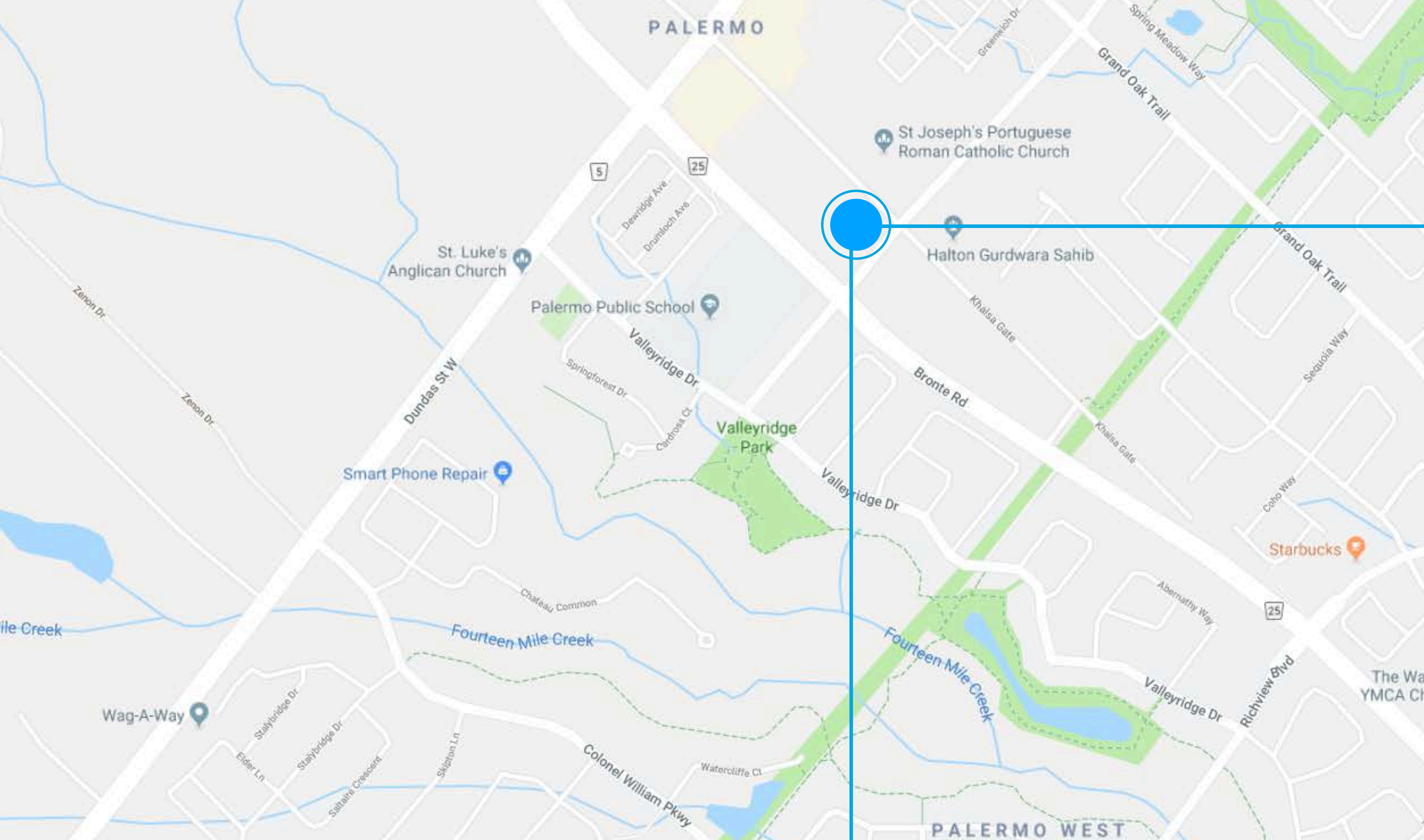


Start here. _____
Go anywhere.



The Branch



Project Snapshot

Start small. Go big. Start over. Go again. Start up. Go further. This is where it begins – your home base, haven and launch pad.

Builder: **Zancor**

Architect: **Quadrangle**

Interior Designer: **Tomas Pearce**

Landscape Design: **Strybos Barren King**

Units: **334**

Storeys: **8**

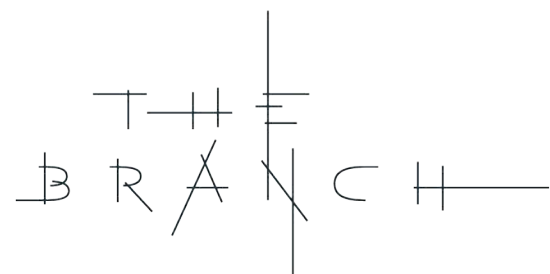
Overall GFA: **298,514**

Retail GFA: **10,993**

Total Amenity GFA: **14,845**

Amenity Highlights:

- Triple Height Hotel-Style Lobby
- Approx. 59ft. Deep Indoor/ Outdoor Pool with Hot Tub, Steam Room and Rain Room
- State-of-the-Art Smart Fitness Centre and Yoga Room
- Summer Kitchen with Terrace and Chef's Table

