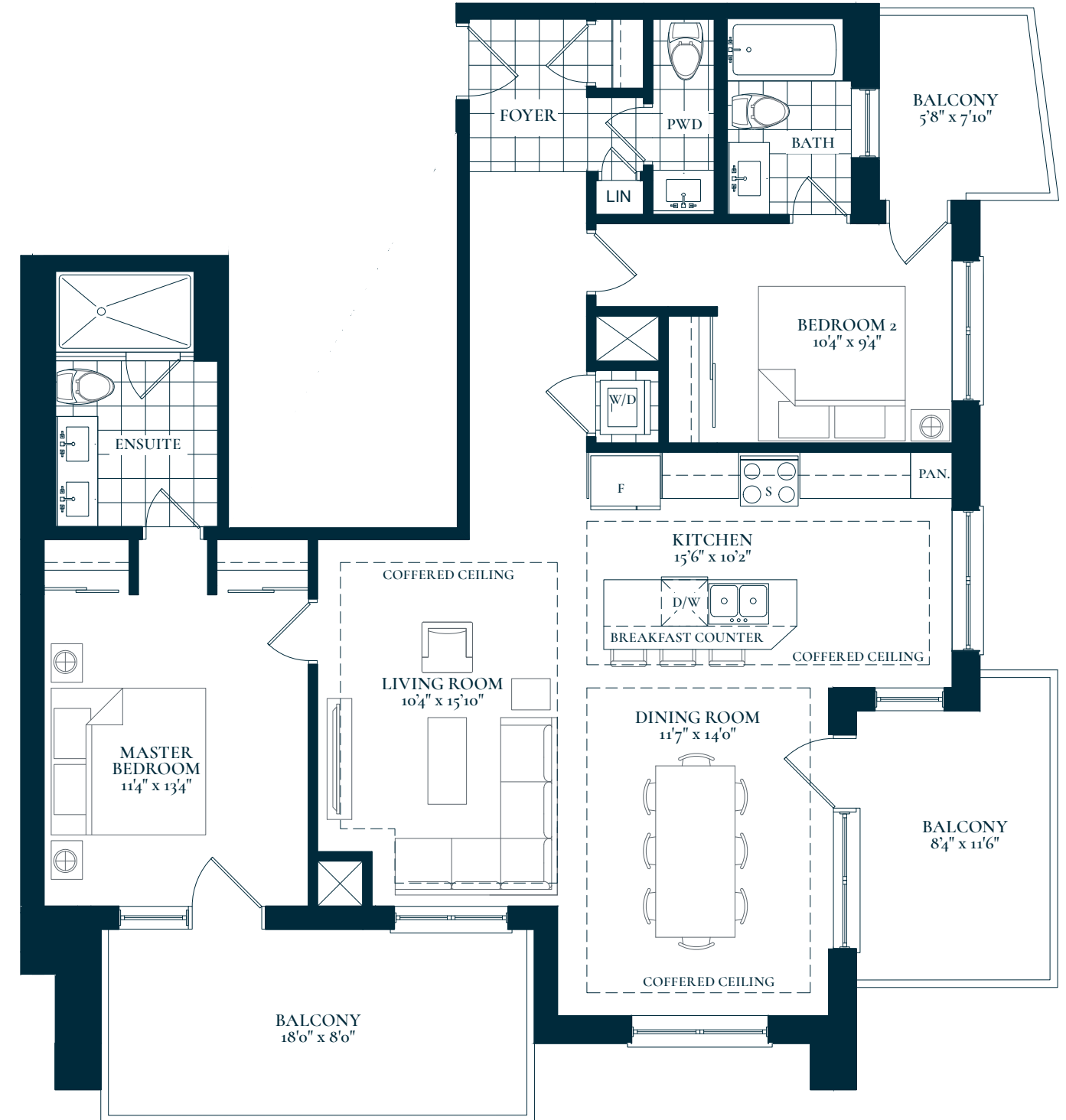
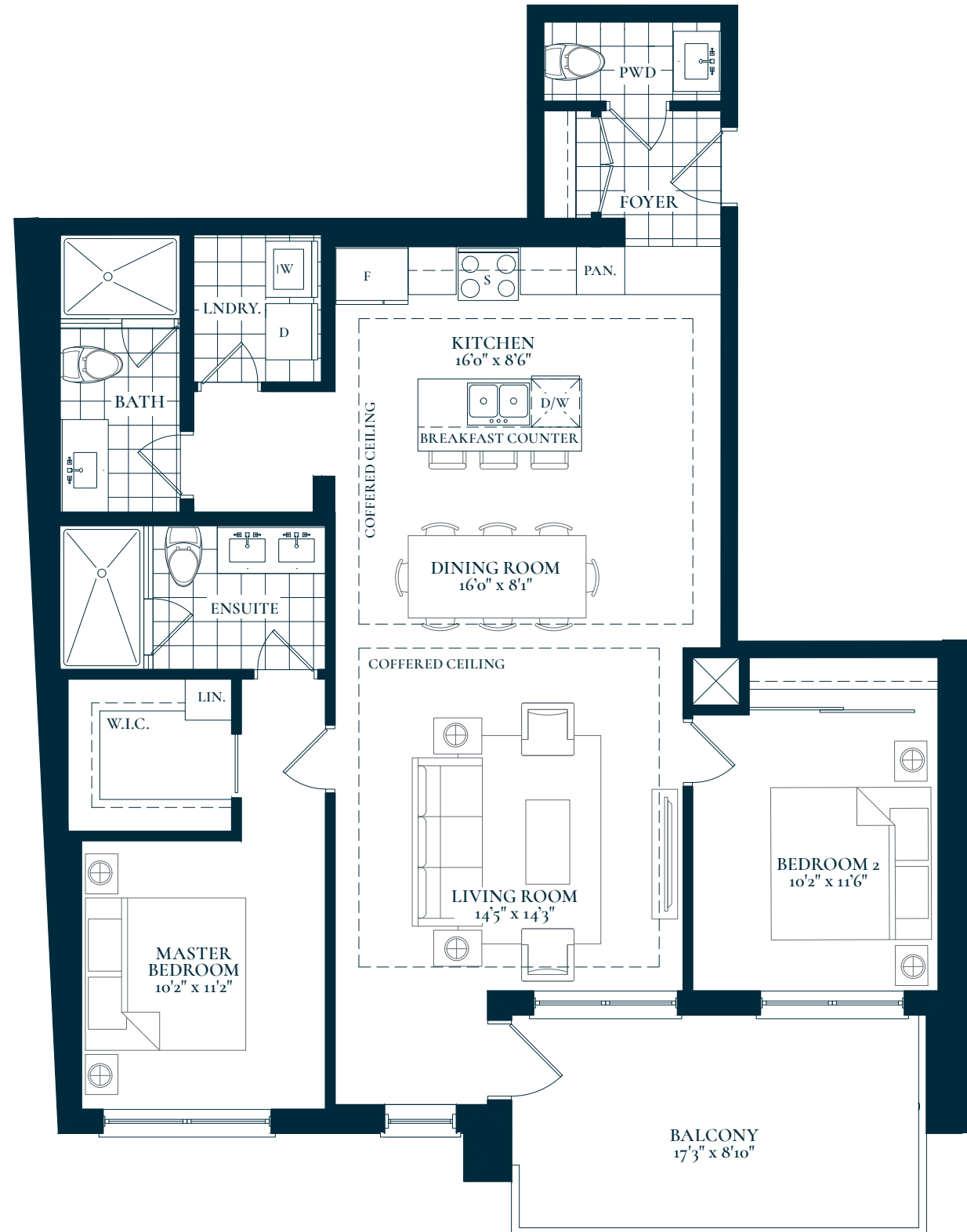
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CORONATION
THE BERKSHIRE COLLECTION
2 Bedroom

