



# UPPER WEST SIDE 2

CONDOS AT  
OAKVILLAGE





BRANT**HAVEN**

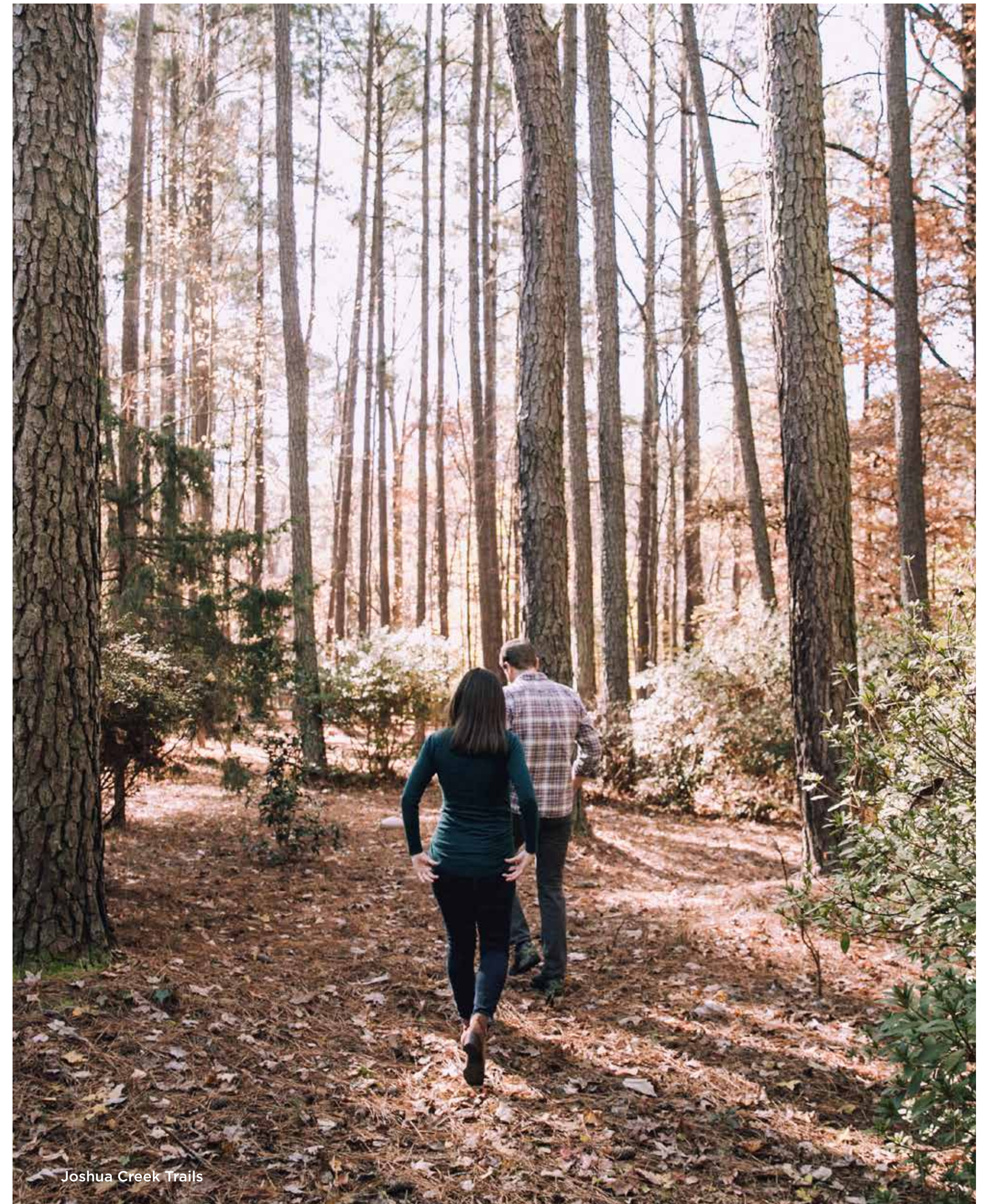
LIVE THE LIFE™ you've always dreamed of.



U  
S  
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2

Oakville Harbour

Where city and nature are in harmony. Where culture and convenience align. Where Trafalgar and Dundas meet.  
**Discover Oakville's Upper West Side Condos 2.**



Joshua Creek Trails







UPPER  
WEST  
SIDE 2

CONDOS AT  
OAKVILLE

# A NEW LEVEL OF LUXURY

Soaring above the Oakville skyline, **Upper West Side Condos 2** is a dynamic new addition to the Trafalgar Road streetscape. A stunning materiality of stately masonry and dramatic accent metal, married with expansive glazing, **UWSC2** will be the perfect complement to the Upper West Side condominium community.

Every elevation is accentuated with sweeping balconies and private terraces or patios. Residents and their guests will gravitate to high style lounging on the rooftop terrace - a showcase from which to take in the surrounding greenspaces and blue-sky vistas beyond.

Discover **UWSC2's** impressive array of suites and limited collection of two storey townhomes - all offering a transcendent lifestyle.

