KINGSBURY

Contemporary Condominiums
In South Guelph

MEET YOUR TRUSTED BUILDER

The company's homebuilding roots can be traced back to 1947 when brothers Melville, George and Albert Reid, along with their friend Bill Lang started out building wartime bungalows under the name "Reid and Laing".

By the 1970s our founder Orin Reid had entered the business, working with his father George. In 1978 Orin and his wife Jane established Reid's Heritage Homes. To this day, the company continues to be family-owned and operated.

Built on a solid reputation of quality, integrity and service, Reid's Heritage Homes is one of Ontario's leading builders. For over 30 years, we have proudly developed homes ranging from single detached homes, mid-rise condos, two-storey, executive and bungalow townhomes, to custom estates and active adult communities. Our dedication to our values and traditions has established us as an award-winning developer with hundreds of awards and accolades.

REID'S HERITAGE HOMES

KINGSBURY

WESTMINSTER WOODS

A **ROYAL WELCOME** TO **KINGSBURY**

Artist's Concept

At Kingsbury, Reid's Heritage Homes rolls out the red carpet with a condominium that caters to you in every way.

This exclusive four-storey condominium residence takes its place within an established Guelph neighbourhood where all the amenities are already in place. Here you'll enjoy a regal lifestyle of comfort and luxury, where even the smallest details display the quality craftsmanship that has become a signature of every Reid's Heritage Homes community.

REID'S HERITAGE HOMES

AN **ELEGANT ENTRANCE** GREETS YOU & YOUR GUESTS

Your first impression of Kingsbury is a gracious one. Beneath a high ceiling and illuminated by modern light fixtures, the reception area ushers you and your visitors into a refined space with a striking brick feature wall adorned with contemporary art and the warmth of a gas fireplace in front of which sits a comfortable conversation area.

Artist's Concept

TWIN **PARTY LOUNGES** TO HOST YOUR **PRIVATE ENTERTAINING**

Artist's Concept

Kingsbury's common areas incorporate not one but two separate party lounges ideal for entertaining. Meet new friends over a drink or host a dinner party for those you've known for years, complete with a kitchenette and a dining area that makes catering the event both easy and elegant. It's all part of the life you'll enjoy at Kingsbury.

THE **PERFECT BALANCE** OF **LIVE, WORK** & **PLAY**

Kingsbury is an intimate condominium residence, just four storeys high and rising in a park-like setting. Enjoy a well-balanced lifestyle here with over six kilometres of manicured walking trails to explore. Meet your friends at one of the nearby restaurants, cafes and pubs, with a wide range of shopping alternatives surrounding you.

Artist's Concept

Artist's Concept

LIVE CONNECTED TO THE CITY

Located close to the University of Guelph and just a 10-minute drive from the 401, Kingsbury is connected to all of the city's major attractions and amenities. Guelph's Central Station is nearby with GO Transit bus and VIA rail connections too. It's urban living at its finest, with the accent on convenience.

179
Guelph
Transit

GUELPH HAS OVER
1,000 HECTARES
OF **PARKS**

WITH MORE THAN
70 KMS OF TRAILS &
PATHS THAT INCLUDES:

Riverside Park

On the beautiful banks of the Speed River, this lovely city park offers plenty of trails, a floral clock, plus playground areas including an old-fashioned carousel and miniature train ride for the kids.

Guelph Lake Conservation Area

This sprawling conservation area offers a man-made lake for fishing and canoeing, with beach and picnic areas, hiking, cycling, and is also the site of local concerts and community festivals.

Royal City Park

Another favourite destination for those seeking a lovely hike or bike along the river, this lush green city park is home to a multitude of flora and fauna, all a short stroll from downtown Guelph.

University of Guelph Arboretum

The Arboretum is a great area for a leisurely walk, jog or run, offering both scenic views and tranquil places like the Japanese Garden where you can enjoy the serenity and get away from it all.

UNIVERSITY OF GUELPH

Offers students of higher learning a variety of colleges and departments.

College of Arts

The wealth of knowledge and creativity found in the College of Arts serves society by exploring the depth and breadth of human experience, in both the past and the present, in order to help our world chart a course for the future.

College of Biological Science

The only one of its kind in Canada and among a handful worldwide. The three departments teach approximately 15,000 undergraduate enrolments and advise over 240 graduate students each year.

College of Business & Economics

The College of Business & Economics builds on Guelph's values and core mission, as well as emphasizing its strengths in management and leadership.

College of Physical & Engineering Science

Students in the College of Physical & Engineering Science develop advanced skills in qualitative and quantitative analysis - skills that can be applied to a wide variety of challenging careers.

College of Social & Applied Human Sciences

Composed of 8 departments, with programs that interact with departments in other colleges, centers of research and other related groups.

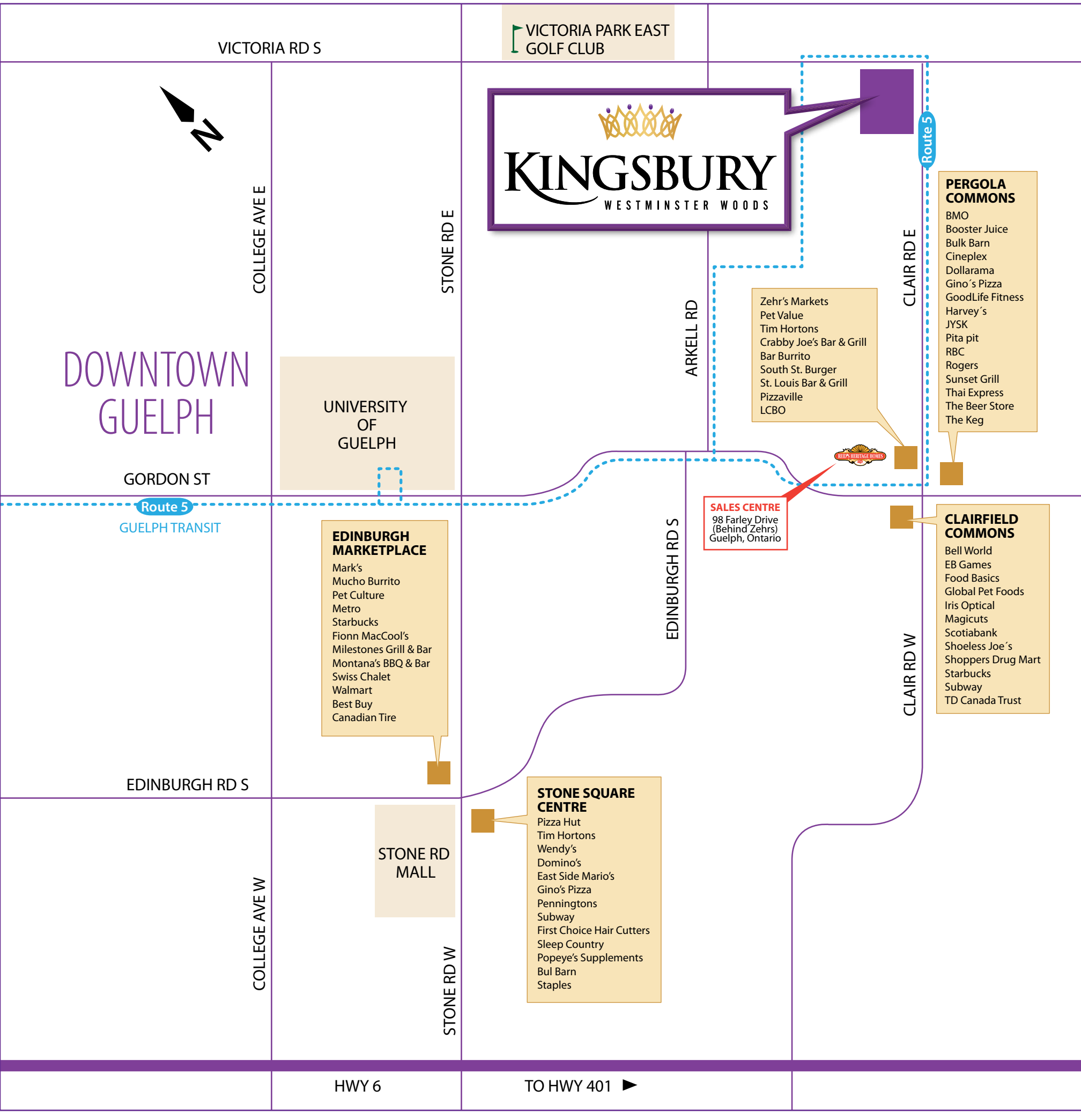
Ontario Agricultural College

The Ontario Agricultural College (OAC) is one of the top colleges of its type in the world, offering a broad array of academic choices for students with a wide variety of interests.

Ontario Veterinary College

The Veterinary College is dedicated to the advancement of veterinary and comparative medicine through teaching, research and service. As the oldest veterinary college in North America, OVC has been educating veterinarians since 1862.

WELCOME TO THE NEIGHBOURHOOD


VICTORIA RD S
VICTORIA PARK EAST GOLF CLUB
KINGSBURY
WESTMINSTER WOODS
Route 5
COLLEGE AVE E
STONE RD E
ARKELL RD
CLAIR RD E
DOWNTOWN GUELPH
UNIVERSITY OF GUELPH
GORDON ST
Route 5
GUELPH TRANSIT
PERGOLA COMMONS
BMO
Booster Juice
Bulk Barn
Cineplex
Dollarama
Gino´s Pizza
GoodLife Fitness
Harvey´s
JYSK
Pita pit
RBC
Rogers
Sunset Grill
Thai Express
The Beer Store
The Keg
Zehr's Markets
Pet Value
Tim Hortons
Crabby Joe's Bar & Grill
Bar Burrito
South St. Burger
St. Louis Bar & Grill
Pizzaville
LCBO
SALES CENTRE
98 Farley Drive
(Behind Zehrs)
Guelph, Ontario
CLAIRFIELD COMMONS
Bell World
EB Games
Food Basics
Global Pet Foods
Iris Optical
Magicuts
Scotiabank
Shoeless Joe´s
Shoppers Drug Mart
Starbucks
Subway
TD Canada Trust
EDINBURGH MARKETPLACE
Mark's
Mucho Burrito
Pet Culture
Metro
Starbucks
Fionn MacCool's
Milestones Grill & Bar
Montana's BBQ & Bar
Swiss Chalet
Walmart
Best Buy
Canadian Tire
EDINBURGH RD S
EDINBURGH RD S
CLAIR RD W
STONE SQUARE CENTRE
Pizza Hut
Tim Hortons
Wendy's
Domino's
East Side Mario's
Gino's Pizza
Penningtons
Subway
First Choice Hair Cutters
Sleep Country
Popeye's Supplements
Bul Barn
Staples
STONE RD MALL
COLLEGE AVE W
STONE RD W
HWY 6
TO HWY 401

THREE SUITE STYLES TO CHOOSE FROM

Kingsbury gives you a far greater selection of suite styles than most condominiums – find one that's just right for you!

Artist's Concept

GARDEN SUITES

For those who like to keep their feet on the ground, our Garden Suites provide a wonderful private patio area with room for a garden you can putter around in.

Artist's Concept

TERRACE SUITES

On the second and third floors is an array of well-designed Terrace Suites, each of which offers its own balcony with beautiful views of the city that surrounds you.

Artist's Concept

LOFT SUITES

The top floor of the building offers a choice of fabulous two-storey Loft Suites – with an upper level accommodating an extra bedroom or home office area, and including its own bathroom.

Features & Finishes

CONTEMPORARY BUILDING EXTERIOR

- Architecturally designed masonry finishes with maintenance-free siding
- Maintenance-free soffits, fascia, eavestroughs and downspouts
- 25-year self-sealing asphalt roof shingles
- Precast concrete balconies on floors above grade; Garden Suites to have concrete patio with sod and fenced area, as per plan

COMMON AREAS

- Professionally designed landscaped grounds
- Secured entrance with intercom system
- Fully equipped sprinkler system throughout the building
- All finished walls, trim and doors to be painted
- Washable paint on walls in corridor, building entrance vestibule and stairwell
- Commercial grade carpet and acoustic ceiling tiles in corridors
- Ceramic tile in building entrance vestibule
- Finished concrete floors in all service rooms
- 2 fully appointed elevators
- Waste sorting and drop-off access on ground floor
- Mail boxes located in building lobby
- Two Amenity Lounges on ground floor complete with kitchenette and washroom
- Bike storage room located on ground floor
- Storage locker rooms on basement level
- Rough-in for future electric car chargers (4 locations)
- Hot water system and water softener included in central system

GOURMET KITCHENS

- Your choice of designer-inspired kitchen cabinets from Vendor samples
- Your choice of granite countertops from Vendor samples
- Undermount stainless-steel sink with single lever faucet
- 3-piece black appliance package including fridge, stove, dishwasher
- 2-speed exhaust hood fan vented to exterior
- Rough-in for hard water line to kitchen sink

BEAUTIFUL BATHROOMS

- Your choice of vanity cabinetry from Vendor samples
- Your choice of granite countertops with backsplash and side splash from Vendor samples
- Undermount sinks with single lever faucets
- Vanity mirrors in all bathrooms to be length of vanity less 6"
- Chrome towel bars and paper holders in all bathrooms
- Acrylic tub with ceramic-clad walls from Vendor samples, as per plan
- Shower with acrylic base with clear glass doors, as per plan
- Pressure balance/temperature control valve in tub/shower units
- Exhaust fans vented to exterior

DOORS AND WINDOWS

- Solid slab suite entry door with lever passage and deadbolts
- 5-panel interior doors with satin chrome lever handles
- Maintenance-free vinyl-clad windows (Low-E argon, double-glazed)
- Sliding, insulated glass patio doors, as indicated
- Screens on all operating windows and patio doors
- All windows and exterior door frames to be foamed and caulked

FLOORING

- Your choice of vinyl plank flooring throughout the suite, to be selected from Vendor samples
- Precast concrete sub-floor structure construction on upper floors and over basement
- Concrete slab on grade construction in basement level

PAINTING

- All finished walls, doors and trim to be painted in colours as pre-determined by Vendor
- Walls to be latex throughout from Vendor's standard selection
- Trim to be latex semi-gloss finish in white

GENERAL INTERIOR FEATURES

- Separate metering to each suite
- White stackable washer/dryer selected by Vendor
- Taps and drains for automatic washer complete with washer box
- Condensate drain for vertical package terminal air handling unit
- Suites fully insulated to meet insulation values established by the Ontario Building Code
- Single wire shelving in closets
- California knock-down ceiling finish throughout except at dropped ceiling locations determined by the Vendor

ELECTRICAL SYSTEM

- 100 amp electrical service with breaker panel or 60 amp (depending on suite size)
- Light fixtures as per Vendor selections, including ceiling lights in all bedrooms
- Heavy duty outlets for electric dryer and stove
- Smoke detector and CO detector, as per building code
- Separate metering to each suite
- GFI exterior outlet on balconies and patios
- USB outlet in kitchen
- Decora switches throughout
- Rough-in for telephone and cable television in fixed locations

MECHANICAL SYSTEMS

- Self-contained electric air source heat pump and air handler
- Units are equipped with sprinkler system

WARRANTY

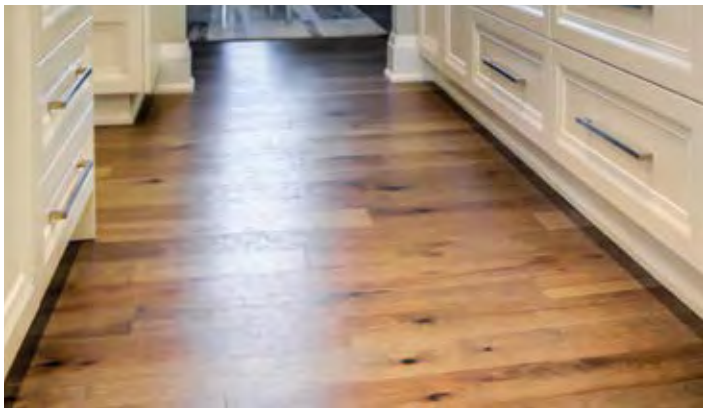
- 7-year Tarion Warranty in accordance with the "Ontario New Home Warranties Plan Act" specifications.

* All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor.

NOTICE TO PURCHASERS: Due to increasing construction costs, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be considered, all requests for possible changes, after the offer becomes firm, must be in writing and the request accepted by the Vendor. Implementation will be at the discretion of the Vendor and if approved, will require an amendment to the purchase and sale agreement.

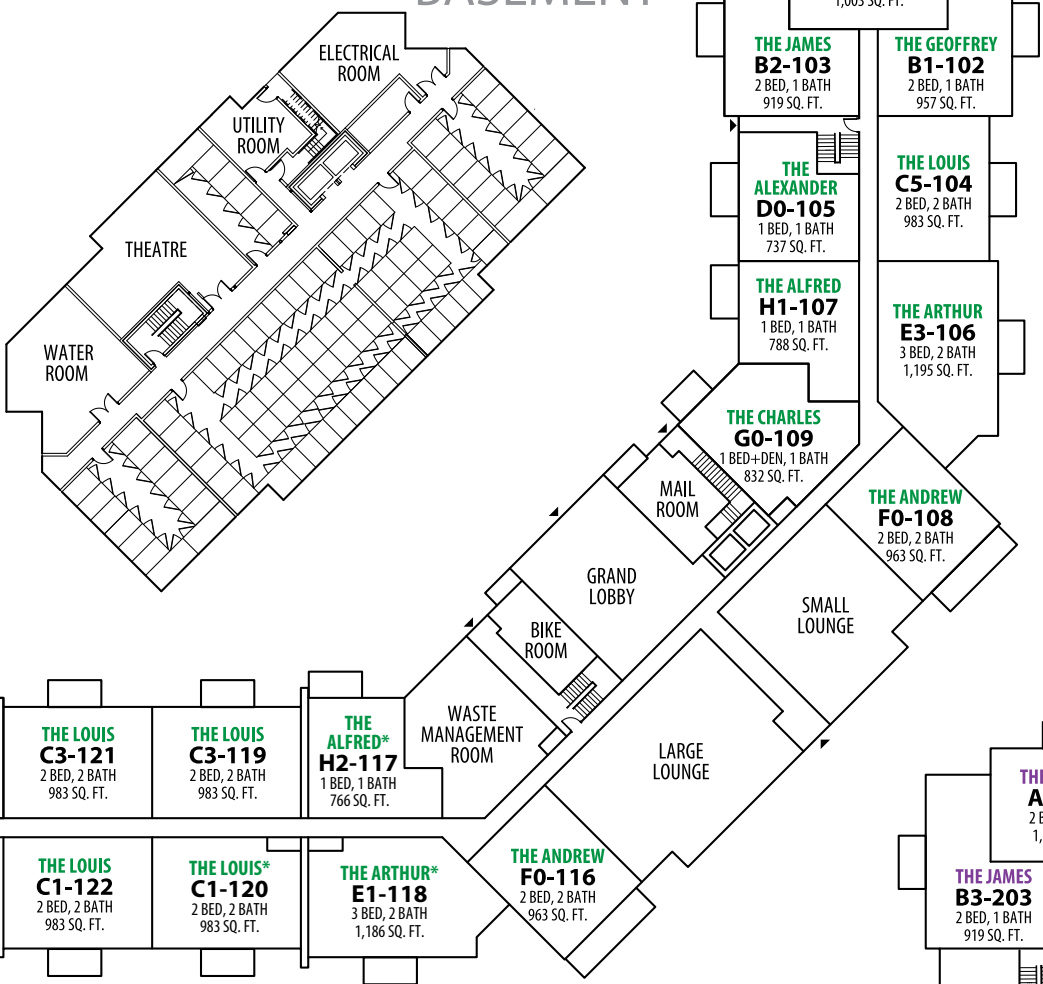
In accordance with standard building practice and TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing, subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the unit initially.

All drawings are Artist's concepts and may vary slightly from the final product. E&OE. Actual useable floor space may vary from stated area, and square footage has been calculated based on useable living space according to TARION rules, and does not include garage or basement areas (when applicable). Drawings may show optional features which may not be included in the Base Price. Bulkheads and box outs may be required as chases for plumbing and mechanical. In an ongoing review of our homeowners' needs, changes may have been incorporated into our 'New Home Features' and construction techniques.

