



STATIONSIDE

neatt²

LIMITED TIME INCENTIVES

EASY EXTENDED DEPOSIT STRUCTURE

\$5,000.00 WITH OFFER, BALANCE TO 5% IN 30 DAYS, 5% IN 365 DAYS, 2.5% IN 545 DAYS, 2.5% IN 720 DAYS, 5% AT OCCUPANCY

CAPPED DEVELOPMENT CHARGES & PARKLAND CONTRIBUTIONS

1 BEDROOM UNITS = \$10,000.00
2 BEDROOM UNITS = \$12,000.00

FREE SPECIAL ASSIGNMENT PROVISION

LEGAL FEES ONLY
\$1,500.00 + HST

RIGHT TO LEASE DURING OCCUPANCY

FREE, NO CHARGE
\$0.00 + HST



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

PARKING INCLUDED

FOR ALL UNITS 516 SQ FT AND LARGER

STORAGE LOCKER INCLUDED

FOR ALL UNITS 522 SQ FT AND LARGER

5 FREE APPLIANCES

30" STAINLESS STEEL REFRIDGERATOR, 30" STAINLESS STEEL ELECTRIC RANGE, B/I STAINLESS STEEL DISHWASHER, STAINLESS STEEL MICROWAVE HOOD FAN, WHITE STACKED WASHER/DRYER

FREE BICYCLE STORAGE

LARGE BICYCLE STORAGE AMENTITY SPACE
1:1 RATIO

Speak to a Sales Representative for further details.

Neatt Communities, in its sole discretion, reserves the right to alter or cancel these at any time in whole or in part without prior notice. E. & O. E. 11.02.2023 V1



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE

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spectrum
sky



STATIONSIDE

PRICE LIST

ONE BEDROOM

MODEL	LEVEL	VIEW	BATH	INTERIOR SQ. FT.	EXTERIOR SQ. FT.	STARTING FROM
H-447	2-23	WEST	1	447-451	47-49	\$484,490
N-458	2-23	WEST	1	462-463	129	\$502,490
N-472-J	1	WEST	1	472	JULIETTE	\$496,990
D-521	2-23	WEST	1	516-523	104-118	\$557,490

ONE BEDROOM + DEN

MODEL	LEVEL	VIEW	BATH	INTERIOR SQ. FT.	EXTERIOR SQ. FT.	STARTING FROM
E-576	1-23	EAST	1.5	573-577	50-172	\$613,990
B-601-J	2-23	EAST	1.5	601	JULIETTE	\$638,490
B-605	1-7	EAST	1.5	601-617	49-172	\$640,490
P-605	1-23	EAST	1	601-616	54-175	\$630,490
Q-659	4-23	EAST, NORTH	1.5	659-670	46-340	\$691,990

TWO BEDROOM

MODEL	LEVEL	VIEW	BATH	INTERIOR SQ. FT.	EXTERIOR SQ. FT.	STARTING FROM
S-697	7-23	EAST, SOUTH	2	697	61-98	\$718,990
S1-710	1-6	EAST, SOUTH	2	709-710	48-192	\$725,990
R-699	3-23	WEST, SOUTH	2	710-717	190-255	\$734,990
R-713	7-23	WEST, NORTH	2	713	49	\$732,990
R1-713	1-2	WEST, SOUTH	2	709-713	70-191	\$728,990
R1-726	4-6	WEST, NORTH	2	726	48	\$741,490
R2-782	3	WEST	2	782	478	\$799,990

PARKING IS INCLUDED IN THE PURCHASE PRICE FOR ALL MODELS 516 SQ FT AND LARGER
STORAGE LOCKER IS INCLUDED IN THE PURCHASE PRICE FOR ALL MODELS 522 SQ FT AND LARGER
Floor and Balcony Premiums Apply, Speak to Sales Representative for Details

DEPOSIT STRUCTURE: \$5,000 ON SIGNING 2.5% IN 545 DAYS
 BALANCE TO 5% IN 30 DAYS 2.5% IN 720 DAYS
 5% IN 365 DAYS 5% AT OCCUPANCY

TENTATIVE OCCUPANCY: JUNE 2027

MAINTENANCE: \$0.60 PER SQUARE FOOT, PER MONTH - INCLUDES: 24 HOUR CONCIERGE SERVICES, FULL TIME PROPERTY MANAGEMENT, MAINTENANCE OF ALL COMMON AREAS, SNOW AND GARBAGE REMOVAL.
 NOTE: WATER, HYDRO, HEATING/COOLING ARE METERED SEPARATELY.
 \$48.99 PER MONTH FOR PARKING, \$19.99 PER MONTH FOR STORAGE LOCKER.



RE/MAX
MILLENNIUM
 REAL ESTATE BROKERAGE

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STATIONSIDE

Typical Keyplate

- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedrooms



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All area and stated dimensions are approximate and subject to normal construction variances. Square Footage may exceed the usable floor area. Sizes and specifications subject to change without notice. Sizes and locations of windows and doors subject to construction conditions and are subject to change at the sole discretion of the builder. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. Suites are sold unfurnished. All illustrations are Artist's Concept only. E. & O. E.





STATIONSIDE

YOU'RE ON THE
RIGHT TRACK



IS HOME YOUR NEXT STOP YOUR NEXT STOP IS HOME T STOP IS HOME YOUR N

Welcome to Stationside, the next stop in your new chapter. This two tower building signals the newly emerging core of downtown Milton. With the future Milton GO expansion just steps away, Stationside is a conduit of accessibility, empowering you to get where you need to be and explore the opportunities that await you. It effortlessly celebrates quaint local culture, while welcoming a modern flair to its landscape, set to inspire future growth and expansion. Stationside is your ticket to discover what's possible for you. You've arrived at your destination.



Artist's Concept: E. & O.E.



Artist's Concept. E. & O.E.

This momentous project will have two towers: one nineteen storeys and one twenty-three storeys, connected by a six-storey shared podium. Stationside gives suite owners the ability to join in on the ground floor of expansion of Milton's Mobility Hub. Suites range from one-bedroom to two-bedrooms with den that provide a perfect place to relax and enjoy the benefits of home.

Stationside will become the new precedent for Milton, with an eye-catching exterior that stands out for all the right reasons. The exterior is oriented to create an active street frontage and give residents an approachable, tactile, and livable space to call home. The building creates a harmonized community around a visually-engaging architectural design that welcomes you home.

19&23 Storeys

2 Towers

613 Suites

12 Amenities

LIVE WORK PLAY

MILTON'S FUTURE
MOBILITY HUB*



Stationside connects you to a greater sense of living in the Future Mobility Hub. This groundbreaking community redevelopment is bringing residents of the Greater Toronto Area together, and providing opportunities to live, work, and get the most out of life. Projecting to accommodate up to 25,000 new residents and 4,000 jobs*, the Hub will connect new developments, offices, restaurants, and transit together to provide a central point of access in Milton.

Stationside will be one of the first residential buildings that connects with the Future Mobility Hub and is the catalyst for change and development in Milton, as well as other locations in the Greater Toronto Area.