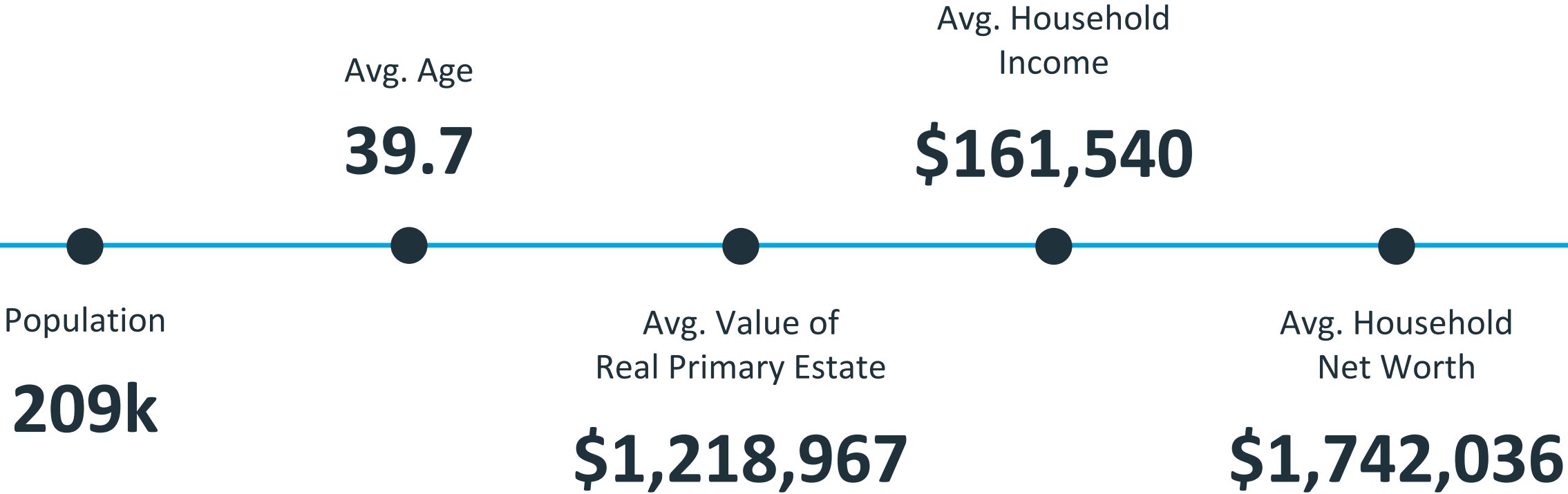


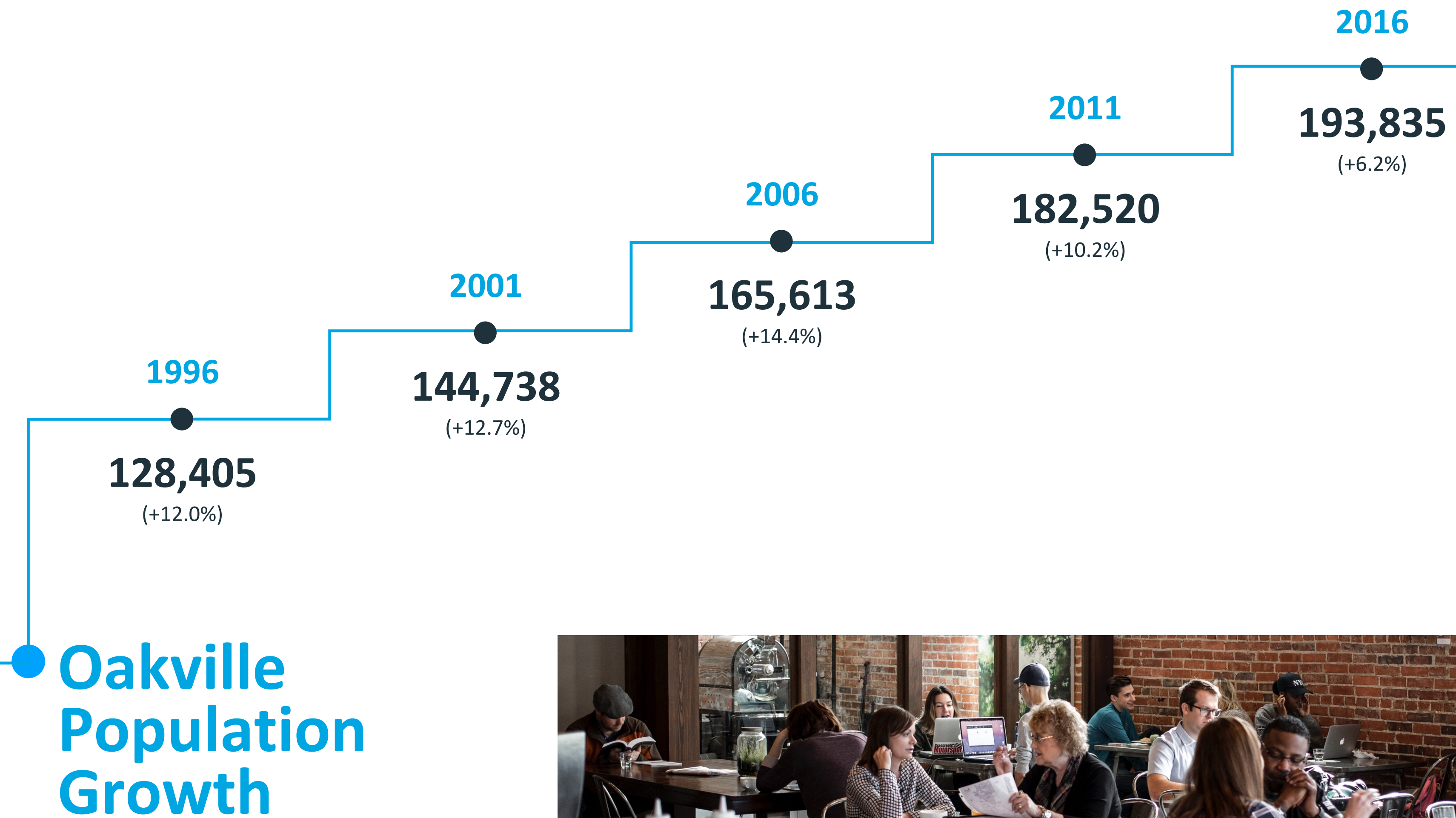


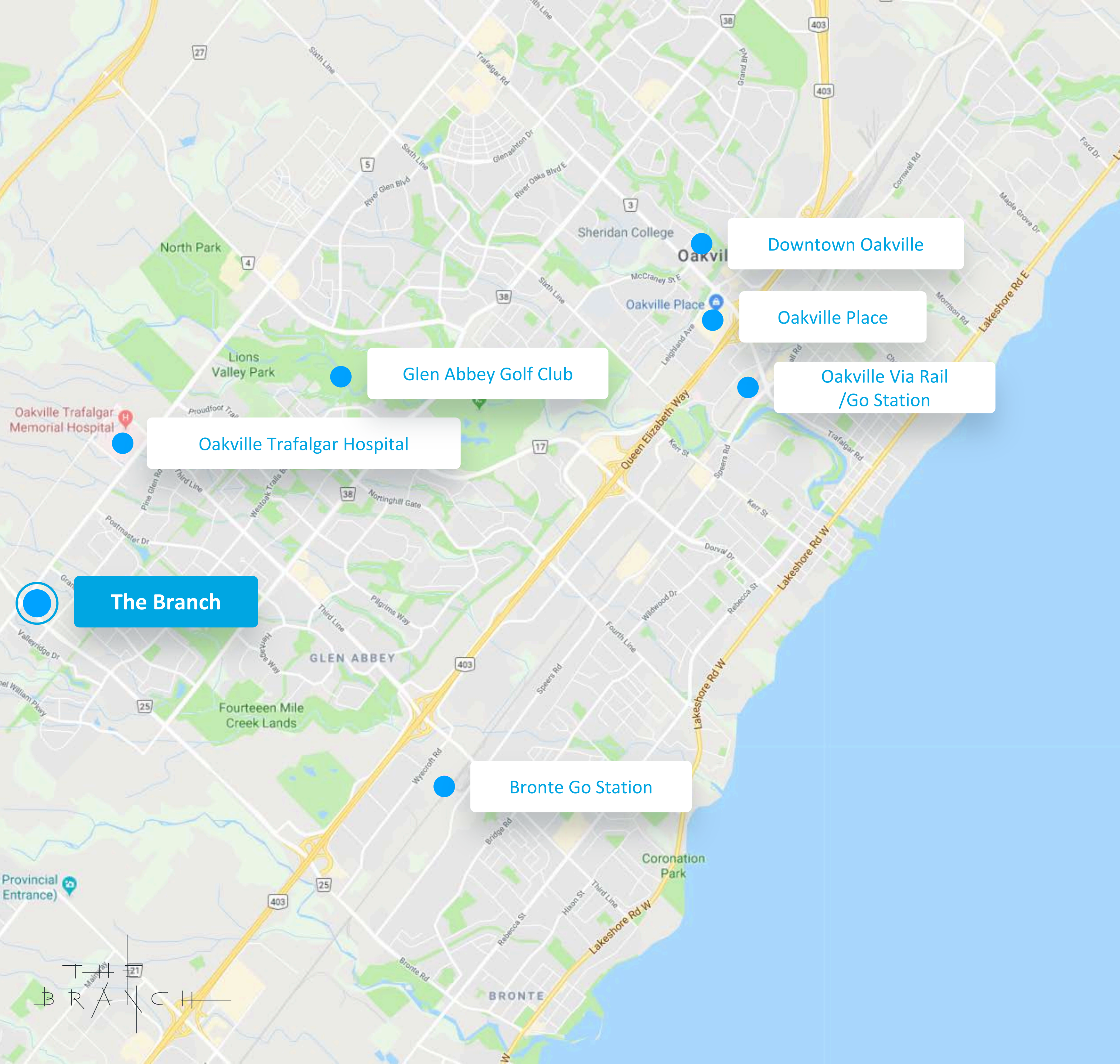
Oakville

● Thrive

Oakville is the jewel of the GTA, located in one of Canada’s most densely populated corridors between Toronto and Hamilton. In 2018, MoneySense Magazine named Oakville Canada’s best place to live. This is why.







Connect

Two GO Stations, four major highways and stress-free access to two international airports. Go anywhere.

- 1hr. to Niagara Falls
- 30min. to Downtown Toronto
- 30min. to Hamilton International Airport
- 25min. to Canada's Largest Airport
- 15min. to nearest Via Rail Station
- 13min. to Downtown Oakville
- 5min. to Dundas 5a Bus
- 5min. to Oakville Trafalgar Hospital
- 9min. to Bronte GO Station
- 14min. to Oakville GO Station



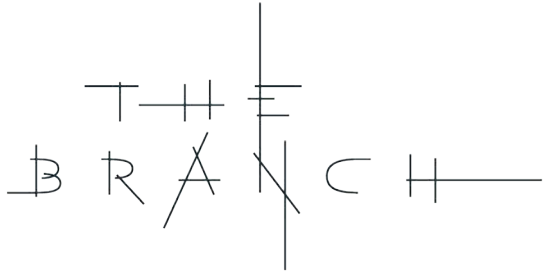
Work

Industry leaders representing every major sector of the Canadian economy, from government services to IT, have chosen Oakville as their home. Simply put, business is booming.