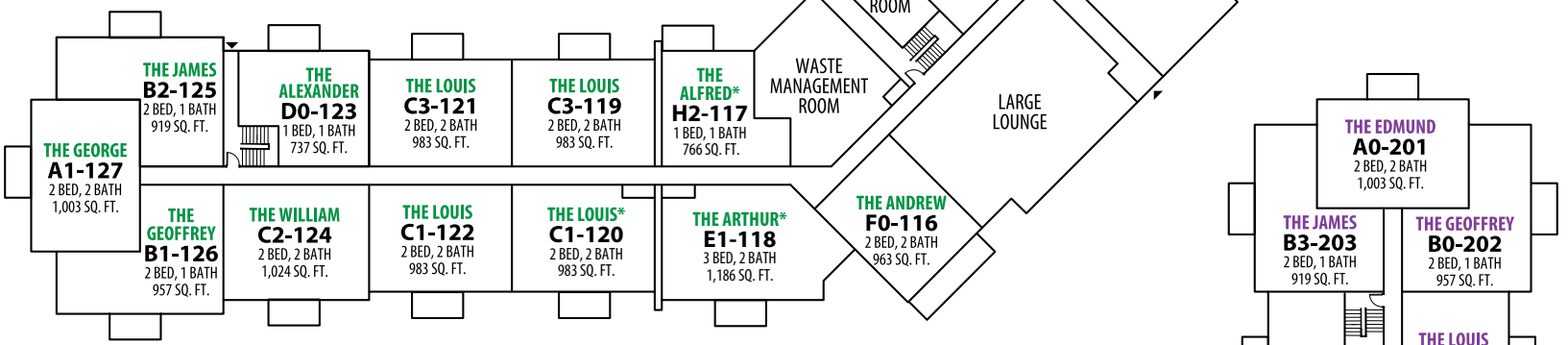


KINGSBURY
WESTMINSTER WOODS

BASEMENT

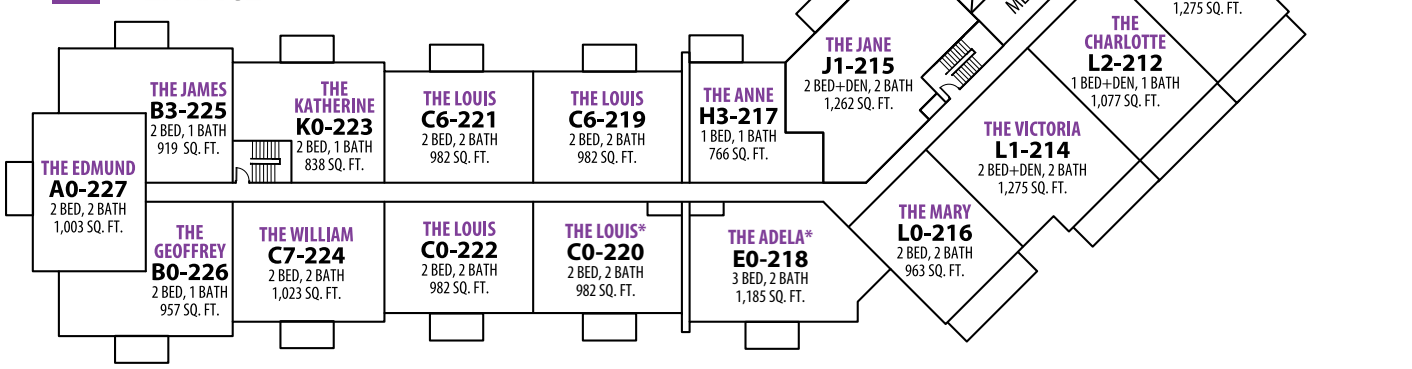


GARDEN

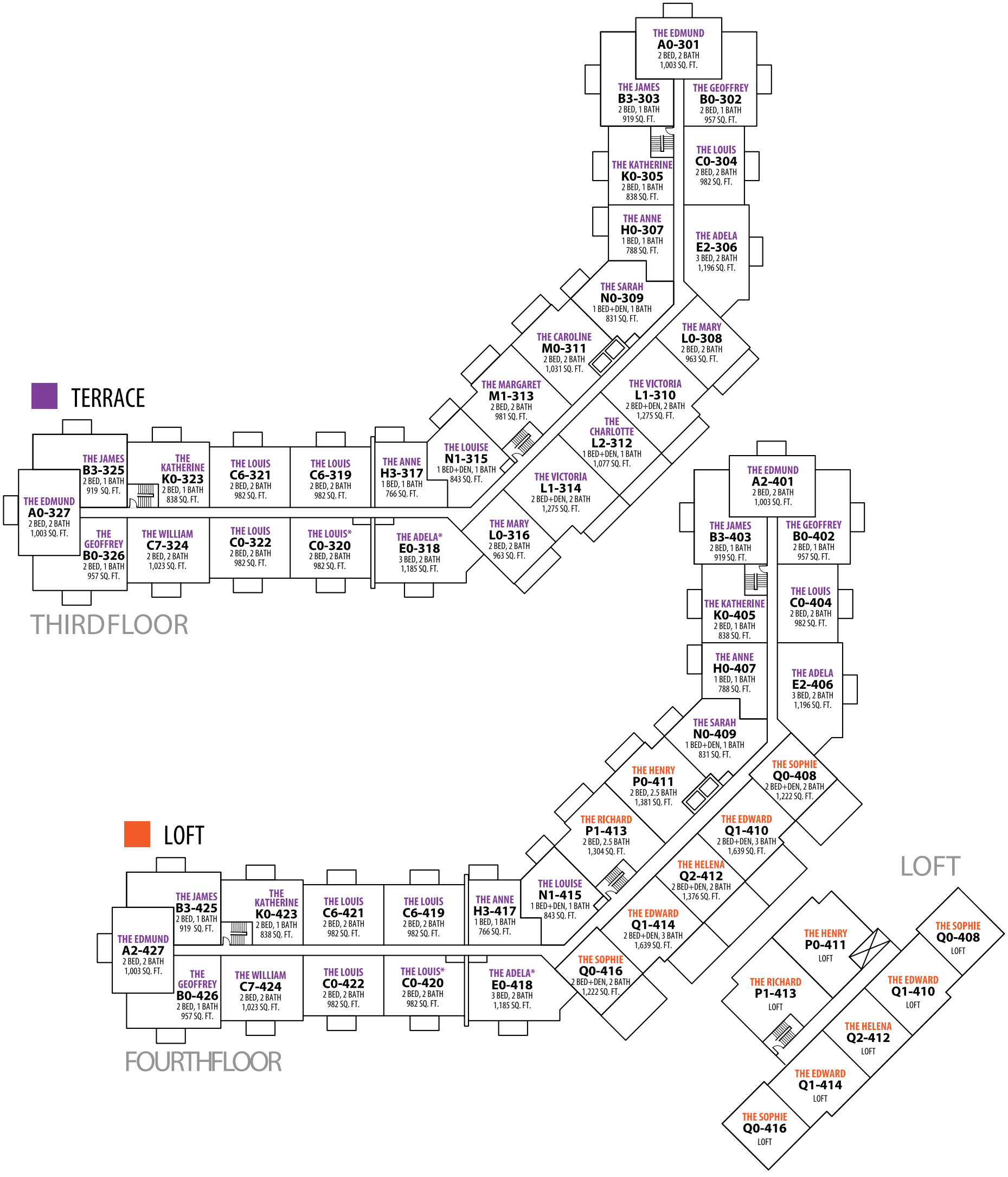


FIRST FLOOR

TERRACE



SECONDFLOOR



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REID'S HERITAGE HOMES

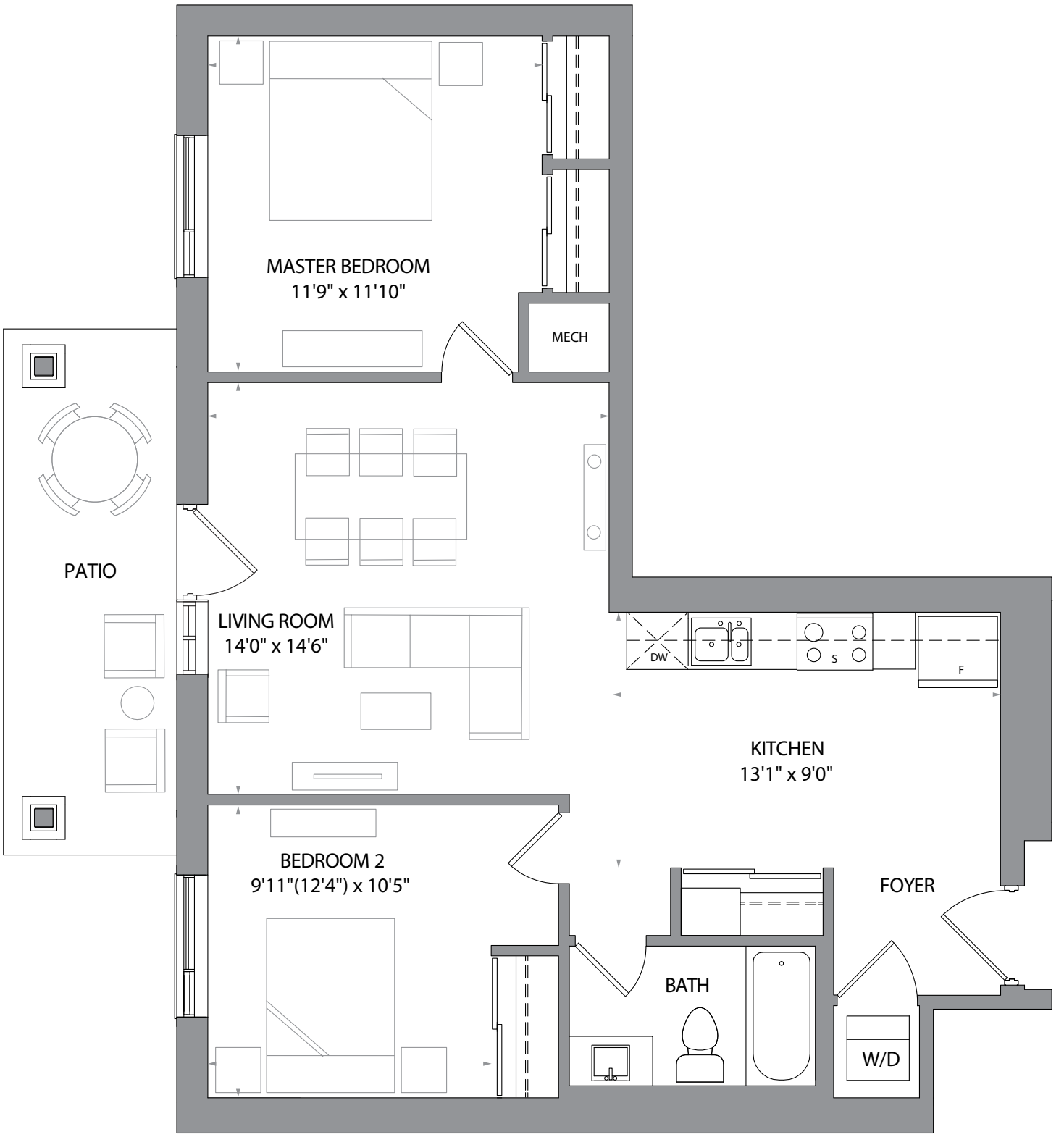
GARDEN SUITES

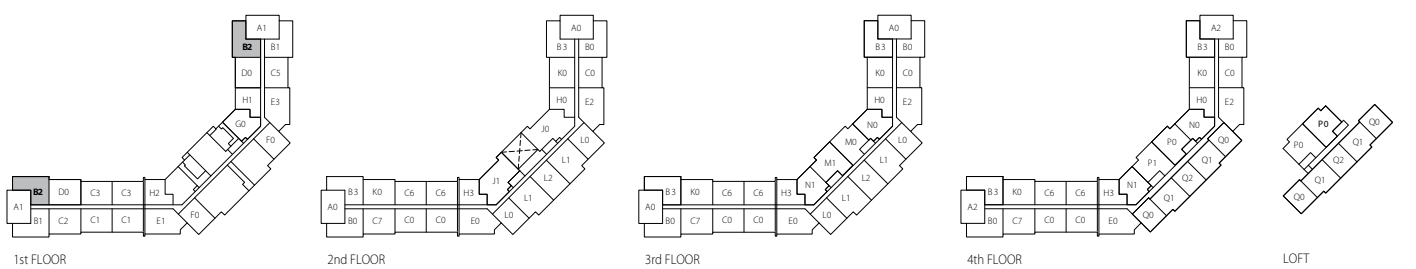
Artist's Concept

KINGSBURY
WESTMINSTER WOODS

The James Two Bedroom

B2 Suite: 847 Sq. Ft. • Terrace: 72 Sq. Ft. • Total Area: 919 Sq. Ft.





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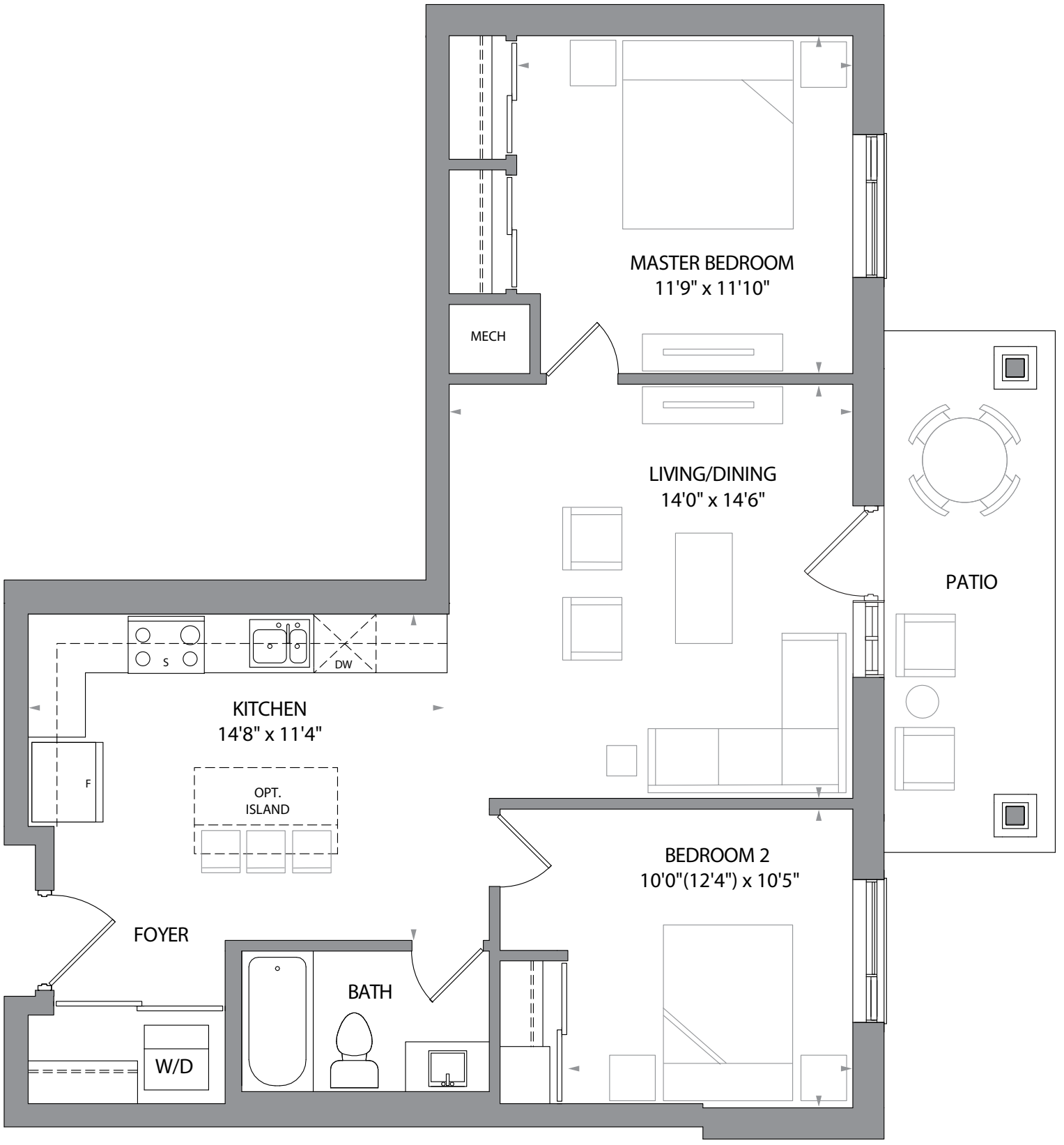
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Geoffrey Two Bedroom

B1 Suite: 885 Sq. Ft. • Terrace: 72 Sq. Ft. • Total Area: 957 Sq. Ft.



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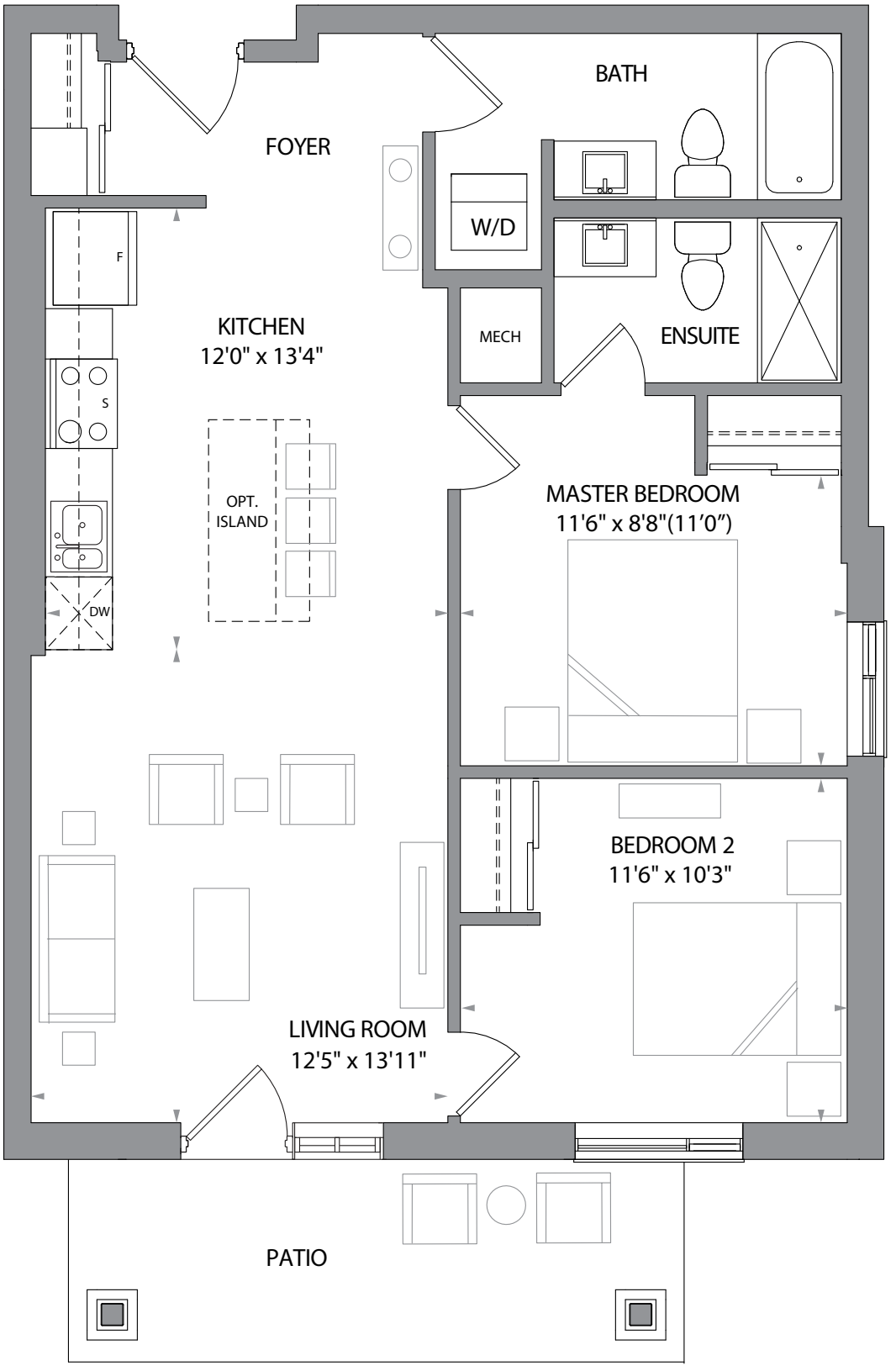
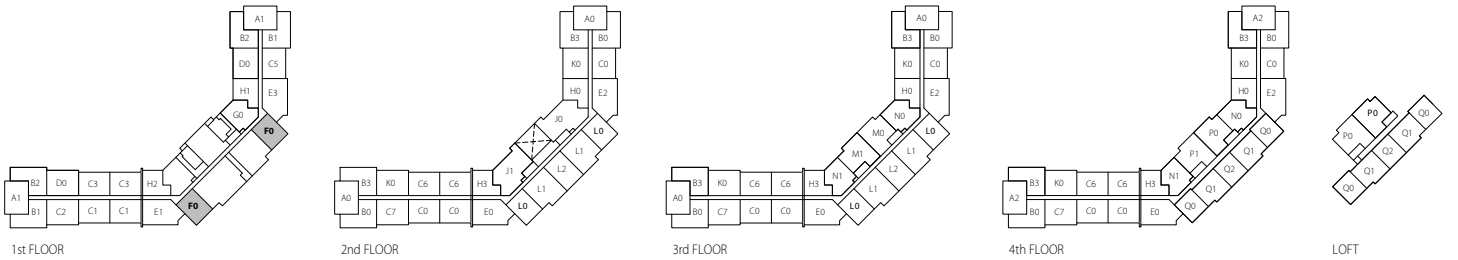
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Andrew Two Bedroom

F0 Suite: 870 Sq. Ft. • Terrace: 93 Sq. Ft. • Total Area: 963 Sq. Ft.