FUTURE NEATT
DEVELOPMENT

STATIONSIDE

FUTURE MILTON
GO STATION

CURRENT MILTON
GO STATION

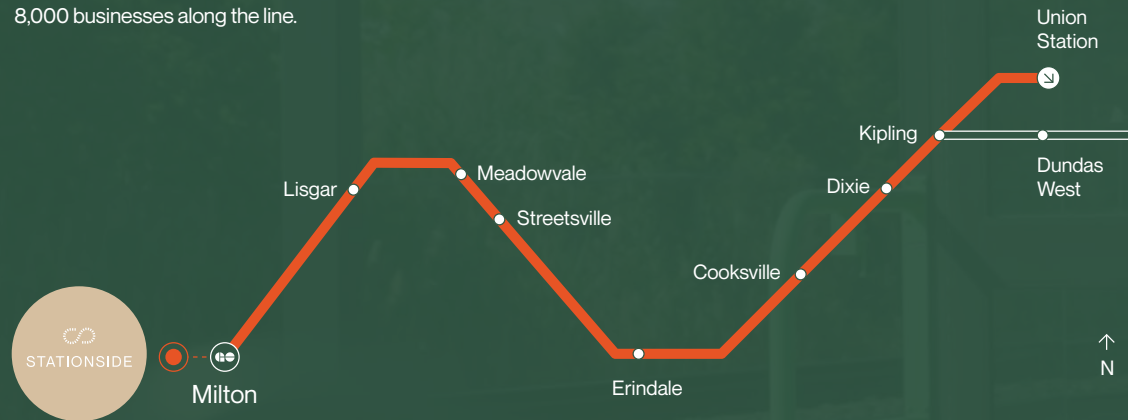
THE FUTURE MILTON GO STATION WILL PROVIDE:

3,000 New seats for residents

30% Increase in trips

8,000 Employment opportunities
at nearly 8,000 businesses

Stationside helps connect you to where you need to go. A partnership with Metrolinx and the upcoming GO expansion will provide 15-minute rush hour service. Milton is GO's third busiest line, and the new expansion will increase trips by 30% and open up 3,000 new seats for residents and visitors alike. Stationside is only a 2 minute walk from the new Milton GO Station, which will offer incredible employment opportunities at nearly 8,000 businesses along the line.



GET WHERE YOU NEED TO GO

RESTAURANTS

- | | |
|-----------------------|-----------------------------|
| 1. Blossom Café | 8. Pasqualino |
| 2. Cora | 9. Starbucks |
| 3. I Heart Boba | 10. Sushi-YA |
| 4. Ivy Arms | 11. The Bistro On Main |
| 5. La Toscana | 12. The Green Eatery |
| 6. Locanda | 13. The WORKS Craft Burgers |
| 7. Marquee Steakhouse | 14. Wagih Steakhouse |

SHOPPING & GROCERY

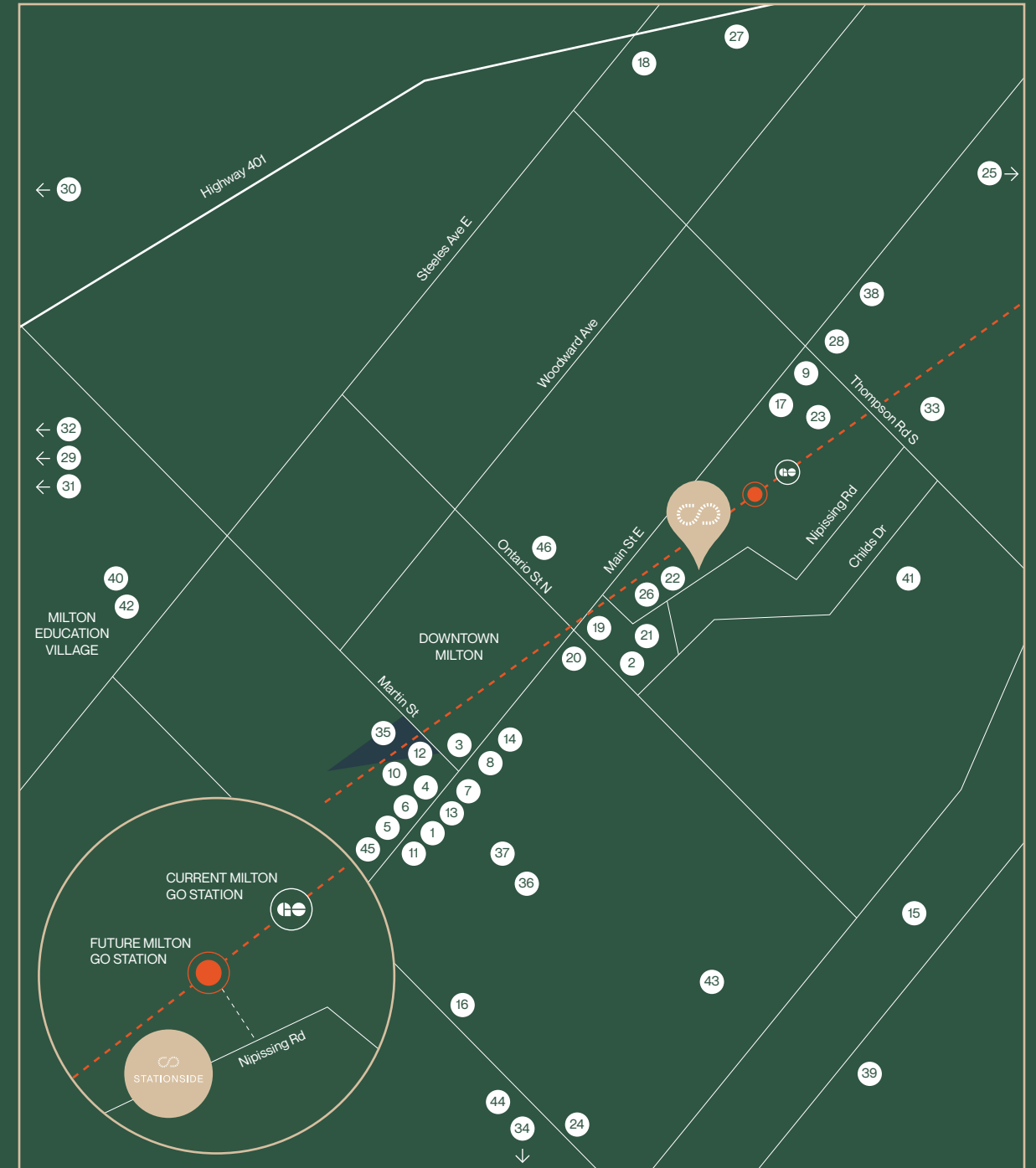
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|---------------------|------------------------------|
| 15. Food Basics | 22. Pak Foods |
| 16. La Rose Bakery | 23. Real Canadian Superstore |
| 17. LCBO | 24. Sobeys |
| 18. Longo's | 25. Toronto Premium Outlets |
| 19. Lowe's | 26. Winners |
| 20. M&M Food Market | |
| 21. Milton Mall | |

OUTDOOR & RECREATION

- | | |
|---------------------------------|------------------------------|
| 27. Cineplex Cinemas | 34. Mattamy National Cycling |
| 28. FirstOntario Arts Centre | 35. Mill Pond |
| 29. Glen Eden Conservation Area | 36. Milton Fall Fair |
| 30. Greystone Golf Club | 37. Milton Farmers' Market |
| 31. Hilton Falls | 38. Milton Leisure Centre |
| 32. Kelso Conservation Area | 39. Milton Sports Centre |
| 33. Lions Sports Park | |

EDUCATION

- | |
|-----------------------------------|
| 40. Conestoga College |
| 41. E.W. Foster Public School |
| 42. Future Wilfred Laurier Campus |
| 43. Milton District High School |
| 44. Montessori School of Milton |
| 45. Stirling Montessori Academy |
| 46. Tarbiyah Elementary School |





01.

DISCOVER A GREATER SENSE OF COMMUNITY AT STATIONSIDE.

Stationside provides a lifestyle designed for the outdoor lover with incredible access to the green spaces that make Milton unique and desirable for homeowners. Located just minutes away from the lively and charming downtown area, Stationside creates a sense of community that is linked to the surrounding neighborhood.