## Engaging Street Style Wrap around Amenities

EXPERIENCE UWSC2'S ENGAGING TRAFALGAR ELEVATION. EXPANSIVE DOUBLE HEIGHT GLAZING PROVIDES A COMPELLING WINDOW INTO THE STUNNING GROUND FLOOR AMENITY SPACES.

TRAFALGAR ROAD ELEVATION



# FRONT & CENTRE COURT

Welcome Home to **UWSC2's** Courtyard Elevation.

**Upper West Side Condo 2's** main entrance and porte cochere offer an elevated first impression and welcoming embrace for you and your guests.

The lush landscaping in the central courtyard offers a serene escape for residents and connection to the Upper West Side and Oakville master planned community. **UWSC2** is where urban and natural environments are in perfect harmony.



## Next Door to Nature

STEP OUT FROM UPPER WEST SIDES LANDSCAPED COURTYARD AND YOU'RE MOMENTS FROM OAKVILLE'S COMMUNITY POND AND EXTENSIVE NETWORK OF TRAILS AND FOREST.



WILLIAM COLSTON AVE. ENTRANCE



## Elevated Experience

THE MAIN ENTRY IS WRAPPED IN RICH MATERIALS - NATURAL WOOD AND BRICK, STUNNING GRANITE FEATURE WALL AND A CANOPY OF RIBBED GLASS FOR AN IMPRESSIVE ENTRANCE.



# ARRIVE IN STYLE

**Upper West Side Condo 2's** main entrance's striking design, rich materials and extensive use of glass introduces residents and their guests to a truly immersive experience - whether coming or going!



# DESIGN DETAILS

**Upper West Side Condos 2** courtyard lobby entrance has been designed to be a bright and airy reception.

The bespoke brick feature wall, showpiece sculptural tree atrium, ribbed glasswork and custom crafted lighting are just the beginning of an array of distinctive elements and luxury experiences that await.







TAKE A MOMENT FOR YOURSELF ON THE CUSTOM BENCHES THAT SURROUND THE INDOOR GARDEN. LINGER A LITTLE LONGER WITH FRIENDS ON THE SUMPTUOUS LOUNGERS. DAY OR NIGHT THE LOBBY LOUNGE IS AN UPLIFTING PLACE TO BE.

# SOCIAL SPACES

Consider the lobby and its surrounding spaces to be an extension of your new elevated lifestyle at home. Whether coming from the main courtyard lobby or the Trafaglar Road entrance, you will be inspired by the stunning materials, soaring spaces and seamless connections to easy indoor outdoor living.





Amenities inspired by leading design hotels of the world.







# UPBEAT WORK +PLAY

Seamlessly connected to the lobby, you'll find **Upper West Side Condos 2** co-working space and social lounge. By day, it's a multi-functional place designed for individual work, collaboration and creativity. At night, leave your work day behind and enjoy the fun, social ambience of the lounge with family and new friends. This is the place to enhance your life and create a sense of community.



**Why Commute?** THE CO-WORKING SPACE IS PROFESSIONAL AND FOSTERS PRODUCTIVITY, CONNECTIVITY AND COMMUNITY - ALL FROM THE COMFORT OF HOME.





# HIGH STYLE HOSTING

The upscale party room and entertainment lounge are designed for the exclusive leisurely pursuits of residents and their guests. This spacious ground level amenity area offers a perfect mix of high style and informal living. The entertainment kitchen, dining and bar are perfect for private events like special dinners or family celebrations. The comfortable lounge areas are ideal for quiet reading and relaxation. Spacious seating accommodates a host of friends and easy enjoyment of the big screen. Step out to the ground level terrace with its many lounge and seating areas to take the party outdoors.

## Sophisticated + Seductive

ULTRA-LUXE MATERIALS LIKE LINEN AND LEATHER, WOOD AND BRICK, RIBBED GLASS AND MATTE STEEL MAKE THE LOUNGE A DISTINCTIVE AND INVITING EXPERIENCE.



# FINESSE YOUR FITNESS

Elevate your old gym routine with a new work out regime. **Upper West Side Condos 2** ground floor fitness facility is a complete health and wellness space with state-of-the-art equipment for residents. Wrapped in towering glass and the signature brick feature wall, the New York-style movement studio will invigorate and restore your mind and body.