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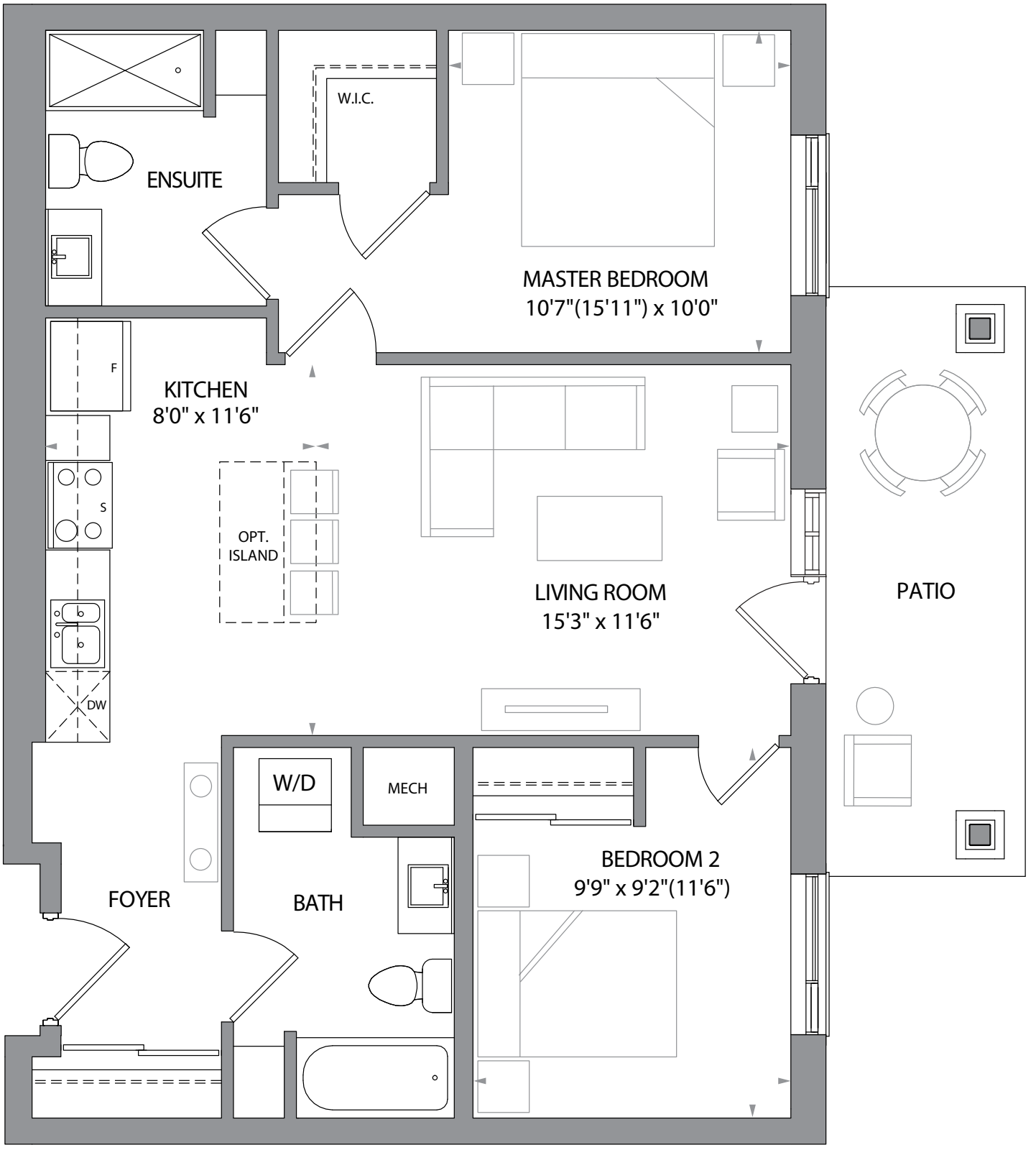
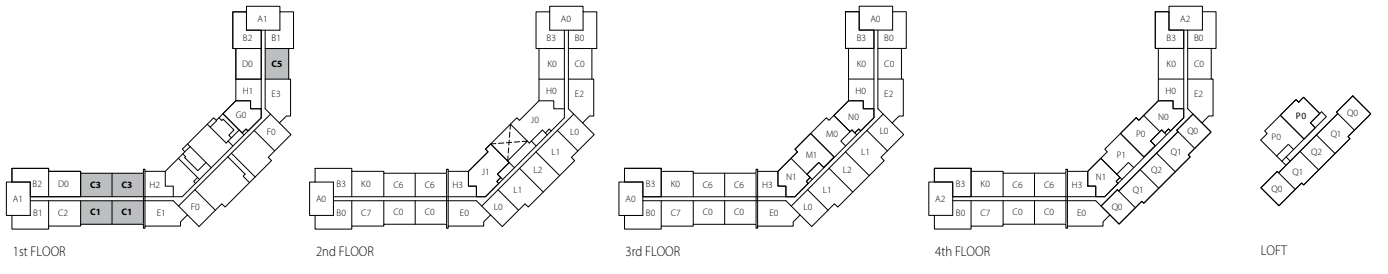
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Louis Two Bedroom

C1, C3, C5 Suite: 881 Sq. Ft. • Terrace: 102 Sq. Ft. • Total Area: 983 Sq. Ft. (C3: Barrier Free Compliant)





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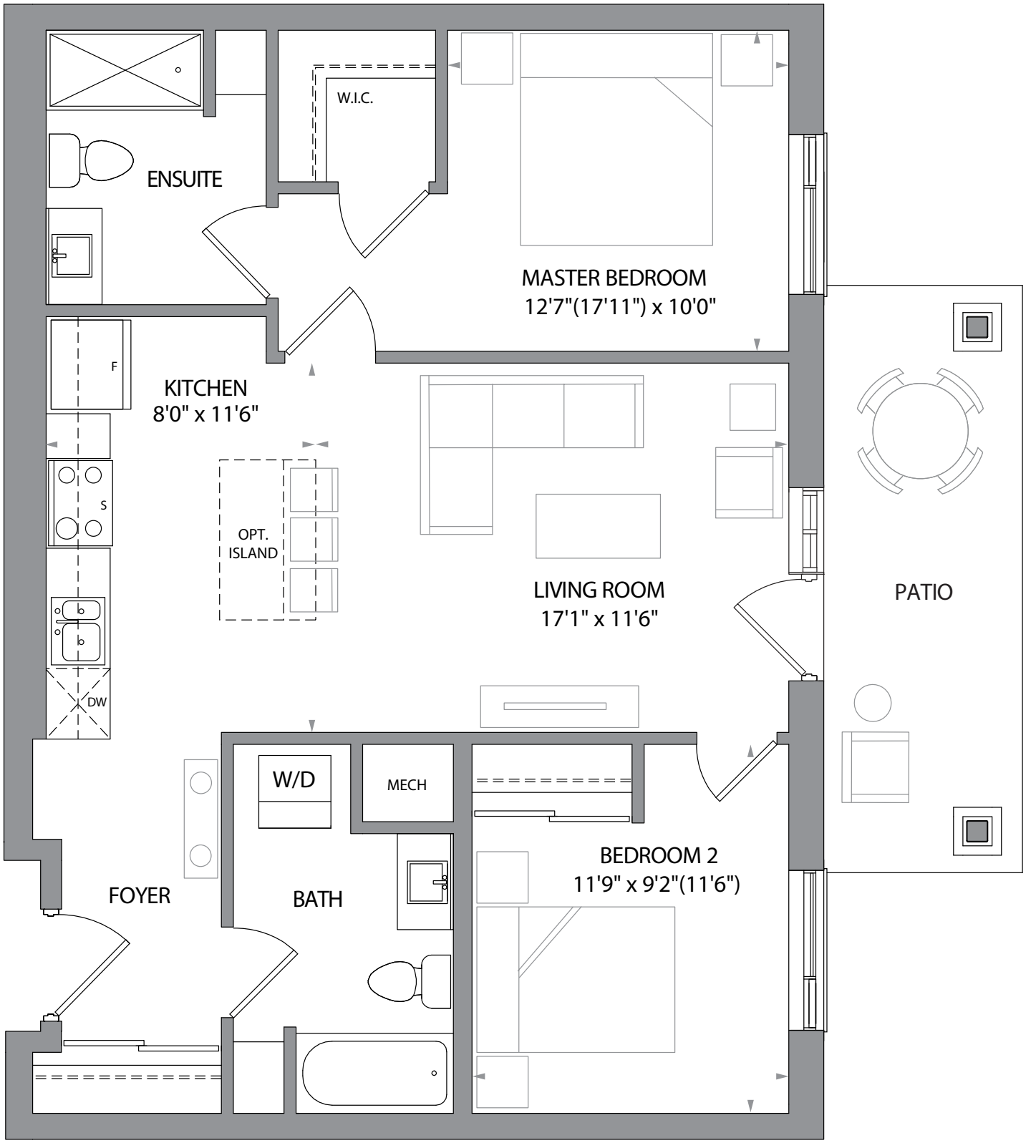
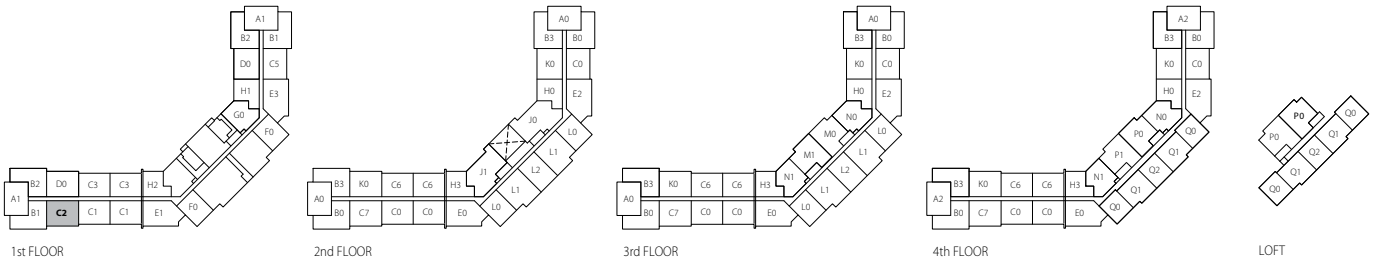
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The William Two Bedroom

C2 Suite (Barrier Free Compliant): 952 Sq. Ft. • Terrace: 72 Sq. Ft. • Total Area: 1,024 Sq. Ft.





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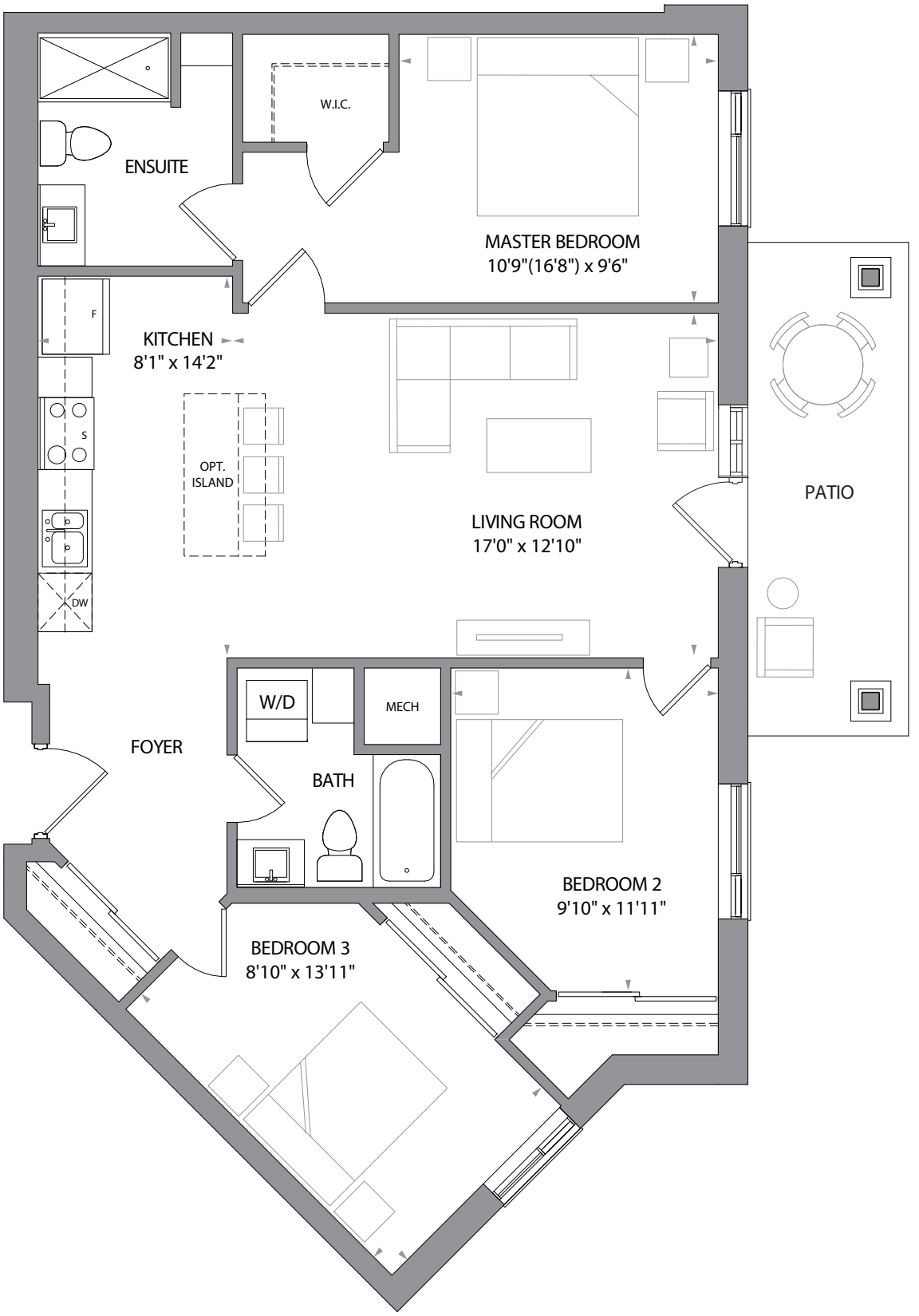
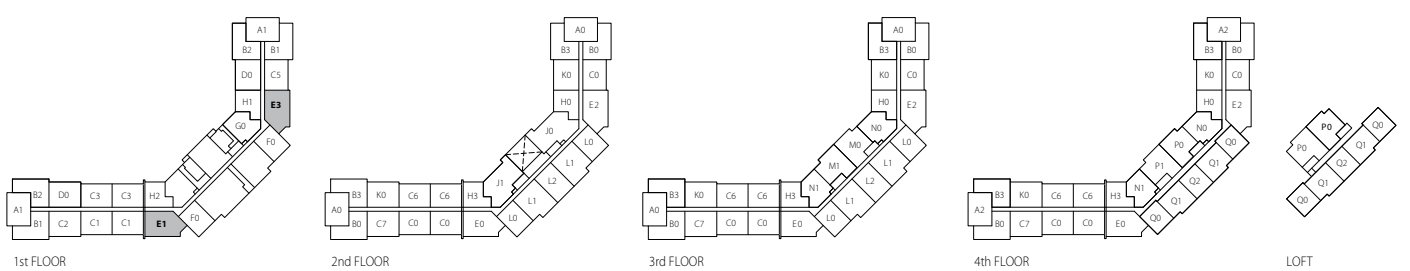
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Arthur Three Bedroom

E1 Suite: 1,114 Sq. Ft. • Terrace: 72 Sq. Ft. • Total Area: 1,186 Sq. Ft.
E3 Suite (Barrier Free Compliant): 1,123 Sq. Ft. • Terrace: 72 Sq. Ft. • Total Area: 1,195 Sq. Ft.