Downtown Milton is full of independent shops and boutiques, with one of a kind dining opportunities and beautiful historic architecture. Enjoy community events and seasonal entertainment like the Milton Farmers Market, only a short walk away from Stationside.



02.



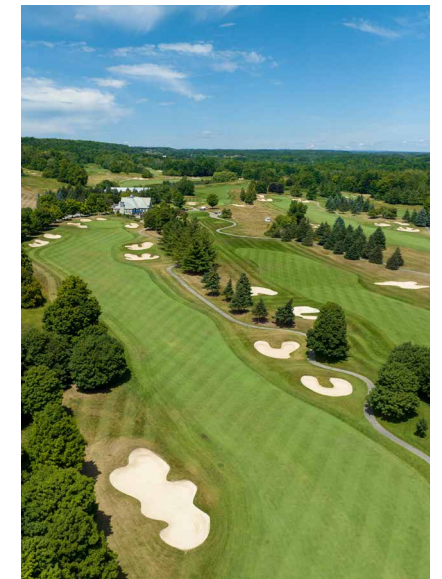
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04.

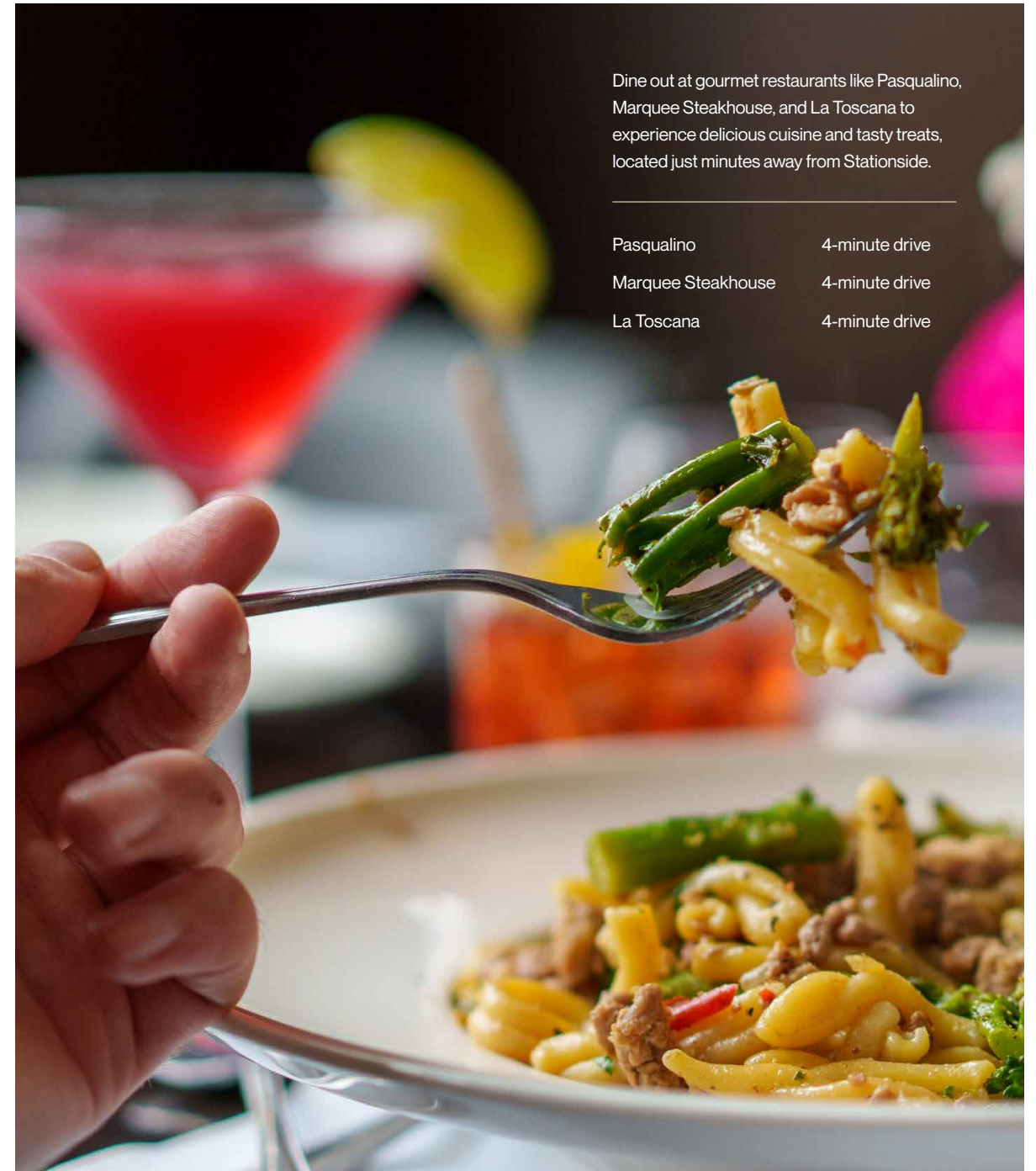


05.



06.

- 01. **Milton's Farmers Market**
1-minute drive
- 02. **FirstOntario Arts Centre**
4-minute drive
- 03. **Mill Pond**
5-minute drive
- 04. **Kelso Conservation**
12-minute drive
- 05. **Hilton Falls**
15-minute drive
- 06. **Greystone Golf Club**
15-minute drive



MILTON AT A GLANCE*

Top 10 City



Milton is ranked #6 on Canada's Top 25 Best Places to Live by MoneySense* and is one of the fastest growing cities in Canada

62%

Expected increase in population by 2031

80% of the population is under 50 years of age



80%

The average median age is 35 years

35 yrs



380 km

Green space in Milton



Numerous parks and trails

16

Walk Score

74



75% of residents have a post secondary degree

75%



MILTON EDUCATION VILLAGE*

The Milton Education Village is a comprehensively planned, 400-acre neighbourhood with a focus on higher learning, sustainability and the future. A forward-thinking destination for innovators, the MEV introduces state-of-the-art educational and research facilities, knowledge-based employers, diverse housing options, accessible transportation, natural green space and urban amenities.

As the future home of the MEV Innovation Centre and a joint Wilfrid Laurier and Conestoga College campus, new talent and fresh perspectives are always within arms reach. It will offer a combination of hands-on and theoretical programming with a focus on science, technology, engineering, arts and mathematics (STEAM) sectors. The MEV also provides a growth opportunity to the community of Milton with a spike in the student population, which is expected to drive interest in the condo rental market.

257,000 SQ.FT.

Retail and service space

12,803 PEOPLE

The area will accommodate over 12,803 people that range from students, instructors and employers.