# ELEVATED OUTDOOR LIVING

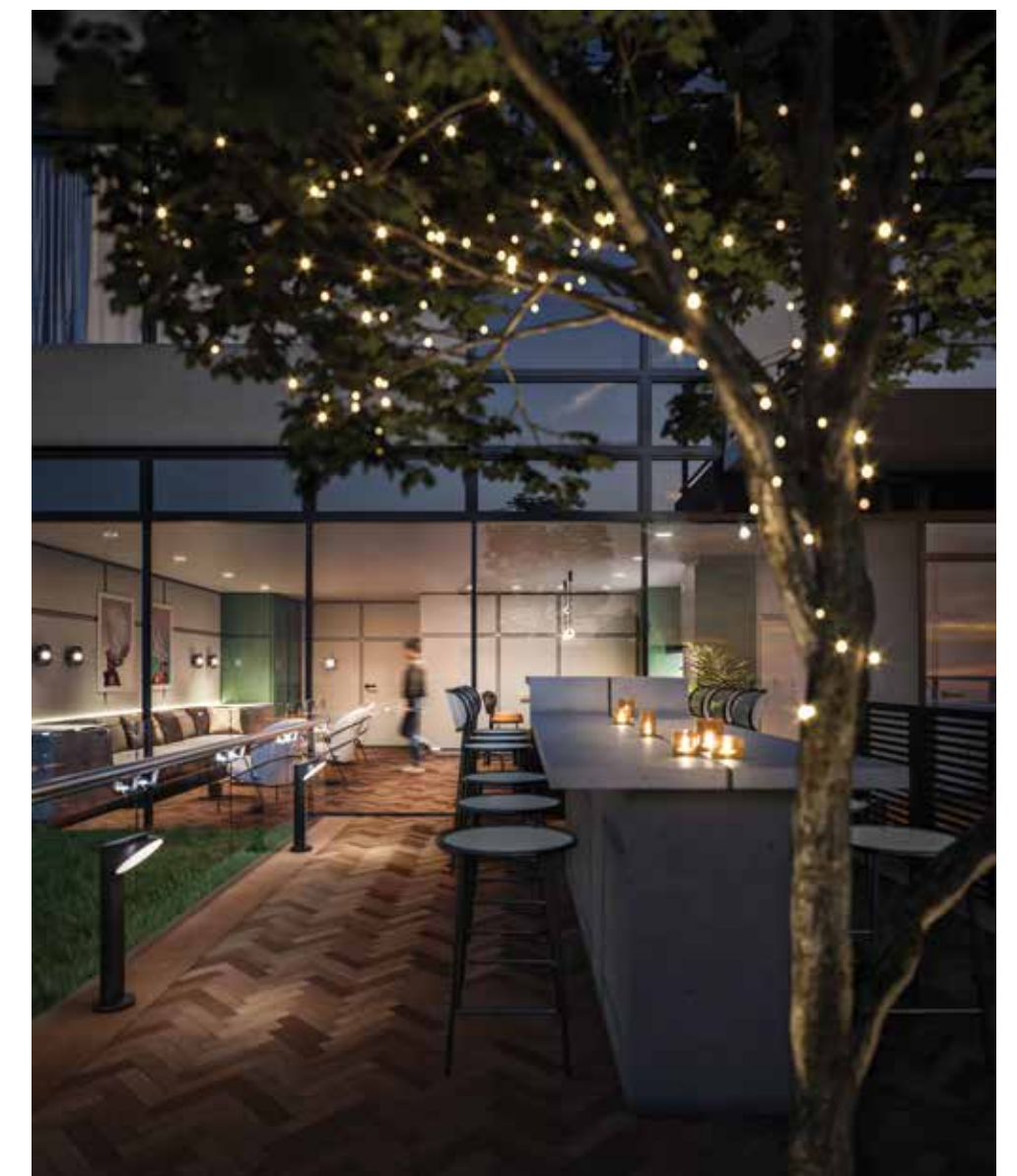
Day and night, **Upper West Side Condos 2** thirteenth-floor landscaped rooftop terrace will be your outdoor oasis. Enjoy a variety of unique experiences and spaces perched above the city skyline. Relax in comfortable and chic lounge seating. BBQ and dine in alfresco style at the stylish dining tables.

Join the conversation at the communal elevated indoor/outdoor bar. The indoor chef-inspired entertainment kitchen, cocktail bar and sleek banquette extend the outdoor living season.