Corporate Offices
in Oakville:

People Employed
in Oakville

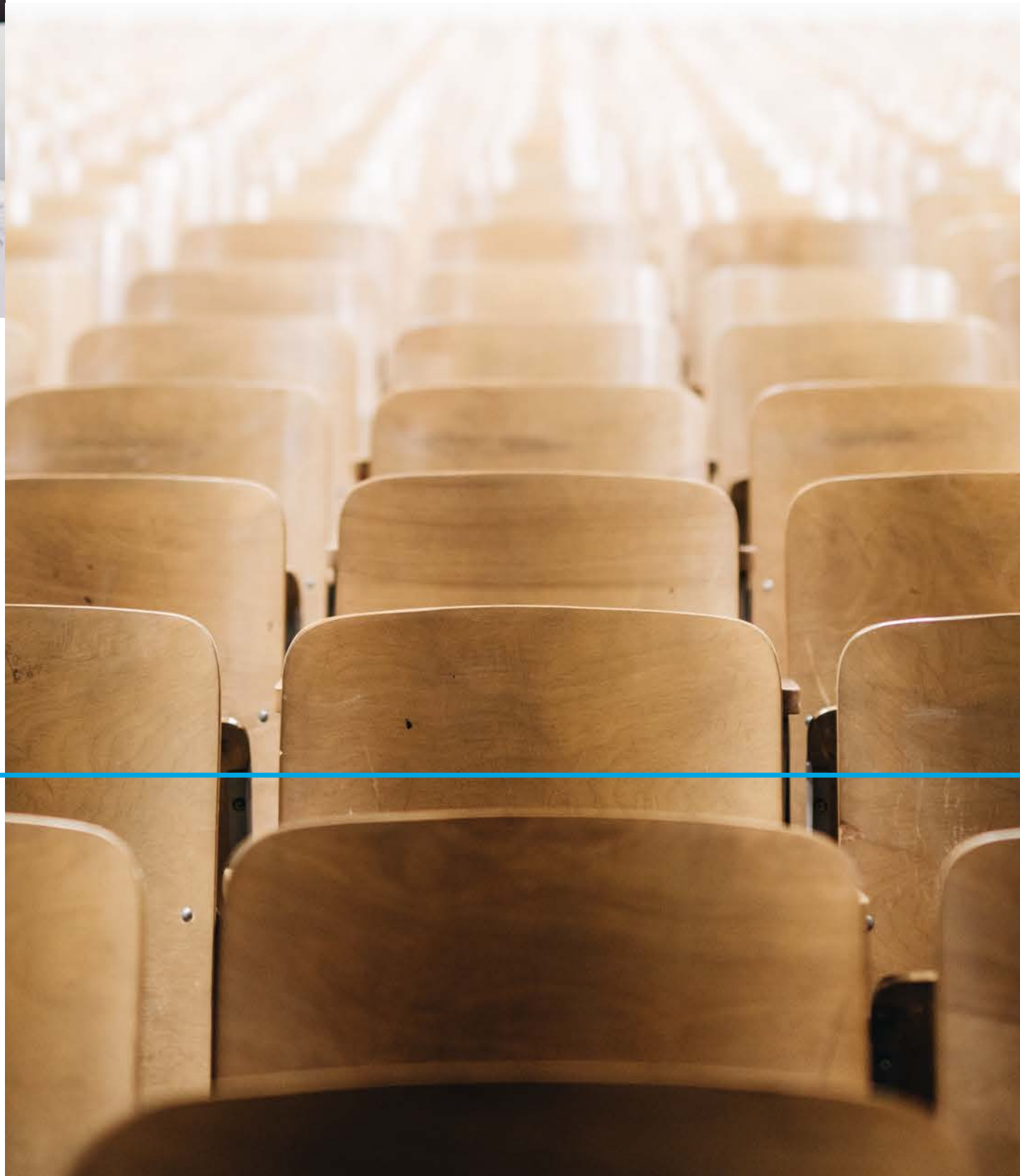
100,000





Learn

Oakville's population is among the best educated in the country, with over 75% of residents aged 25 to 64 holding a post-secondary degree. 'Well-educated' is an understatement.



Private Schools in Oakville: **15**, Including:

- Appleby College
- Chisholm Academy
- Holy Name of Mary College School

Universities Under 1hr. From Oakville: **17**, Including:

- University of Toronto
- McMaster University
- York University
- Sheridan College
- University of Guelph
- University of Waterloo
- Wilfred Laurier University
- Brock University

Oakville elementary schools
rankings as they relate to
other Ontario elementary
schools