2,500

Knowledge-based jobs

SUSTAINABILITY

Sustainable and energy efficient infrastructure

2 CAMPUSES

The future home of Wilfrid Laurier and Conestoga College campuses

6 MIN

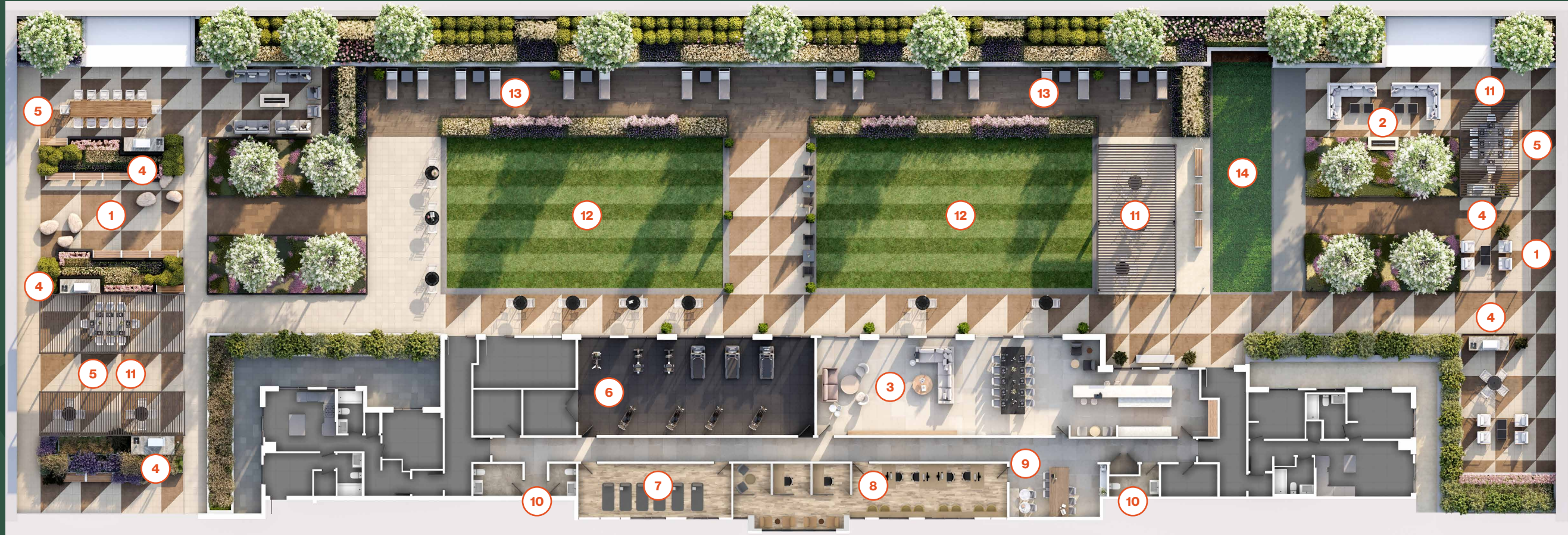
Stationside is located just 6-minutes away

COMMUTE

GET WHERE YOU NEED TO BE.

Milton has easy access to the 400-series highways, a number of rail links, and Toronto's international airport. There are four interchanges off highway 401, with convenient access to points both east and west. Lester B. Pearson International Airport is only a short drive away, and Highway 25 meets with the QEW to get you to downtown Toronto in only 40 minutes.





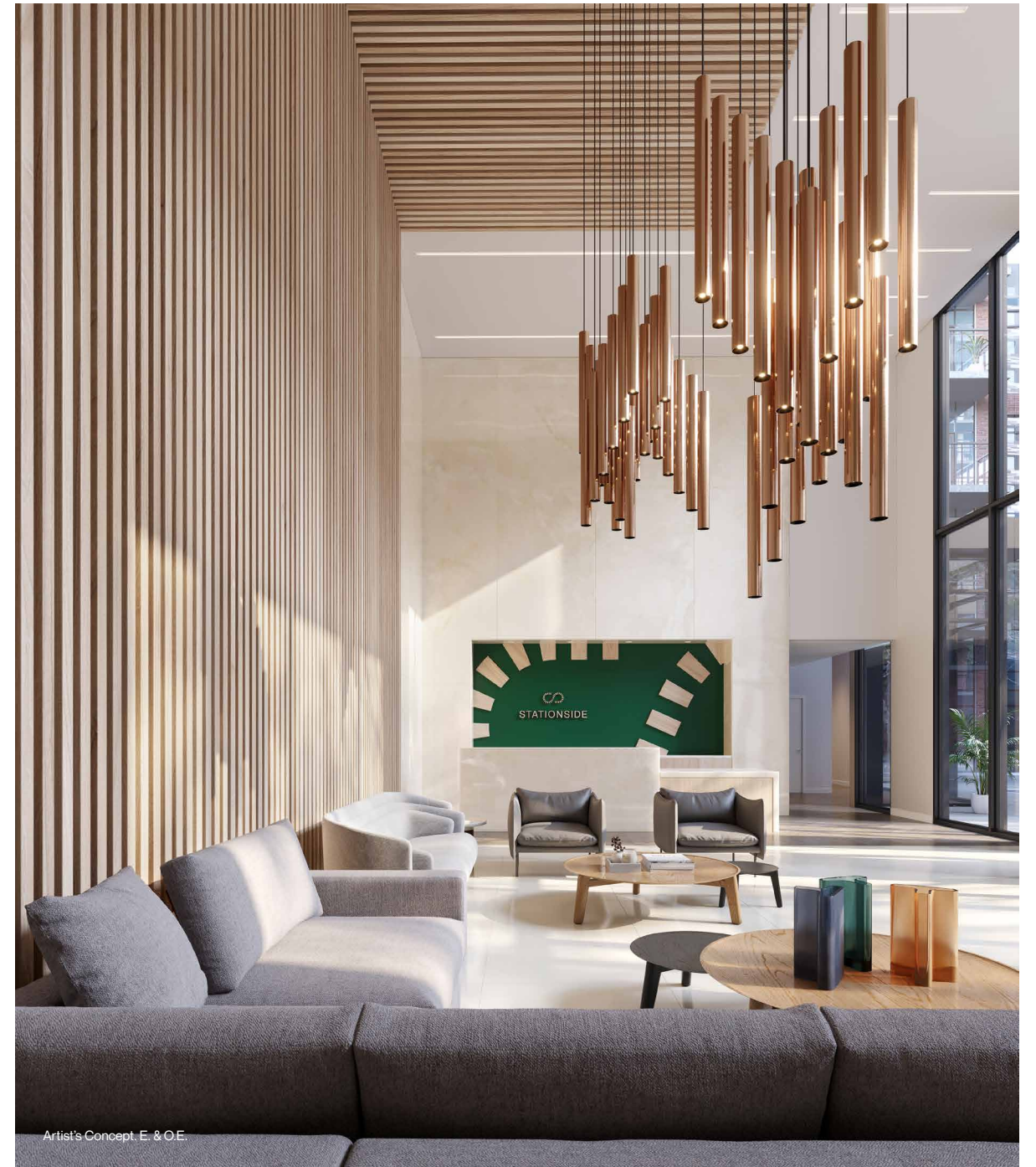
AMENITY PLAN

- | | | |
|-------------------------|-----------------------|------------------------|
| 1. Outdoor Terrace | 6. Fitness Centre | 11. Pergola |
| 2. Gas Fire Pit | 7. Yoga Room | 12. Recreational Space |
| 3. Entertainment Lounge | 8. Coworking Space | 13. Sun Loungers |
| 4. BBQs | 9. Stationside Social | 14. Bocce Court |
| 5. Dining Area | 10. Bathroom | |

The beautifully landscaped entrance to Stationside welcomes you in and establishes the emotion of elevated living. That affirmative feeling continues into the elaborate two-storey lobby, designed with warm and inviting materials to welcome you home in the most comforting way. The lobby connects to the two towers of Stationside and provides a concierge to further develop those feelings of approachable, friendly, and community-oriented living.



Artist's Concept. E. & O.E.



Experience a true outdoor escape with Stationside's pinnacle amenity, the outdoor terrace. This 30,000 sq.ft. outdoor oasis features lounge-style seating accompanied by gas fire pits and a culinary area for easy outdoor hosting. Embrace the lavish landscaping that makes this amenity fit perfectly into Milton's abundant green space.



Artist's Concept. E. & O.E.



Outdoor Terrace

Artist's Concept. E. & O.E.



Revel in the social aspects of community living with the abundance of lounge areas on Stationside's outdoor terrace. Get together with family and friends under the pergolas in the warmer months, or gather by the fireplaces once the weather turns colder. With endless areas to dine, lounge and socialize, it makes outdoor entertaining simple, stress-free and something to always look forward to.



