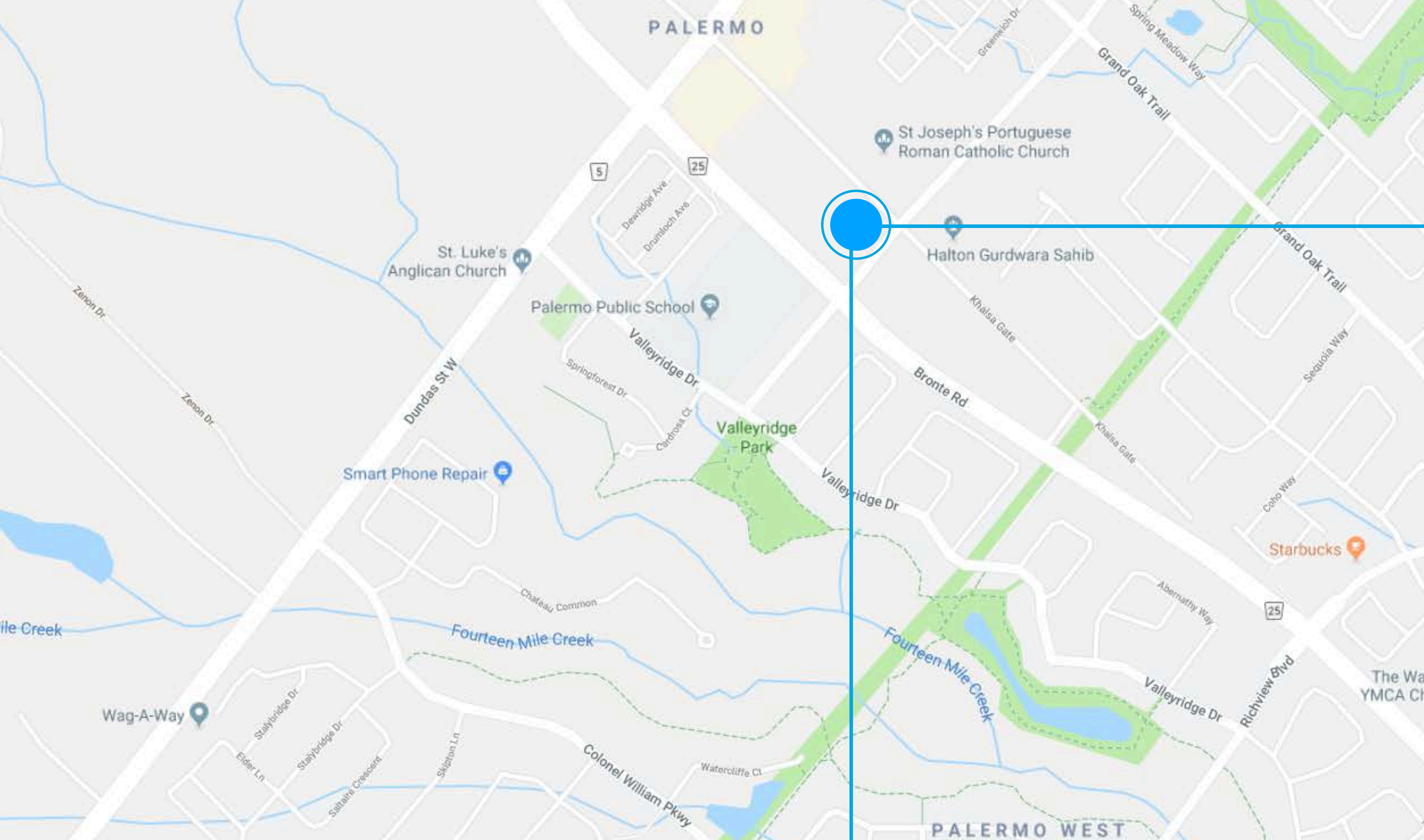


**Start here.**  
**Go anywhere.**



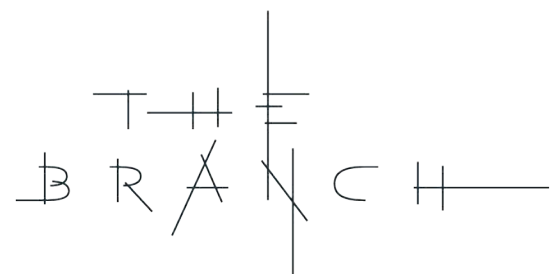
The Branch



## 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: **TBA**
- **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