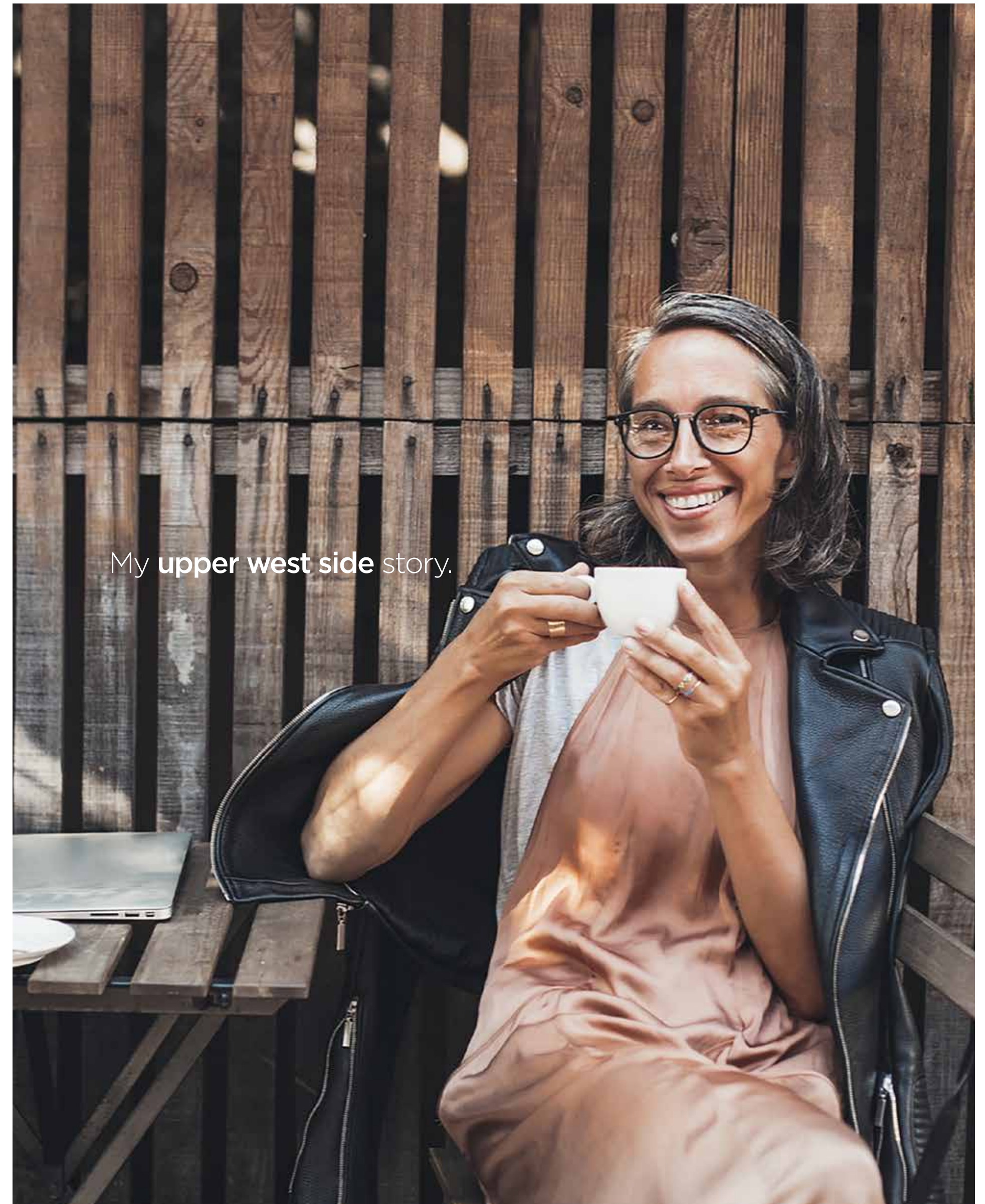


STEP OUT TO AMENITY SPACES AND ENJOY COURTYARD STYLE WITH COMFY LOUNGERS, ALFRESCO DINING AND CHIC LANDSCAPING.

Look in at the hotel-bar inspired entertainment space from the landscaped lounge or look out over the city skyline beyond from the thirteenth-floor Rooftop Terrace. Whatever your vantage point, the rooftop terrace is an airy staycation escape year round.