Entertainment Lounge

Continue to experience the perfect balance of indoor and outdoor entertaining with Stationside's expansive entertainment lounge. Residents can take advantage of a full kitchenette and bar, dining space, and direct access to the outdoor terrace.

Stationside provides residents with a dedicated fitness facility for physical and mental wellness while connecting with nature. The gym faces the outdoor terrace, allowing you to enjoy the natural light and outdoor area while working out. There is also direct access to the outdoor terrace from the gym, so you can step out into the sun after a workout on warm days.



Stationside Social is a unique amenity designed with a social aspect in mind. This coffee bar and lounge helps you foster a sense of community within Stationside and meet the people around you. Help yourself to a drink and grab a seat at the communal area. Expand your relationships and make new friends at Stationside Social, where it's easy to connect, converse, and work alongside your neighbours.



Artist's Concept. E. & O.E.

Suites

Modern design elements span over every section of the suites at Stationside. These sleek interiors feature designer-appointed colour palettes and innovative finishes to stand out from your standard condo. Ranging from one bedroom to two bedrooms plus den, each suite promises an inviting atmosphere and comfortable accommodations perfectly combined into one living area. Residents can live confidently in their homes and enjoy the space to grow.



Artist's Concept. E. & O.E.

FEATURES AND FINISHES

SUITE INTERIORS

- Ceiling height approximately 9'0"
- Wide plank luxury vinyl tile flooring throughout main living area, bedrooms, and dens
- Custom solid core suite entry door with security view hole
- Shaker style panelled interior doors
- 3" contemporary bevel step baseboards with contemporary bevel step door casings
- Closet shelf and/or rod in all closets
- Floor to ceiling windows in accordance with building elevations

LAUNDRY

- Laundry areas receive glazed ceramic tile flooring, as per applicable plan
- White, stacked washer and dryer unit

BATHROOMS

- Glazed 12x12 ceramic tile floor
- Porcelain tile tub surround
- Contemporary designed vanities
- Integrated designer sink with single lever faucet
- Wall mounted mirror
- Contemporary low consumption toilet(s)
- Privacy lock on bathroom door(s)
- Exhaust vent to exterior through ERV (Energy Recovery Ventilation) unit

* Ceiling heights in kitchen, bathrooms & foyer may be dropped

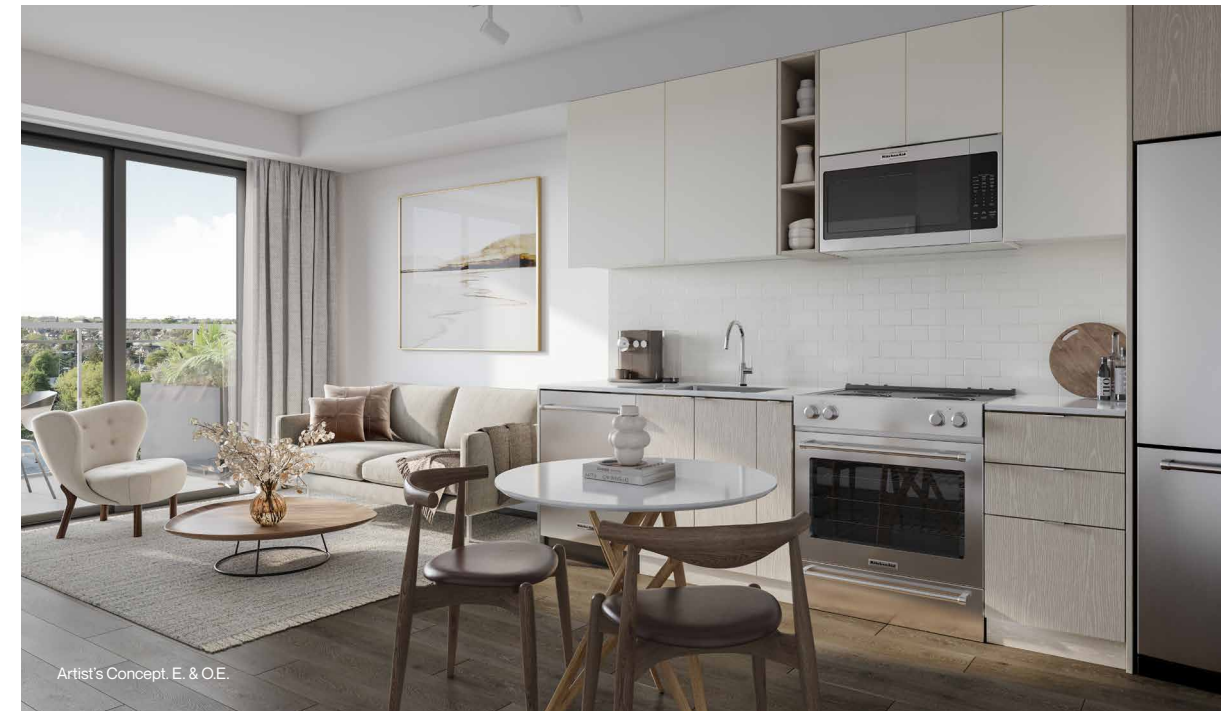
All finishes to be chosen are as applicable, as per plan and shall be chosen from a selection of Vendor's predetermined interior packages. Ceiling heights stated are approximate, and may be dropped in kitchens, bathrooms, and foyers. All available features and finishes are as per plan and may vary from suite to suite. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. Please refer to Agreement of Purchase and Sale for full terms and conditions.

KITCHENS

- Contemporary custom designed two-toned kitchen cabinetry with soft close doors & drawers
- Straight edge composite quartz slab countertops, single basin under mount stainless steel sink with single-lever pull-out spray faucet
- Ceramic tile kitchen backsplash
- 30" stainless steel finish refrigerator with bottom mounted freezer
- 30" stainless steel finish electric range
- Built-in stainless steel finish dishwasher
- Stainless steel finish microwave with built-in hood fan

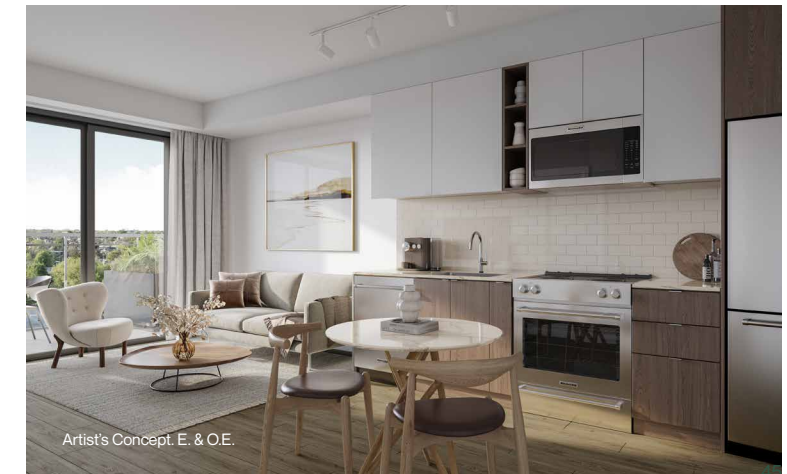
MECHANICAL & ELECTRICAL SYSTEMS

- Ceiling mounted lights in all bedrooms, foyer, walk-in closets and kitchen
- Switch controlled receptacles in den and living area
- Suite is prewired for cable, telephone & internet
- Individual suite hydro meter(s) and water meter(s)
- Vanity light fixture in bathroom(s)
- Fire detection, protection, and sprinkler system
- Smoker, heat, and carbon monoxide detector(s)



01.

02.