1339 SF INDOOR LIVING
141 SF OUTDOOR BALCONY

BERKSHIRE
THE BERKSHIRE COLLECTION
2 Bedroom

1351 SF INDOOR LIVING
284 SF OUTDOOR BALCONIES



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NOTTINGHILL

THE BERKSHIRE COLLECTION

2 Bedroom + Den

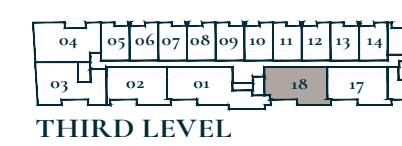
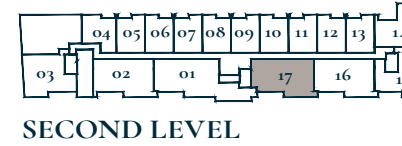
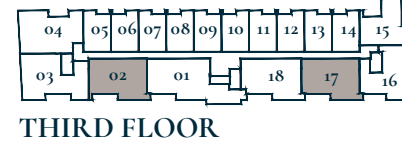
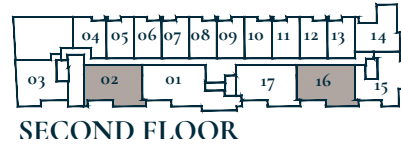
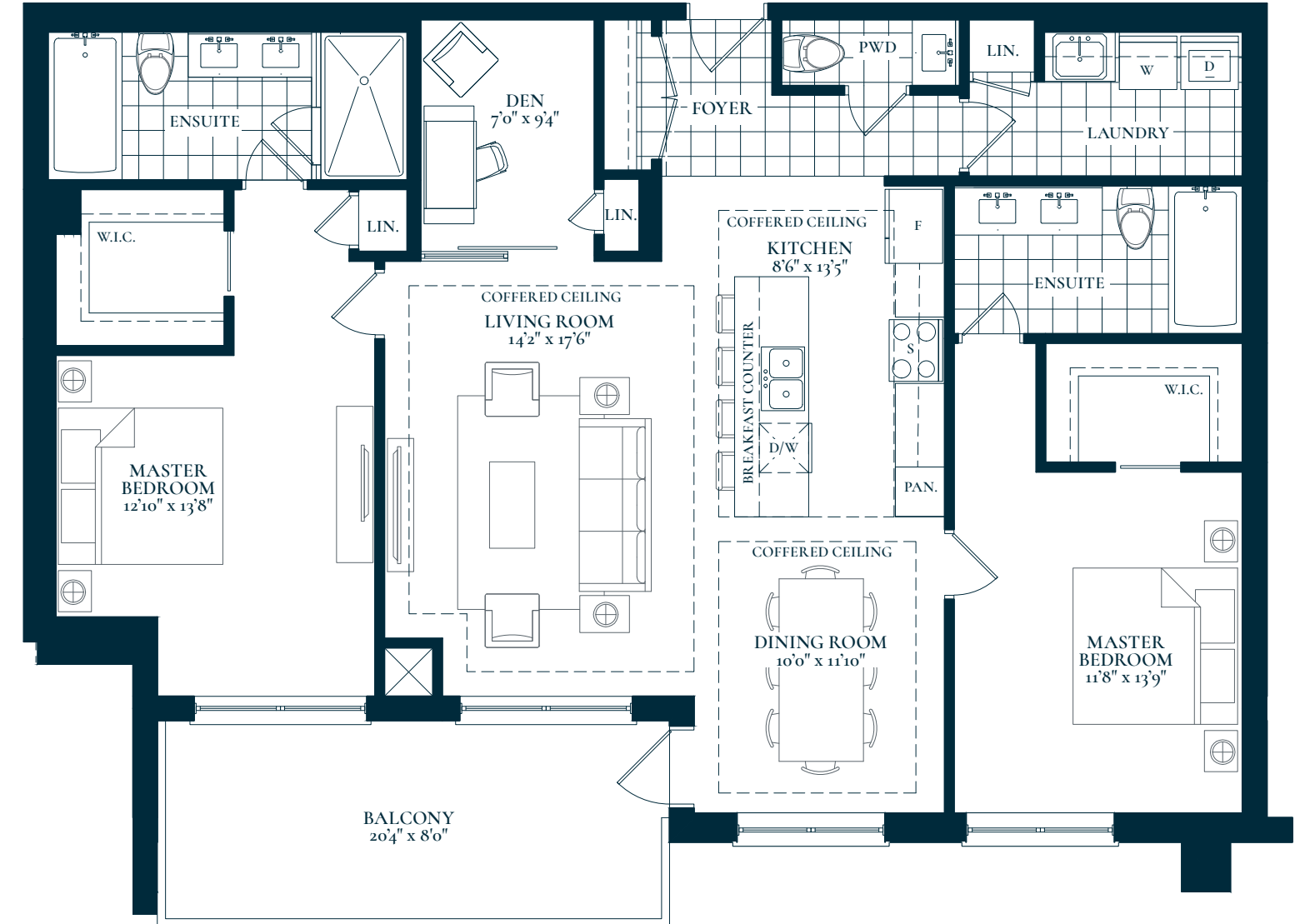
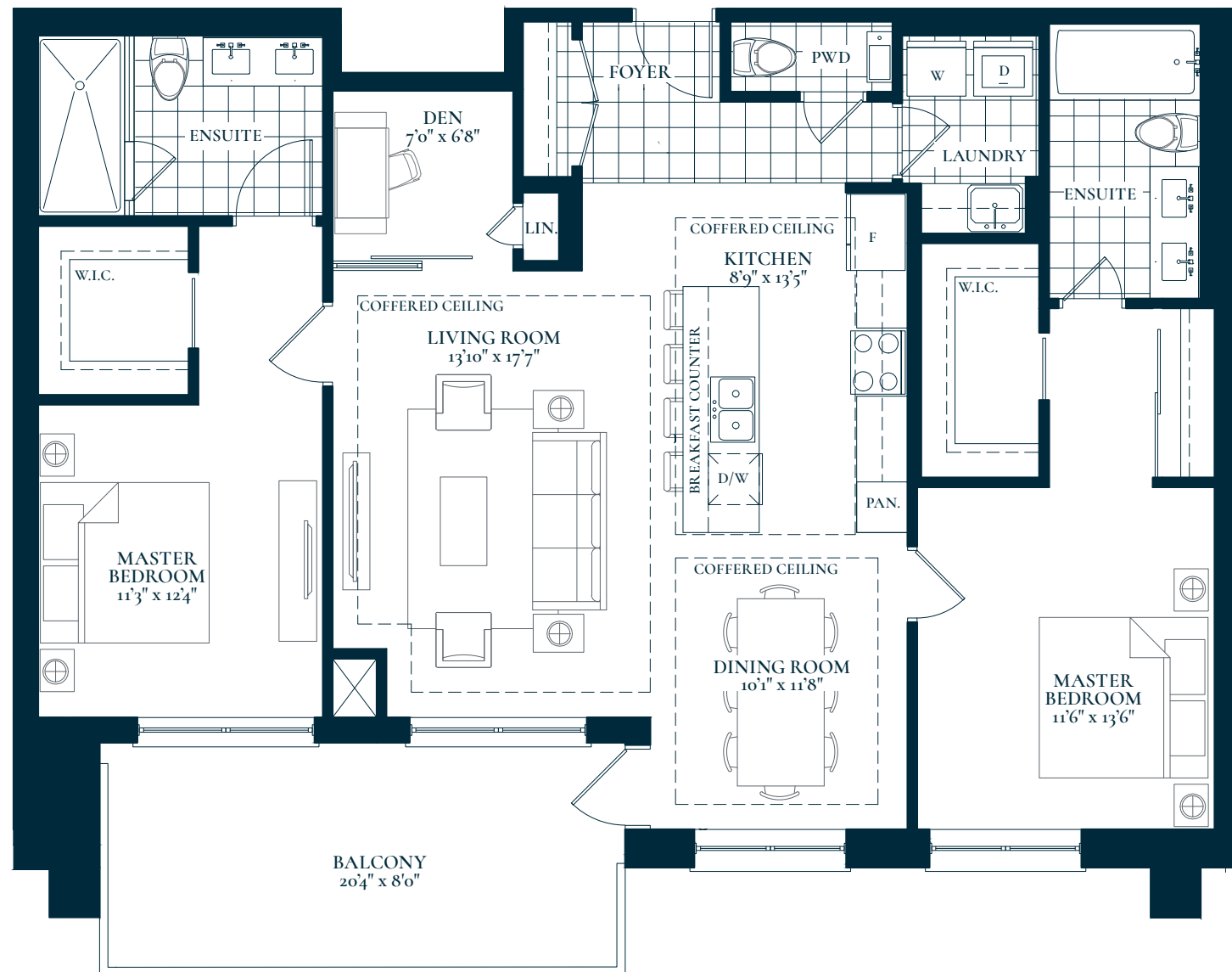
1500 SF INDOOR LIVING
155 SF OUTDOOR BALCONY

NAVY

THE BERKSHIRE COLLECTION

2 Bedroom + Den

1543 SF INDOOR LIVING
155 SF OUTDOOR BALCONY



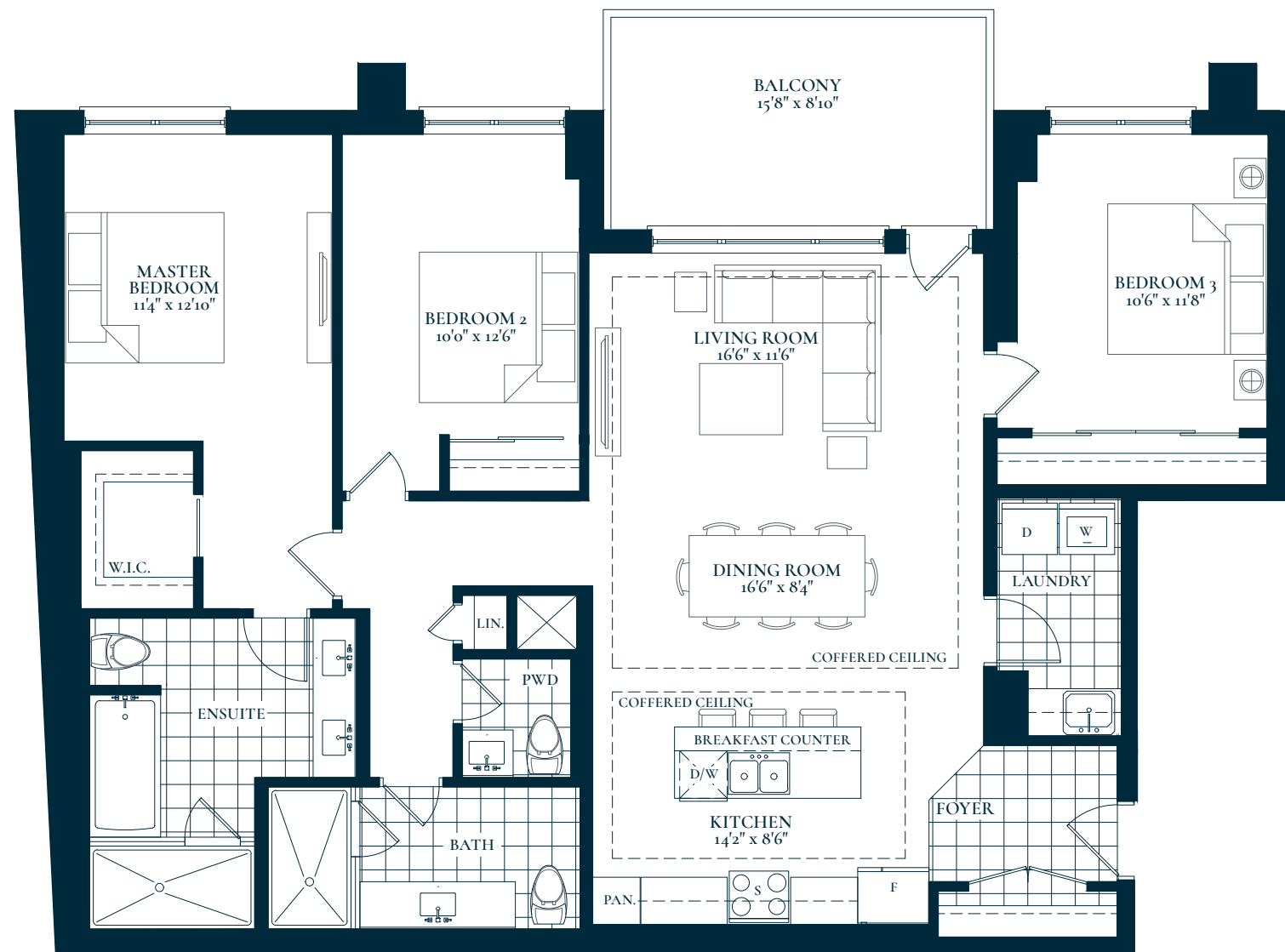
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ABBAY