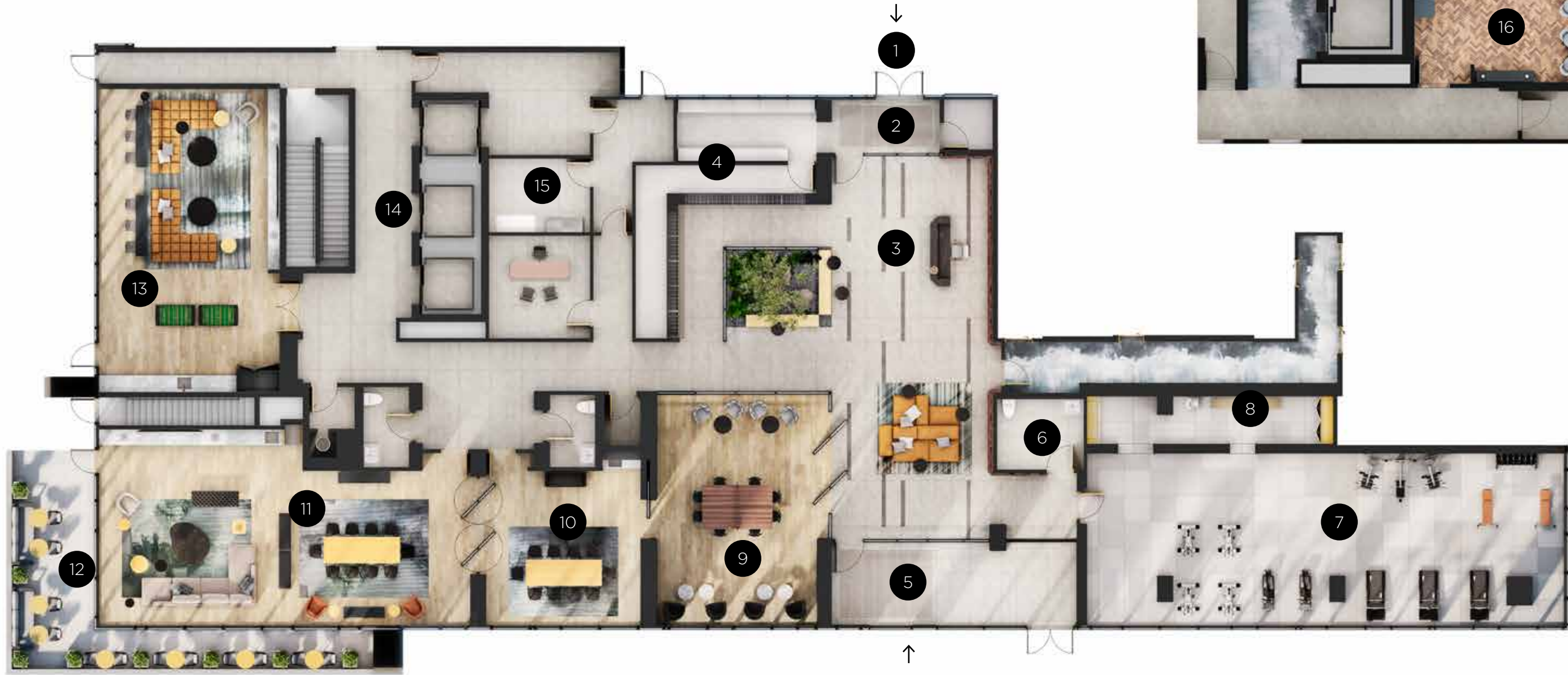






# AMENITIES ABOUND

- 1. Resident Drop Off
- 2. Main Entrance
- 3. Welcoming Lobby/Concierge Pod
- 4. Mail Room/Secure Parcel Room
- 5. Secondary Lobby Entrance
- 6. Washroom
- 7. The Movement Studio
- 8. Change Room Lockers
- 9. Coworking/Social Space
- 10. Private Dining
- 11. Party Room/Lounge/Catering Kitchen and Bar
- 12. Ground Floor Outdoor Terrace
- 13. Media Room
- 14. Elevator Lobby
- 15. Pet Wash



GROUND FLOOR AMENITIES ON TRAFALGAR RD



13TH FLOOR ROOFTOP TERRACE

- 16. Indoor Lounge/ Kitchen/Bar Banquette
- 17. Landscaped Terrace & Patio
- 18. BBQ Station





# LIVE THE LIFE™

Upper West Side Condos 2 suites have been designed to flow seamlessly with open concept living spaces, 9-foot ceiling heights, expansive windows and sweeping balconies to welcome light, air and stunning views. Fashion forward, designer selected materials are standard at **Upper West Side Condos 2**.

## Design Forward

BRANTHAVEN IS ALWAYS CONSIDERING THE ROLE OF DESIGN AND ITS RELATIONSHIP TO HOW WE LIVE AND EXPERIENCE OUR SURROUNDINGS. FUNCTION, FLOW AND NATURAL LIGHT ARE ALL CONSIDERED WHEN PLANNING SUITES. INTERIORS ARE ELEGANT TO LOOK AT, EASY TO FURNISH AND ENJOYABLE TO LIVE IN.





Our **private** refuge.





# STYLE MEETS FUNCTION

**Upper West Side Condos 2** kitchens are classically chic with furniture-style millwork and sleek materials perfectly tailored to seamlessly suit the contemporary architecture of the open plan living and dining room. Kitchens feature upgraded cabinetry choices, a selection of sleek Quartz counter surfaces, textured tile backsplash and perfect functionality in their layouts.



Every finishing touch  
is **perfectly curated** for your enjoyment.

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©<sub>2</sub>







SERENE  
**STYLISH**  
SENSUOUS

Escape the demands of everyday life with a serene spa-like bathroom. Branthaven's Fresh Thinking™ fixtures and finishes provide a luxurious, modern ensuite for your ultimate relaxing refuge. From upgraded cabinetry, solid surface counters to stylish taps and designer tiles, everything has been considered and included for your enjoyment.



# BRANTHAVEN

## DESIGN FORWARD SMART THINKING

Branthaven is committed to moving away from fossil fuels and toward a low carbon footprint. Branthaven is also committed to making our homebuyers' lives easier, smarter, and more connected. It starts by future proofing our building operating systems through the use of technology, and extends to smart and energy efficient features in your suite.

### Upper West Side Condos High Performance Built-in Technology

**BE GREEN**  
With geothermal heating and cooling, **Upper West Side Condos 2** residents can feel good and can boast a 70% to 80% carbon reduction over a conventional building.

**SMART SAVINGS**  
Investing in geothermal means lower long-term operating costs and reducing the exposure to future unpredictable energy, water and maintenance costs.

**CONDO CONFIDENCE**  
The geothermal provider offers a full operational and performance guarantee so your condo board and residents will have built-in peace of mind.

**BUILDING RECYCLING**  
Branthaven is committed to creating cleaner, healthier and environmentally friendly building recycling programmes.

**SMART LIGHTING IN HALLWAYS**  
**Upper West Side Condos** has wayfinding comfort and smart features like motion lighting that is activated by movement. Illumination will increase as a person walks the corridor to their suite. Saving energy while adding better user-friendly experience.

**ELECTRONIC VEHICLE CHARGING STATIONS**  
**Upper West Side Condos** will be Electric Vehicle Ready – Homeowners can pay to add a handy charging station.