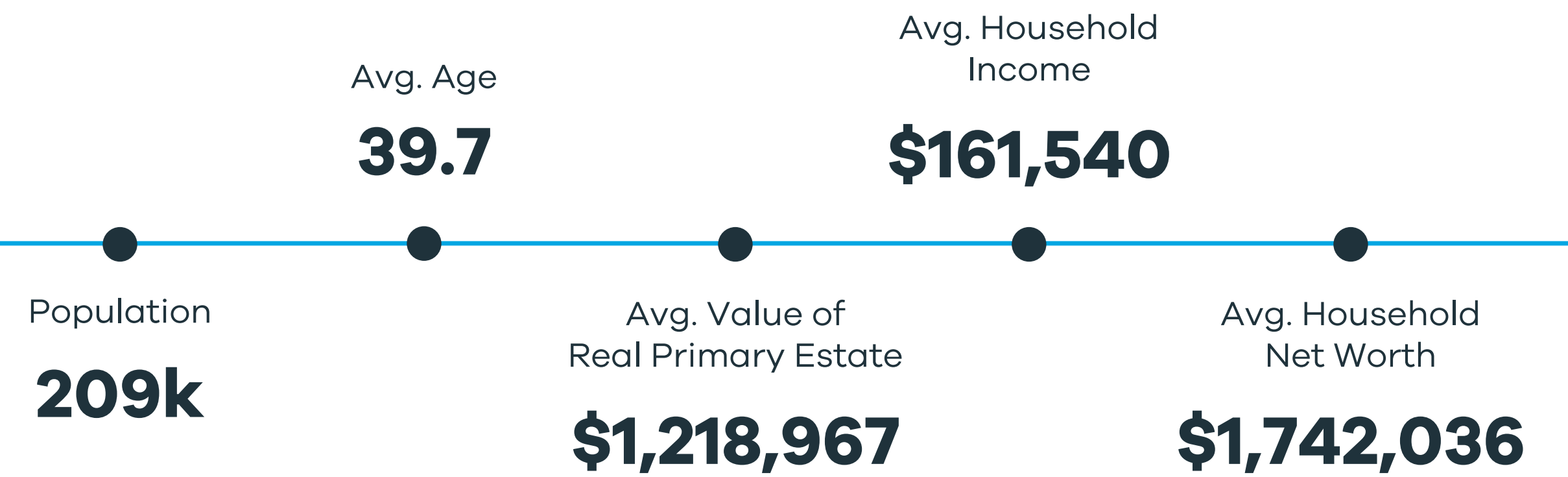


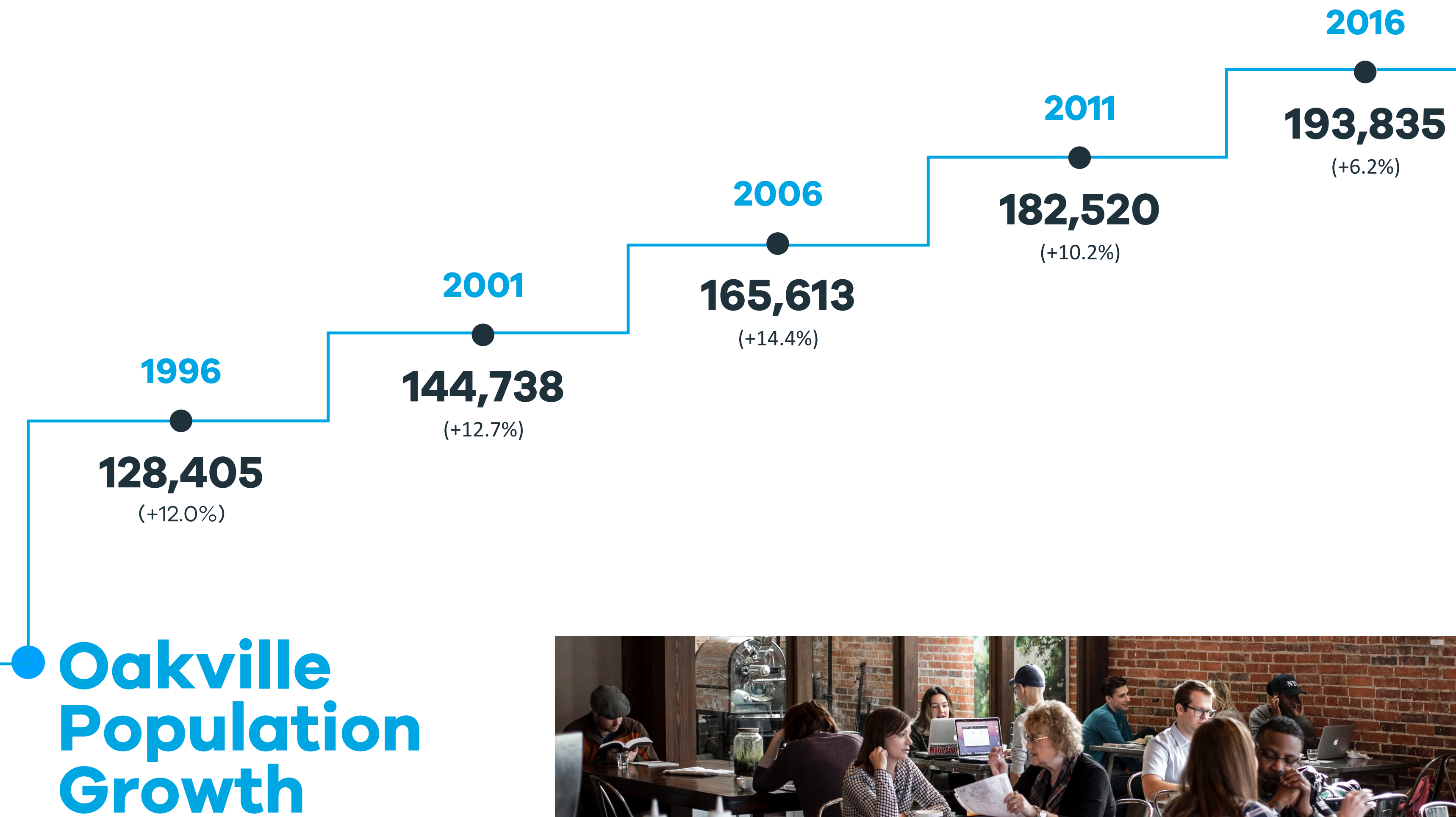


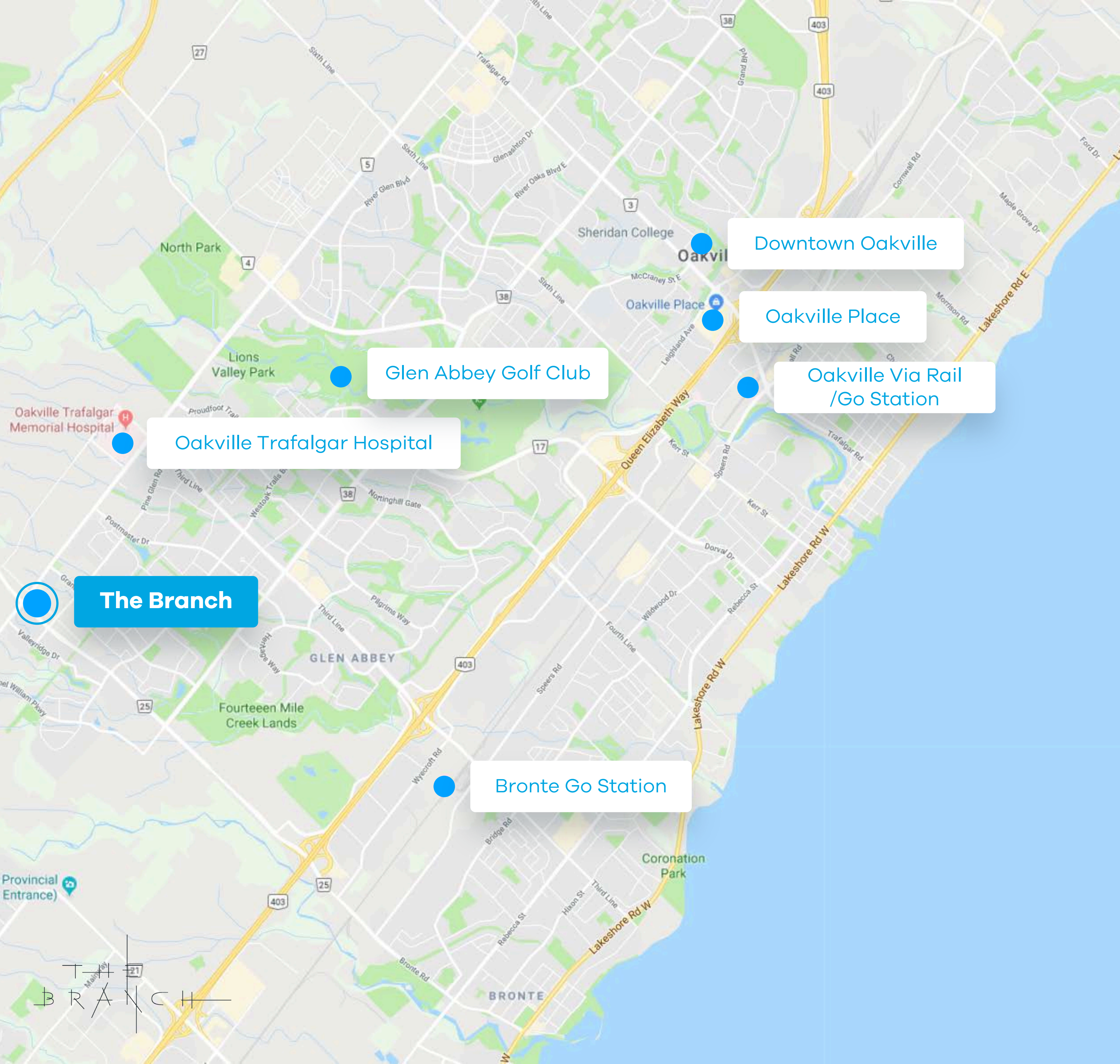
# Oakville

# ● 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**

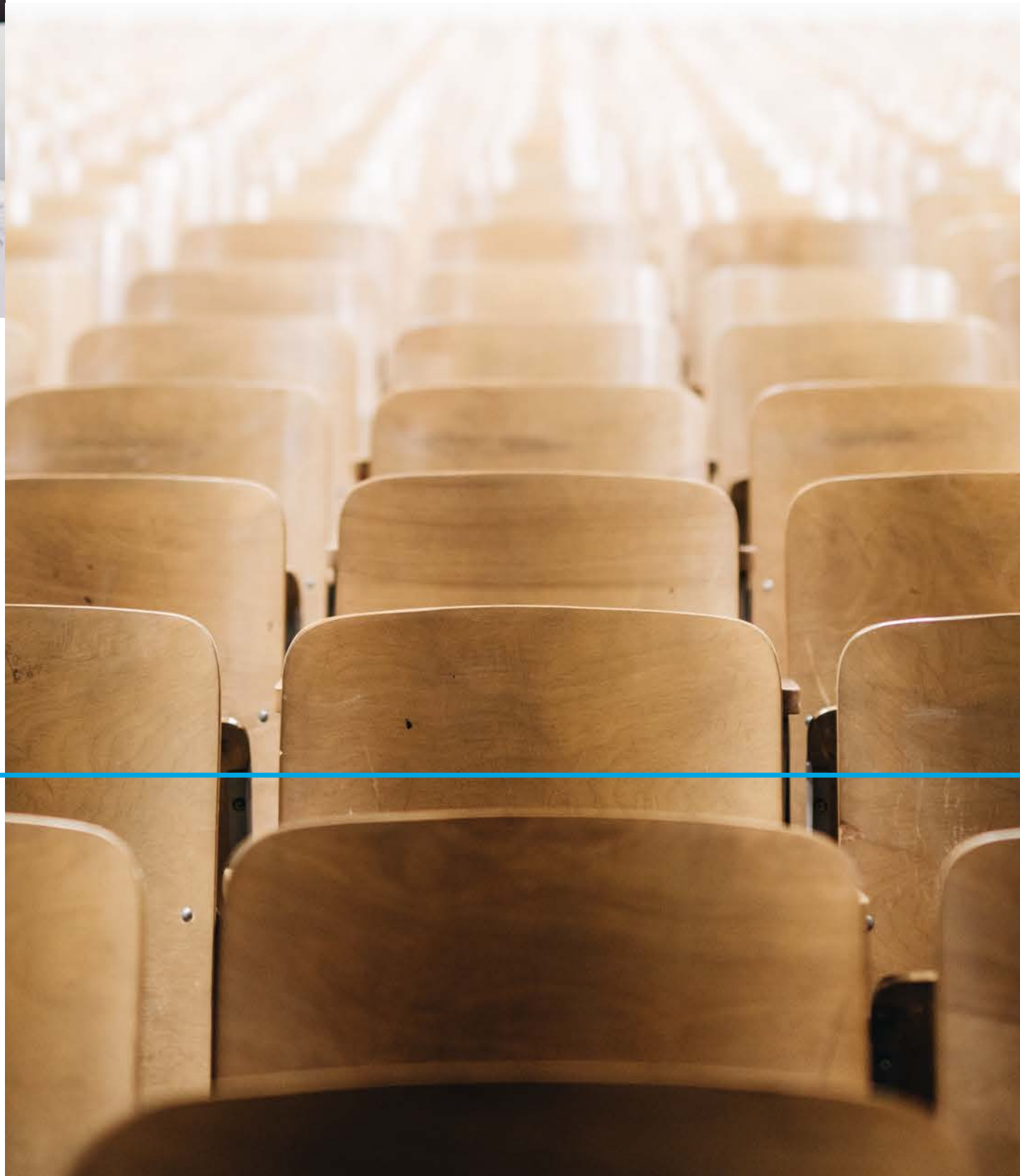
- 
- 
- 
- 
- 
- 
- 
- 
- 





# 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%

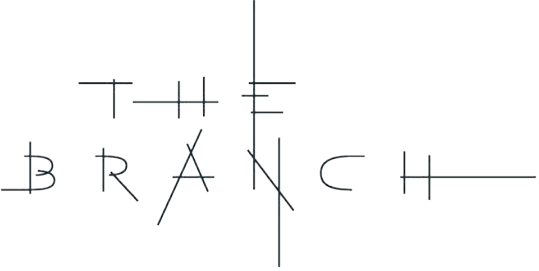