THE BERKSHIRE COLLECTION

3 Bedroom

1669 SF INDOOR LIVING
132 SF OUTDOOR BALCONY

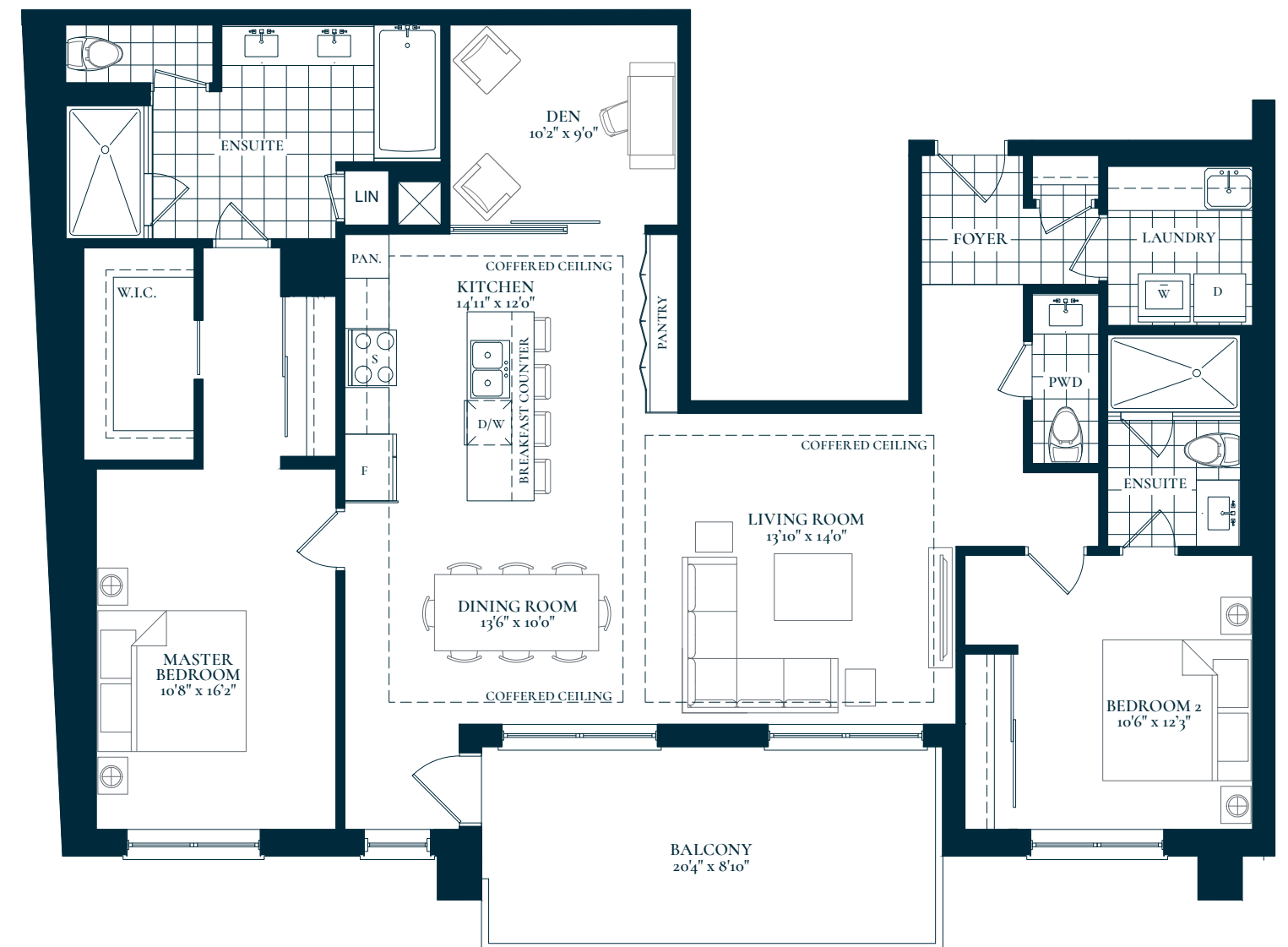


BRONTE

THE BERKSHIRE COLLECTION

2 Bedroom + Den

1753 SF INDOOR LIVING
181 SF OUTDOOR BALCONY



THIRD FLOOR

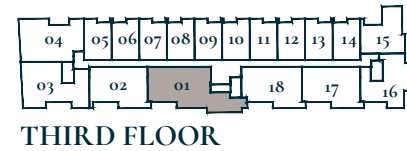
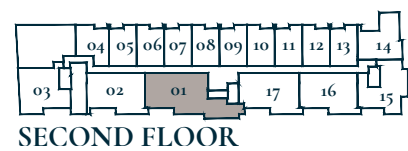
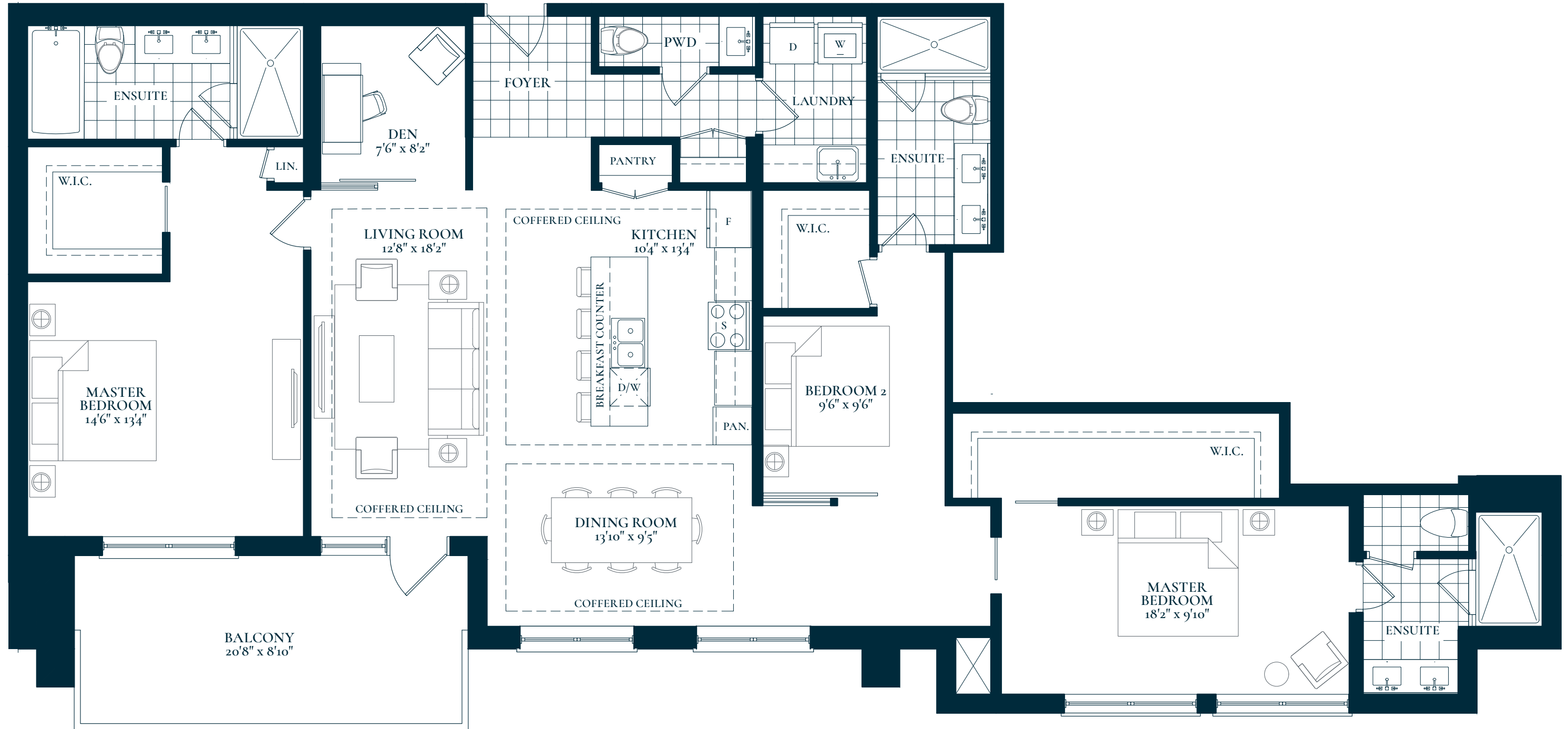
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THIRD FLOOR

UPTOWN
THE BERKSHIRE COLLECTION
3 Bedroom + Den

2099 SF INDOOR LIVING
168 SF OUTDOOR BALCONY



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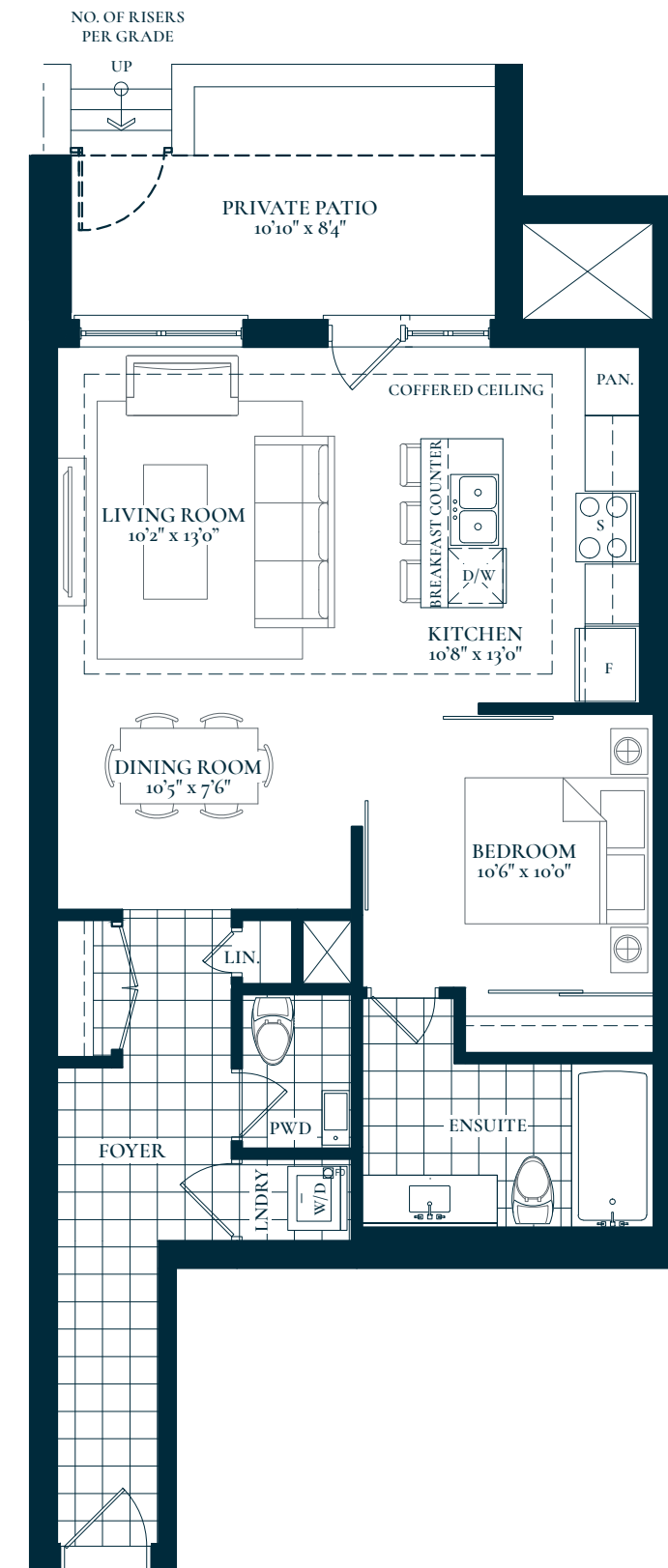
TRAFALGAR

THE VERANDA COLLECTION

1 Bedroom

958 SF INDOOR LIVING
116 SF OUTDOOR PATIO

THE VERANDA COLLECTION

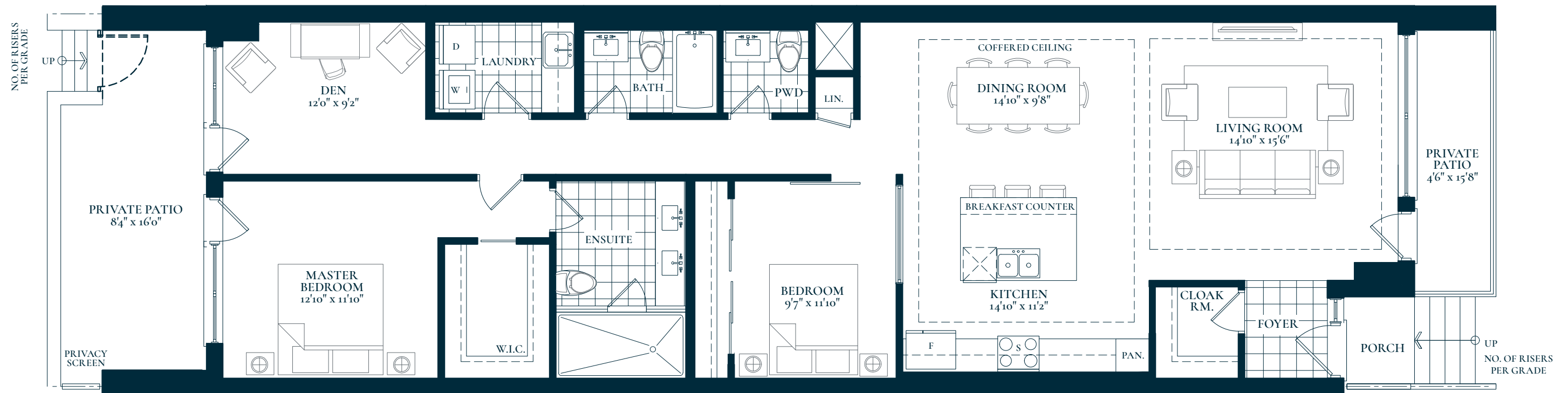


GROUND FLOOR

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K E R R
 THE VERANDA COLLECTION
 2 Bedroom + Den