### BRANTHAVEN SMART CONNECT™

Your **Upper West Side Condos** suite comes outfitted with smart home technology that allows you to access your home's technology functions from anywhere in the world.

**LOBBY ENTERPHONE**  
Communicate with visitors with live, one-way video from the lobby or parking garage.

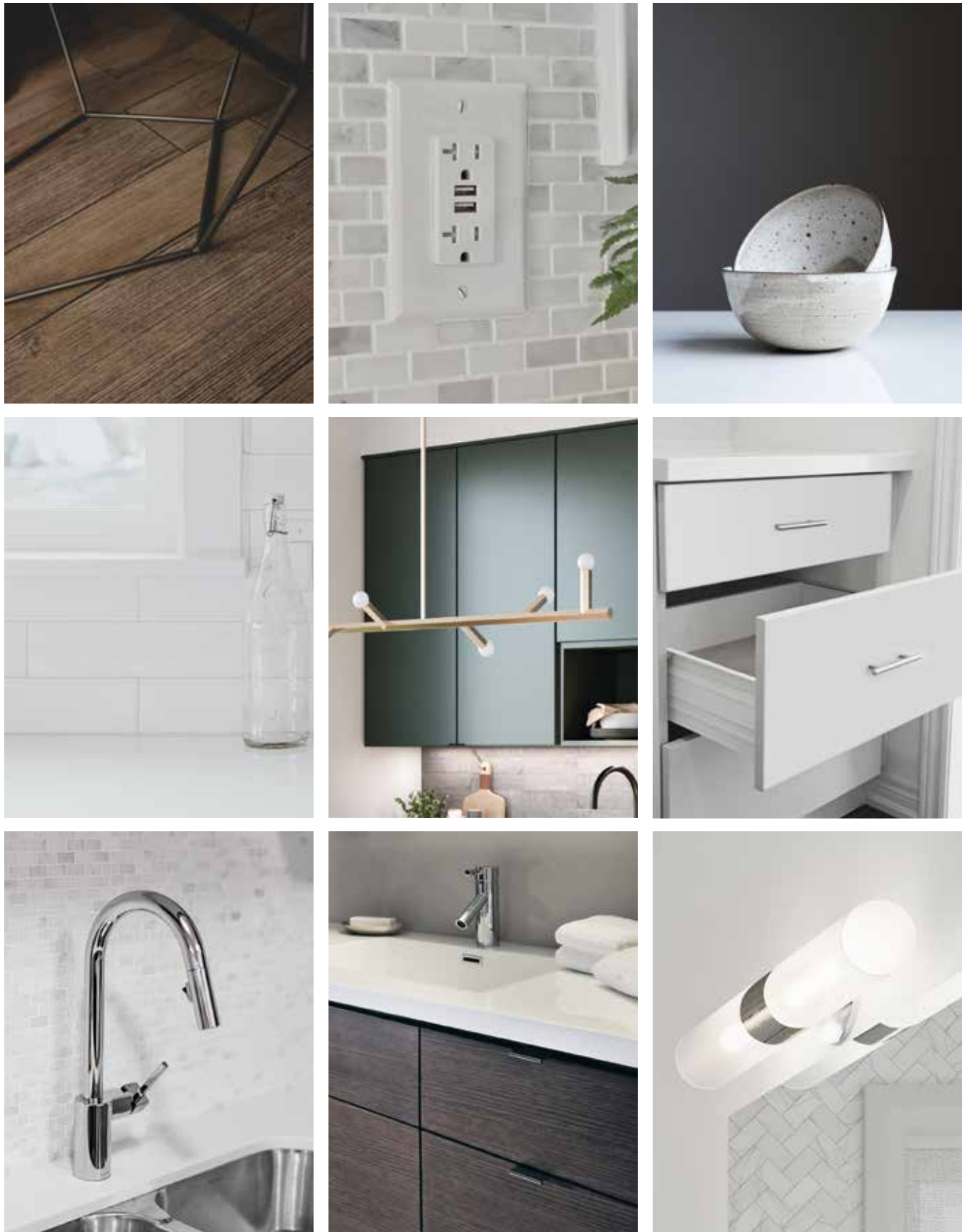
**SUITE SECURITY**  
Get notifications when your suite door is locked or unlocked.

**IN-SUITE SYSTEM CONTROL TOUCH PAD**  
Your suite can be automatically set to arm the security system, adjust the thermostat to energy saving mode and power down non-essential lighting. (additional feature through supplier)

**IN-SUITE INTELLIGENT PARTNER**  
There's more – your in-suite system also lets you receive notifications about the building, parcel delivery, book facilities, check suite manuals and even receive the weather forecast – all from your touch pad or smart phone app.

**KEYLESS ENTRY**  
Your suite is equipped with a digital smart lock. Unlock with your own password or your smartphone. Create and manage custom access codes for service providers like your housecleaner or dog walker, visiting friends or family members.





