

1989

— CONDOMINIUM —
UPTOWN BURLINGTON



About The Builder

With over a decade of experience in developing, designing and building enviable communities, Latch elevates urban livability with boutique homes in community-focused neighbourhoods. Every project strives for the optimal integration of live, work and play, while enhancing quality of life and local culture.



Why Burlington

- Maclean's Magazine rated Burlington "Canada's Best Community" and "Best Community in Canada For Families" in 2019
- Voted Best Mid Sized City in Canada by MoneySense's annual ranking
- Ranked #1 Best City to Live in Ontario and #5 in Canada by Globe and Mail in 2023
- Halton Region one of the fastest growing areas in Ontario with surging population growth



Why Burlington

The Perfect Balance

- 1436 acres of parkland and 127 parks
- Hiking and biking trails off Niagara Escarpment
- Great Private, Catholic, French immersion and Public schools.
- Home to McMaster University's DeGroot School of Business
- A dynamic downtown waterfront
- Many unique festivals and events, including 4 of Ontario's Top 100 Festivals:
 - Sound of Music Festival
 - Children's Festival
 - Canada's Largest Ribfest
 - Canada Day Celebration



Why UPTOWN Burlington

Best Neighbourhoods in Halton Region to Buy Real Estate

RANK	NEIGHBOURHOOD	CITY	BENCHMARK PRICE 2023	3-YEAR GROWTH	5-YEAR GROWTH
1	Palmer	Burlington	\$965,171	41%	91%
2	Clearview	Oakville	\$1,599,707	38%	92%
3	Uptown Core	Oakville	\$875,271	39%	65%
4	Glen Abbey	Oakville	\$1,529,489	48%	70%
5	Uptown	Burlington	\$774,233	68%	120%

Source: MoneySense.ca April 2024



Conveniently Located

- 2 MIN** **Millcroft Shopping Centre** - Metro, Canadian Tire, Shoppers Drug Mart, LCBO, TD Bank, The Beer Store.
- 3 MIN** **Appleby Crossing** - Fortinos, Sport Chek, PetSmart, Winners, and HomeSense
- 1 MIN** **Bruce Trail** - 890 Km Hiking Trail that cuts through the beautiful Niagara Escarpment
- 4 MIN** **Bronte Creek Provincial Park** - Hiking, bike trails, cross country skiing and much more
- 5 MIN** **Millcroft Golf Club** - Awarded Burlington's Best Golf Course for the last 10 years by The Readers Choice Awards

- 2 MIN** **Movati** - A State-of-the-art fitness centre with first-class amenities
- 5 MIN** **GoodLife Fitness** - Celebrating 45 years of changing lives through fitness

Accessibility

- 5 MIN** to Appleby Go Train Station
- 5 MIN** to Highway 403
- 7 MIN** to Highway 407



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- Architect/Design: RAW Architects
- Interior Designer: Rachel Martinuk Interior Design
- 2 Towers: 22 Storey Tower (1) & 17 Storey Tower (2) with a 6 storey Podium
- 462 Units
- Suite types ranging from 1 Bed to 3 Bed Suites
- 460+ Parking
- 200 Lockers
- 200 Bicycle Parking
- Occupancy Winter 2028



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2ND FLOOR AMENITIES



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7TH FLOOR AMENITIES

Investor Friendly Suite Mix



BEDROOM TYPE	%	SIZE RANGE
1 BED	16%	444 to 498 sq.ft.
1 BED + DEN*	49%	496 to 629 sq.ft.
2 BED	34%	633 to 835 sq.ft.
3 Bed	1%	1130 to 1142 sq.ft.

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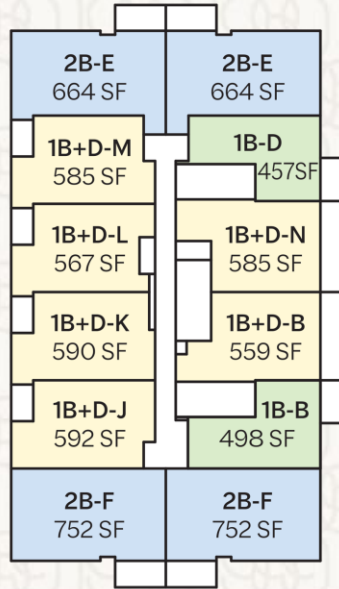
Highlights

- 9' Foot Ceilings
- Vinyl plank flooring throughout
- All suites have outdoor space
- * 32% of 1+Dens have 2 baths
- Parking available to buy at a low low price

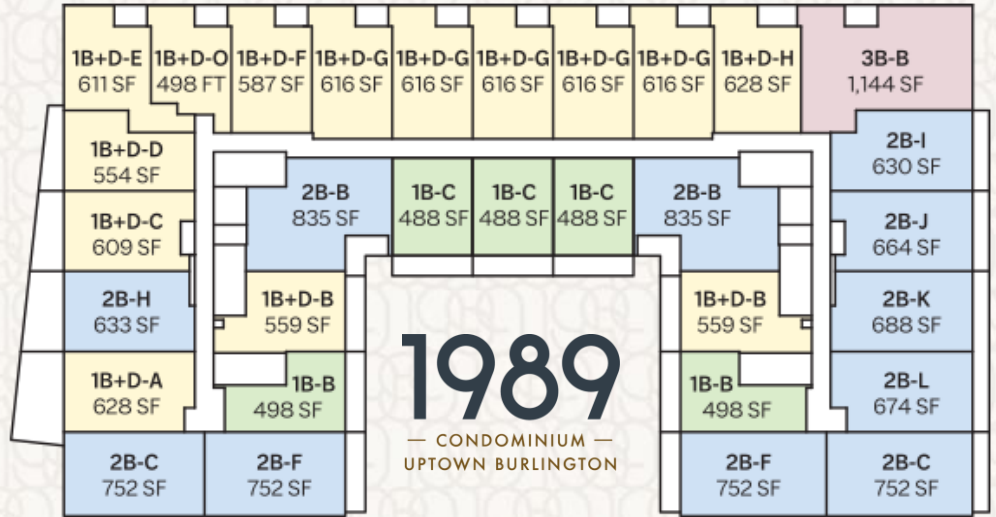
Typical Keyplate

~75%
 OF UNITS WILL BE
 PRICED BELOW \$650,000
 -
 AVERAGE SIZE 612 SQ FT

- One Bedroom
- One Bedroom+Den
- Two Bedroom
- Three Bedroom



TOWER FLOOR PLATE
 (Typical)



PODIUM FLOOR PLATE
 (Typical)

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Preview & Media Days at Sales Office - End of May
Official Information Session - Early/Mid June
Sales Start - Mid June

THANK YOU