4 Schools

50% - 60%

1 Schools

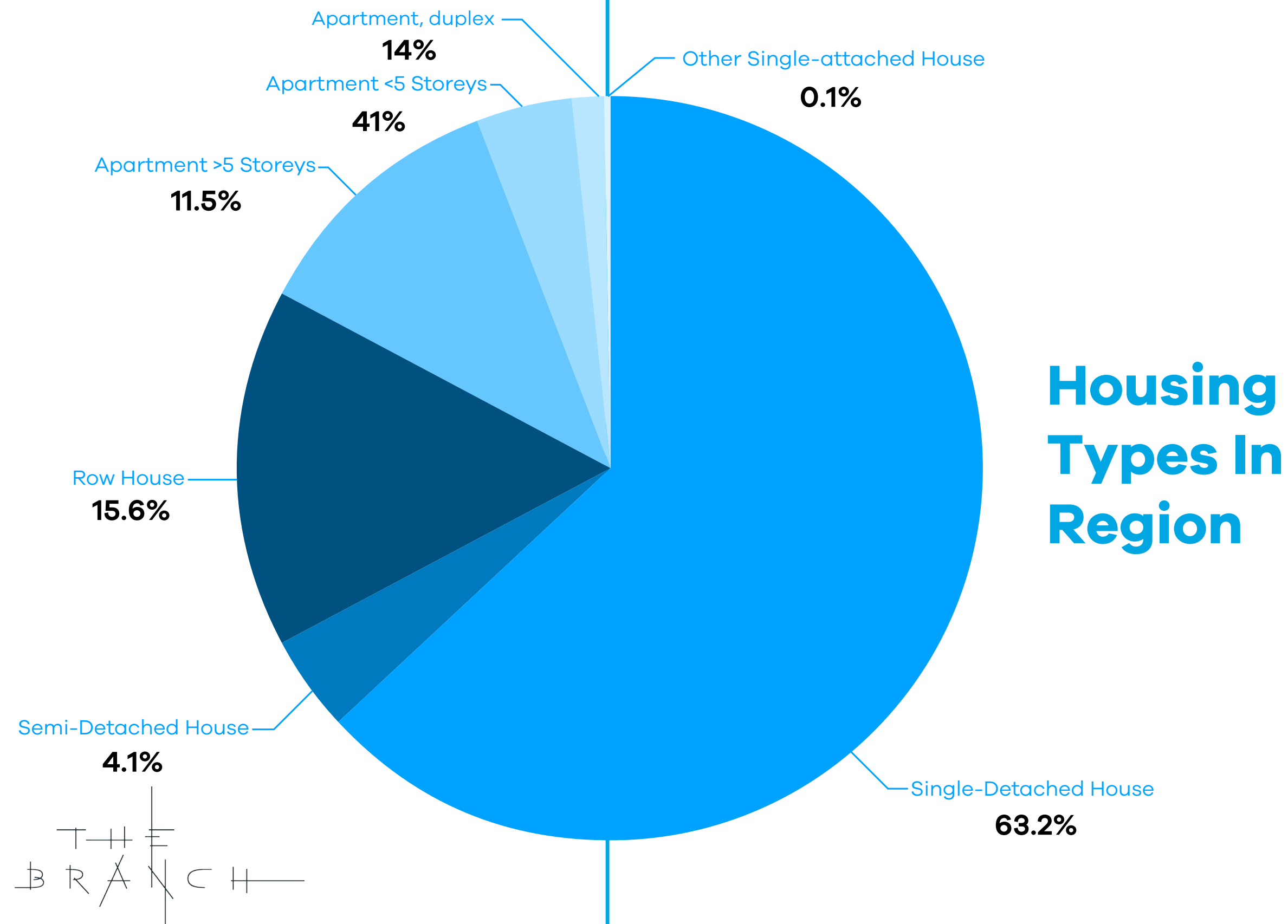
Fraser Institute Rankings

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 <b>\$ 1,310,034.00</b>	
<b>185</b> Quantity Sold	<b>26</b> Days on Market

## Semi-Detached Resale: 2019

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

## Condos Resale: 2019

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

## Recent Condo Launches:

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



# 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 .

- **22**min. 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.