# LUXURY LIVING

- Wide plank, wear resistant laminate flooring
- Integrated USB charging port
- Contemporary Quartz solid-surface kitchen countertops from Branthaven's Caesarstone Collection
  - 3"x6" subway tile backsplash in coordinated palettes
  - 39" extended height upper cabinets
  - Deep drawers convenient for storing pots and small appliances
- Moen 'Align' chrome finish, single lever high arc kitchen faucet & single handle vanity faucet in bathrooms
- Contemporary Chrome finish towel bar and paper holder
- Modern vanity cabinet with storage drawers
- Cultured Marble countertop with integrated cube sink
- Square edge vanity mirror
- Designer wall mounted light fixture above mirror
- Shower enclosure with semi-frameless glass sliding door and acrylic base
- 2"x16" modern-style tile walls and ceiling pot light
- Hotel-style chrome corner caddy in shower



## Branthaven's Fresh Thinking™

BUILT-IN STANDARDS AT NO EXTRA COST. FROM COUNTERTOPS TO CABINETS, TAPS TO TILES, FLOORING TO FIXTURES, EXPERIENCE EVERLASTING STYLE WITH THESE EXCLUSIVE BRANTHAVEN STANDARDS. YOU'LL APPRECIATE THEM EACH AND EVERY DAY.



# UPTOWN OAKVILLE IS SOARING

UPPER WEST SIDE CONDOS IS ON THE EDGE OF OAKVILLE,  
BRANTHAVEN'S AWARD-WINNING, MASTER-PLANNED COMMUNITY.

Phase 1 is now complete with modern townhomes nestled amongst landscaped streets, 1.5 km of internal nature trails and a destination community pond. This is the setting for **Upper West Side Condos**. A transformative new community bursting with parks, greenspaces, modern design and inspired architecture. Where young people, families and down-sizers want to put down roots. Here you'll find everything you want in a new home community right at your doorstep.



**NEXT TO NATURE**  
EXPLORE JOSHUA  
CREEK'S FOREST



**TRUE SENSE OF PLACE**  
COMMUNITY PARKS  
& PONDS



**STEPPING OUT**  
YOU'RE CONNECTED TO  
OAKVILLE'S PATHS  
AND TRAILS



**TEE UP**  
WORLD CLASS PUBLIC GOLF  
COURSES - GLEN ABBEY,  
PIPER'S HEATH AND MORE...



**EXPLORE MORE**  
300 KMS OF MULTI-USE  
TRAIL AND BICYCLE  
PATHS



**STEPPING OUT**  
CYCLE THE  
ESCARPMENT

DISCOVER YOUR LOCAL NEIGHBOURHOOD



**TRANSIT  
CONNECT**  
CLOSE TO HIGHWAYS  
401/403/407



**GET GO-ING**  
IT'S EASY. TAKE  
THE EXPRESS  
TO TORONTO



**BUSINESS CLASS**  
NEARBY PEARSON  
INTERNATIONAL



**EVERYDAY  
ESSENTIALS**  
LONGOS AND  
FARMERS' MARKETS



**STATE-OF-THE-ART**  
HEALTH CARE, SPORTS  
FACILITIES, PUBLIC,  
PRIVATE AND FRENCH  
SCHOOLS





# CANADA'S BEST PLACE TO LIVE



Celebrate the very best quality of life. Year over year, Oakville is ranked as one of Canada's "Best Places to Live". Cultured, cosmopolitan and connected, Oakville is prized for its enviable lifestyle.

Everything you want for a quality life is within reach from **Upper West Side Condos'** convenient location. Old Oakville and the lakefront are nearby with an abundance of restaurants, shopping and social nightlife. Prestige schools, state-of-the-art community centres and the Oakville Trafalgar Memorial Hospital close at hand for all your wellness and educational needs. For commuters, Oakville Transit is at your door and there's easy access to the Oakville Trafalgar GO Train or Hwy's 403, 410 and the QEW.





# DISCOVER DOWNTOWN OAKVILLE



The Ten Spot Beauty Bar



Anthropologie. Credit: Graham Dunn / Spring 2019 Campaign



7 Enoteca. Authentic Italian Restaurant

Stoney's Bread Company



Civello Salon + Spa



Greenhouse Juice CO.