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REID'S HERITAGE HOMES

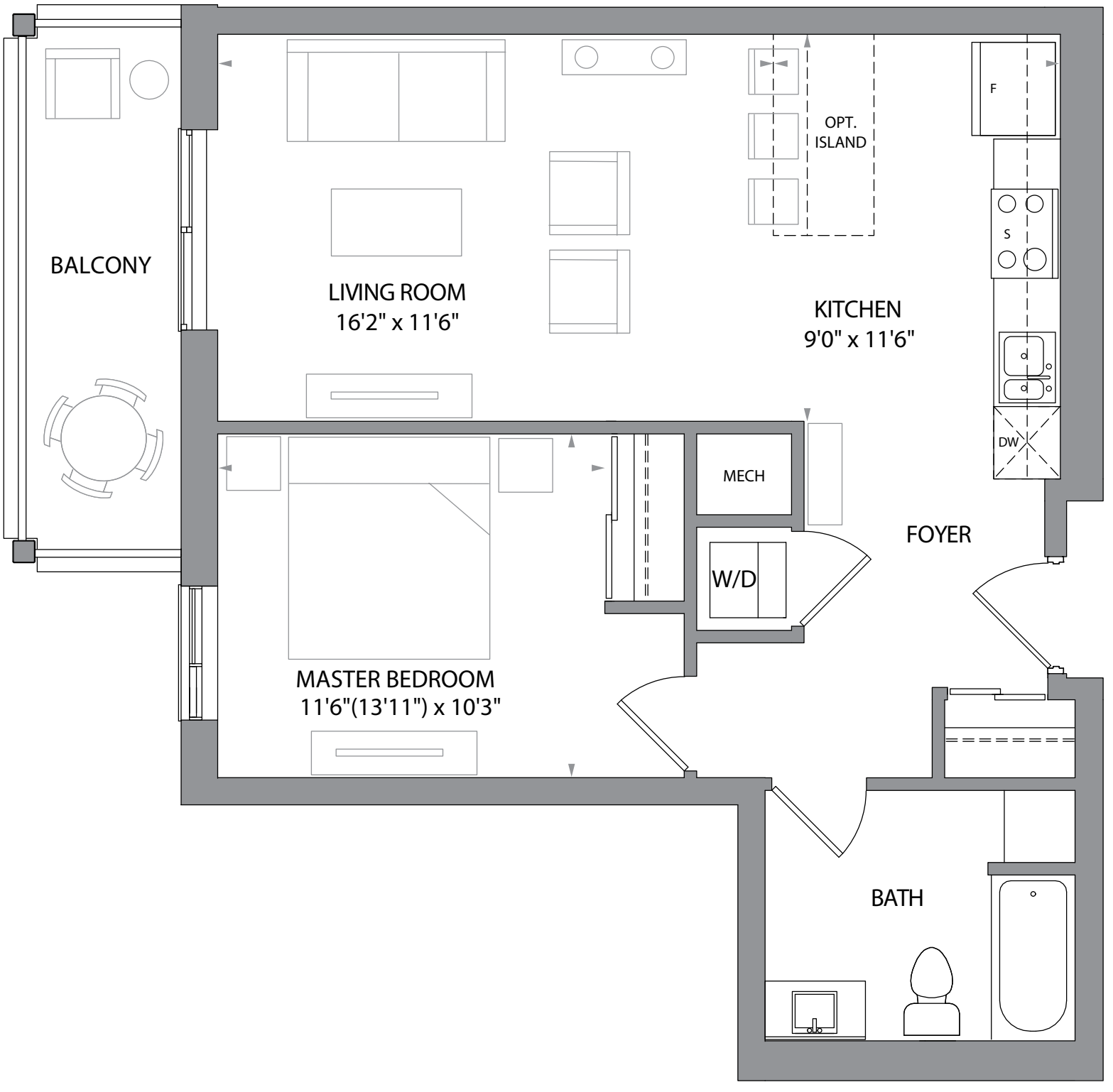
TERRACE SUITES

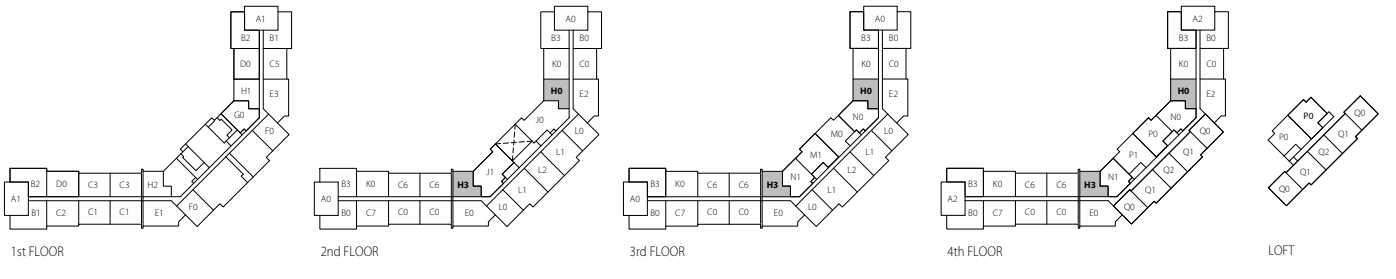
Artist's Concept

KINGSBURY
WESTMINSTER WOODS

The Anne One Bedroom

H0 Suite: 716 Sq. Ft. • Balcony 72 Sq. Ft. • Total Area: 788 Sq. Ft.
H3 Suite (Barrier Free Compliant): 716 Sq. Ft. • Balcony 50 Sq. Ft. • Total Area: 766 Sq. Ft.





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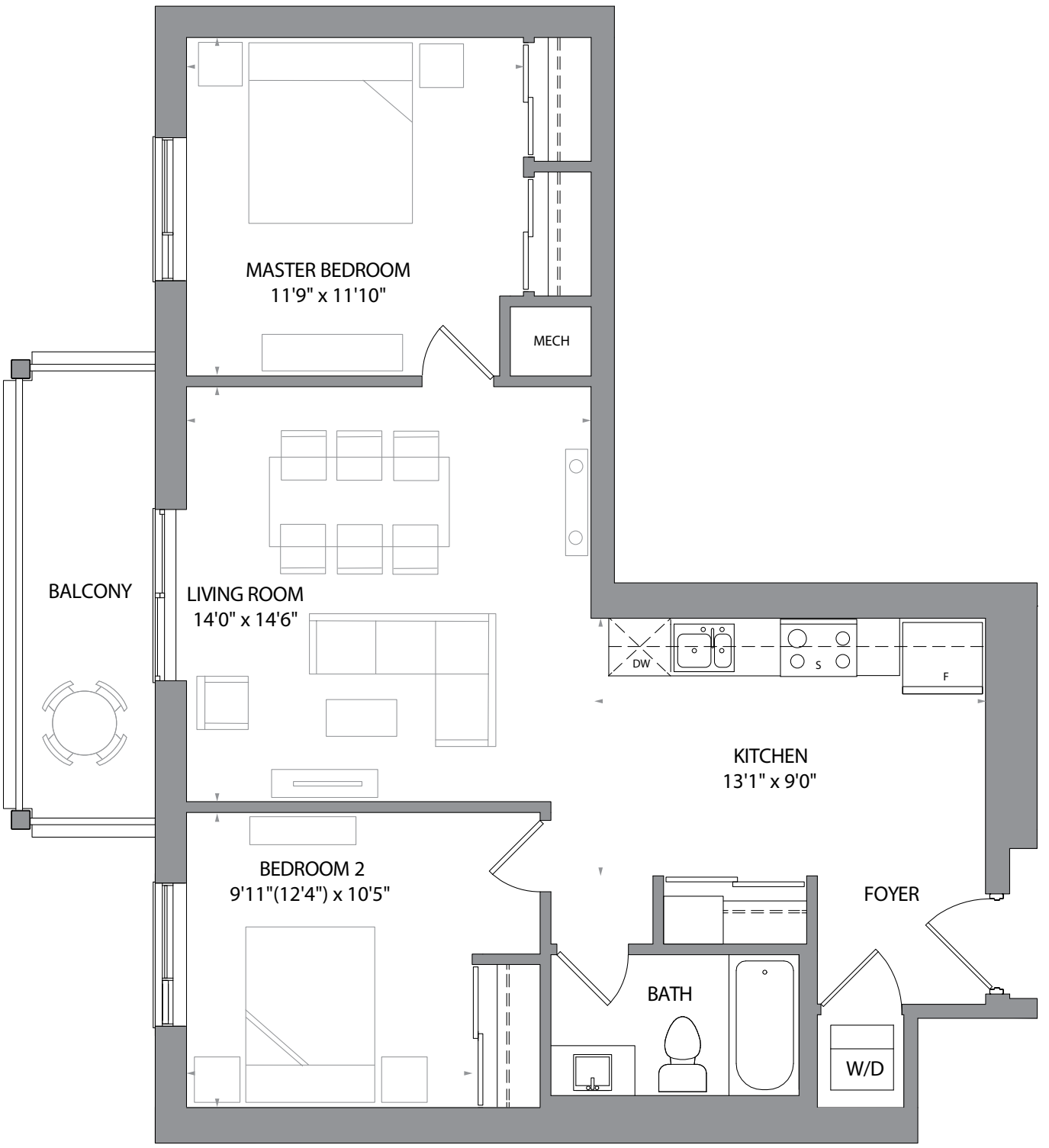
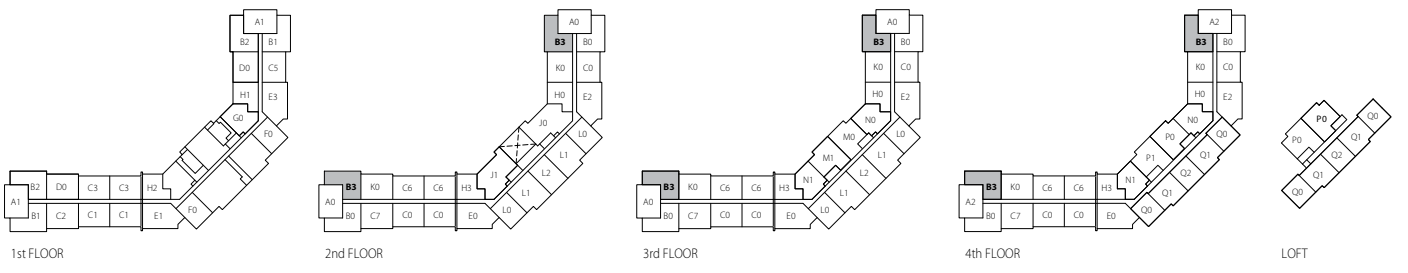
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The James Two Bedroom

B3 Suite: 847 Sq. Ft. • Balcony 72 Sq. Ft. • Total Area: 919 Sq. Ft.





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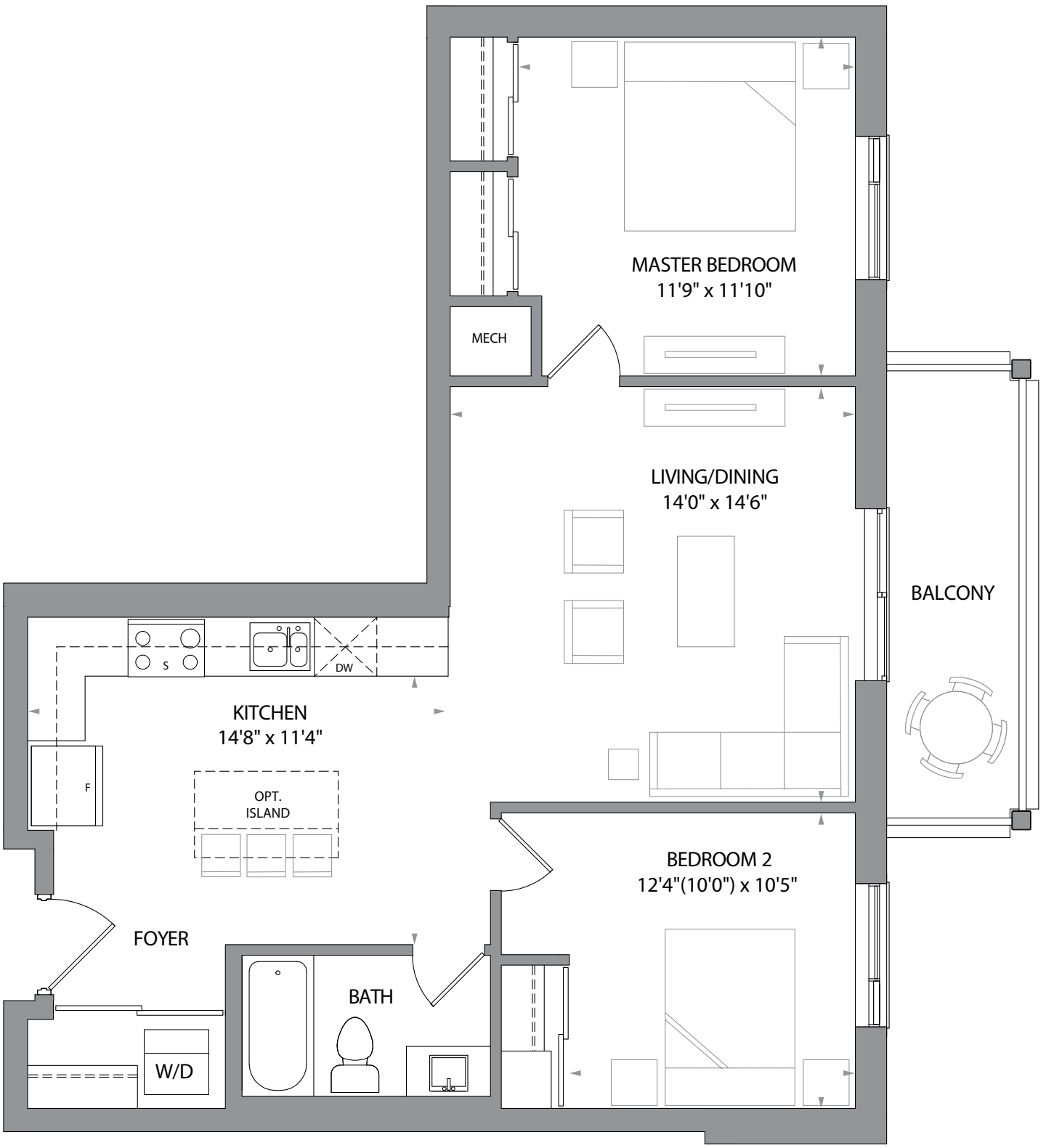
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Geoffrey Two Bedroom

B0 Suite: 885 Sq. Ft. • Balcony 72 Sq. Ft. • Total Area: 957 Sq. Ft.



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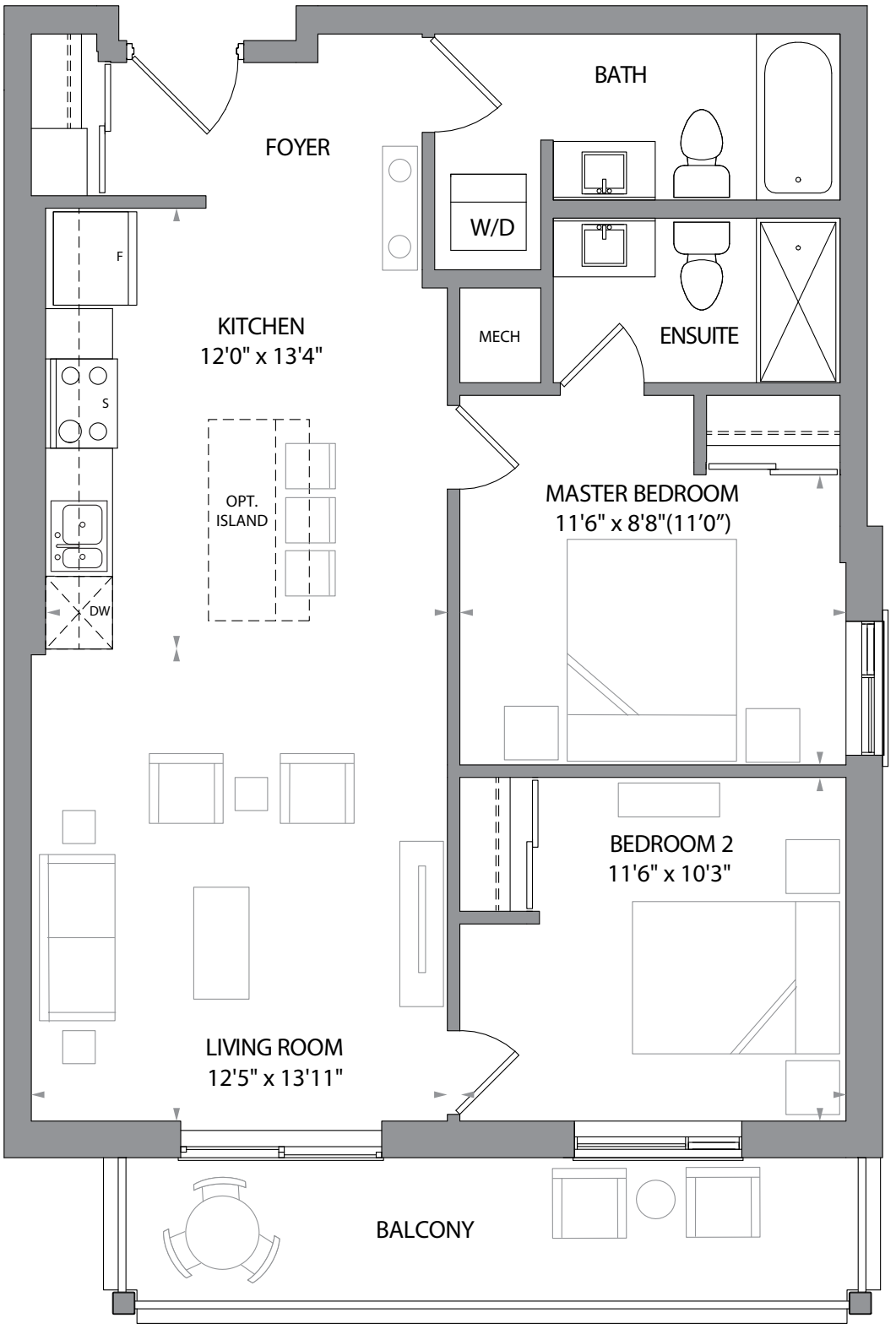
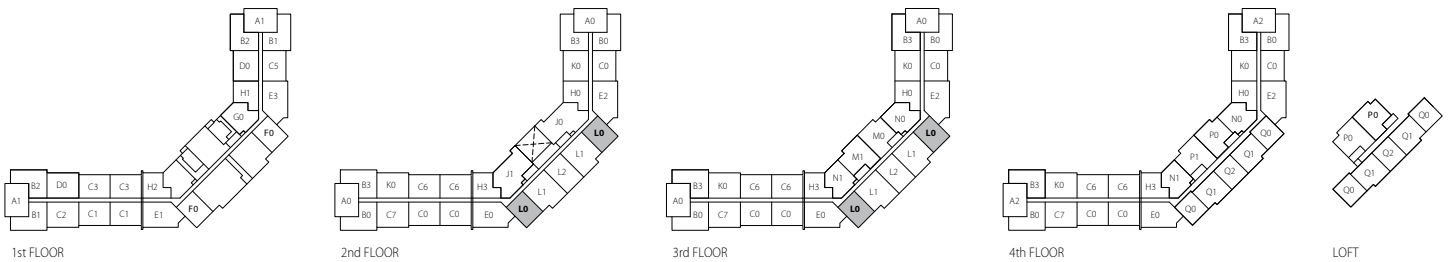
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Mary Two Bedroom

L0 Suite: 870 Sq. Ft. • Balcony 93 Sq. Ft. • Total Area: 963 Sq. Ft.