Top 10%

10 Schools

10% - 20%

5 Schools

20% - 30%

5 Schools

30% - 40%

1 Schools

40% - 50%

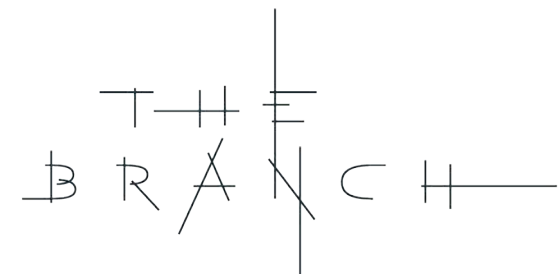
4 Schools

50% - 60%

1 Schools

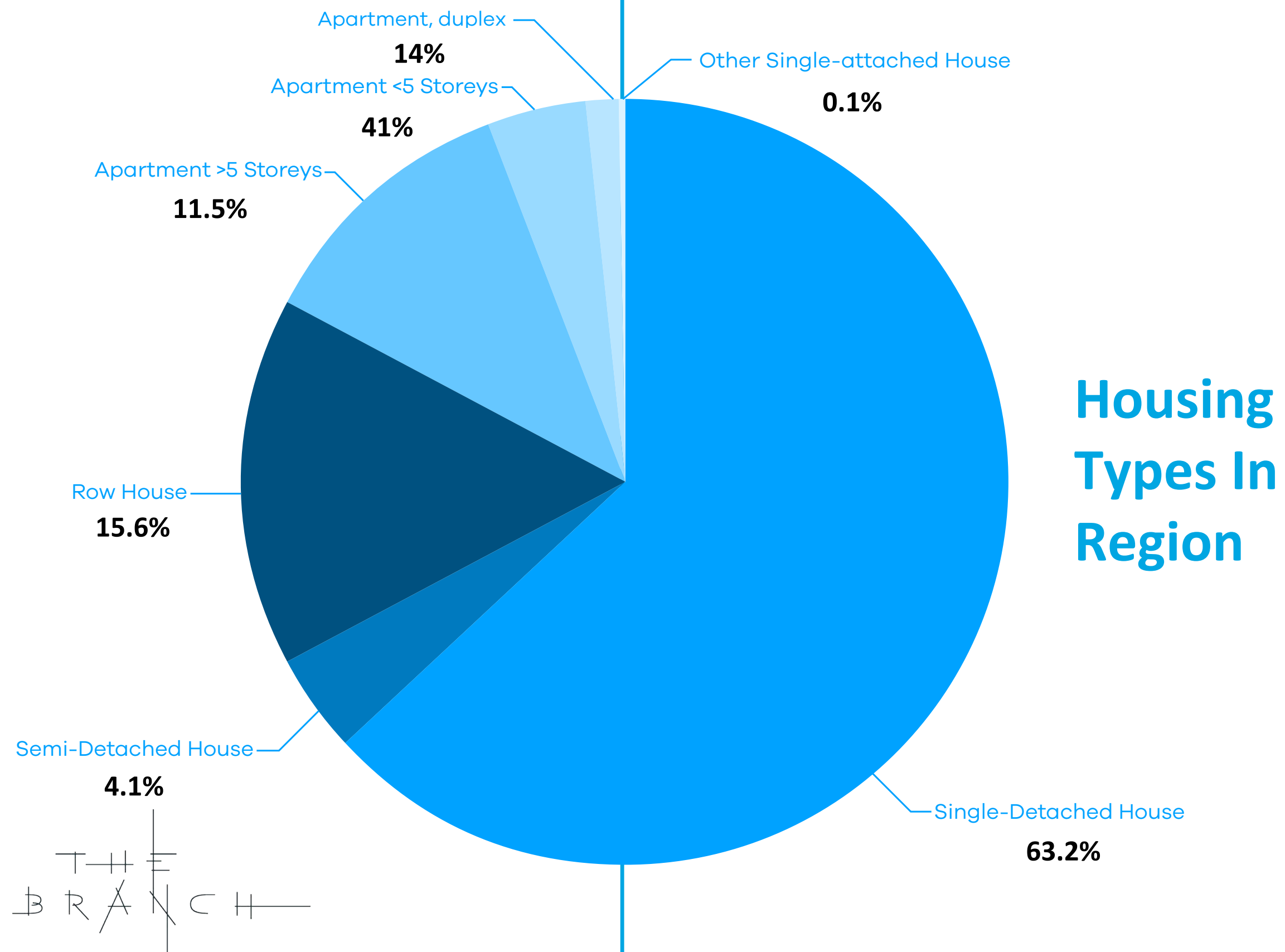
Fraser Institute Rankings

Rank	School Name	Score
7/738	Oakville Trafalgar	9.2
14/738	Iroquois Ridge	8.8
24/738	Garth Webb	8.6
32/738	White Oaks	8.4
49/738	Abbey Park	8.1
49/738	St Ignatius of Loyola	8.1
101/738	Thomas A Blakelock	7.7
117/738	Holy Trinity	7.6
117/738	Gaétan Gervais	7.6
148/738	St. Thomas Aquinas	7.4
186/738	Sainet Trinité	7.2



Invest

In the heart of the GTA, Canada’s economic powerhouse, Oakville is just 30 minutes from Toronto – North America’s fourth largest city. Oakville’s competitive tax rates, competitively priced employment lands and highly educated workforce (80% of the populations holds a post-secondary degree) make it an investor’s dream. And the province of Ontario enjoys the lowest overall business costs among the G7. Oakville is an opportunity not to be missed



Detached Resale: 2019

Avg. Selling Price \$ 1,310,034.00	
185 Quantity Sold	26 Days on Market

Semi-Detached Resale: 2019

Avg. Selling Price \$ 815,992	
12 Quantity Sold	20 Days on Market

Condos Resale: 2019

Avg. Selling Price \$ 545,722	
61 Quantity Sold	27 Days on Market

Recent Condo Launches:

- Oak & Co.: **551** Sales (19 months)
- Bowers Condos: **441** Sales (4 months)
- Oakvillage Condos: **318** Sales (1 month)

Greater Toronto
Area City Property
Tax Ranking



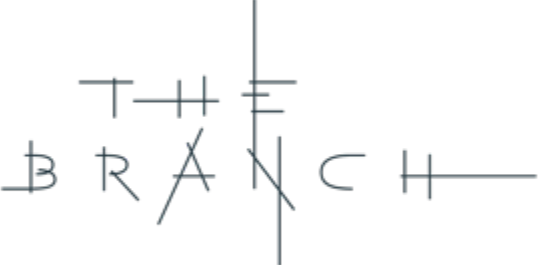
\$ 1200000
\$ 1000000
\$ 800000
\$ 600000
\$ 400000
\$ 200000
0