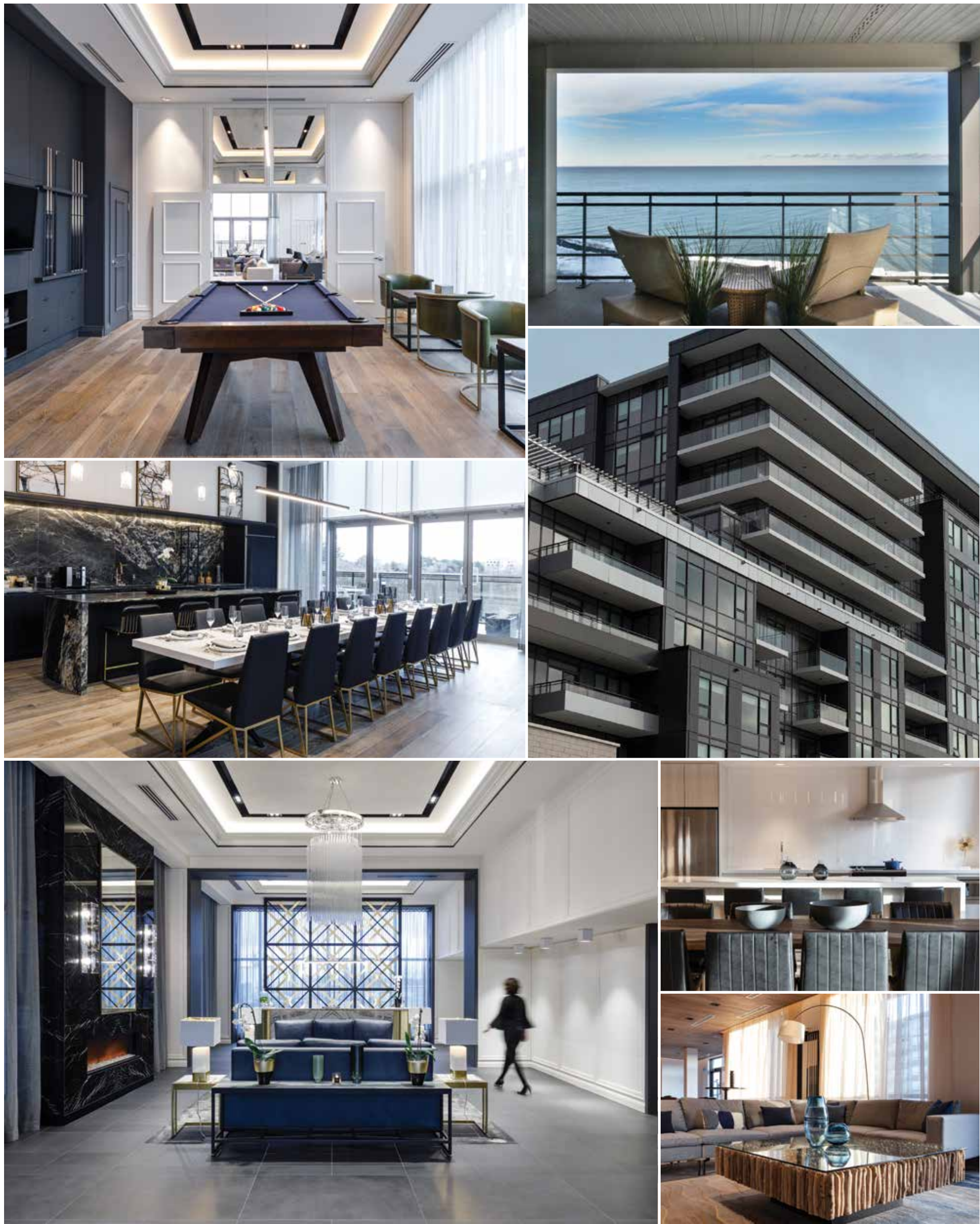
- STREET LIFE** - Enjoy four seasons of festivals
- GOURMET FARE** - Artisan cheese, organic veggies, bakeries and butchers
- BISTRO BRUNCHES** - Your choice of casual foods and flavour
- DELICIOUS** - Fine dining and culinary delights
- SPECIALITY SHOPS** - Home décor, fashion, beauty and more
- FASHIONISTA** - High end tastes and tailor made too
- GALLERIES GALORE** - Experience the fine arts
- PLAYS, PERFORMANCE** - Exhibitions and concerts
- ICONIC PLACES** - Meet you in the centre
- SHORE THING** - Waterfront parks, promenades and marinas

L'Occitane en Provence



Ricarda's Restaurant & Bakery





# BRANTHAVEN

For almost 50 years, Branthaven has made its mark in the homebuilding industry with our own brand of design-forward developments. From our inception as a master builder of one-of-a-kind estate homes, Branthaven has developed and delivered a broad portfolio of quality single-family homes, master-planned communities, classic and contemporary townhomes, boutique condos and luxury rental residences. Along the way we have earned our reputation as an award-winning, trusted brand and a sought-after home builder across Southern Ontario.

**Branthaven's** commitment to innovate and improve every detail in home design and the building process ultimately shapes the way our homeowners can live life through better living spaces. We are constantly re-imagining today's homes with our life centric interiors and design savvy **Fresh Thinking™** features. The pillars of our brand - Quality, Value, Integrity and Pride are the very foundation of our customer experience and our industry-wide reputation for homebuilding excellence.

As we approach our milestone 50th anniversary, we will continue to bring exceptional talent, leadership and dedication to every community and provide our homebuyers with "The Best Built Home at Any Price".

LIVE  
THE  
LIFE™



# BRANTHAVEN

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CRAFTED **FOR YOU**  
BUILT BY **BRANTHAVEN**

FIND YOUR  
HOME ON  
THE **UPPER**  
**WEST SIDE**

UWSC Sales Centre: 351 Dundas St E Oakville, ON L6H 7E3 | [Branthaven.com](https://www.branthaven.com)

All renderings are artist's concept. Sizes, materials and specifications are subject to change without notice. E.&O.E.