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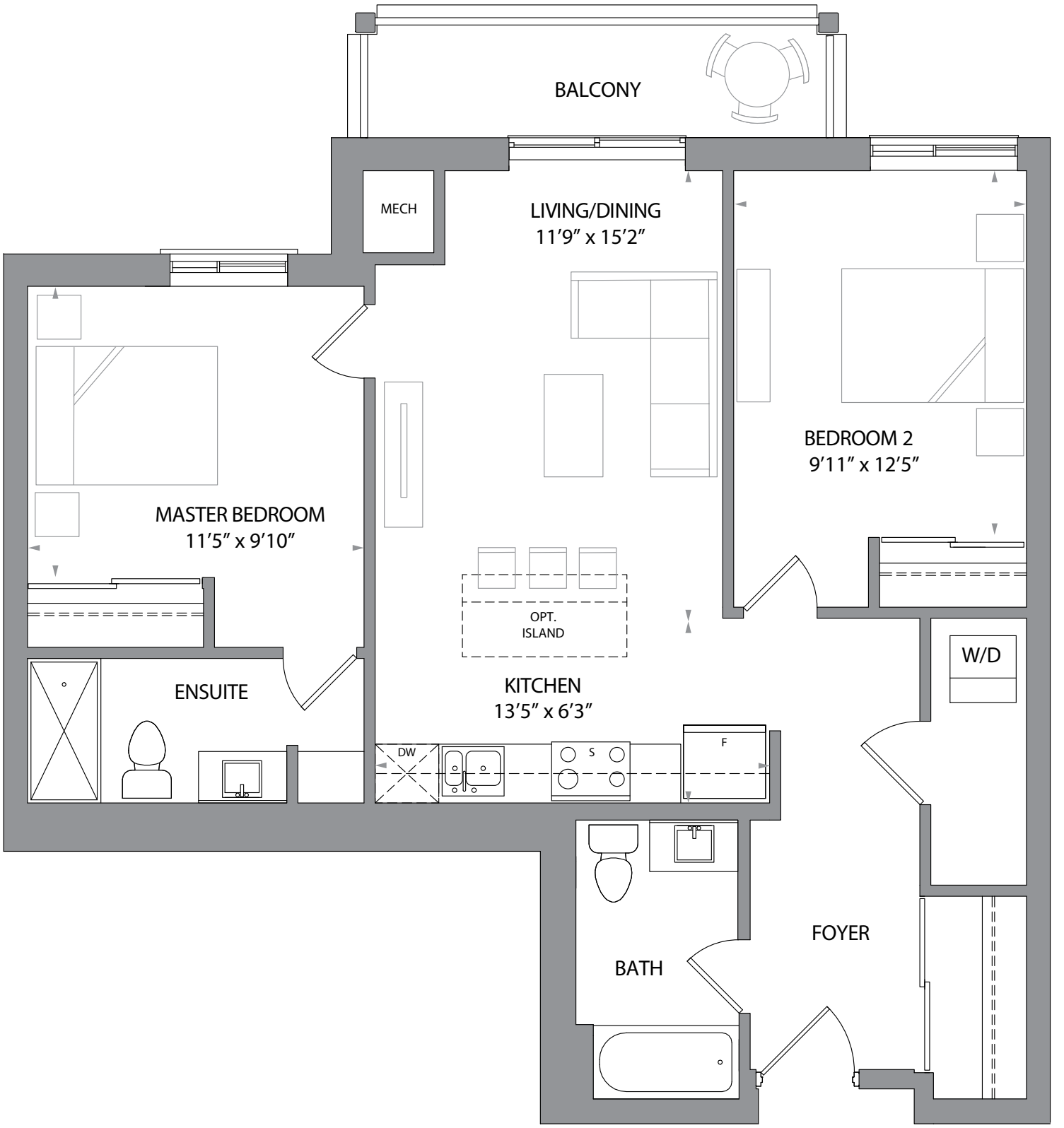
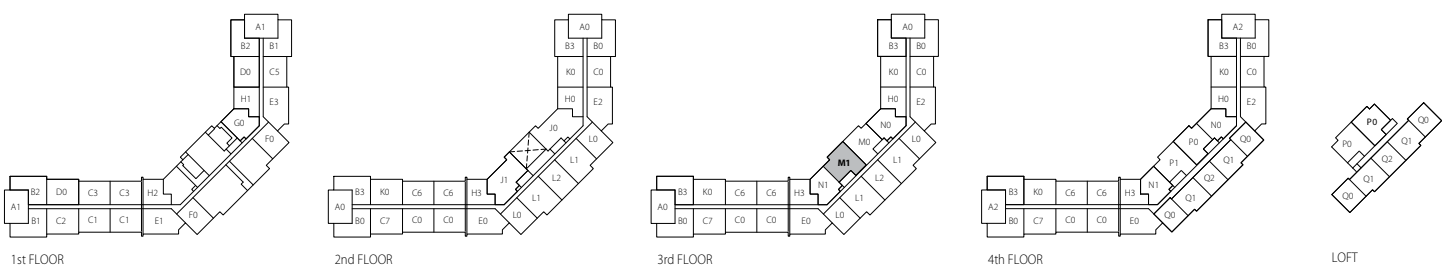
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Margaret Two Bedroom

M1 Suite: 921 Sq. Ft. • Balcony 60 Sq. Ft. • Total Area: 981 Sq. Ft.





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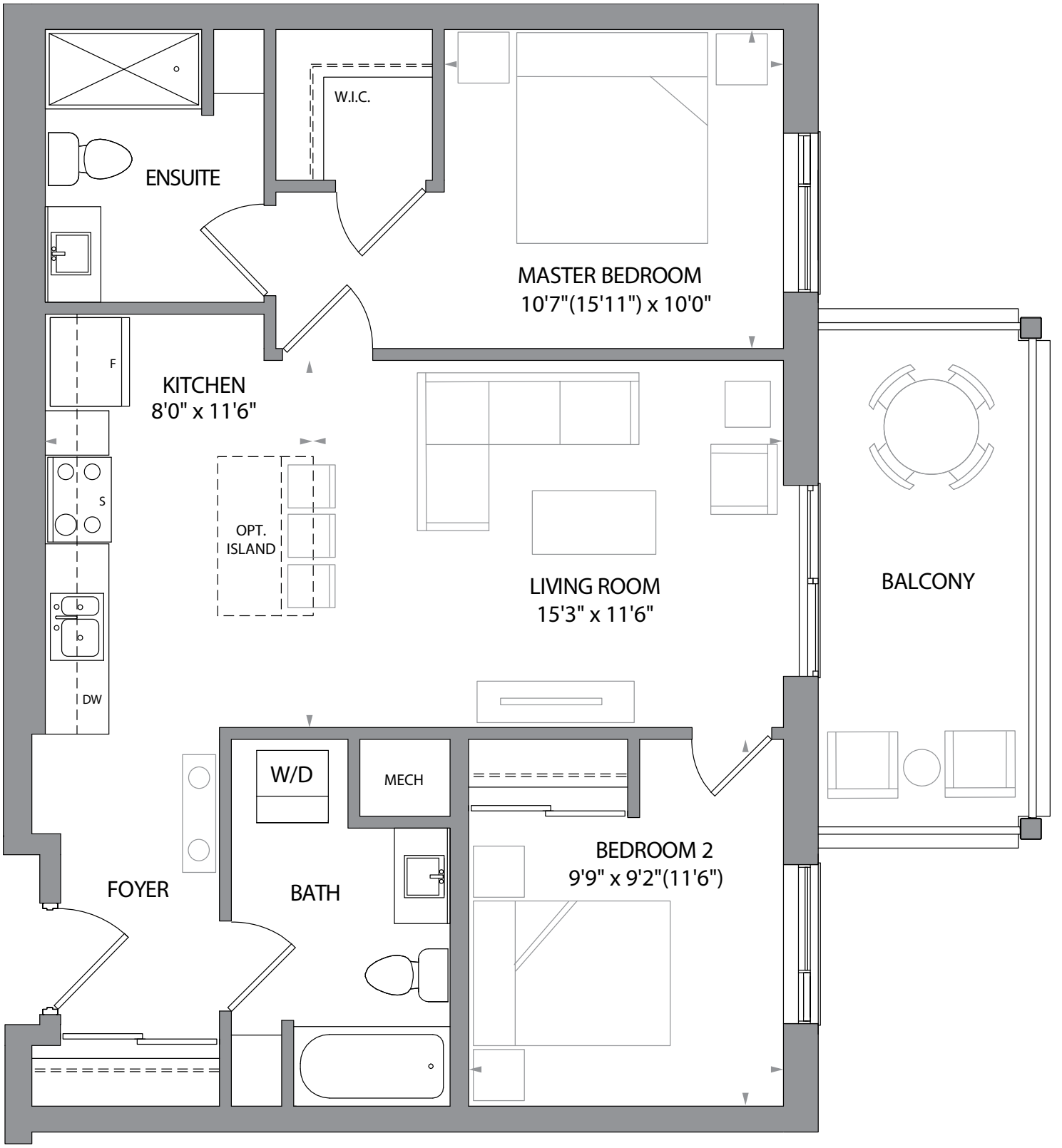
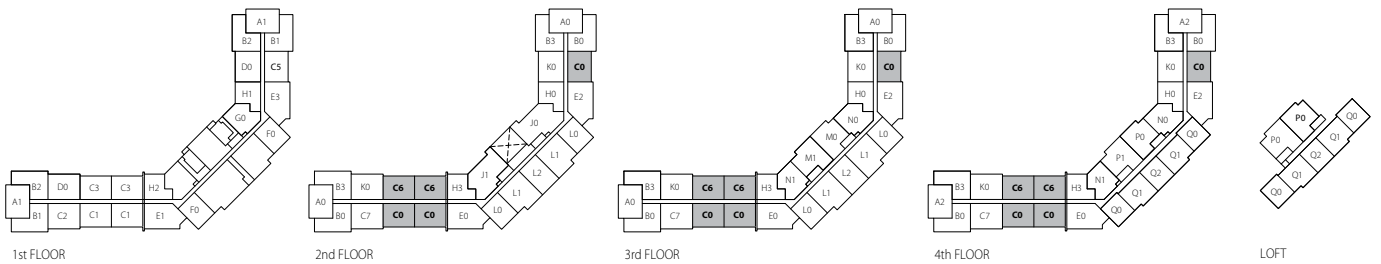
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Louis Two Bedroom

C0, C6 Suite: 880 Sq. Ft. • Balcony 102 Sq. Ft. • Total Area: 982 Sq. Ft. (C6: Barrier Free Compliant)





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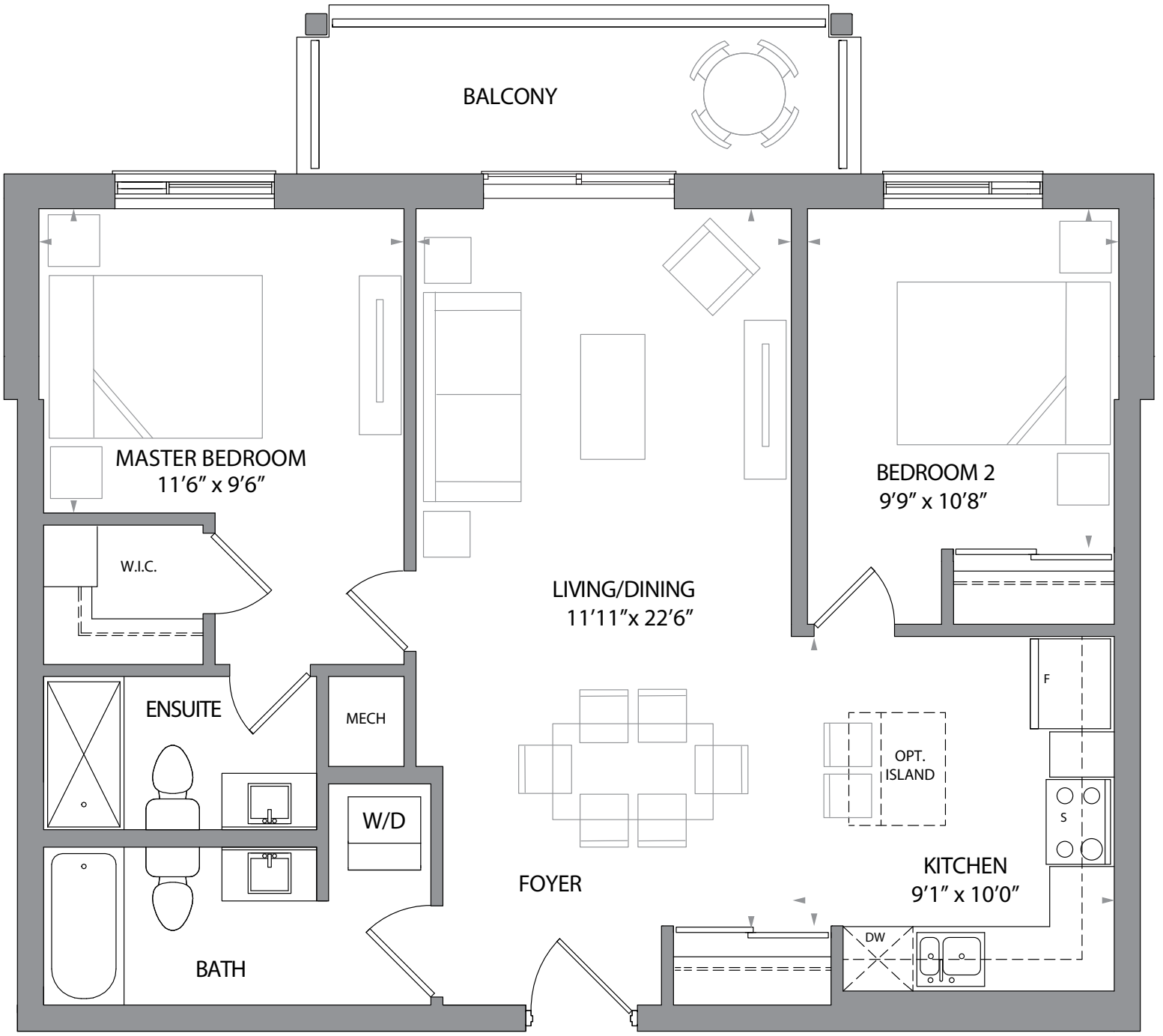
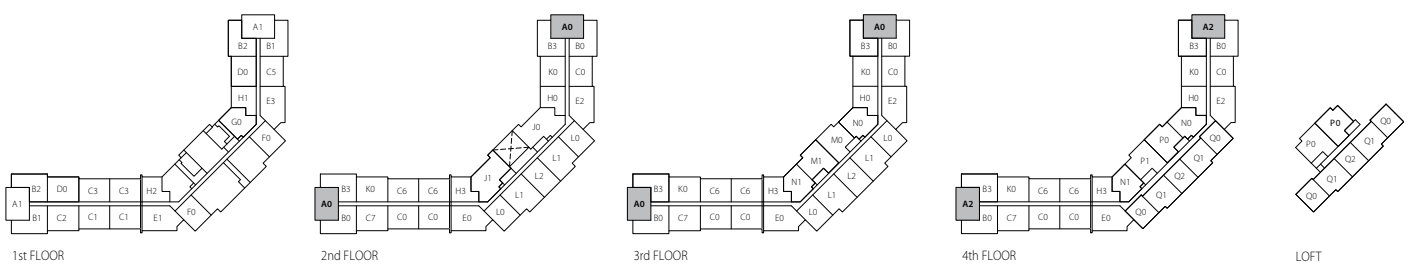
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Edmund Two Bedroom

A0, A2 Suite: 928 Sq. Ft. • Balcony 75 Sq. Ft. • Total Area: 1,003 Sq. Ft.
(A2: Triple Sliders on Balcony Door)





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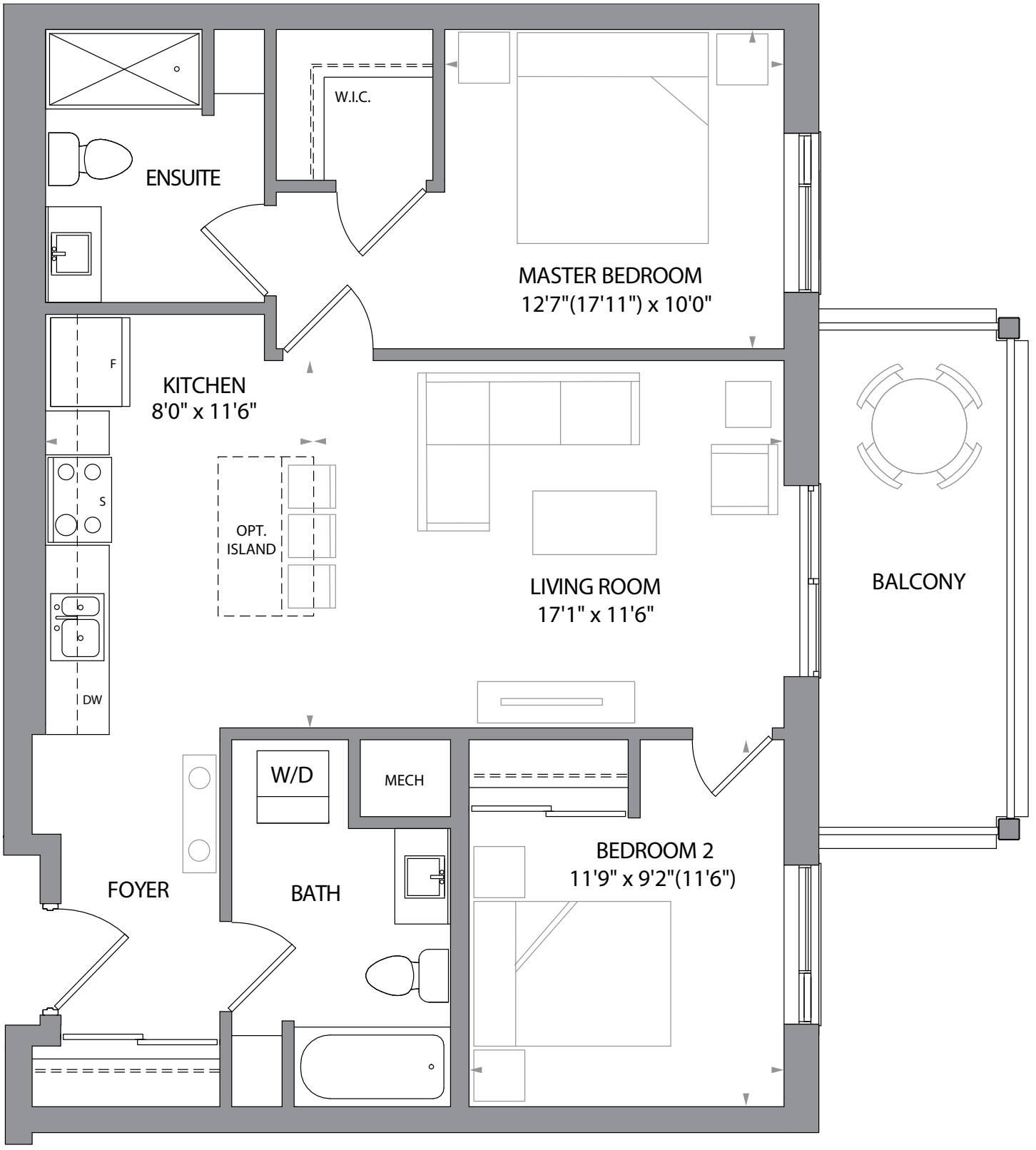
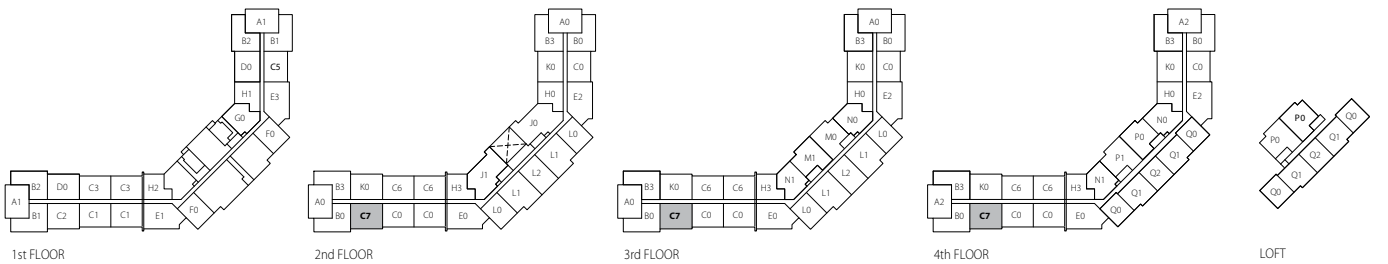
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The William Two Bedroom

C7 Suite (Barrier Free Compliant): 951 Sq. Ft. • Balcony 72 Sq. Ft. • Total Area: 1,023 Sq. Ft.