1637 SF INDOOR LIVING
 234 SF OUTDOOR PATIOS

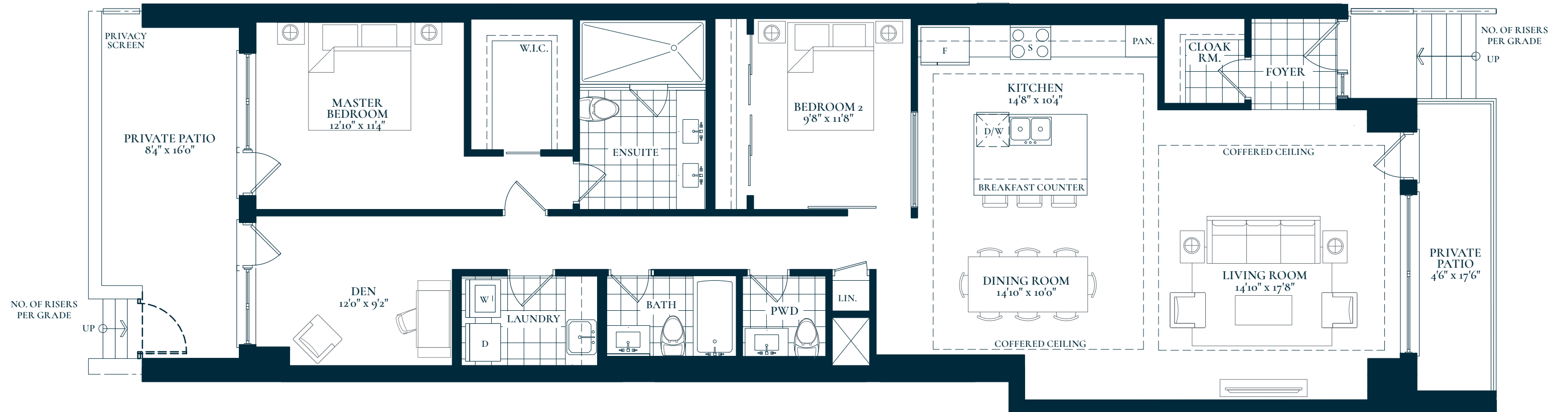


GROUND FLOOR

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HOLTON
 THE VERANDA COLLECTION
 2 Bedroom + Den

1699 SF INDOOR LIVING
 243 SF OUTDOOR PATIOS



GROUND FLOOR

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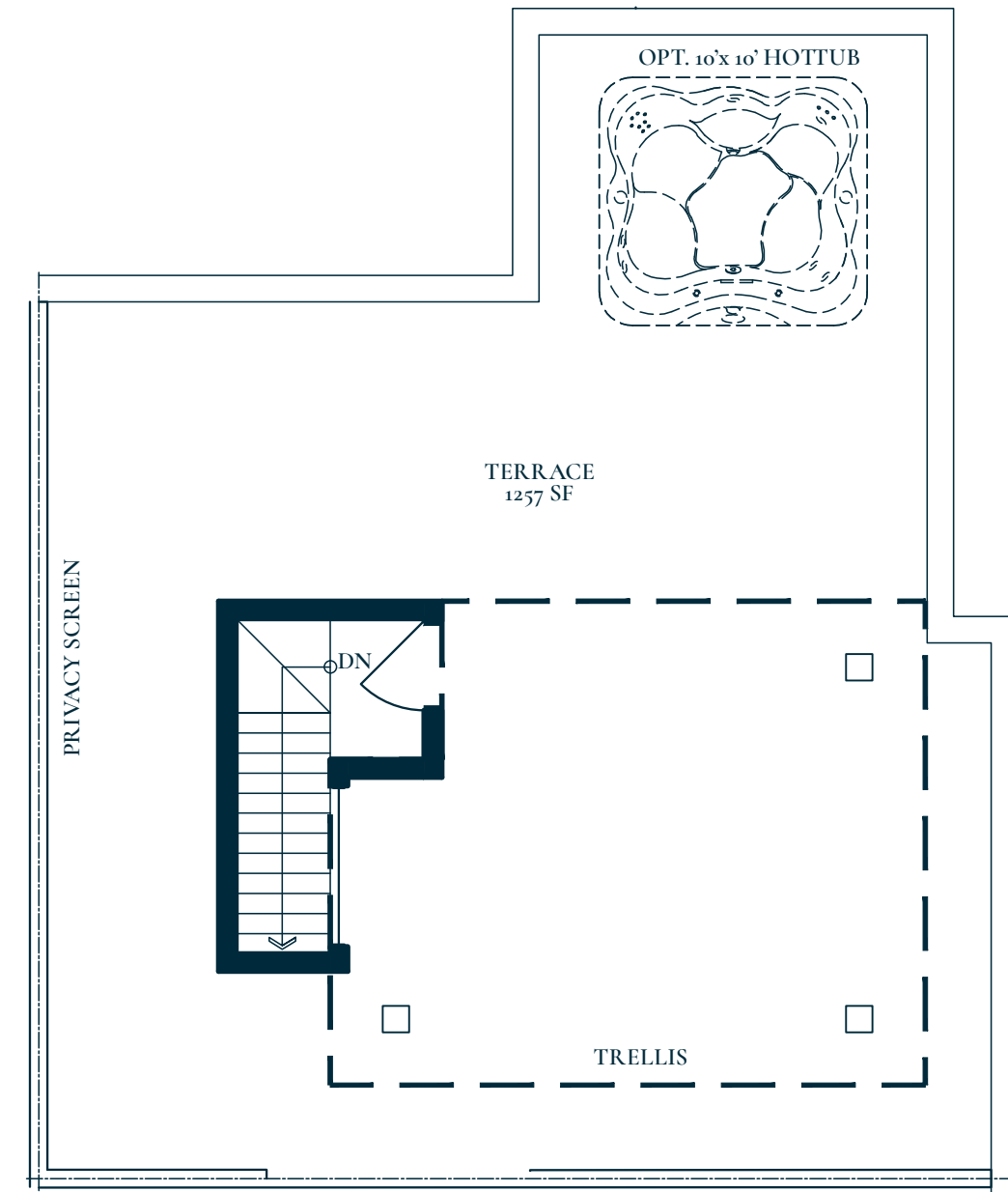
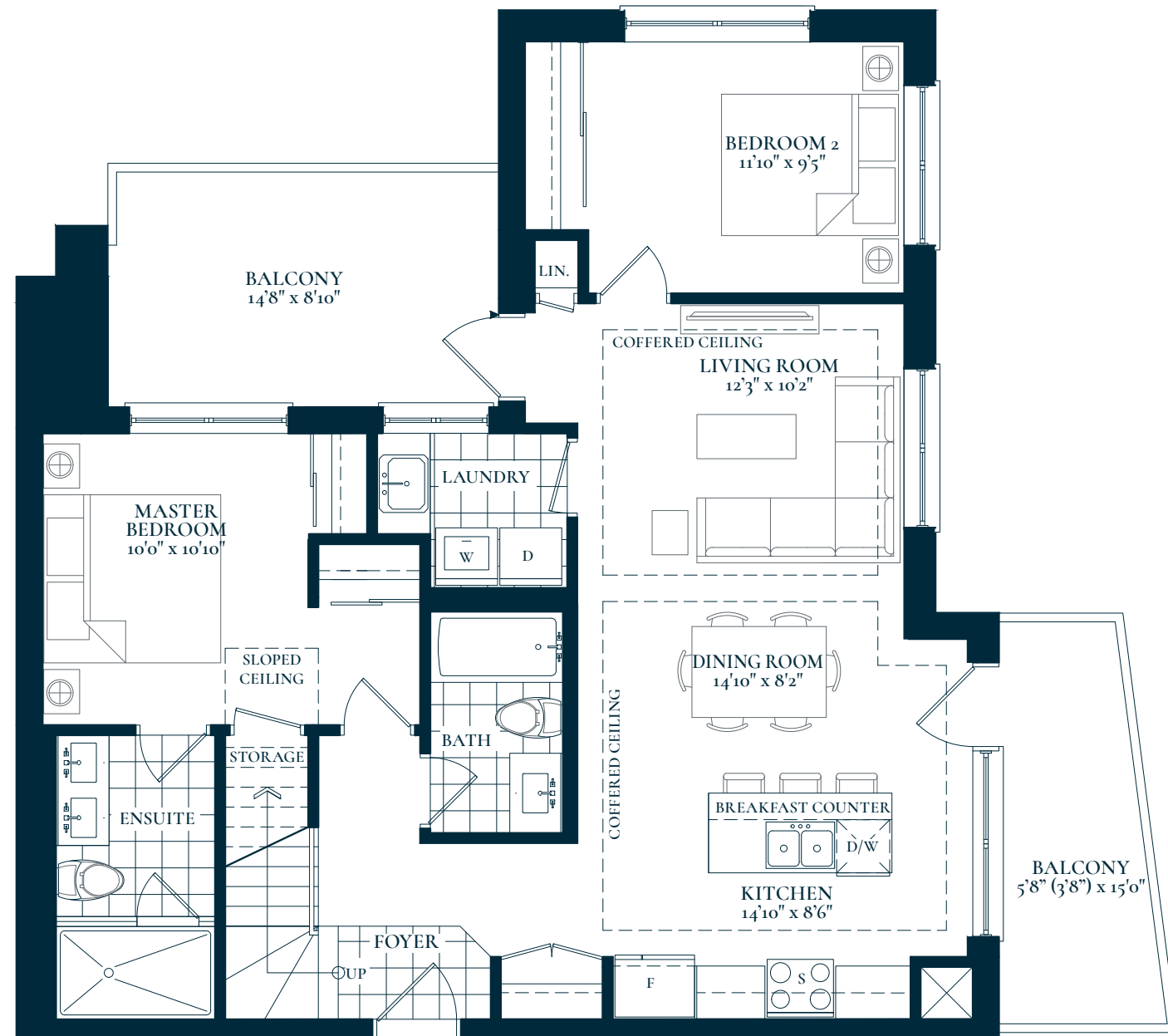
THE PENTHOUSE
COLLECTION