THE  
BRANCH

- **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

# Marvel

Two centrally connected wings form the Branch's 8-storeys, creating vast North and South-facing open spaces that capture and hold hours of daylight. The entrance, a decisive break in the architectural pattern, identifies itself and a host of street-level retail with a glowing canopy. Across the entryway lies the utterly unclassifiable lobby.



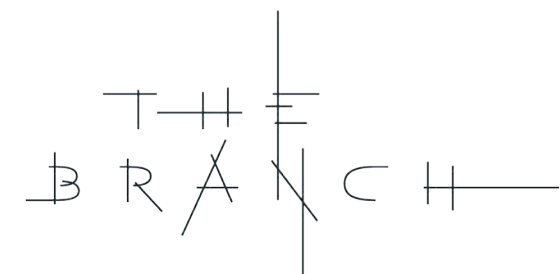
8 Storeys and 334 Units

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

# Play

The Branch is less a condo than a community. Neighbours names are learned in an activated hotel-lobby that blurs the lines between coffee shop, library and lounge.

Friendships are forged in the Media Lounge and Cocktail Lounge. And memories are made on the terrace above the Summer Kitchen



- Triple Height Hotel-Style Lobby
- Upper Lobby with Media Lounge, Cocktail Lounge and Dining Room
- Summer Kitchen with Terrace and Chef's Table





- Approx. 59ft. Deep Indoor/ Outdoor Pool with Hot Tub, Steam Room and Rain Room
- State-of-the-Art Smart Fitness Centre and Yoga Room

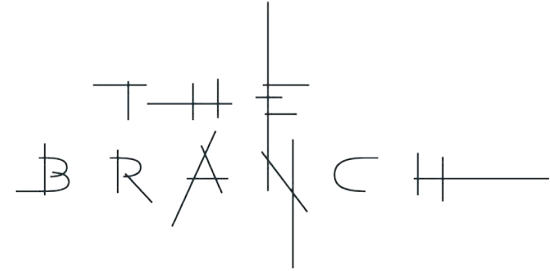
## Play

Of course, play isn't always idle, sometimes the day needs burning off. Clear your head in the spa-inspired Pool, invigorating Steam Room or peaceful Rain Room – or gear up to wind down in the smart Fitness Centre or meditative Yoga Room. The wellness-inspired amenities at The Branch are second to none.

The Ground Floor



The Lobby & Upper Lobby



# Relax

At The Branch, the city, greenspace and building amenities all promote activity – the suites promote relaxation.

Settle in to your spacious, naturally lit new home and shed the stress of the day or plan your next adventure.



● 9 and 10ft. Ceilings Throughout

● Premium Appliances, Including:

- Fully-Integrated European-Style refrigerator and dishwasher
- Stainless-Steel Range and Over-the-Range Microwave Hood Fan

● Granite or Quartz Countertops in Kitchen and Bathrooms

● Framed Glass Door Showers (as per plan)

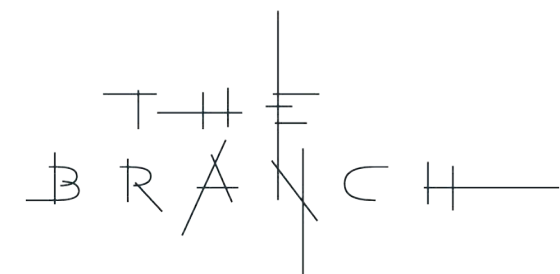
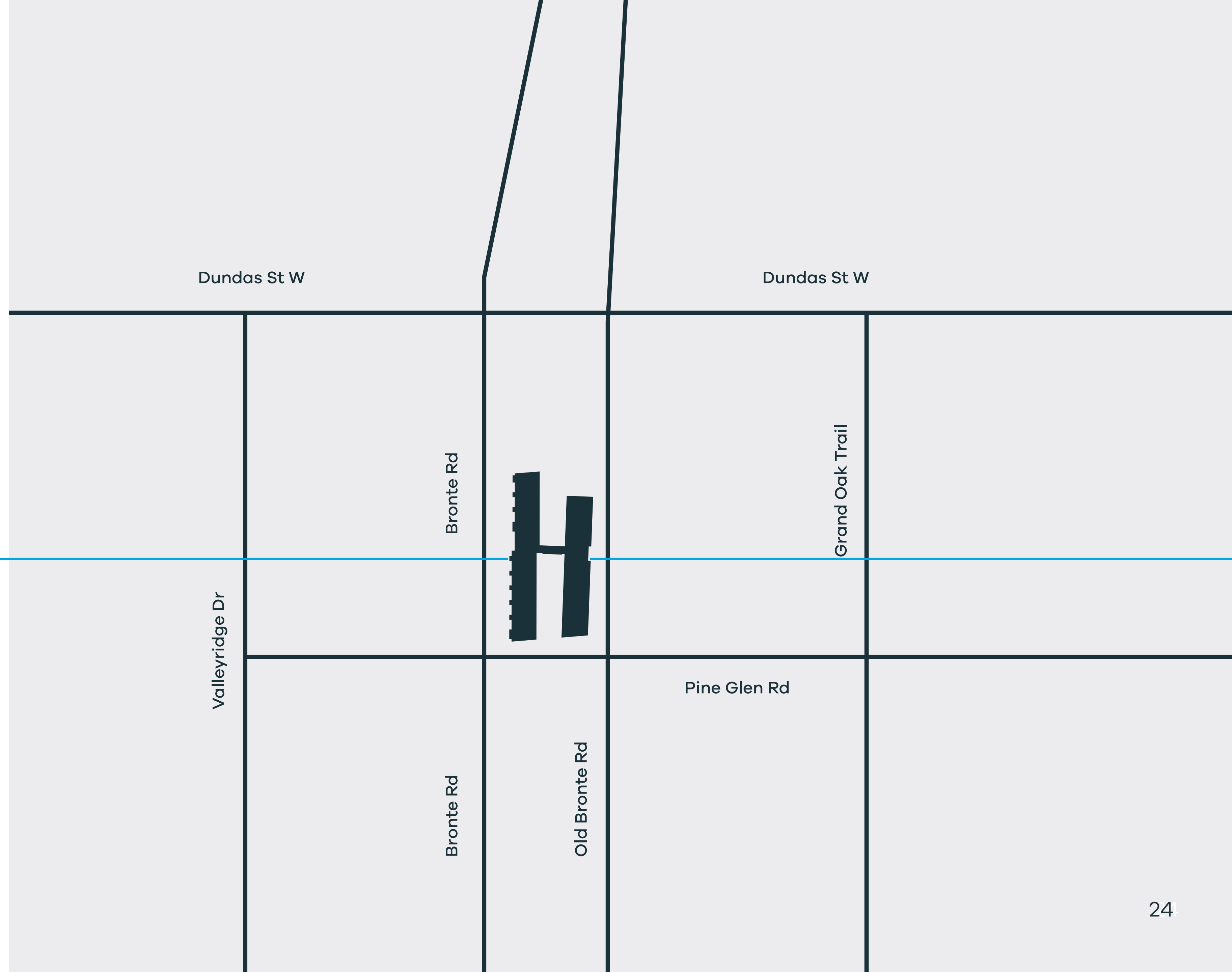
● Walk-in/large closets