01. **Kitchen / Living Vignette**
Standard Light Collection

02. **Kitchen / Living Vignette**
Standard Dark Collection

Upgraded Finishes



Artist's Concept. E. & O.E.

01.

01. **Kitchen / Living Vignette**
Upgraded Light Collection

02. **Kitchen / Living Vignette**
Upgraded Dark Collection

02.



Artist's Concept. E. & O.E.

neatt

Neatt Communities | Developer & Builder

At Neatt, we deliver longstanding value, helping to develop spaces with open-mindedness for families and residents to live, grow, and thrive. Our values of intentionality, accountability, and inclusivity help us create forward-thinking communities that are thoughtfully built for the future ahead. With over 7000 units in our pipeline, Neatt is committed to building value in the Halton Region.

Upcoming Communities

Stationside High-Rise Community	135 Nipissing Rd. Milton, On
High-Rise Community	Main St. E. and Wilson Dr. Milton, On
Master Plan Community	Steeles Ave. W. and Martin St. Milton, On
Master Plan Community	Dundas St. & Neyagawa Blvd. Oakville, On



KNYMH | Architect

Established in 1957, KNYMH is a dynamic, diverse and evolving professional architectural firm with a long history of servicing clients in Southern Ontario. Our collaborate approach with public and private sector clients, developers, building owners, managers, and construction professionals is driven by technology, economics, responsible design and environmental stewardship. We believe that effective communication and collaboration with stakeholders for the good of the community creates a successful, balanced, satisfying and distinctive architectural solution.



The Palette Project | Interior Design

Established in 2012, The Palette Project Inc. is a boutique firm specializing in a personal, hands-on, innovative approach to Interior Design, Workplace Strategy, Change Management and Project Coordination. The Palette Project aspires not only to aesthetic principals of designing interiors, but to a greater degree of function, feasibility, environmental consciousness and social responsibility.



Spectrum Sky | Sales

Specializing in innovative and competitive product research, positioning & development; on site sales and leasing; and broker outreach for new high rise condominium projects, the Spectrum Sky team offers a wealth of knowledge and an unparalleled approach to the condominium market. Backed by over 30 years of experience in Real Estate Sales and Marketing, Land Planning and Acquisition and Market Research, our approach is real and time-honoured.



Channel 13 | Branding

Channel 13 is an award-winning branding agency that partners with real estate developers to imagine new neighbourhoods, launch pre-construction projects and enhance awareness. Through innovative branding systems, Channel 13 assists developers in building the momentum required to successfully launch development projects and reduce project risk.



Kelso Conservation Area



DISCOVER YOUR
NEXT CHAPTER



Artist's Concept. E. & O.E.

FACT SHEET

STATIONSIDE.CA



STATIONSIDE

Location

Address 135 Nipissing Rd.
City Milton, Ontario

Building Highlights

Storeys 19 & 23 (6 storey podium)
Towers 2 + Podium
Total Units 613 (268 PH1 | 345 PH2)
Parking 669 (544 Residential | 123 Visitor)
Bike Spaces 613
Lockers 522

Suite Mix

1 Bed 30.7%
1 + Den 41.3%
2 Bed 20.8%
2 + Den 7.2%

Suite Highlights

PH1
Sizes 447 – 853 sq.ft.
Ceiling Heights 9'0"

Amenity Highlights

Lobby Ground Level
Fitness Studio Floor 3
Party Room Floor 3
Outdoor Terrace Floor 3
• 30,000 sq.ft.
• BBQ Stations
• Dining & Lounge Areas
• Bocce Ball Court

Planning Process

Site plan approved

Occupancy

June 2027



MILTON'S EDUCATION VILLAGE*

Just 6-minutes from Stationside, the soon coming 400-acre Milton Education Village will be the future home of a joint Wilfred Laurier & Conestoga College campus, along with the MEV innovation centre. The new Milton welcomes a world of opportunity in education, employment, and beyond.

*Source: Milton.ca, Milton Education Village Secondary Plan

257,000 SQ.FT.

Retail and service space

2 CAMPUSES

Future home of Wilfred Laurier and Conestoga College

6-MIN

Stationside is located just 6-minutes away

NEXT STOP: MILTON

Direct access to transit can lead to pre-construction units appreciating up to 34% faster than similar projects on the market.*

34%



*Percentage difference based on projects in the Vaughan region. Data from Altus indicates that rapid transit oriented communities experienced a 71% increase in price over a 3 year period, whereas projects outside rapid transit hubs increased 37% within a 3 year period. Period analyzed, 2019 to 2022. Builder and Listing Brokerage make no guarantee to the accuracy of the information as calculations were based on data sourced from Altus Data Solutions E&OE

LIVE WORK LAY

MILTON'S FUTURE MOBILITY HUB*

Stationside will be of the first of many buildings within Milton's Future Mobility Hub. Projected to accommodate up to 25,000 new residents and 4,000 jobs the Mobility Hub connects Milton to the GTA and beyond, including travel to Toronto's Union Station in just over an hour. Stationside is steps from the soon coming GO expansion which will provide 15-minute rush hour service, and 30% more trips. Milton has never been so accessible.

4,000 new jobs

25,000 new residents

*Source: Milton Mobility Hub Final Report July 2020



Artist's Concept E. & OE

LOW VACANCY IN MILTON*

A severe shortage in Milton's rental market indicates a strong demand for well-located, well-designed rental units. Condo investors can benefit from a secondary market with a low-vacancy risk, strong capital appreciation, and stable returns.

0.6%



Milton had the worst vacancy rate in Halton last year, with openings in just 0.6% of private townhomes and apartments.

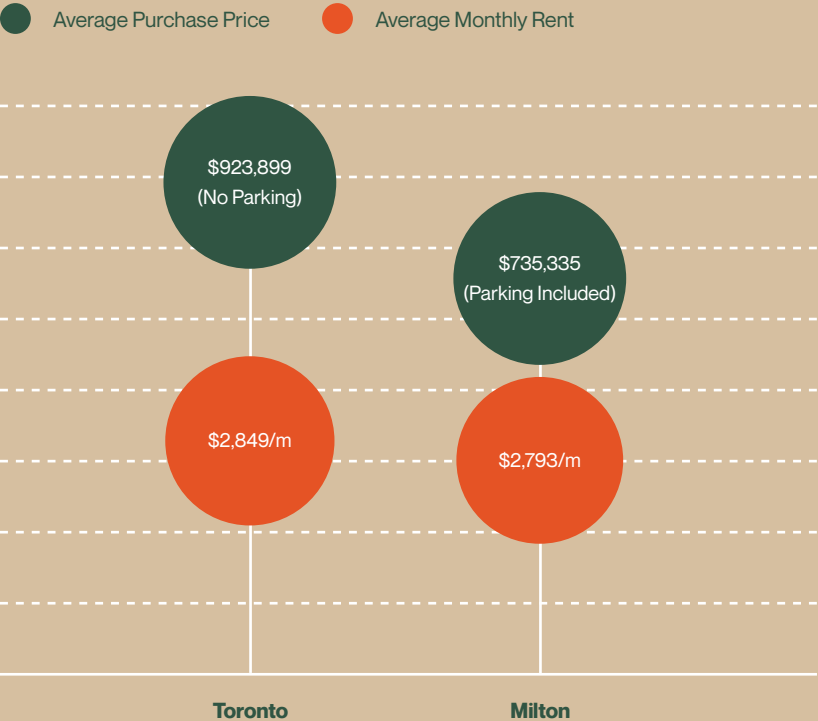
709



In the last year, Milton had just 709 private townhouse and apartment rentals.

Milton vs. Toronto Cost Comparison**

The average new rental listing price has jumped by 11.1 per cent in a year, now at \$2,793 per month. That's just under the average for Toronto, which hit \$2,849 in July.