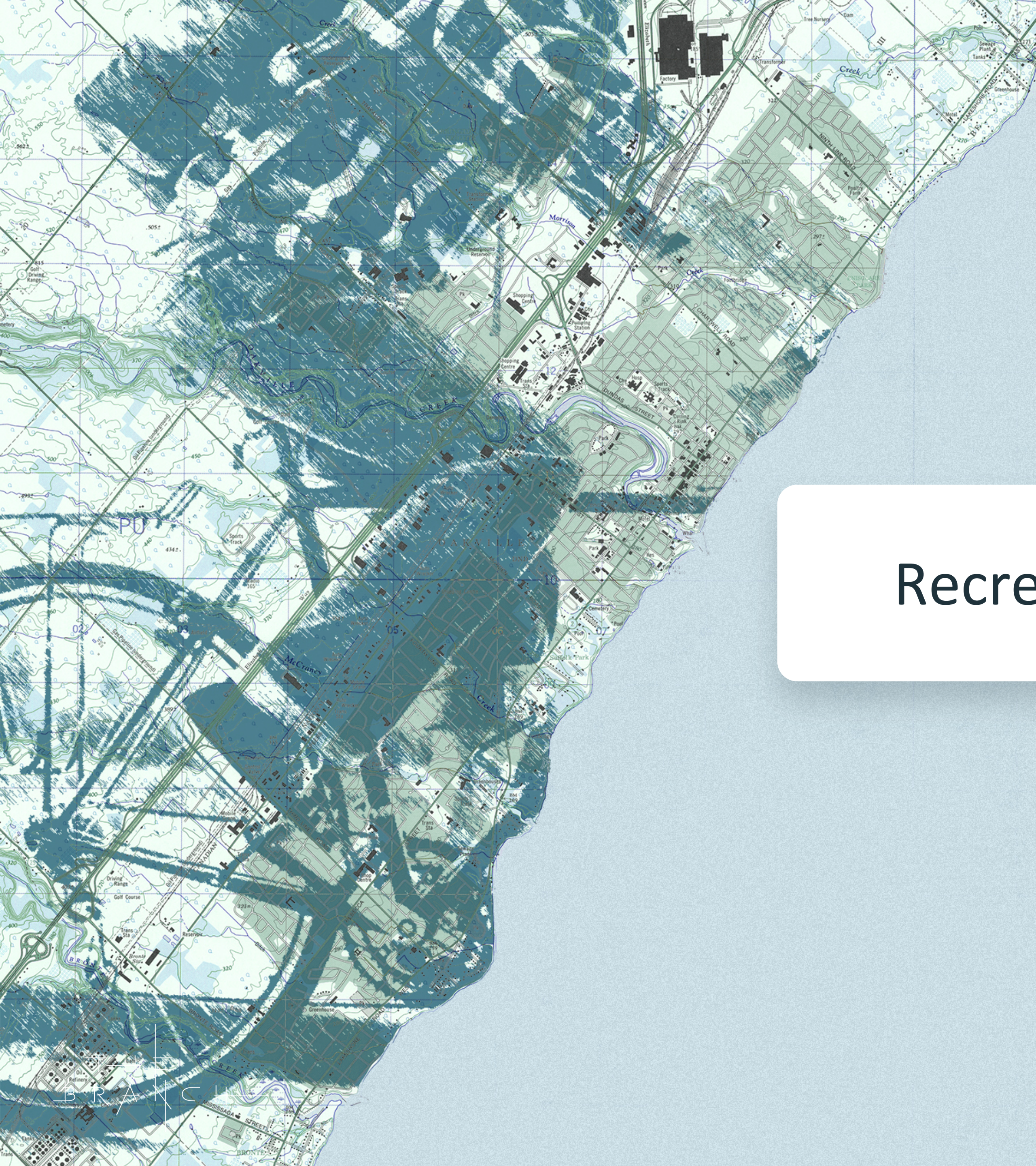
0.8%
0.7%
0.6%
0.5%
0.4%
0.3%
0.2%
0.1%
0.0%

Toronto East Toronto West Toronto Central Markham Milton Richmond Hill Vaughan Essa **Oakville** Whitchurch Stouffville



Average Home Price June 2018
Property Tax Rate





Recreation

200km
of Bike Lanes

Ride

The Active Transportation Master Plan, introduced in 2019, is illustrating the city's commitment to modernization and turning Oakville into a cyclists' paradise.





Ski

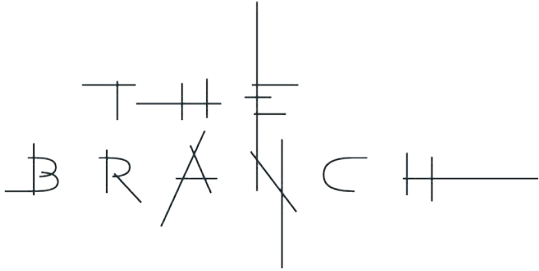
In Oakville, winter months are far from dormant. When the snow falls, activity is on the rise. Time to hit the slopes .



22min. to Glen Eden



Under **1**hr. to Hockley Valley Resort





Hike

A spoil of greenspace sets Oakville apart. For the ever-growing demographic of weekend warriors and outdoor enthusiasts, The Branch offers unmatched natural amenities.

23^{min.} to Hilton Falls

17^{min.} to Joshua Valley

14^{min.} to Mount Nemo and Morison Valley North

9^{min.} to Bronte Creek, Fourteen Mile Creek and Munn's Creek

7^{min.} To to Taplow Creek

6^{min.} to Lions Valley Park, Donovan Bailey Park and McCraney Creek

Golf

Glen Abbey, the first ever Jack Nicklaus-solo-designed golf course and one of Canada's most esteemed, represents enviable greenspace of a different sort.