● Terraces

● wide suite layouts

● Smart home technology

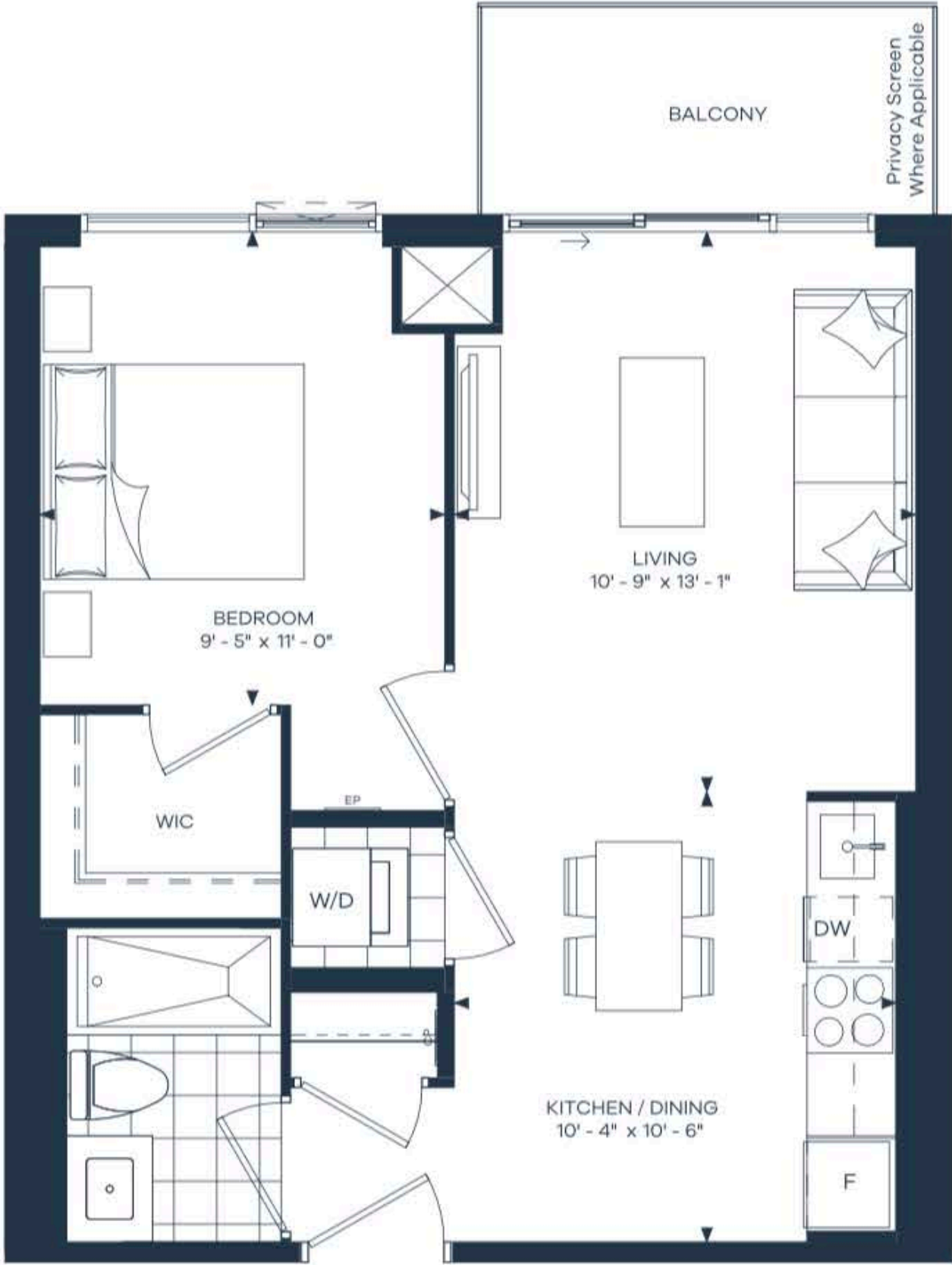
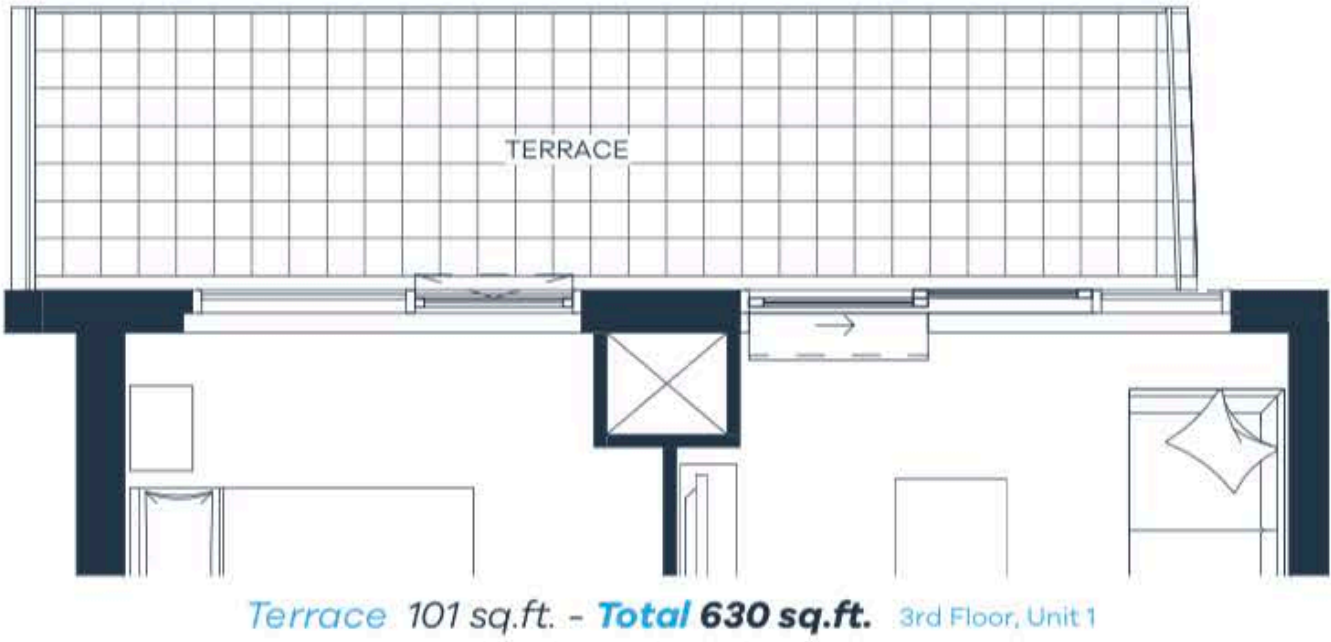
# Site Map