SPEERS

THE PENTHOUSE COLLECTION

2 Bedroom + Terrace

1196 SF INDOOR LIVING
213 SF OUTDOOR BALCONIES
1257 SF ROOFTOP TERRACE

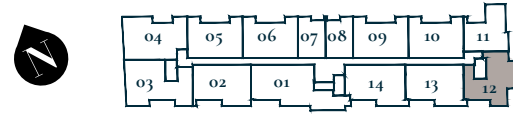
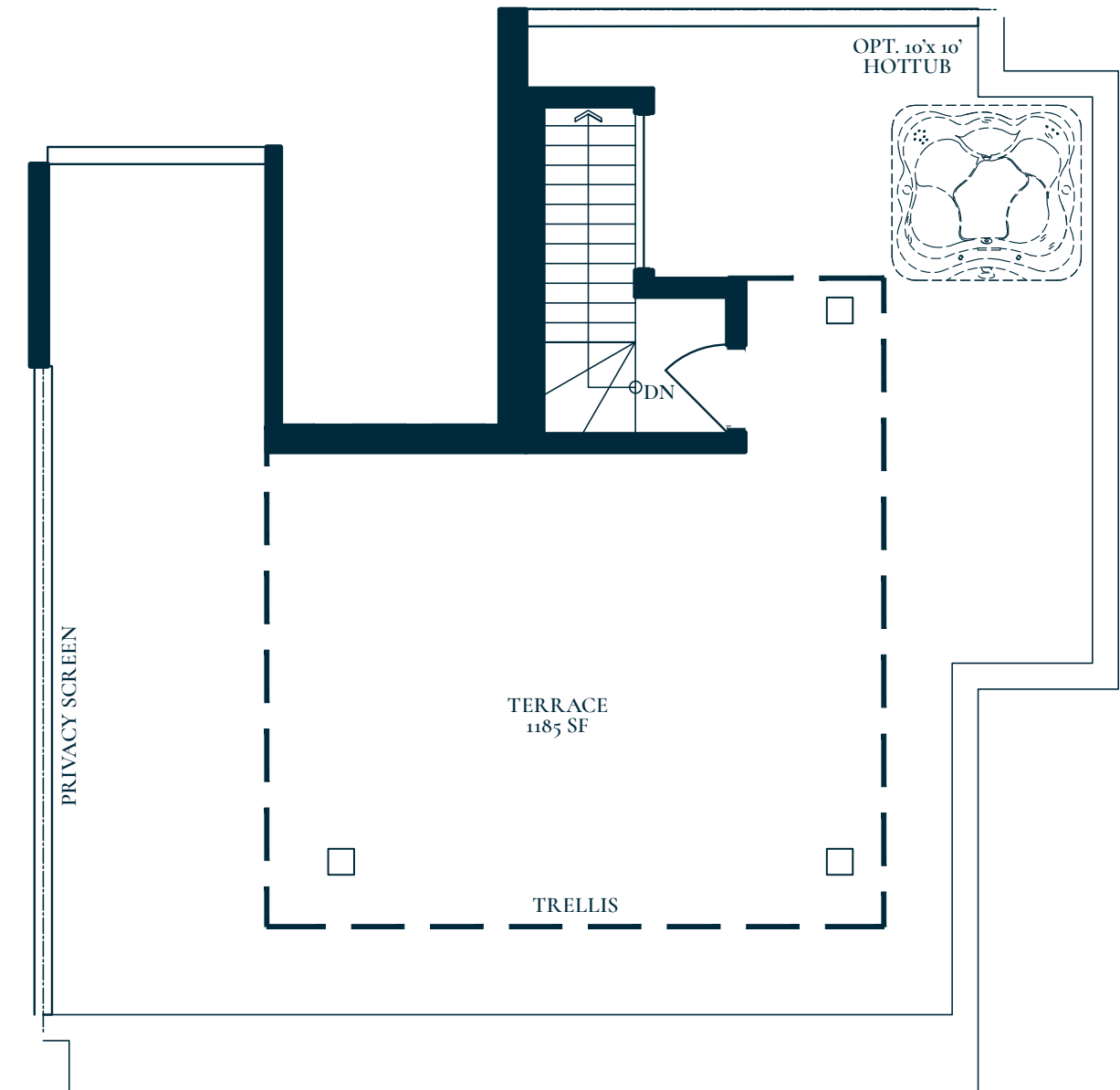
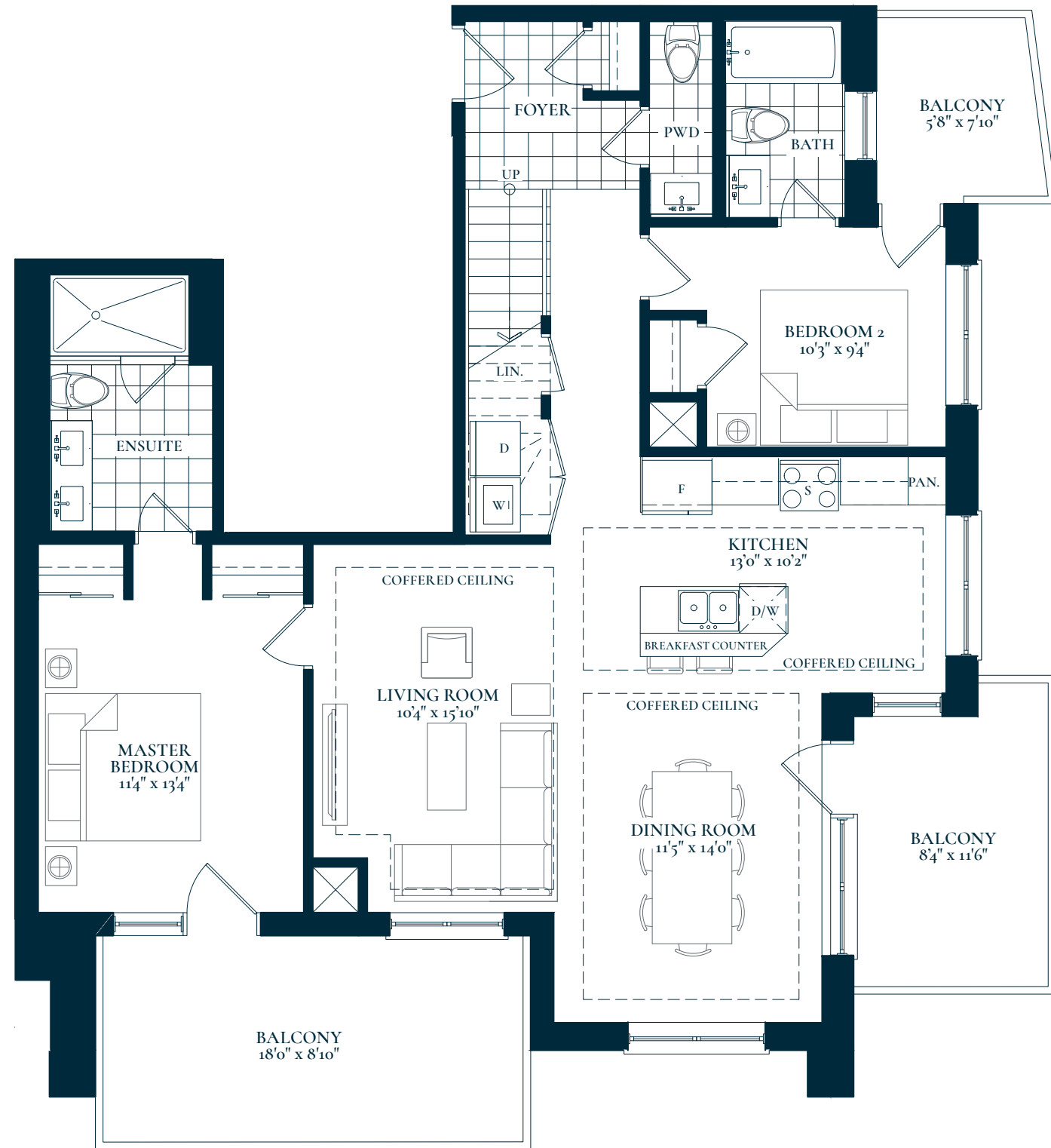


FOURTH LEVEL

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CORNWALL
 THE PENTHOUSE COLLECTION
 2 Bedroom + Terrace

1456 SF INDOOR LIVING
 180 SF OUTDOOR BALCONIES
 1185 SF ROOFTOP TERRACE

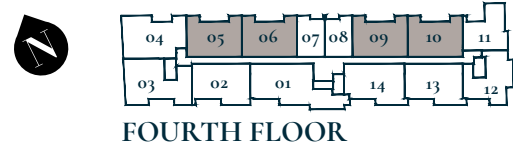
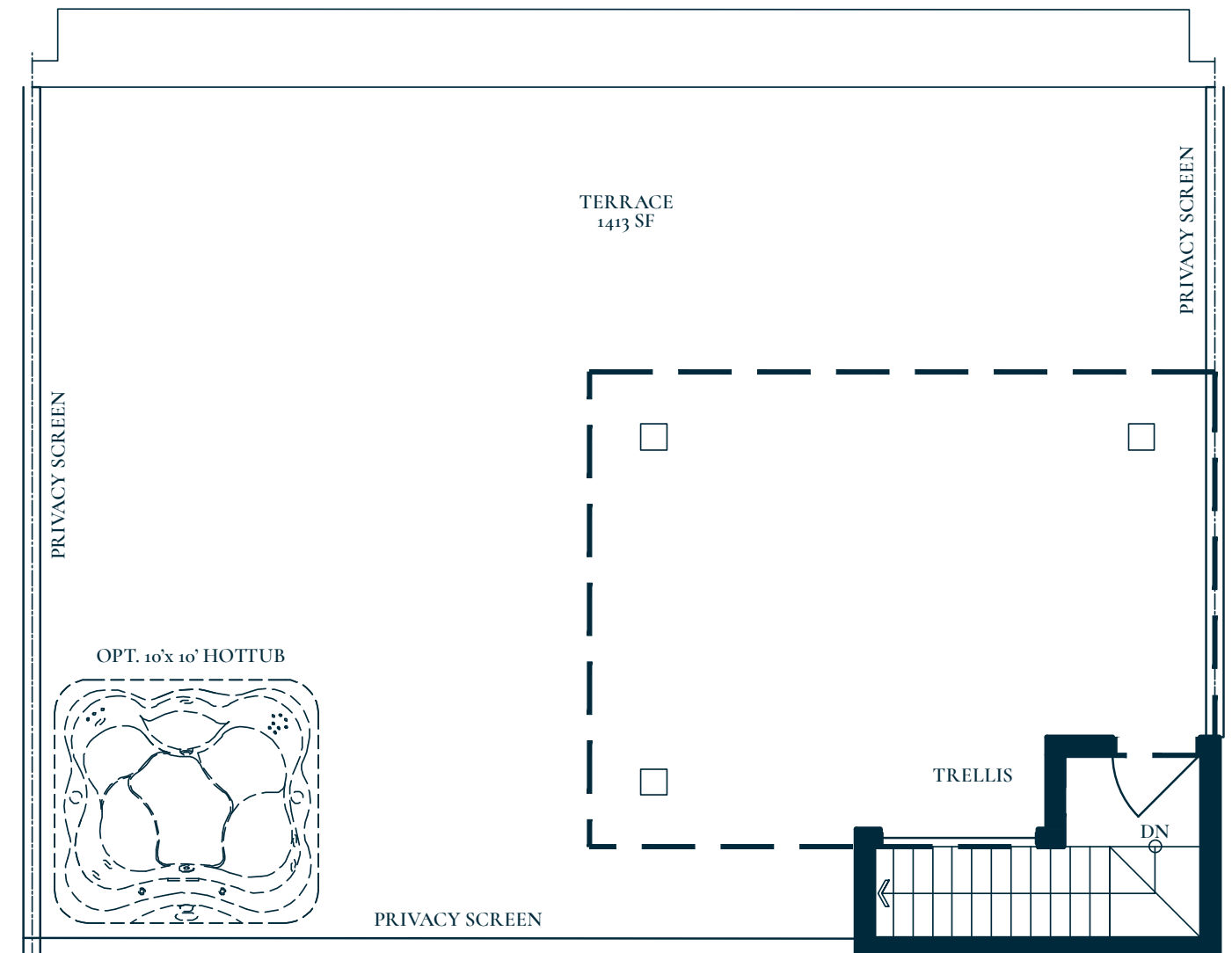
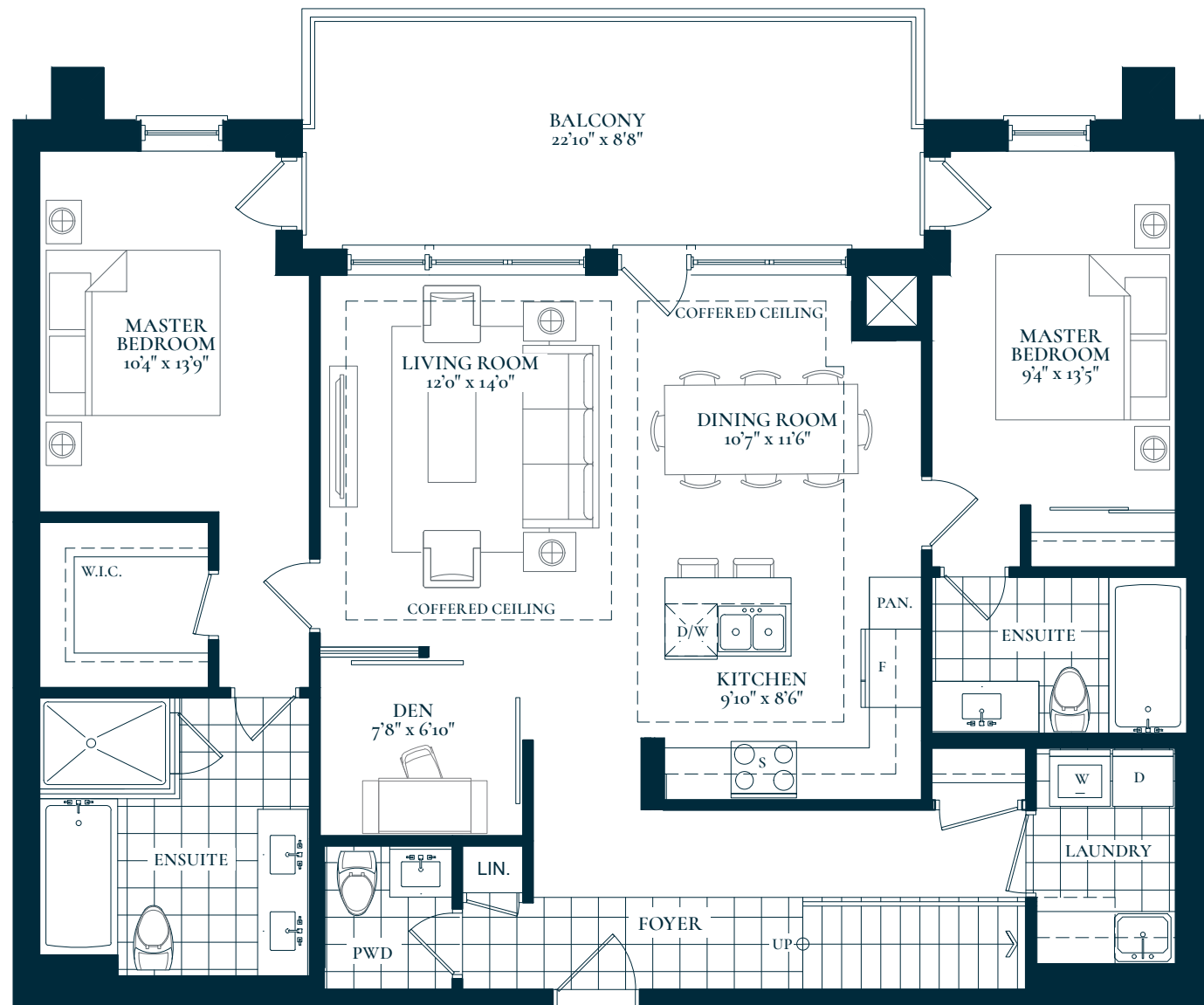