- **15**min. to Millcroft Private Golf Club
- **13**min. to Glen Abbey
- **12**min. to Oakville Golf Club and Piper's Heath Golf Club
- **9**min. to Rattlesnake Point
- **6**min. to Deerfield Private Golf Club



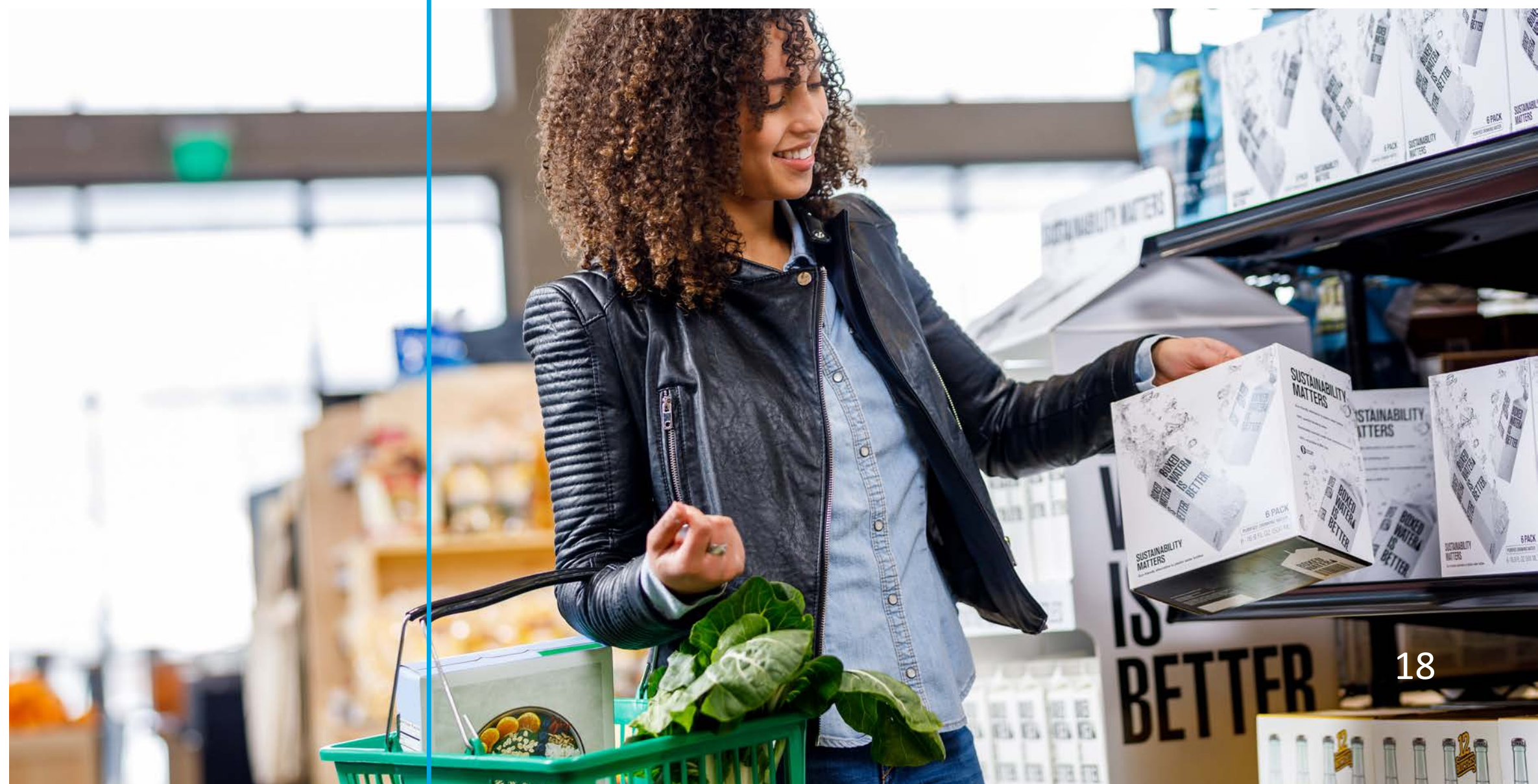
Shop

Boutiques, malls, markets and specialty grocery make Oakville a premium retail oasis. Whatever you're after, you'll find it here.

- Oakville Place
- Whole Foods / Loblaws / Fortinos
- Square One Shopping Centre
- L.L. Bean

● Oakville Main Street Highlights

- Kerr Street Café
- Organic Garage
- Lululemon
- Black Caviar Boutique
- Roots
- Kit and Ace
- Lolë Atelier