26.6%

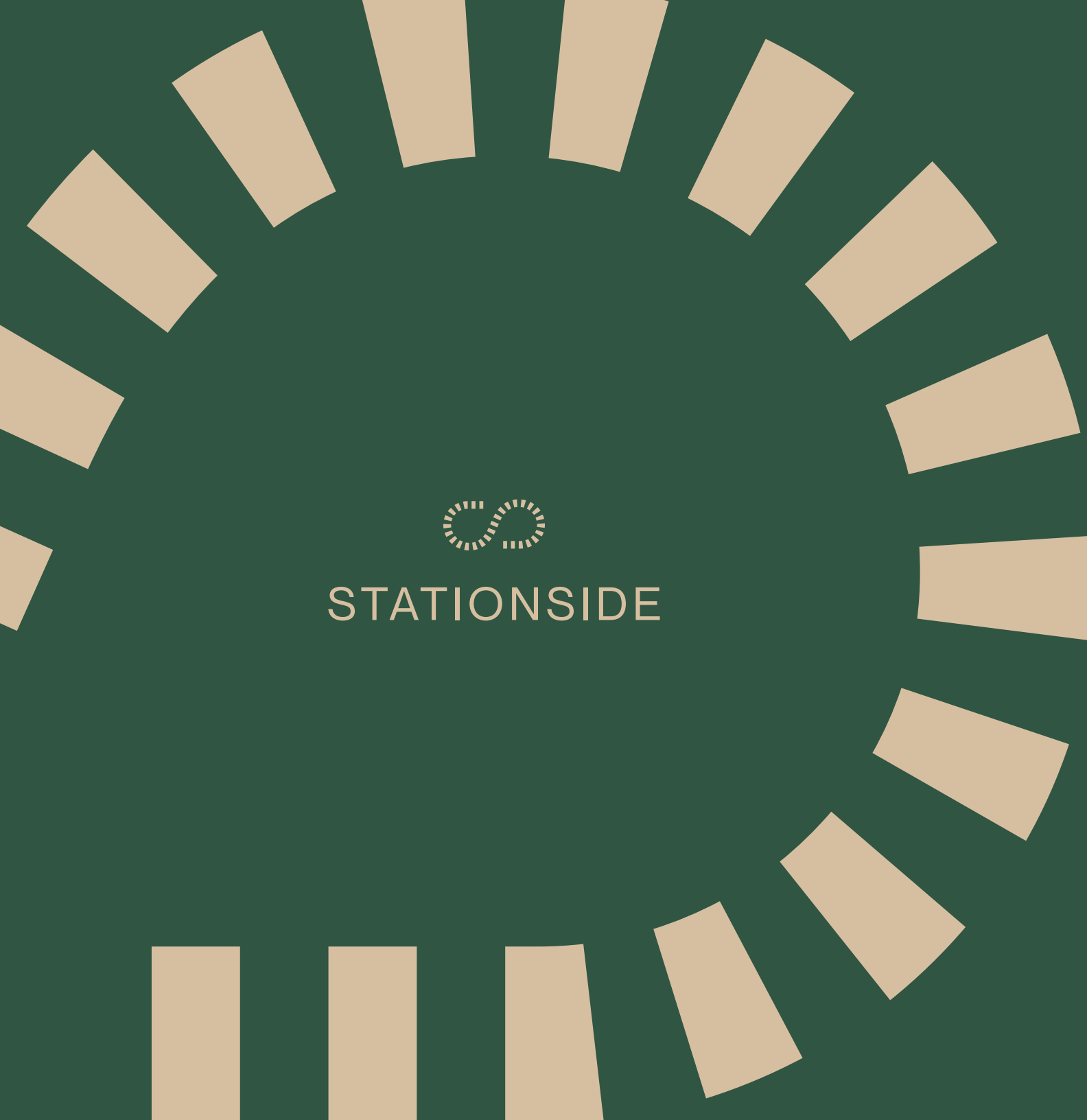
Toronto's purchase price is 26.6% more expensive than Milton before adding parking.

+11.1%

Average year-over-year rental price increase in Milton.

*Source: Toronto Star — Tight Vacancy, Stalled Construction (August, 2023)

**Source: Atlas Group – Residential Project Benchmark Report



STATIONSIDE

YOU'RE ON THE
RIGHT TRACK



INVESTORS
GUIDE

YOUR NEXT STOP IS HOME

Welcome to Stationside, the next stop to your new chapter. This two tower building signals the newly emerging core of downtown Milton. With the Milton GO Station expansion just steps away, Stationside is a conduit of accessibility, empowering you to get where you need to be and explore the opportunities that await you. It effortlessly celebrates quaint local culture, while welcoming a modern flair to its landscape, set to inspire future growth and expansion. Stationside is your ticket to discover what's possible for you.

You've arrived at your destination.



Artist's Concept. E. & O.E.

BUILDING HIGHLIGHTS*

Location

Address 135 Nipissing Rd.
City Milton, Ontario

Building Highlights

Storeys 19 & 23 (6 storey podium)
Towers 2 + Podium
Total Units 613 (268 PH1 | 345 PH2)
Parking Underground & Podium
Bike Parking 613

Suite Mix

	PH1	PH2
1 Bed	89	139
1 + Den	111	135
2 Bed	67	40
2+Den	1	30

Suite Highlights

Sizes 625 – 900 sq.ft.
Ceiling Heights 9'0"

Indoor Amenity Highlights

Lobby	Ground Level
Full-time Concierge	Ground Level
Podcast Room	Ground Level
Dog Wash Station	Ground Level
Package Room	Ground Level
Fitness Studio	Floor 3
Barre & Yoga Studio	Floor 3
Event Space	Floor 3
Coworking Space	Floor 3
Stationside Social	Floor 3

Outdoor Amenity Highlights

Pet Exercise Area	Ground Level
Large outdoor lounge	Floor 3
• BBQ Stations	
• Dining & Lounge Areas	
• Bocce Ball Court	

19 & 23

Storeys

613

Suites

2

Towers

12

Amenities

*Building specifications are subject
to change without notice. E. & O. E.



 STATIONSIDE

 Milton

Artist's Concept. E. & O.E.

MILTON AT A GLANCE*

REASONS TO INVEST

*Source: Moneysense statistic based on findings from 2018.

Top 10 City



Milton is ranked #6 on Canada's Top 25 Best Places to Live by MoneySense* and is one of the fastest growing cities in Canada

62%

Expected increase in population by 2031

80% of the population is under 50 years of age



80%

The average median age is 35 years

35 yrs



380 km

Green space in Milton



Numerous parks and trails

16

Walk Score

74



75% of residents have a post secondary degree

75%



COMMUTE

GET WHERE YOU NEED TO BE

Milton offers convenient access to the 400-series highways, a number of rail links and the Toronto Pearson International airport. The city has four interchanges off Highway 401 with accessibility to towns both East and West. A 20-minute drive away, the Toronto Pearson International airport offers residents the flexibility to travel abroad with ease. With Highway 25 meeting the QEW and the Milton GO station close by, commuters can arrive into the downtown core in a matter of 40 minutes.