FOURTH FLOOR

All floor plans and elevations are artist's concept only. Specifications are subject to change without notice. Note that floor plan layouts and room dimensions may vary according to elevation. E. & O.E. October 2020.

ROYAL
 THE PENTHOUSE COLLECTION
 2 Bedroom + Den + Terrace

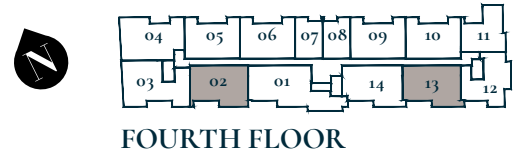
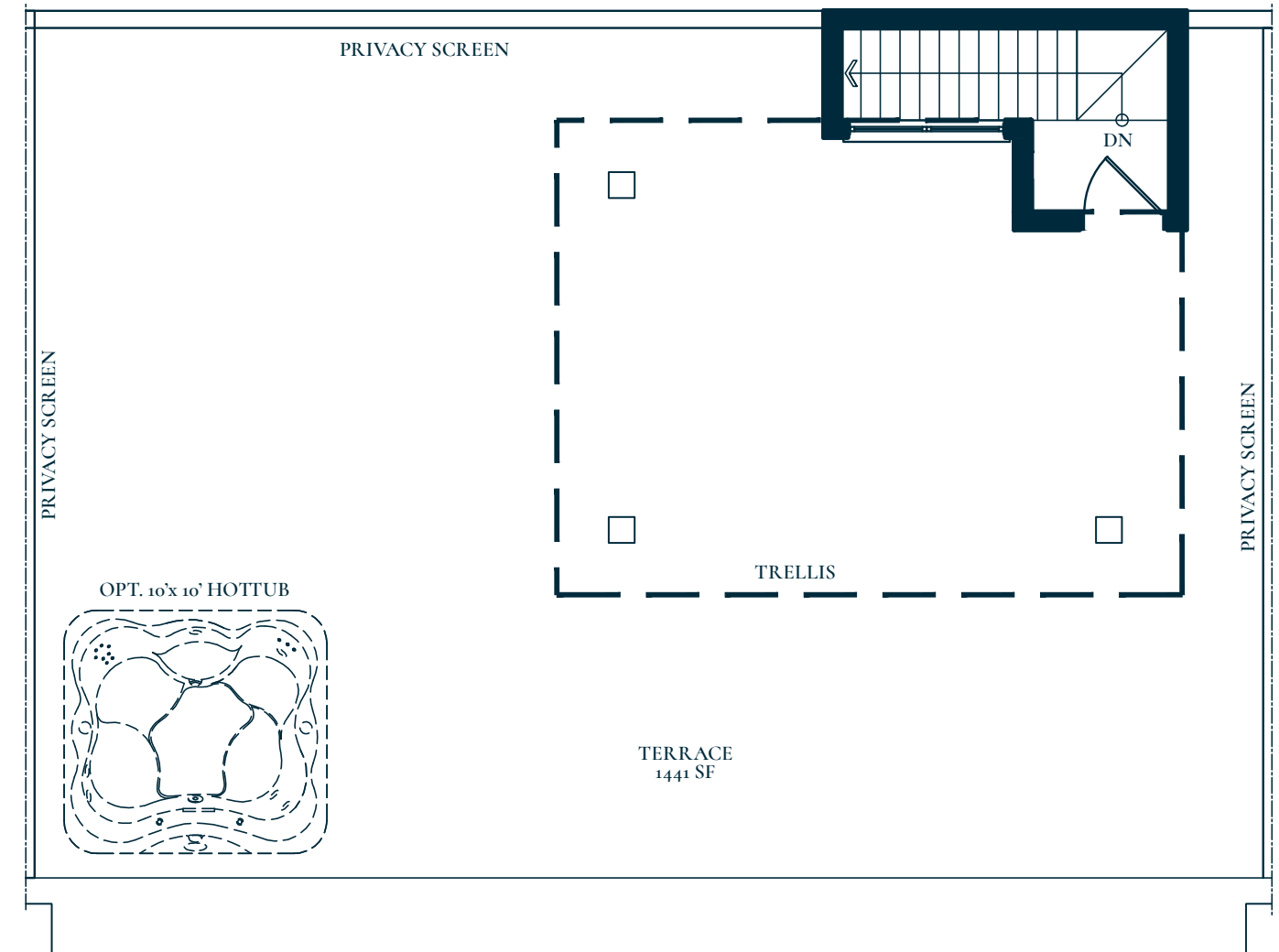
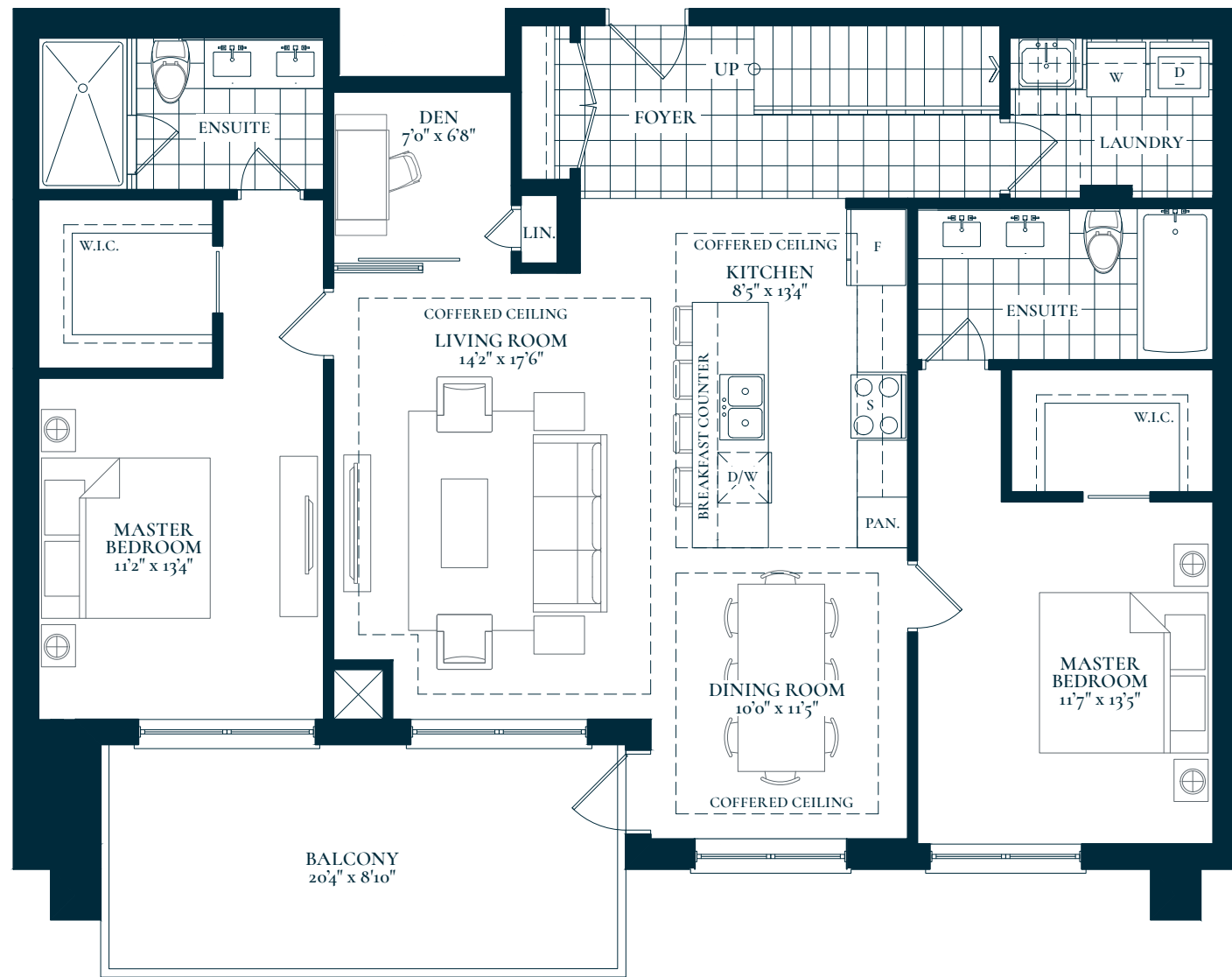
1508 SF INDOOR LIVING
 198 SF OUTDOOR BALCONY
 1413 SF ROOFTOP TERRACE



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TAPLOW
 THE PENTHOUSE COLLECTION
 2 Bedroom + Den + Terrace