The Branch

Modern Condos

Starting From: The High \$300s

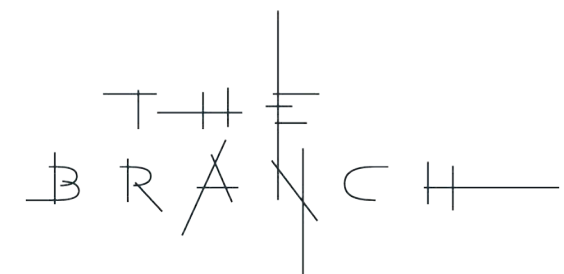
Marvel



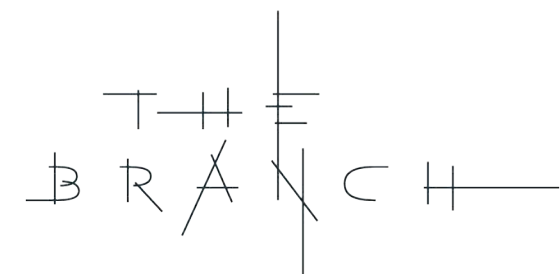
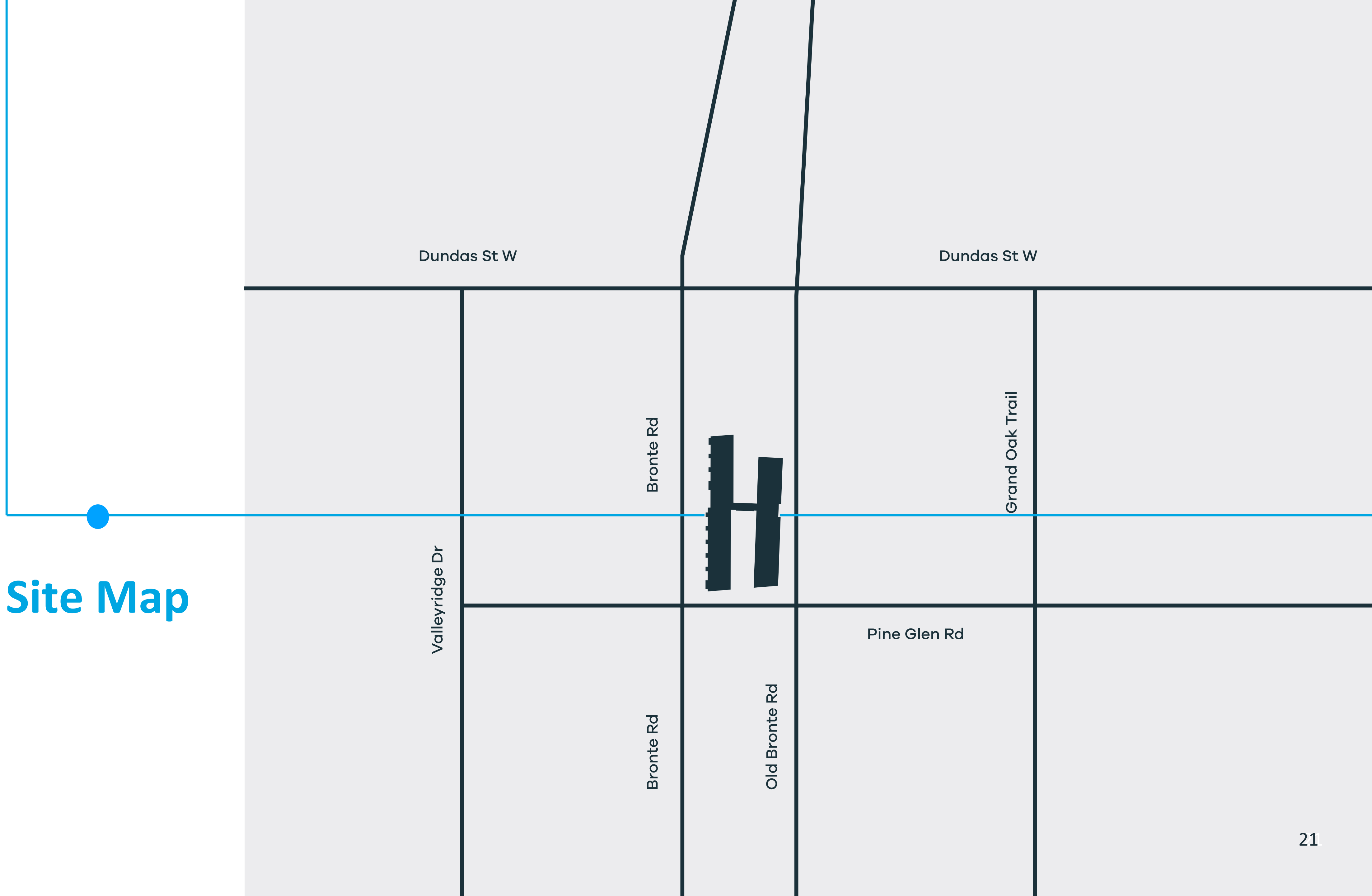
Rendering is artist's concept

8 storeys and 334 units

36% 1 Bedroom, 11% 1 Bedroom + Den, 45% 2 Bedroom, 9% 2 Bedroom + Den



Site Map





TRILLIUM FOREST, 169 HOMES



THE CASTLES OF KING CITY, KING CITY, 106 HOMES



XPRESSION CONDOS, RICHMOND HILL, 450 SUITES



THE VILLAGE OF PINE RIVER, ANGUS, 417 HOMES



XPRESSION CONDOS, RICHMOND HILL, 450 SUITES



BELLE AIRE SHORES, 117 HOMES

The Builder

The Branch is a project that lives up to its premium postal code. And Zancor's history and future vision is bringing it to fruition.

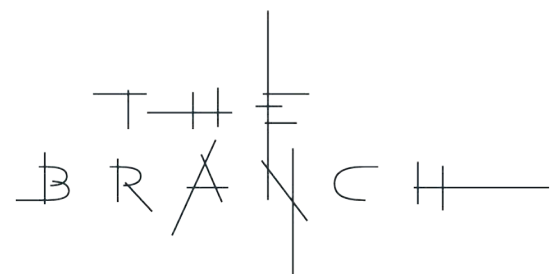
ZANCOR

Design is everything. That's why design drives everything we do. We design our homes and condos to flow effortlessly from one space to another with intuitive features and finishes that will empower you and your family.

Our passion for design is matched only by our pursuit of excellence in quality and customer care. From top management to front-line customer care personnel, everyone at Zancor has responsibility to our customers, going above and beyond to ensure no one goes unsatisfied.

These core ideals have shaped every neighbourhood and condo we have created over the last 30 years. From Brooklin to Wasaga Beach and everywhere in between, Zancor has delivered nearly 2000 houses and 450 condos throughout the GTA in the past 10 years alone. Our experienced team is dedicated to building communities that withstand the test of time and we are proud to continue to enrich the lives of everyone who calls Zancor home.

Past & Current Projects



Start here.
Go anywhere.



thebranchcondos.com