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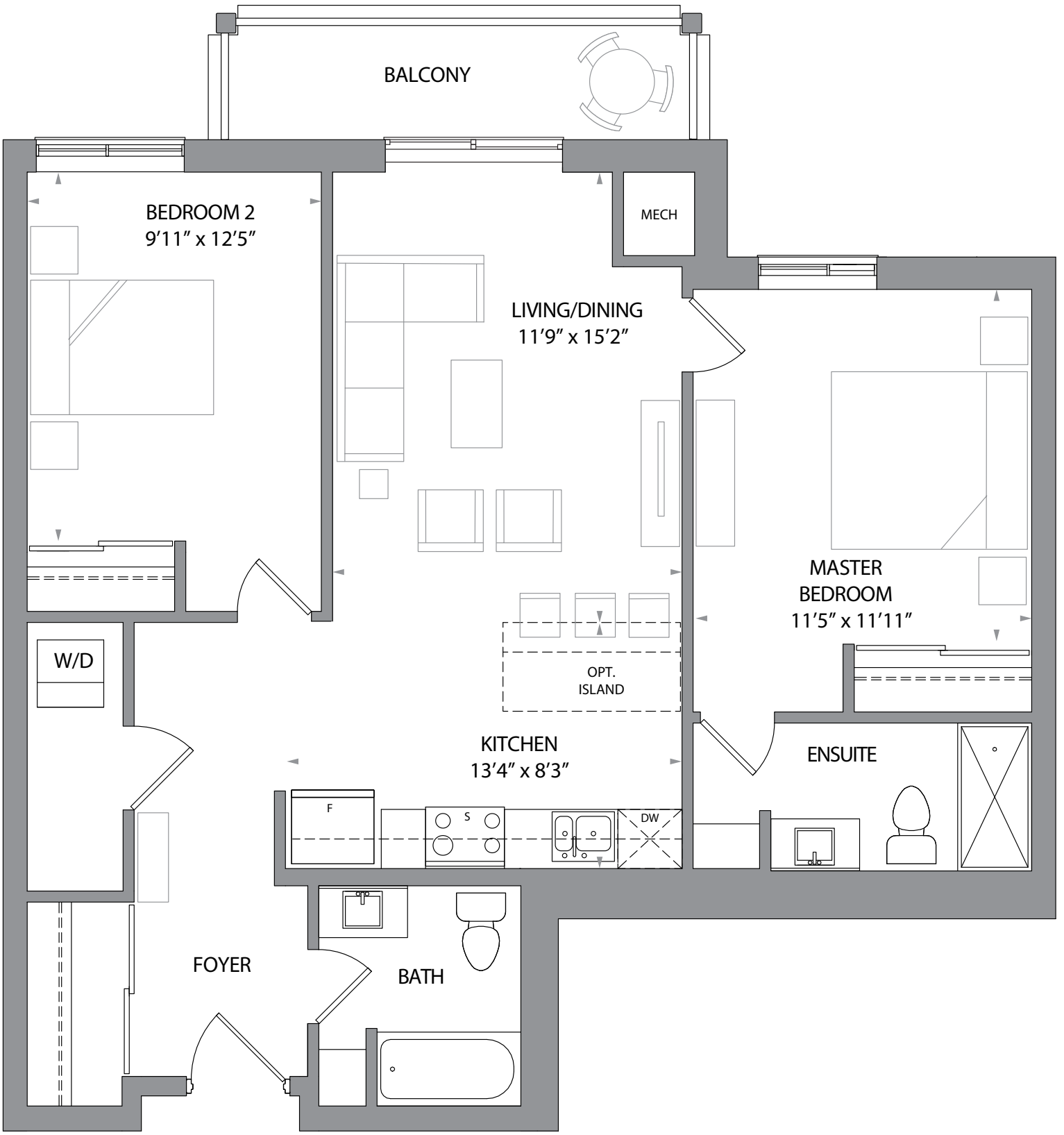
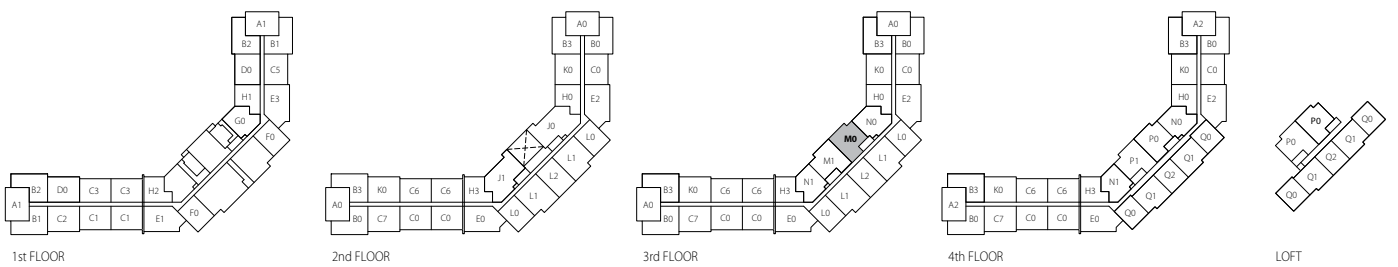
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Caroline Two Bedroom

M0 Suite: 971 Sq. Ft. • Balcony 60 Sq. Ft. • Total Area: 1,031 Sq. Ft.





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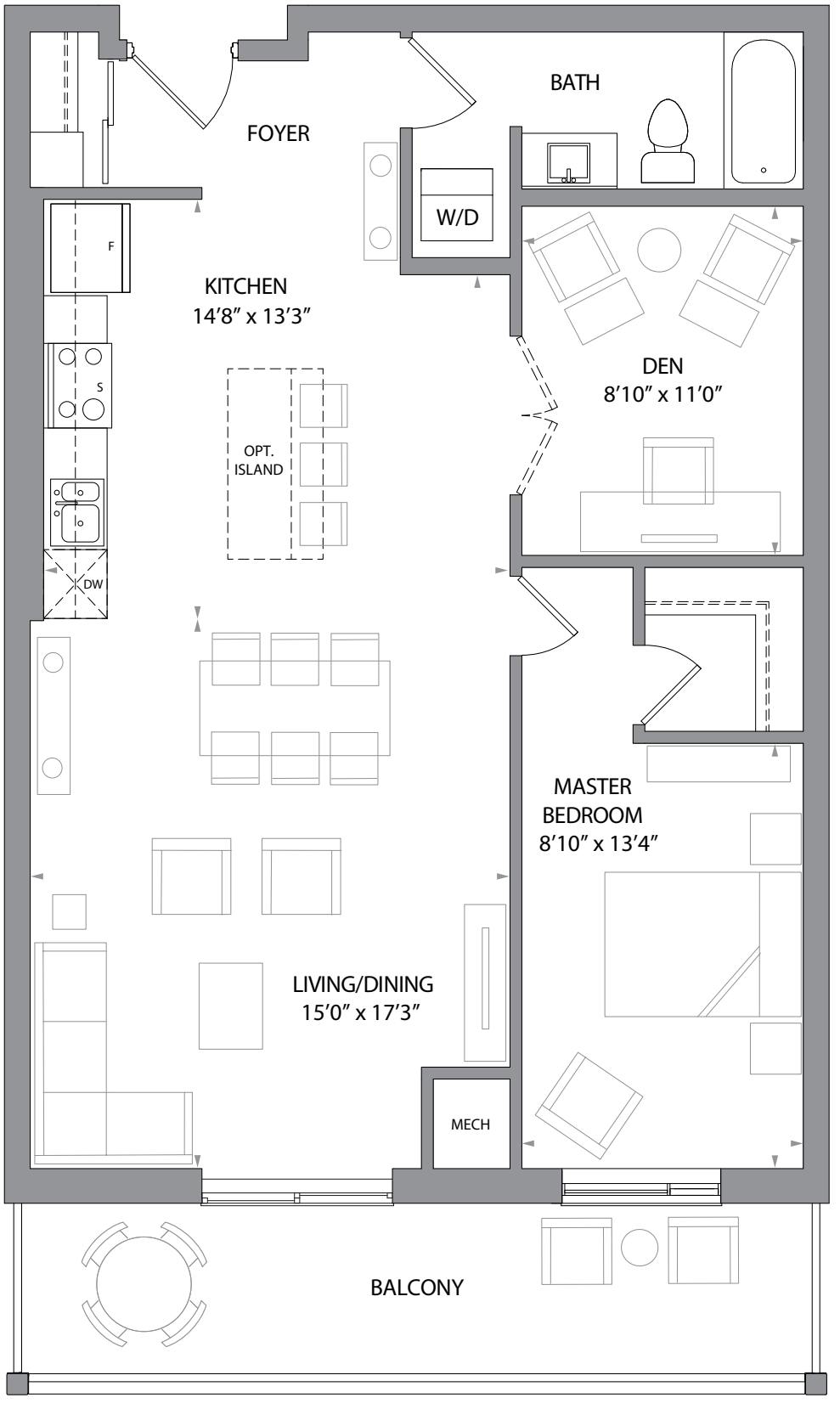
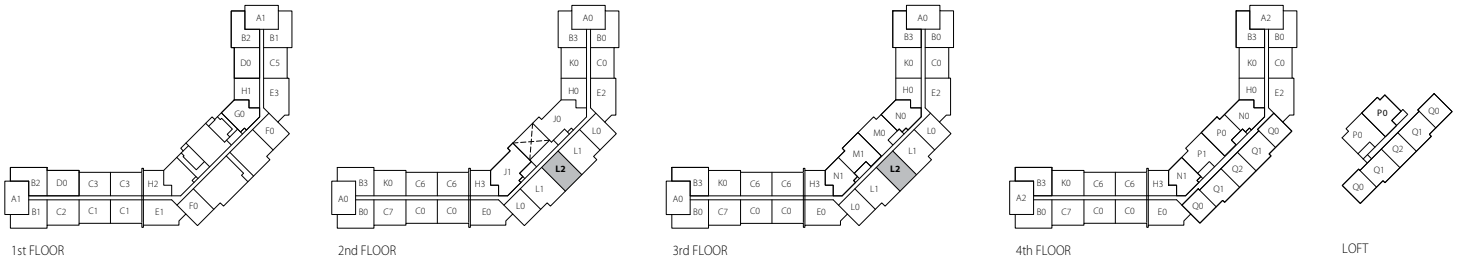
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Charlotte One Bedroom + Den

L2 Suite: 944 Sq. Ft. • Balcony 133 Sq. Ft. • Total Area: 1,077 Sq. Ft.





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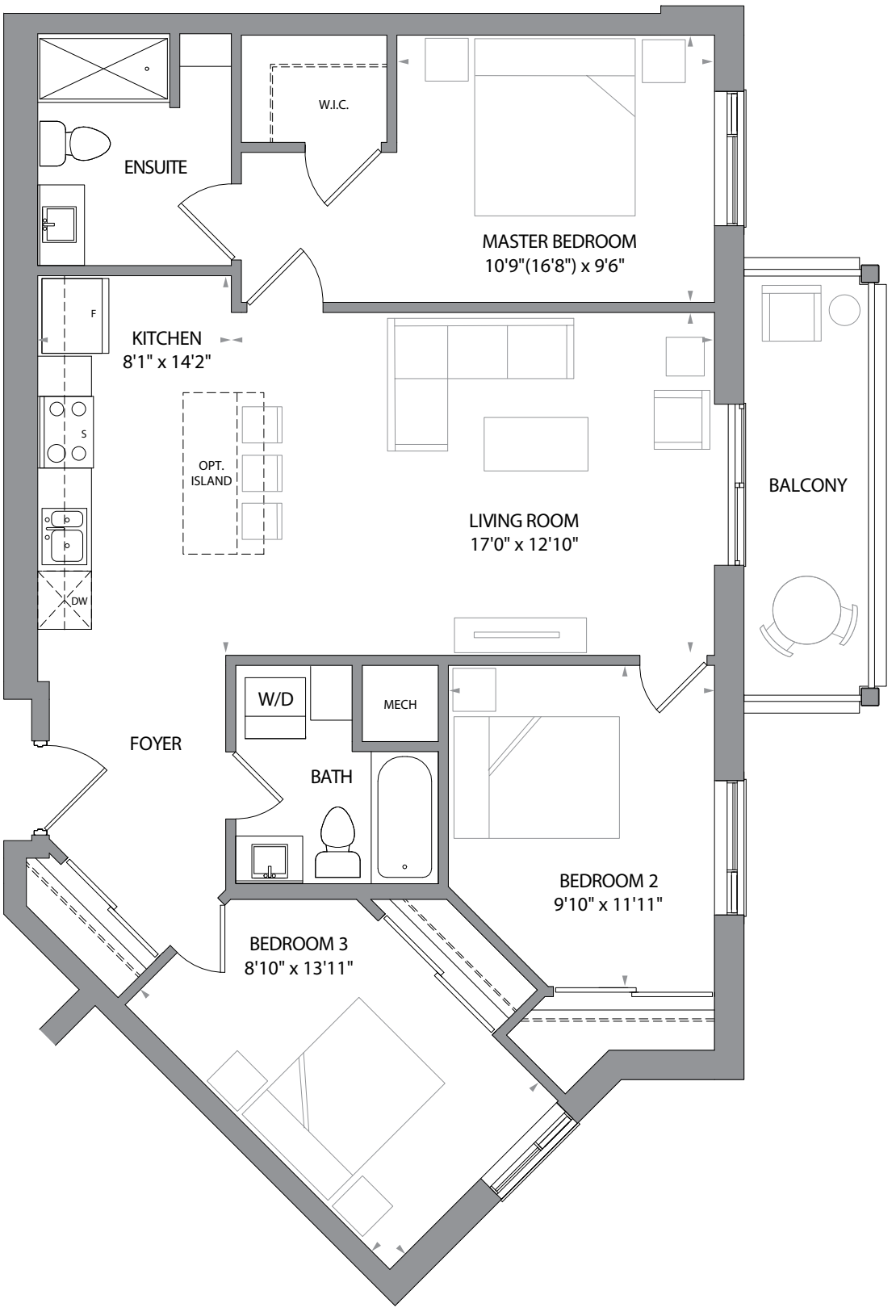
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Adela Three Bedroom

E0 Suite: 1,113 Sq. Ft. • Balcony 72 Sq. Ft. • Total Area: 1,185 Sq. Ft.
E2 Suite (Barrier Free Compliant): 1,124 Sq. Ft. • Balcony 72 Sq. Ft. • Total Area: 1,196 Sq. Ft.



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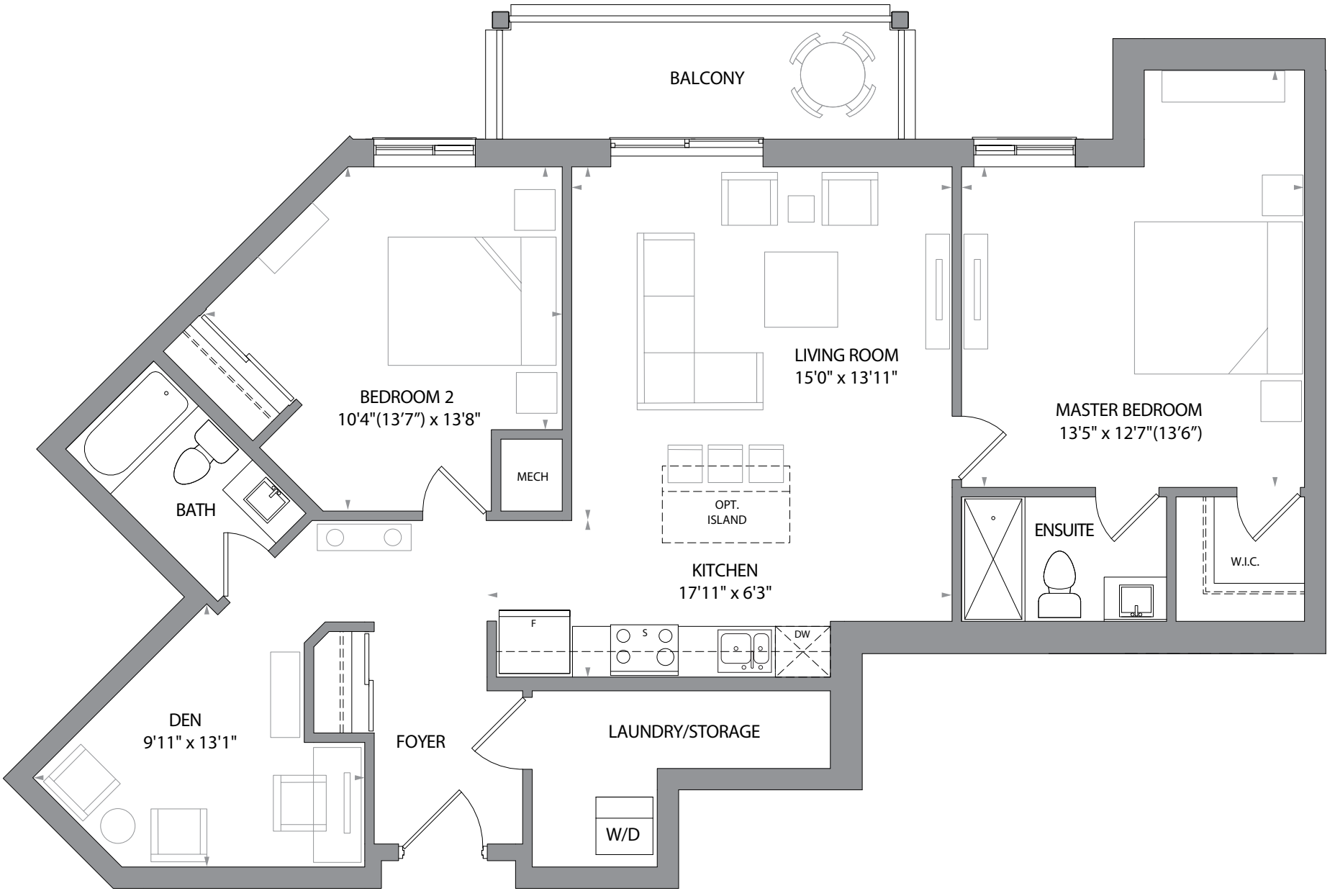
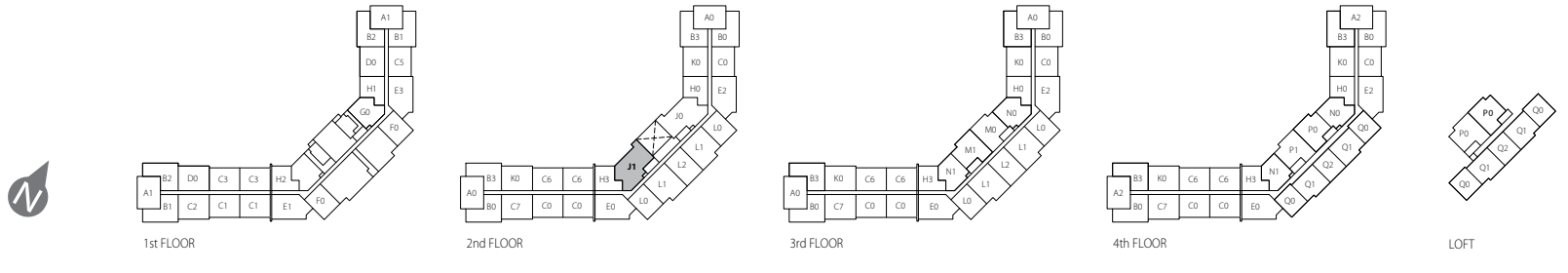
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Jane Two Bedroom + Den

J1 Suite: 1,190 Sq. Ft. • Balcony 72 Sq. Ft. • Total Area: 1,262 Sq. Ft.