1584 SF INDOOR LIVING
 180 SF OUTDOOR BALCONY
 1441 SF ROOFTOP TERRACE

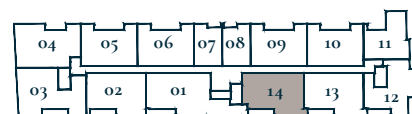
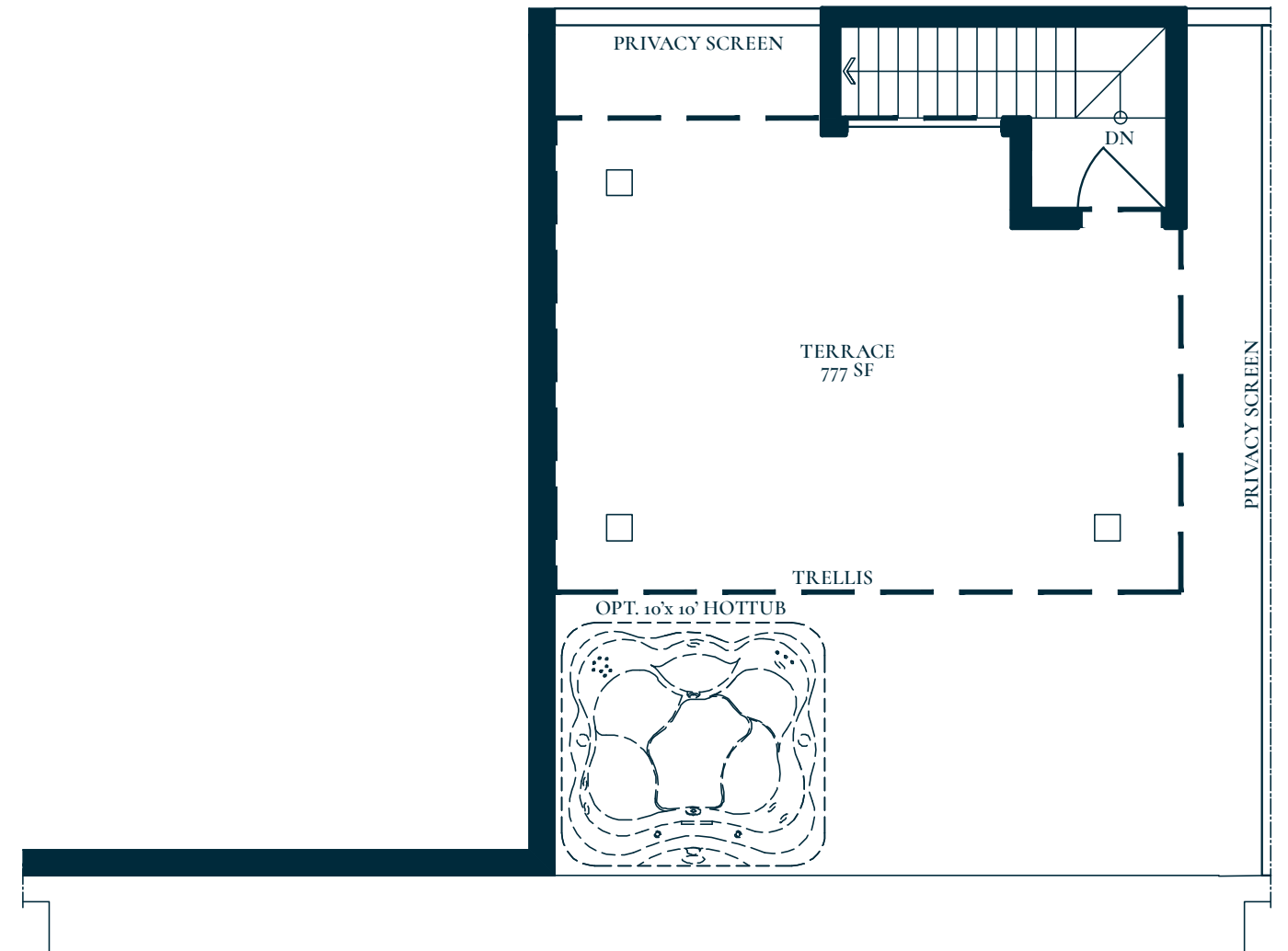
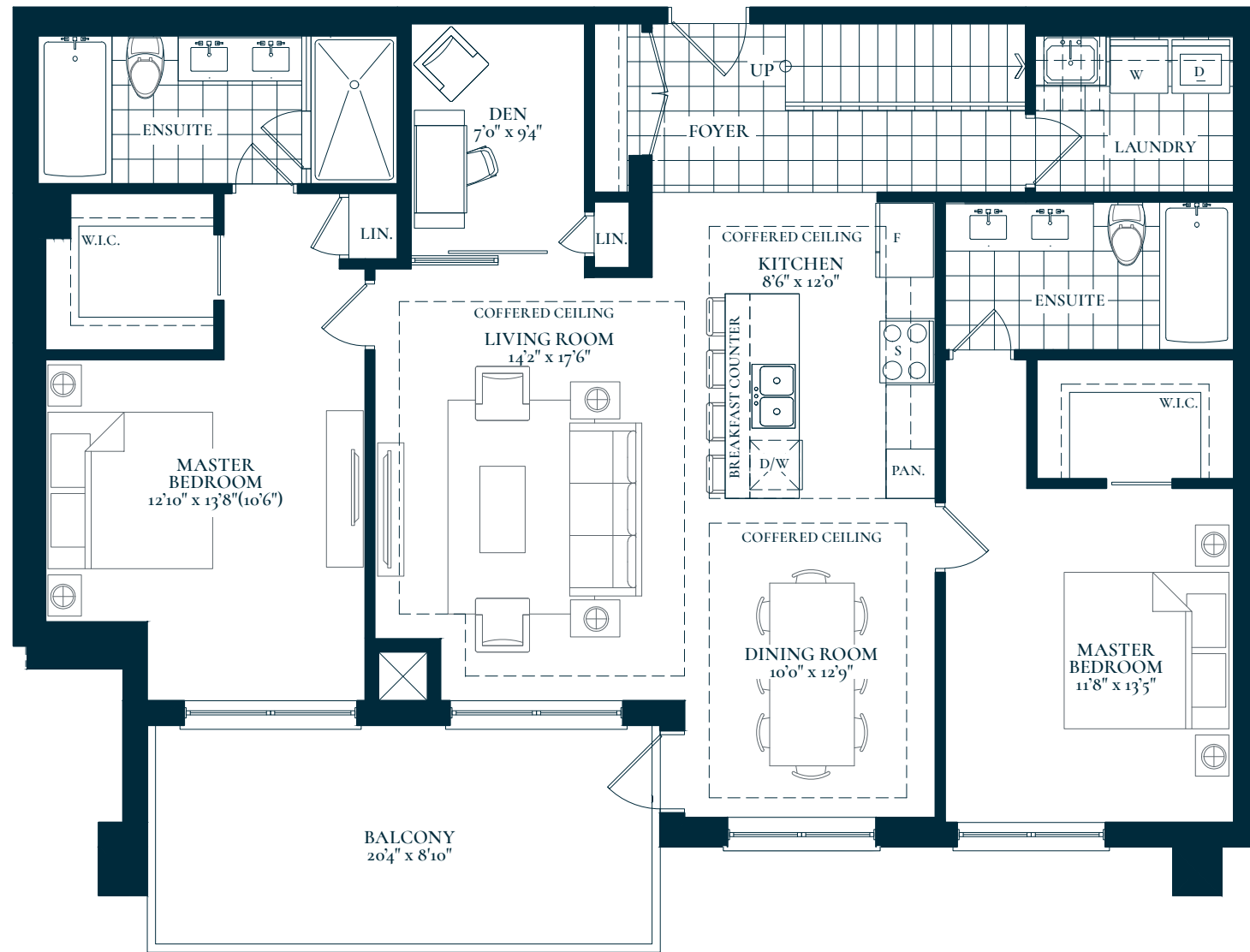


FOURTH FLOOR

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FORSYTHE
 THE PENTHOUSE COLLECTION
 2 Bedroom + Den + Terrace

1632 SF INDOOR LIVING
 183 SF OUTDOOR BALCONY
 777 SF ROOFTOP TERRACE

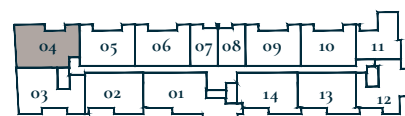
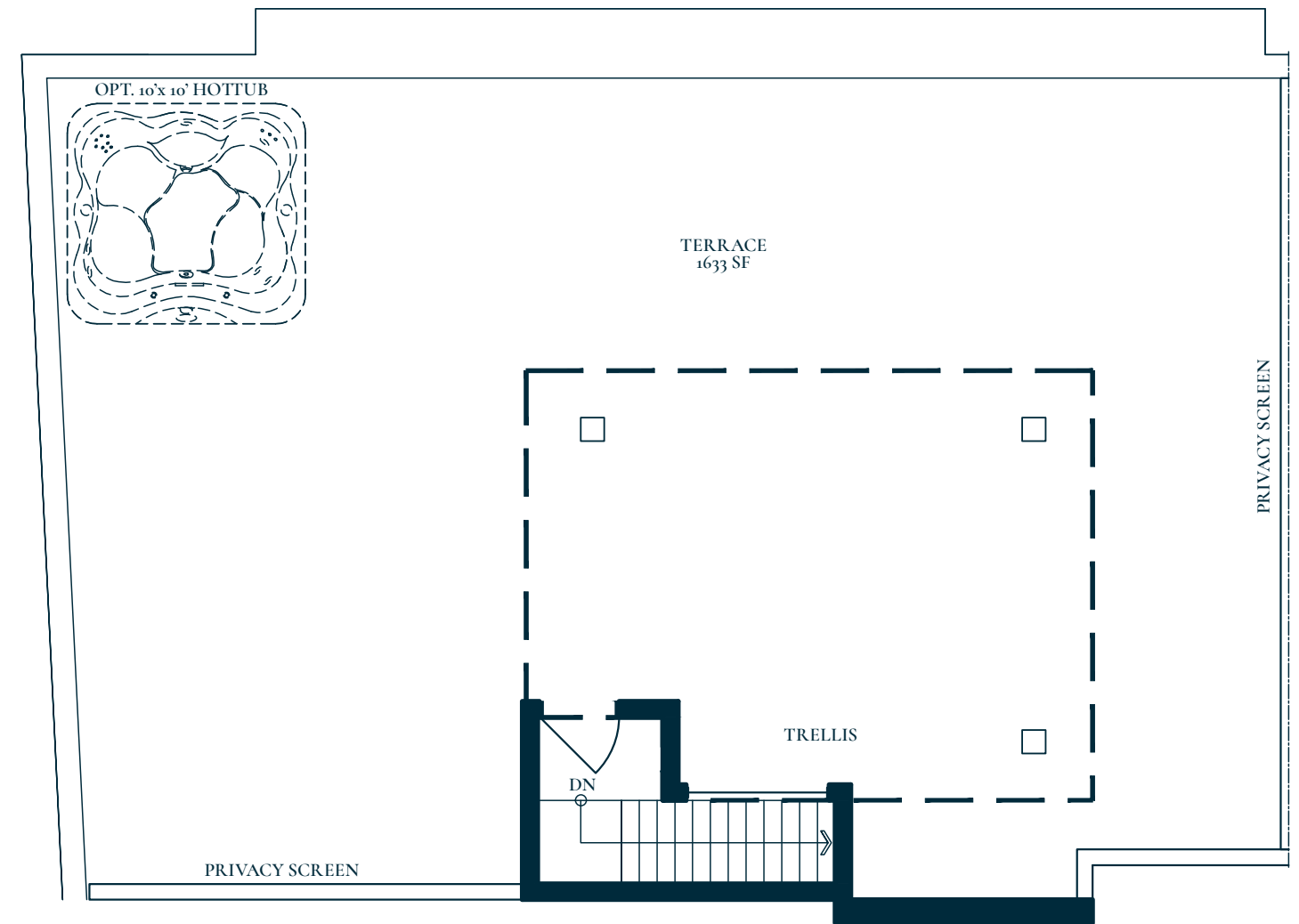


FOURTH LEVEL

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OAKVILLE
THE PENTHOUSE COLLECTION
3 Bedroom + Terrace