Oak 529

1 Bedroom

580 sq.ft.  
Interior 529 sq.ft. Exterior 51 sq.ft.

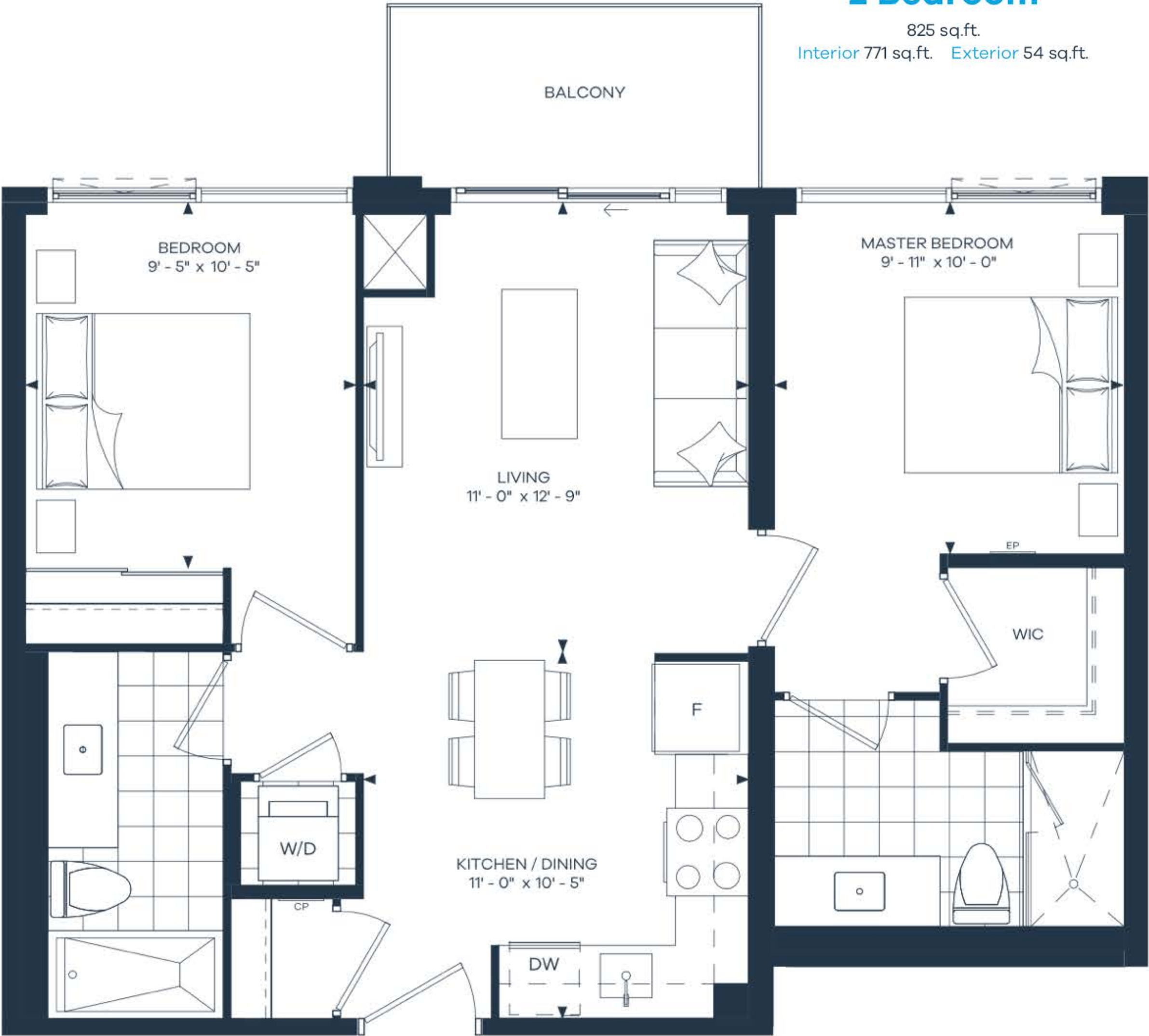


THF  
BRANCH

Cedar 771

2 Bedroom

825 sq.ft.  
Interior 771 sq.ft. Exterior 54 sq.ft.

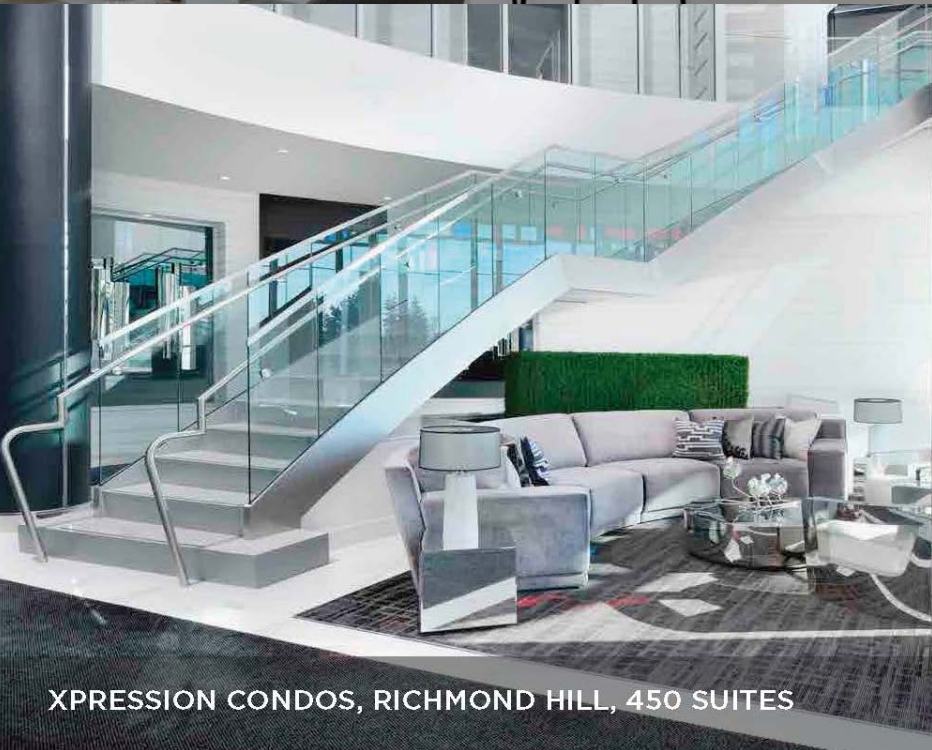




TRILLIUM FOREST, 169 HOMES



THE CASTLES OF KING CITY, KING CITY, 106 HOMES



XPRESSION CONDOS, RICHMOND HILL, 450 SUITES



XPRESSION CONDOS, RICHMOND HILL, 450 SUITES



THE VILLAGE OF PINE RIVER, ANGUS, 417 HOMES



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.

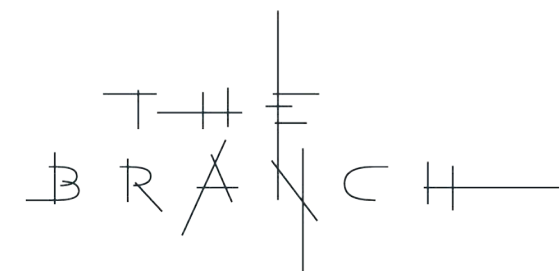
## ZANCOR

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





# ● The Team

Interiors by

**T O M A S   P E A R C E**

Tomas Pearce Interior Design Consulting Inc. is based in downtown Toronto, Canada. Led by Principal Partners Melandro Quilatan and Tania Richardson, the team at TOMAS PEARCE is a collaboration of talented, energetic and experienced company of Interior Designers, Project Managers, Project Coordinators, Architectural Technologists, Stylists and Procurement Agents.

Designed by

**Quadrangle** 

Quadrangle designs the spaces where people live, work and play with insights gained through their process of listening, exploration, nuanced iteration and quality execution. They believe beauty and business go together, and that creative design and sustainability are inseparable.

Start here.  
Go anywhere.

THE BRANCH CONDOS

[thebranchcondos.com](http://thebranchcondos.com)