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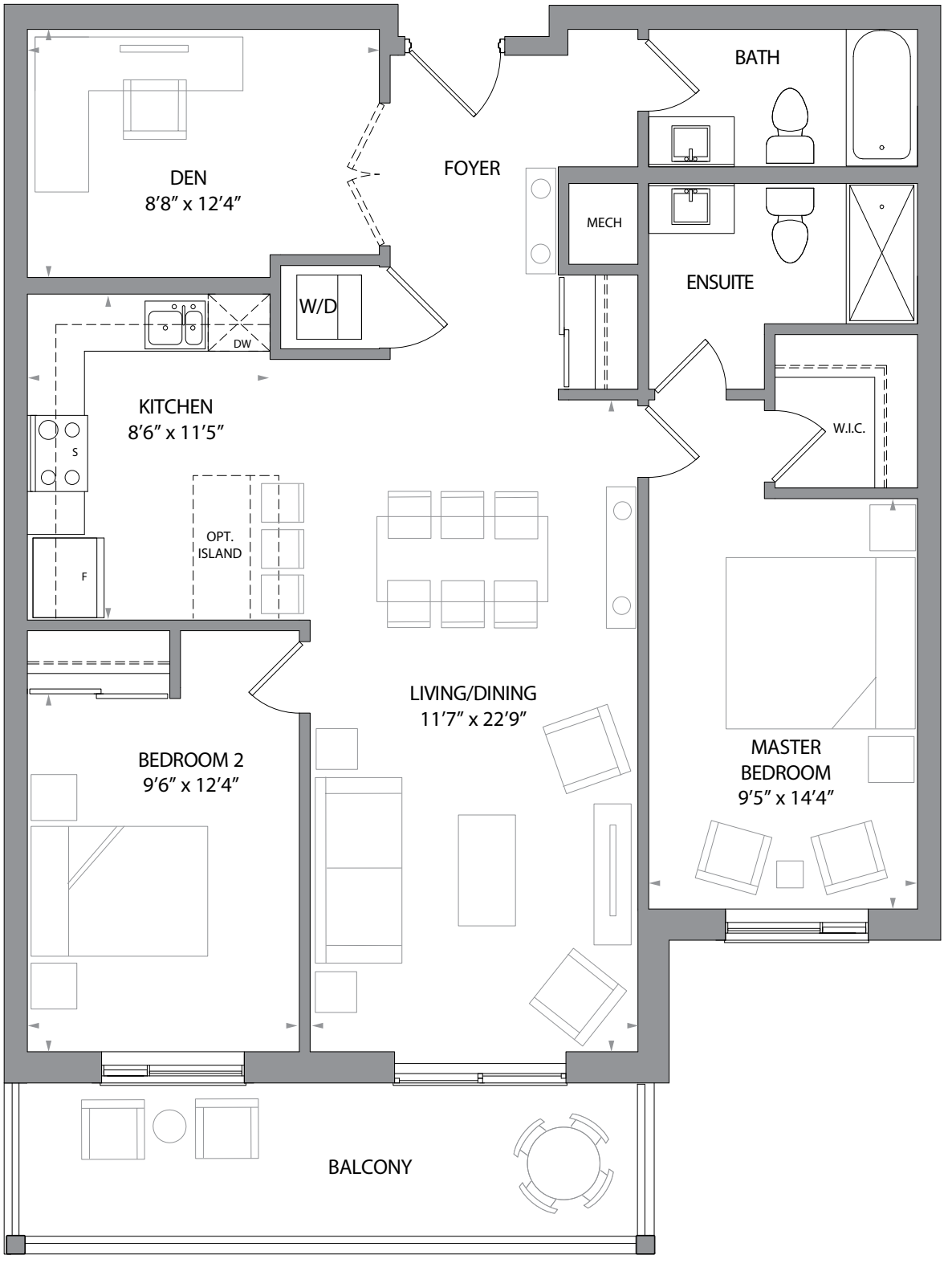
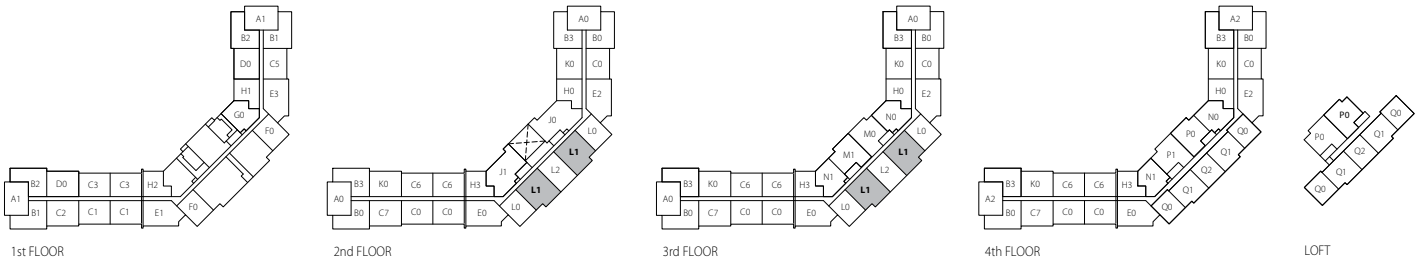
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Victoria Two Bedroom + Den

L1 Suite: 1,157 Sq. Ft. • Balcony 118 Sq. Ft. • Total Area: 1,275 Sq. Ft.





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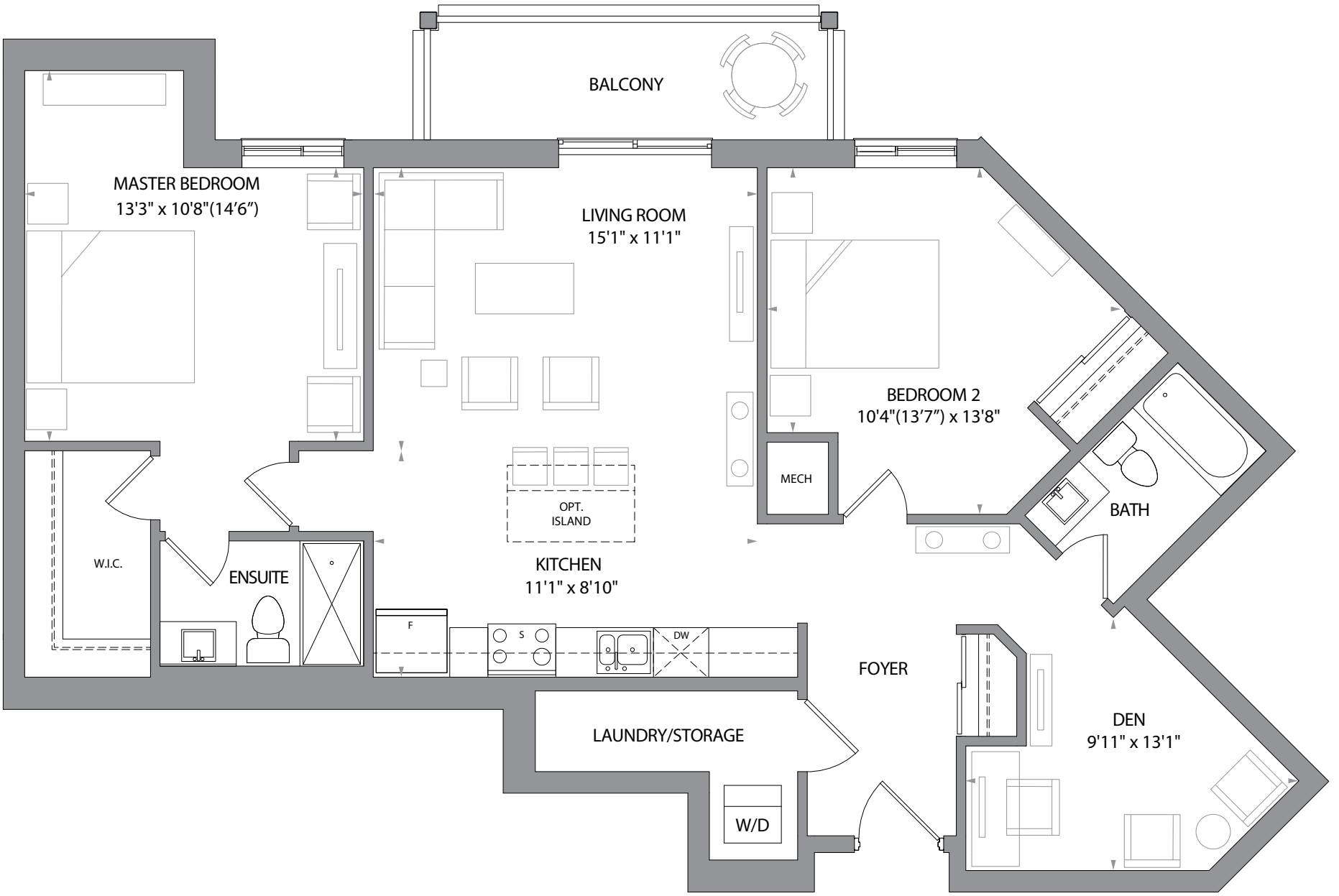
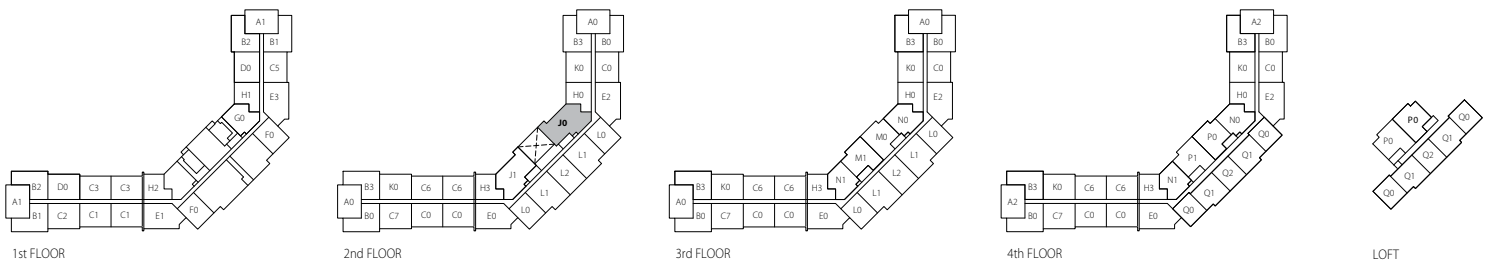
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

The Elizabeth Two Bedroom + Den

J0 Suite: 1,215 Sq. Ft. • Balcony 72 Sq. Ft. • Total Area: 1,287 Sq. Ft.





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REID'S HERITAGE HOMES

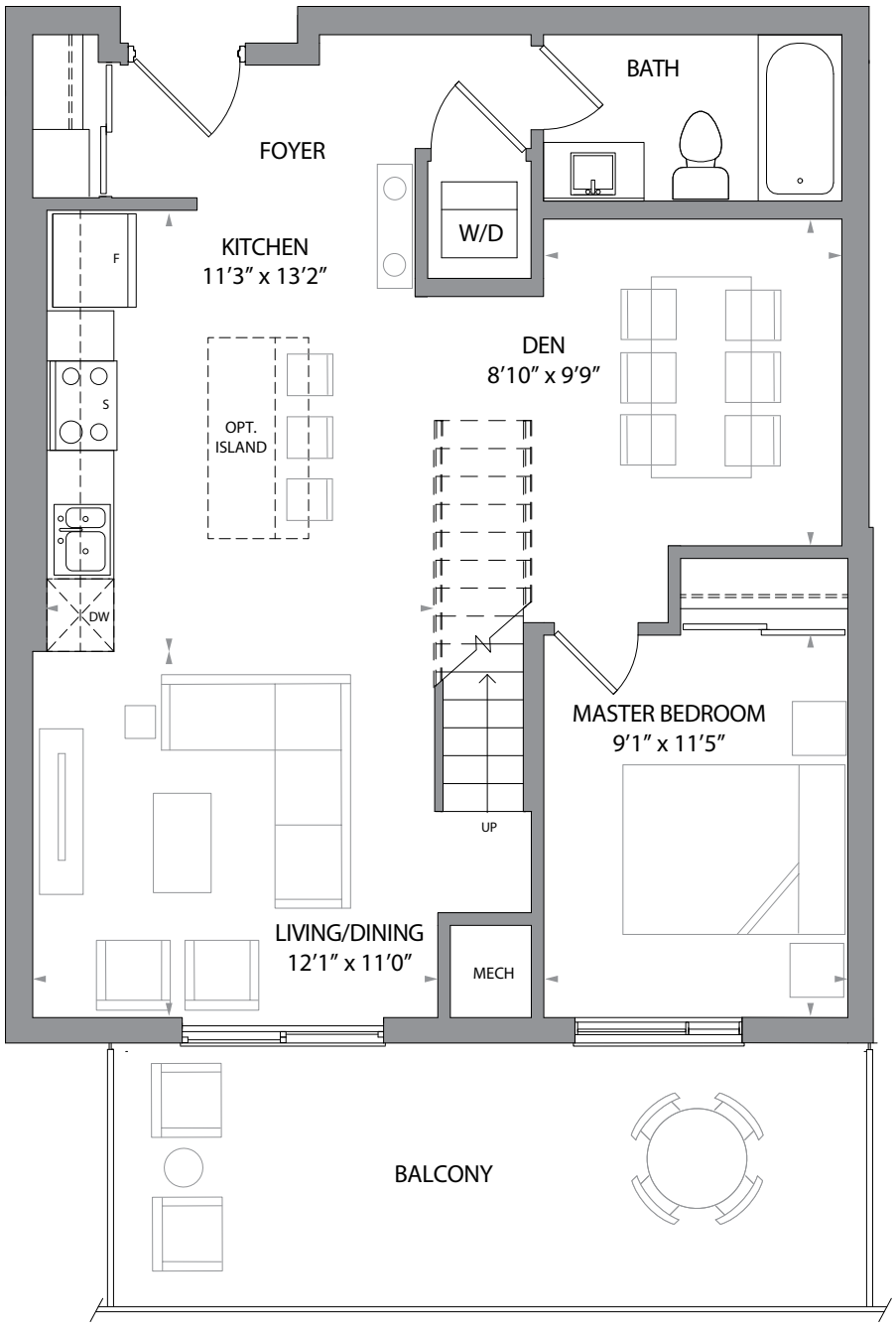
LOFT SUITES

Artist's Concept

KINGSBURY
WESTMINSTER WOODS

The Sophie One Bedroom + Den + Loft

Q0 Suite: 1,051 Sq. Ft. • Balcony 171 Sq. Ft. • Total Area: 1,222 Sq. Ft.



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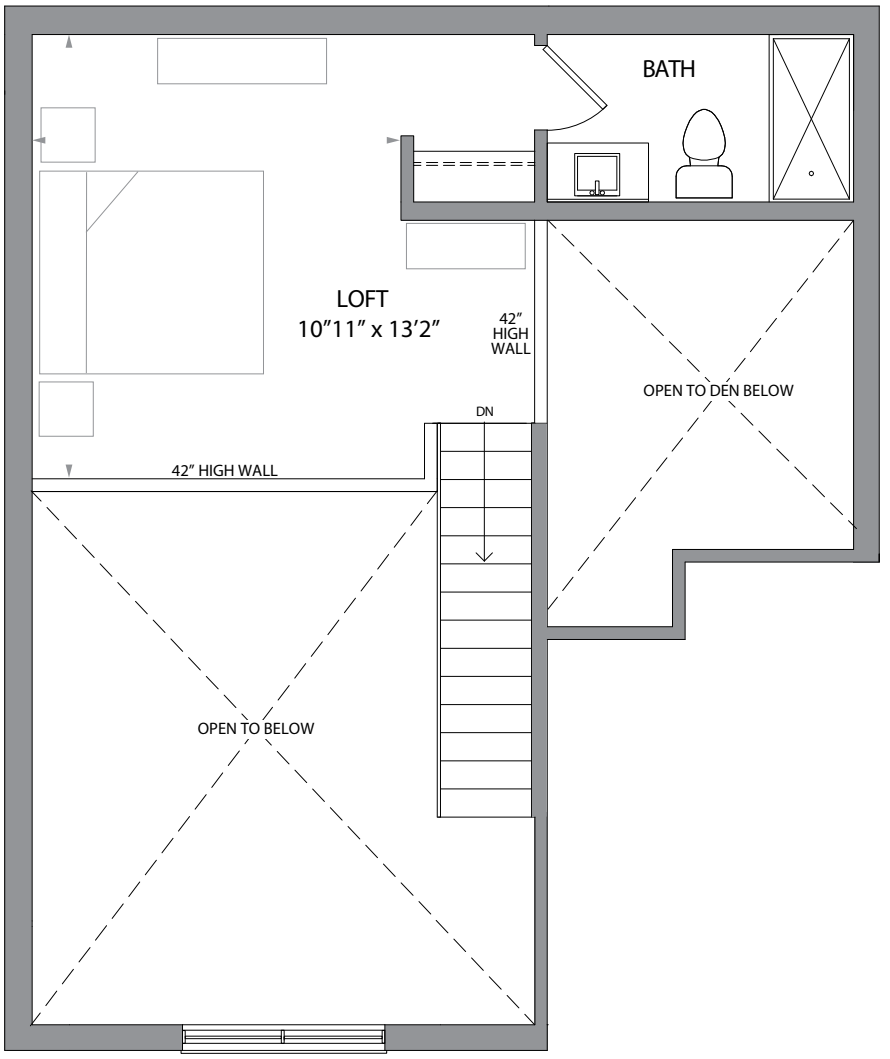
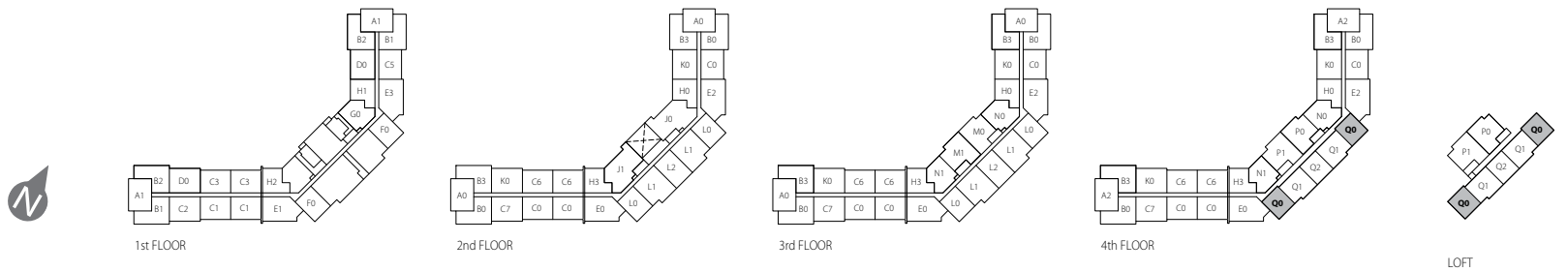


LOFT



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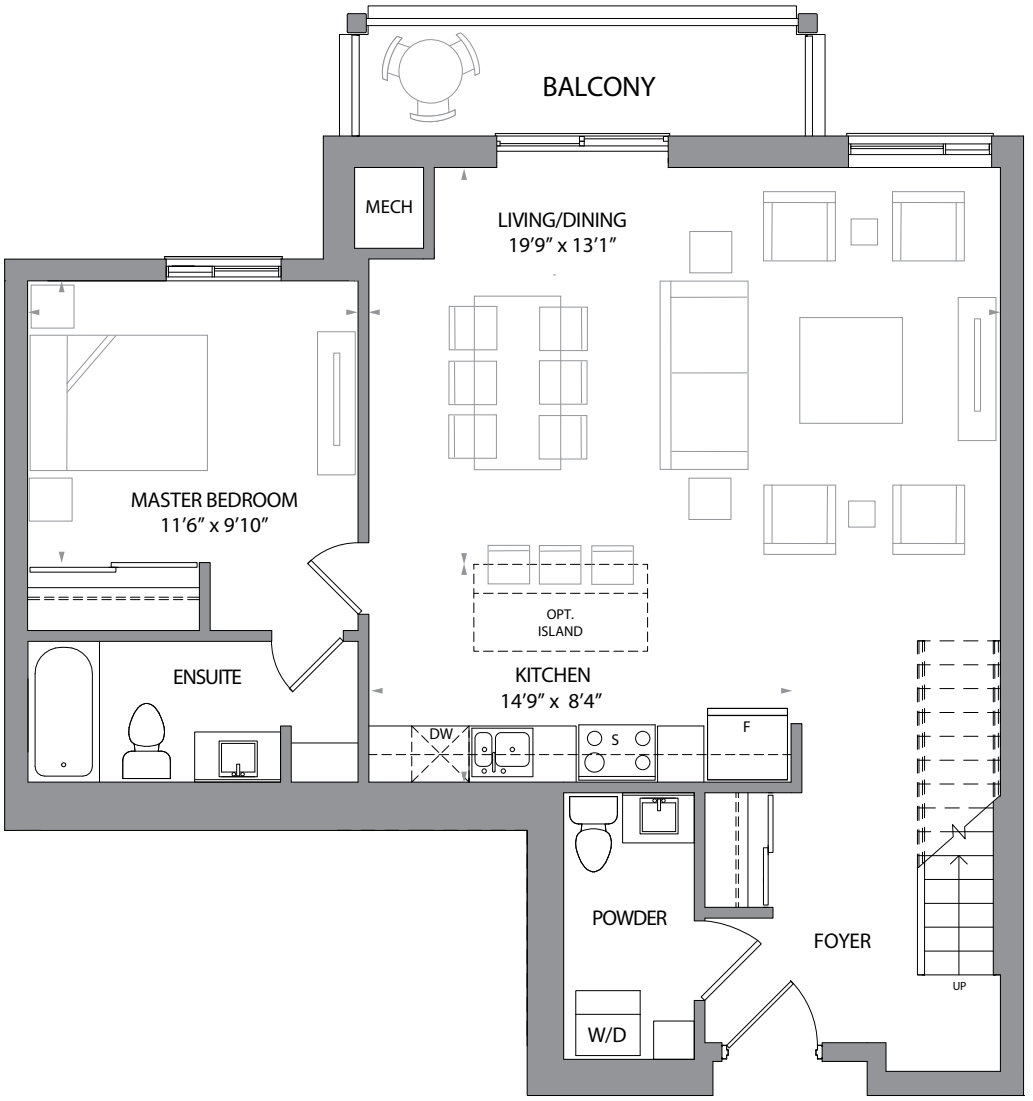
REID'S HERITAGE HOMES