1753 SF INDOOR LIVING
138 SF OUTDOOR BALCONY
1633 SF ROOFTOP TERRACE

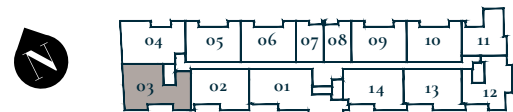
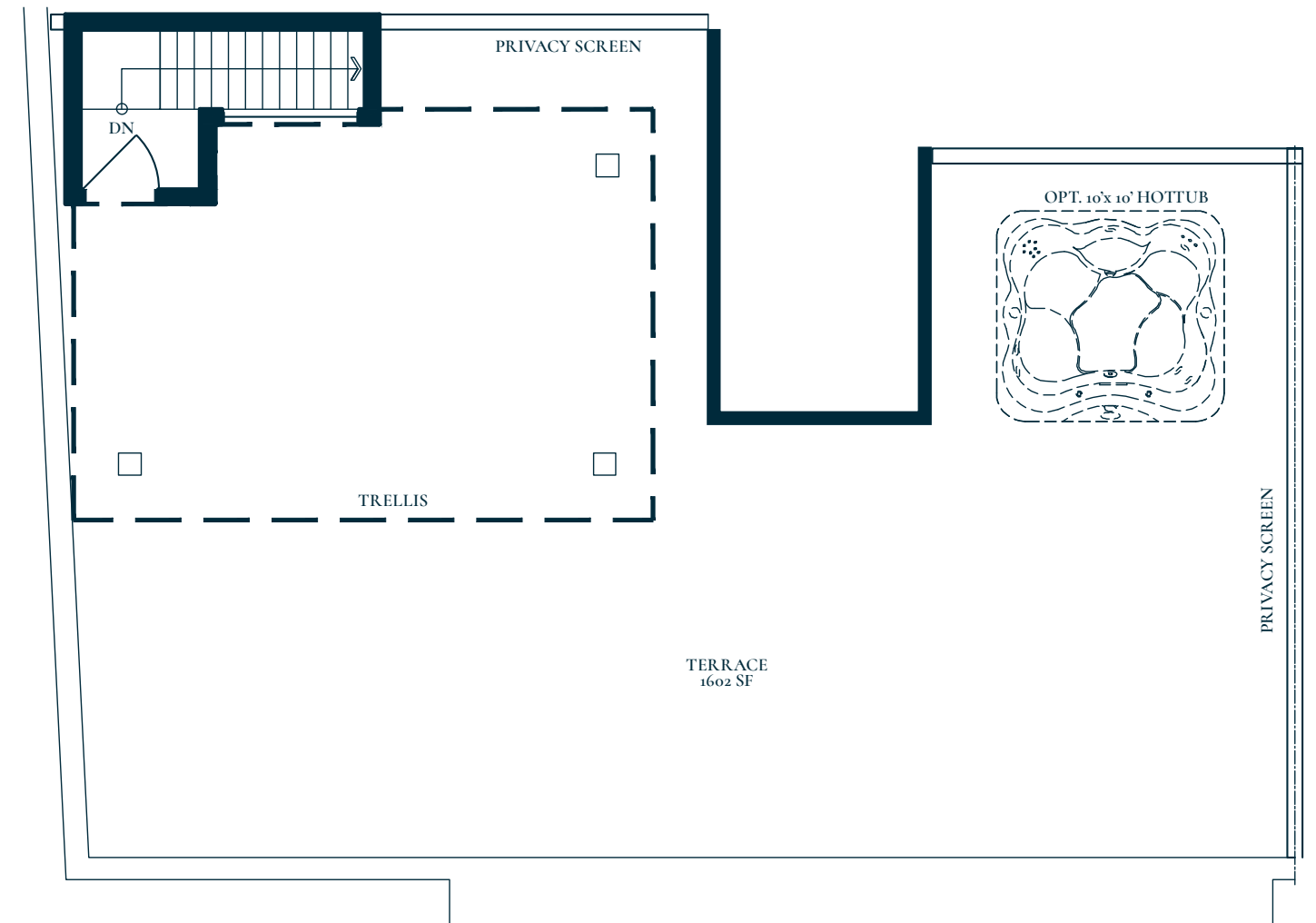
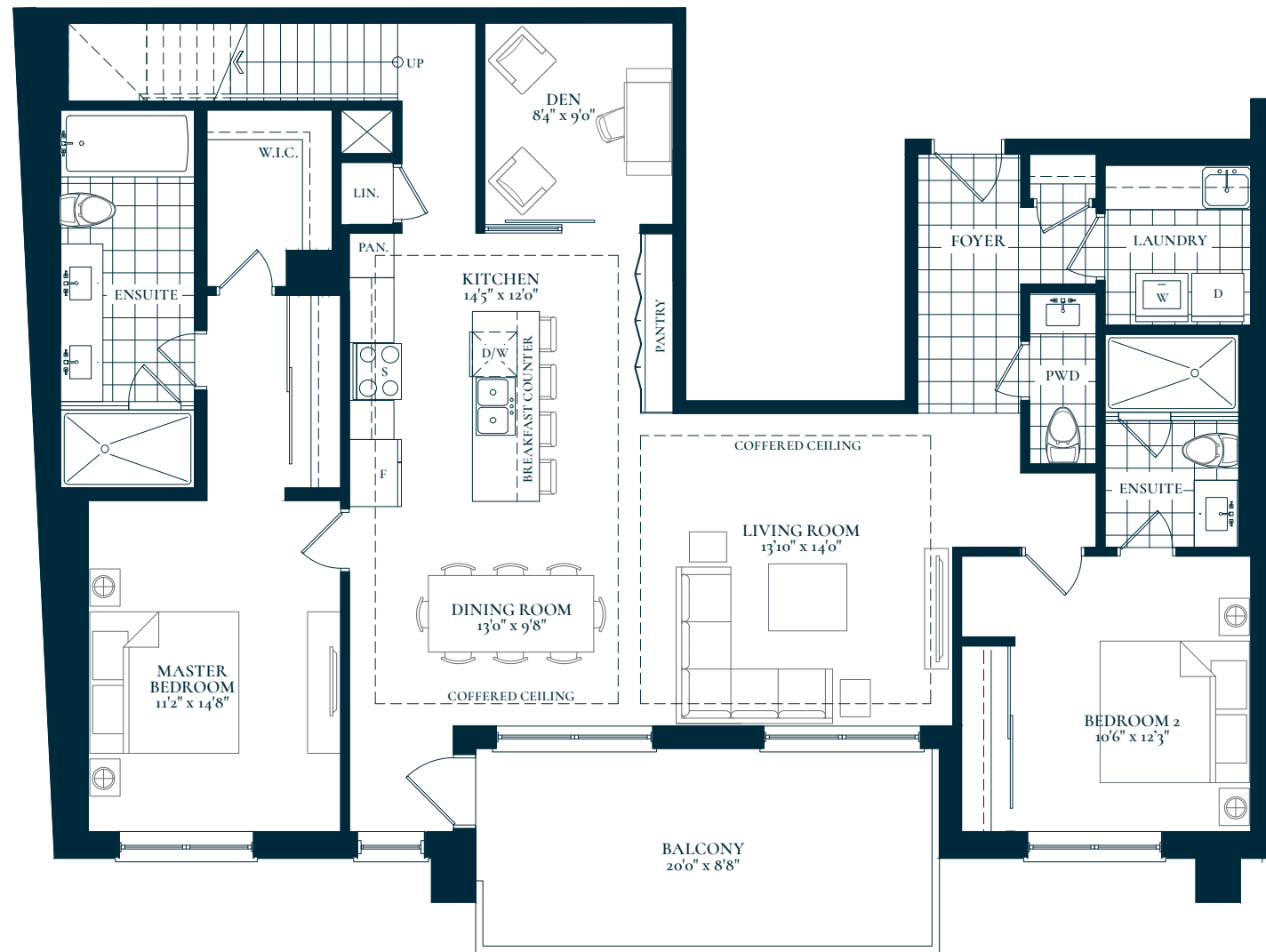


FOURTH FLOOR

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LAKESIDE
 THE PENTHOUSE COLLECTION
 2 Bedroom + Den + Terrace

1869 SF INDOOR LIVING
 177 SF OUTDOOR BALCONY
 1602 SF ROOFTOP TERRACE

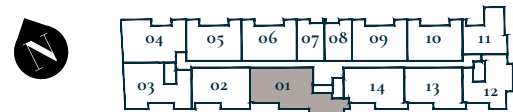
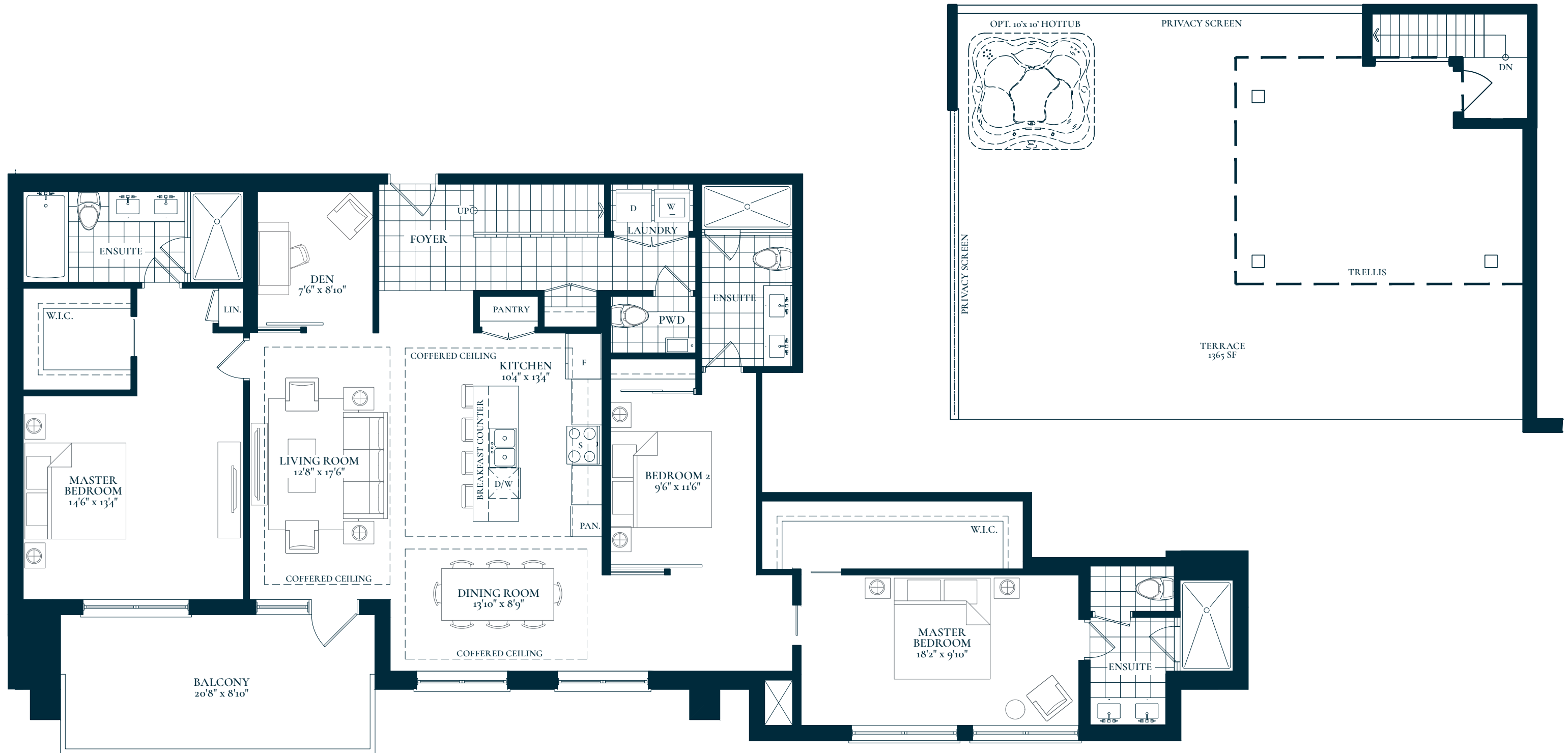


FOURTH FLOOR

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HERITAGE
THE PENTHOUSE COLLECTION
3 Bedroom + Den + Terrace

2187 SF INDOOR LIVING
183 SF OUTDOOR BALCONY
1365 SF ROOFTOP TERRACE



FOURTH FLOOR

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Rendering is artist's concept.



THE OAKVILLE ADDRESS FOR A SELECT FEW