0 MIN

Future Milton GO Expansion

20 MIN

Oakville

4 MIN

Milton GO Station

30 MIN

Mississauga

4 MIN

Milton Town Hall

30 MIN

Bronte Heritage Waterfront

7 MIN

Highway 401

35 MIN

Toronto Pearson Airport

8 MIN

Milton District Hospital

35 MIN

Hamilton

10 MIN

Toronto Premium Outlets

40 MIN

Toronto

10 MIN

Glen Eden Conservation Area

50 MIN

Billy Bishop Airport



Milton's Farmers Market
1-minute by car



Greystone Golf Club
15-minutes by car



Lions Sports Park
3-minutes by car



Halton Falls
15-minutes by car



Mill Pond
5-minutes by car



Milton District Hospital
8-minutes by car



Glen Eden
Conservation Area
10-minutes by car



Toronto Premium Outlets
10-minutes by car

LIVE WORK

P MILTON'S FUTURE MOBILITY HUB* LAY

Stationside connects you to a greater sense of living in the Future Mobility Hub. This groundbreaking community redevelopment is bringing residents of the Greater Toronto Area together, and providing opportunities to live, work, and get the most out of life. Projecting to accommodate up to 25,000 new residents and 4,000 jobs*, the Hub will connect new developments, offices, restaurants, and transit together to provide a central point of access in Milton.

Stationside will be one of the first residential buildings that connects with the Future Mobility Hub and is the catalyst for change and development in Milton, as well as other locations in the Greater Toronto Area.



*Source: Milton Mobility Hub Final Report July 2020



MILTON EDUCATION VILLAGE*

The Milton Education Village is a comprehensively planned, 400-acre neighbourhood with a focus on higher learning, sustainability and the future. A forward-thinking destination for innovators, the MEV introduces state-of-the-art educational and research facilities, knowledge-based employers, diverse housing options, accessible transportation, natural green space and urban amenities.

As the future home of the MEV Innovation Centre and a joint Wilfrid Laurier and Conestoga College campus, new talent and fresh perspectives are always within arms reach. It will offer a combination of hands-on and theoretical programming with a focus on science, technology, engineering, arts and mathematics (STEAM) sectors. The MEV also provides a growth opportunity to the community of Milton with a spike in student population, which is expected to drive interest in the condo rental market.

*Source: Milton.ca, Milton Education Village Secondary Plan

257,000 SQ.FT.

Retail and service space

12,803 people

The area will accommodate over 12,803 people that range from students, instructors and employers.

2,500

Knowledge-based jobs

SUSTAINABILITY

Sustainable and energy efficient infrastructure

2 CAMPUSES

The future home of Wilfrid Laurier and Conestoga College campuses

6 MIN

Stationside is located just 6-minutes away

NEXT STOP: MILTON

*Sources:
Moneysense statistic based on findings from 2018
Milton Economic Insider Report

EMPLOYMENT*

1.1M

Labour Force
(35% of the GTHA's total labour force)

62%

Are knowledge-based jobs

114K

Expected workforce growth by 2031

5.6%

Unemployment Rate



MARKET COMPARISON*

23%

Less expensive than pre-construction
condos in Halton Region by over 23%

22

Average Days on Market in
Milton vs. 29 in Halton Region

9%

Milton price growth is stronger
at 9% vs. Halton Region at 8%

#5

5th lowest property tax rate in Ontario



Innovation Employment Hub

Milton's knowledge-based job growth has consistently exceeded the provincial average since 2011. Its location at the centre of the second-largest technology cluster in North America is part of its appeal.



Milton vs. Halton Market Comparison

Our market statistics prove why Milton is one of Halton's best cities to live and invest in.

MARKET HIGHLIGHTS*

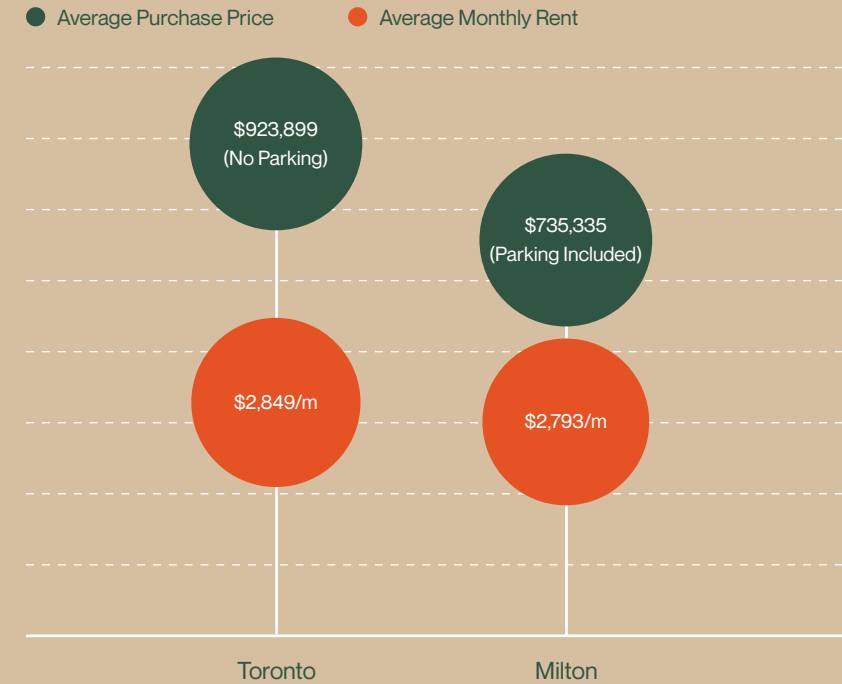
Condo Statistics, TREB

Milton

Average Price	\$738,895
Median Price	\$636,000
Year-over-year price increase	9.2%
Price increase over 3 years	27.6%
Average days on the market	22 days
Average sale to listing price	98%
Vacancy rate at the end of 2021	1.5%

*Sources:
Halton Region — State of Housing Report 2021
Toronto Star — Tight Vacancy, Stalled Construction (August, 2023)

Milton vs. Toronto Cost Comparison*



MILTON

neatt

Neatt Communities | Developer & Builder

At Neatt, we deliver longstanding value, helping to develop spaces with open-mindedness for families and residents to live, grow, and thrive. Our values of intentionality, accountability, and inclusivity help us create forward-thinking communities that are thoughtfully built for the future ahead. With over 7000 units in our pipeline, Neatt is committed to building value in the Halton Region.

Upcoming Communities

Stationside High-Rise Community	135 Nipissing Rd. Milton, On
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High-Rise Community	560 Main St. Milton, On
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Master Plan Community	150 Steeles Ave., Milton, On
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Master Plan Community	Dundas St. & Neyagawa Blvd. Oakville, On
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KNYMH | Architect

Established in 1957, KNYMH is a dynamic, diverse and evolving professional architectural firm with a long history of servicing clients in Southern Ontario. Our collaborate approach with public and private sector clients, developers, building owners, managers, and construction professionals is driven by technology, economics, responsible design and environmental stewardship. We believe that effective communication and collaboration with stakeholders for the good of the community creates a successful, balanced, satisfying and distinctive architectural solution.



The Palette Project | Interior Design

Established in 2012, The Palette Project Inc. is a boutique firm specializing in a personal, hands-on, innovative approach to Interior Design, Workplace Strategy, Change Management and Project Coordination. The Palette Project aspires not only to aesthetic principals of designing interiors, but to a greater degree of function, feasibility, environmental consciousness and social responsibility.



Spectrum Sky | Sales

Specializing in innovative and competitive product research, positioning & development; on site sales and leasing; and broker outreach for new high rise condominium projects, the Spectrum Sky team offers a wealth of knowledge and an unparalleled approach to the condominium market. Backed by over 30 years of experience in Real Estate Sales and Marketing, Land Planning and Acquisition and Market Research, our approach is real and time-honoured.



Channel 13 | Branding

Channel 13 is an award-winning branding agency that partners with real estate developers to imagine new neighbourhoods, launch pre-construction projects and enhance awareness. Through innovative branding systems, Channel 13 assists developers in building the momentum required to successfully launch development projects and reduce project risk.



STATIONSIDE

STATIONSIDE.CA

neatt[™]



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

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