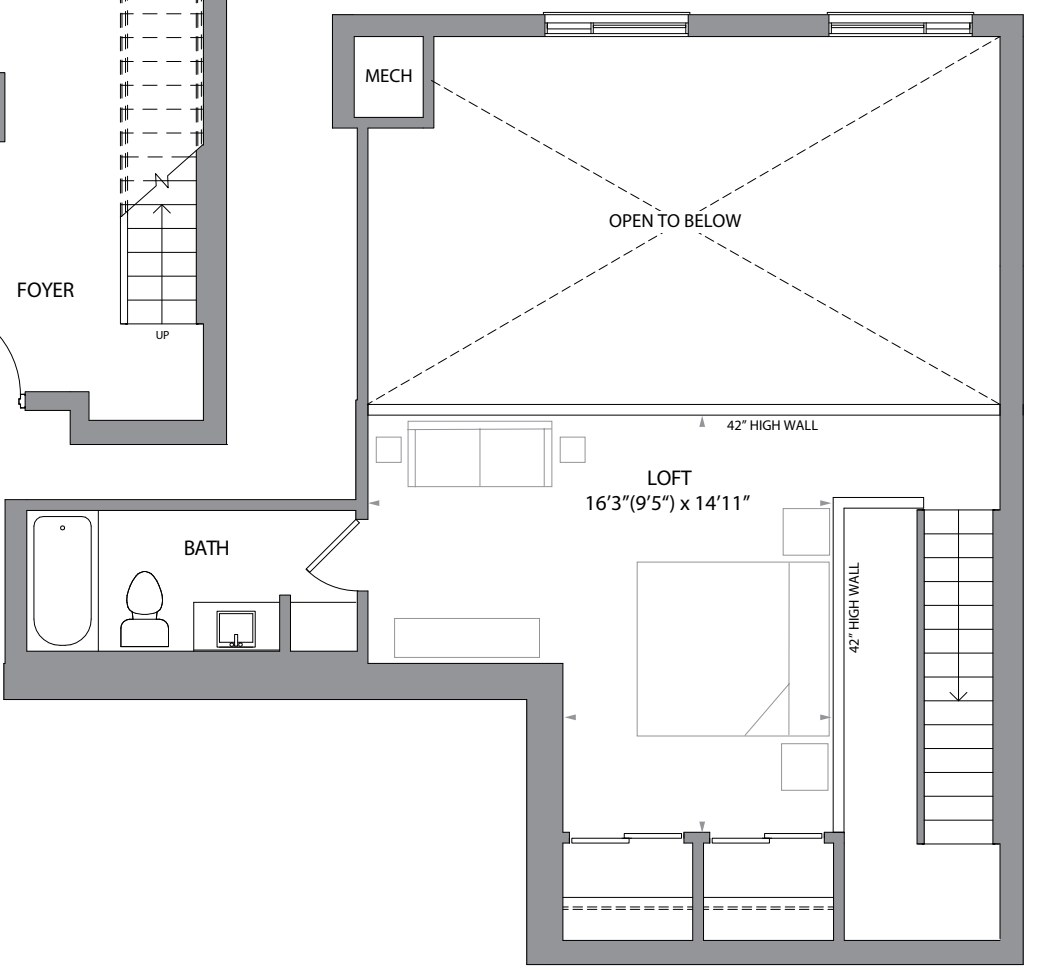
KINGSBURY
WESTMINSTER WOODS

The Richard One Bedroom + Loft

P1 Suite: 1,244 Sq. Ft. • Balcony 60 Sq. Ft. • Total Area: 1,304 Sq. Ft.



MAIN



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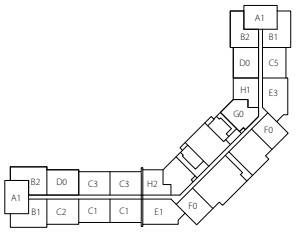
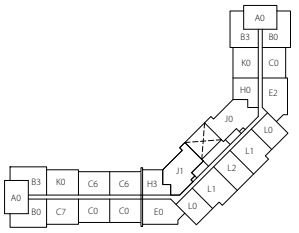


1st FLOOR



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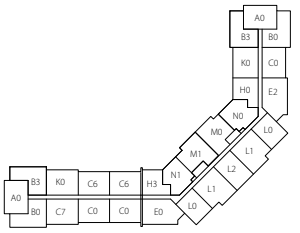
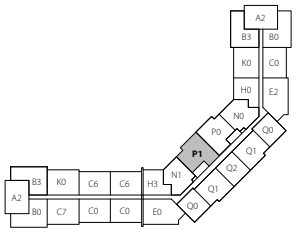
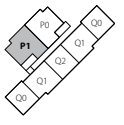


3rd FLOOR



4th FLOOR



LOFT

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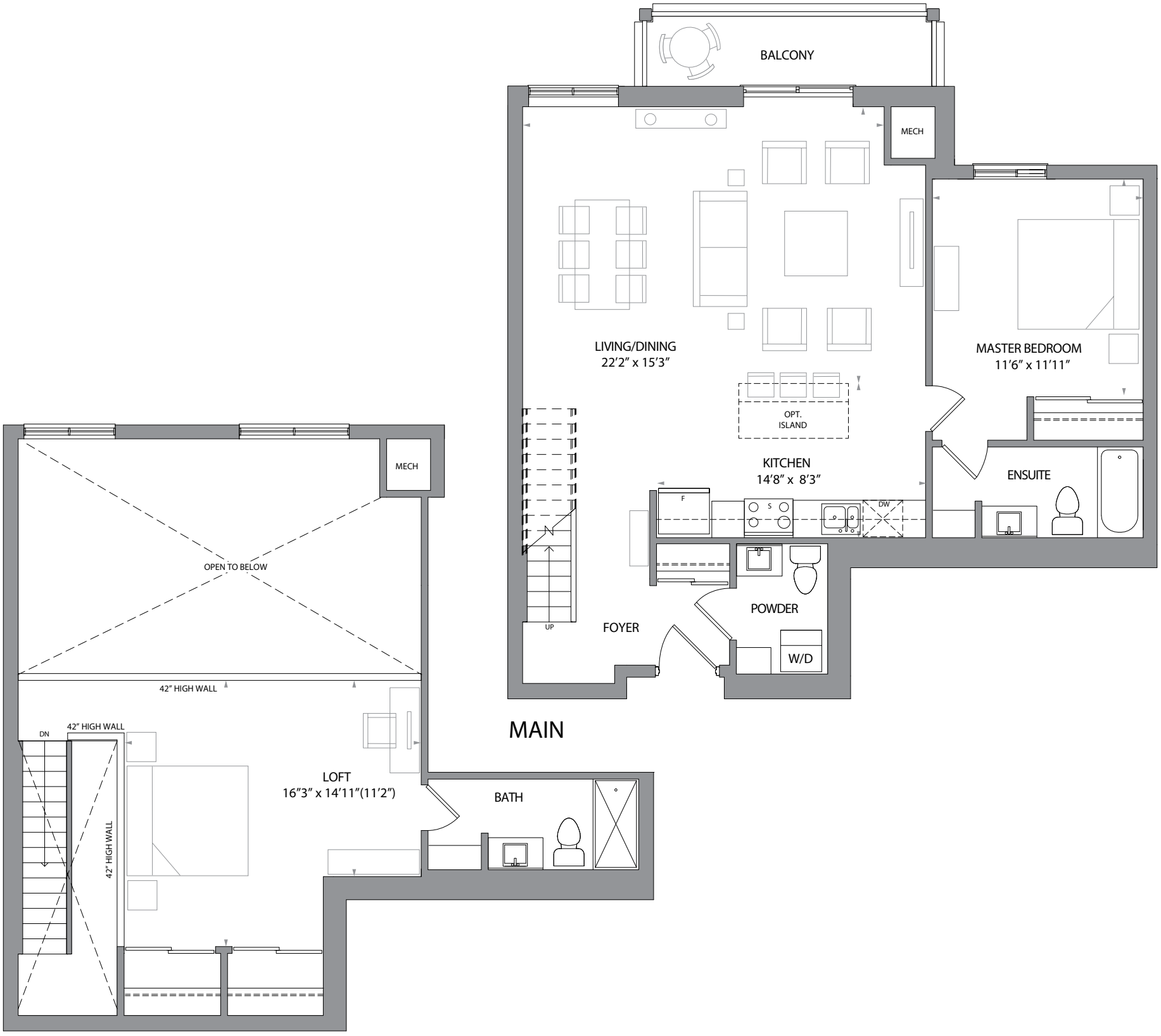
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

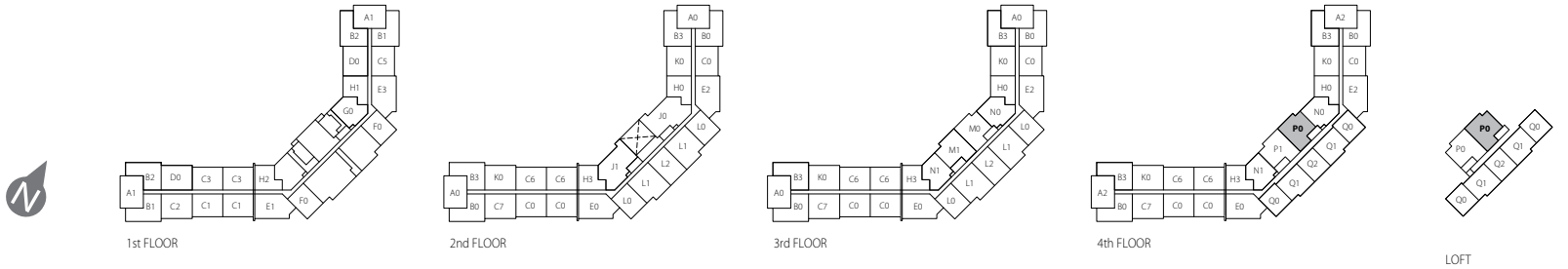
The Henry One Bedroom + Loft

P0 Suite: 1,321 Sq. Ft. • Balcony 60 Sq. Ft. • Total Area: 1,381 Sq. Ft.



MAIN

LOFT



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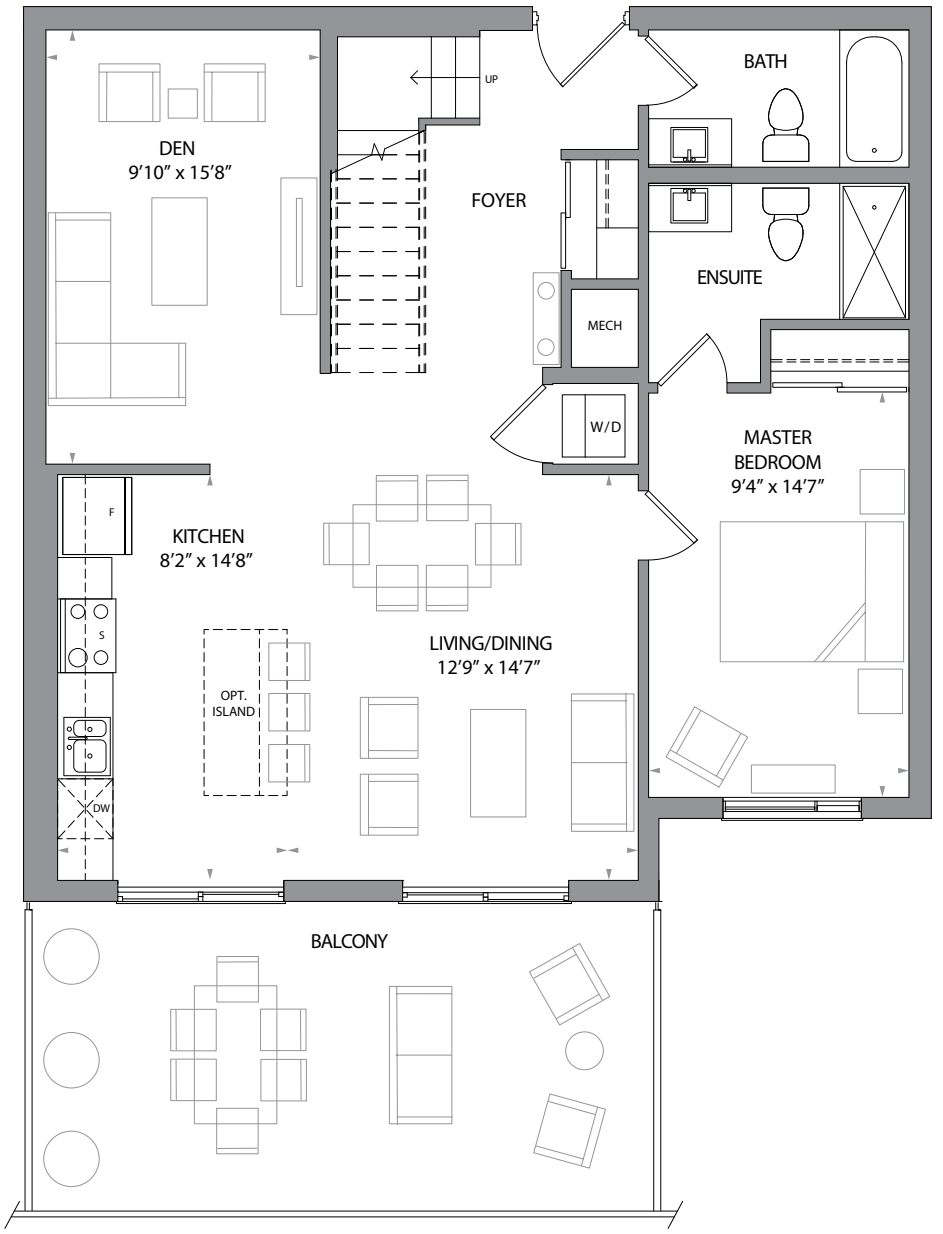
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

THE EDWARD One Bedroom + Den + Loft

Q1 Suite: 1,398 Sq. Ft. • Balcony 241 Sq. Ft. • Total Area: 1,639 Sq. Ft.



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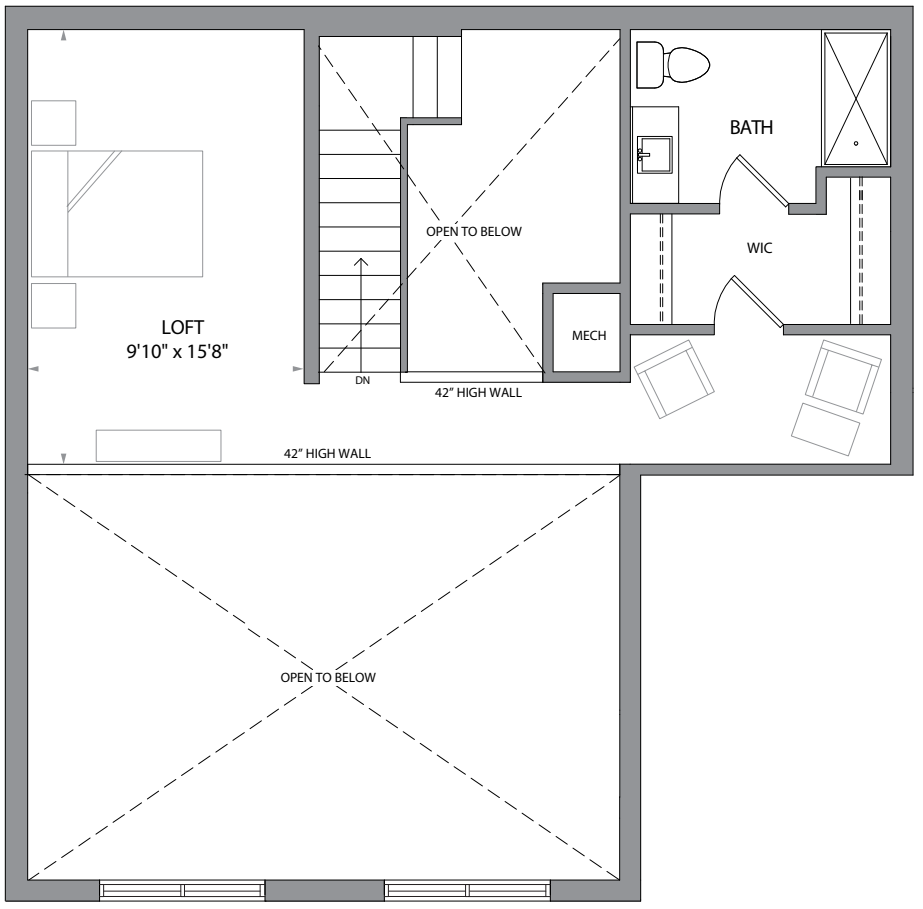
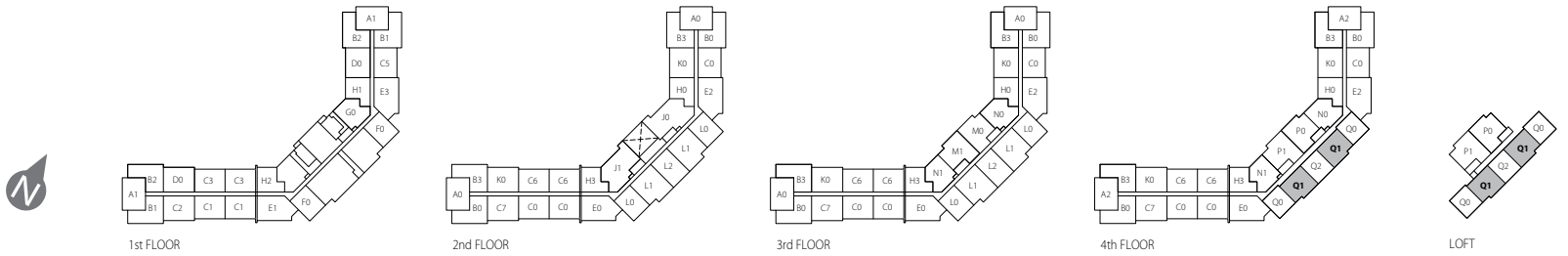


LOFT



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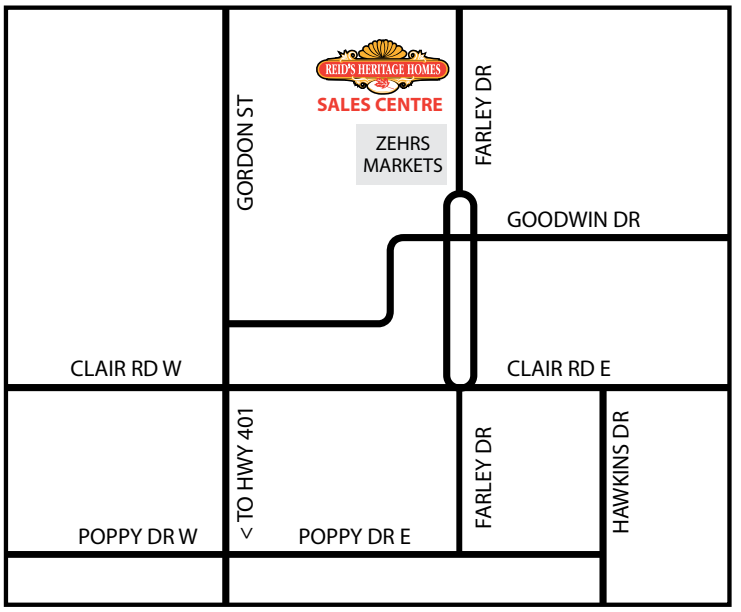
REID'S HERITAGE HOMES

KINGSBURY
WESTMINSTER WOODS

LIVE LIKE A **KING**

KINGSBURY

WESTMINSTER WOODS



SALES CENTRE
98 Farley Drive
(Behind Zehrs)
Guelph, Ontario
info@heritagehomes.com

REID'S HERITAGE HOMES

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