



williamsburg@WALK
urban condominium residences

PHASE THREE

MEET YOUR TRUSTED BUILDER

Williamsburg Homes is an award-winning partnership between Reid's Heritage Homes and Schlegel Urban Developments. With over thirty years of crafting fine family homes, the partnership has followed the hallmarks of quality, innovation and service.

Following the great success of two other sold out communities, Reid's Heritage Homes and Schlegel Urban Developments are proud to present new homes in Kitchener through Williamsburg Walk.





URBAN CONDOS WITH
GREAT CONNECTIONS
Everything you need. Only a walk away.



Artist's concept

The next phase of Kitchener's best-selling Williamsburg community is here. Located in the heart of Williamsburg Town Centre, this brand new 4-storey mid-rise condominium is across the street from a pedestrian-friendly promenade of shops, restaurants and services – all conveniently located to simplify your busy lifestyle. In this intimate boutique condo, you can choose from luxurious 1, 2 and 3 bedroom suites, including many offering outdoor living on big, beautiful terraces.

KITCHENER'S PREMIER URBAN CONDO COMMUNITY



Williamsburg Walk Phase 3 is the third building lining Commonwealth Street, comprising an inviting streetscape in the heart of the vibrant Williamsburg neighbourhood. Over 30 unique shops are just steps away, as well as a lush green park. Do your grocery shopping and banking in minutes. Make a date with your favourite stylist at the hair salon. Pick up some fresh buns at the bakery, or linger over a cappuccino at the café. Schools, restaurants, fitness facilities – they're all so close.





WELCOME TO YOUR CONNECTED COMMUNITY

With quick and easy access to both Highway 85 and the 401, at Williamsburg Walk you will feel closely connected to the city's major attractions and all points beyond. There is always plenty to do, living in close proximity to the Kitchener Market (open every Saturday year-round), TheMuseum, Centre in the Square, and the popular St. Jacobs Farmers' Market.



ENJOY A WELL-BALANCED LIFESTYLE



In your new home at Williamsburg Walk, it's easy to maintain a healthy balance between "live, work and play". You're a quick drive from Kitchener-Waterloo's universities, colleges and other major employers, and you're just a short stroll away from parks and green space, as well as local fitness gyms to keep your body toned, and markets offering fresh seasonal produce to keep your insides healthy too.



WALK TO EVERYTHING



Just steps away from your new home, Williamsburg Town Centre offers a wide variety of shops, restaurants and services, as well as a selection of excellent schools. Whether you're doing your weekly grocery shopping at Sobeys or dropping your car off for servicing, everything you need is right there. Plus the Sunrise Shopping Centre is close by as well, offering you an additional range of retail shops and services.



WELCOME TO YOUR
NEIGHBOURHOOD





TASTEFULLY APPOINTED

Distinction In Every Detail

APPLIANCES

- 3 piece stainless steel appliance package including fridge, stove, dishwasher selected by Vendor.
- White one-piece washer/dryer to be selected by Vendor
- Installation of fridge, stove, dishwasher and laundry to be completed by Vendor

BUILDING EXTERIOR

- Architecturally designed exterior masonry finishes with non-masonry portions constructed with maintenance free siding
- Maintenance free soffit, fascia, eaves trough and downspouts
- 25 year self-sealing asphalt roof shingles
- All windows and exterior door frames to be foamed and caulked
- Precast concrete balconies on floors above grade (main level patios to be poured concrete)

CABINETRY AND COUNTERTOPS

- Kitchen and vanity cabinets to be selected from Vendor selections
- Granite countertops without backsplash in kitchen to be selected from Vendor selections
- Granite countertops with backsplash and sidesplash (if applicable) in bathroom(s) to be selected from Vendor selections

COMMON ELEMENTS

- Secured entrance with intercom system
- Fully equipped sprinkler system throughout the building
- Underground parking structure to include security elements not limited to lighting and cameras
- All finished walls, trim and doors to be painted
- Washable paint on walls in corridor, building entrance vestibule and stairwell
- Commercial grade carpet in corridors
- Ceramic Tile in building entrance vestibule
- Finished concrete floors in all service rooms
- Acoustic ceiling tiles in corridors

- One fully appointed elevator
- Waste sorting and drop-off access on basement level
- Professionally designed landscaped grounds
- Mail boxes located in building lobby
- Amenity room on ground level complete with kitchenette and washroom
- Fitness Room located on 1st floor

ELECTRICAL

- 100 amp electrical service with breaker panel
- Electrical light fixtures as per Vendor supplied selections
- Ceiling light fixtures in all bedrooms
- Heavy duty outlets for electric dryer and stove
- Smoke detector as per fire code
- CO detector as per building code
- Separate metering to each suite
- 1 GFI exterior outlet on balconies
- USB outlets (one in kitchen and one in master bedroom)

ENTRY DOOR AND WINDOWS

- Maintenance-free vinyl-clad windows
- Sliding, insulated glass patio doors as indicated
- Slab suite entry door
- Screens on all operating windows and patio doors
- Low-E argon double glazed windows

FLOORING

- Precast concrete sub-floor structure construction on upper floors and over basement
- Concrete slab on grade construction in basement level
- Vinyl plank flooring throughout the suite
- Style and colour of flooring to be selected from samples provided by Vendor selections
- Flooring in suites to be fully cleaned by the Vendor prior to occupancy



INSULATION AND DRYWALL

- Suites fully insulated to meet insulation values established by the Ontario Building Code
- California knock-down ceiling finish throughout except the kitchen, bathroom(s) and at dropped ceiling locations determined by the Vendor

INTERIOR DOORS / TRIM / HARDWARE

- Vanity mirrors in all bathrooms to be length of vanity less 6"
- All hardware selected from Vendor selection
- All Suite entry doors with lever passage and deadbolts preselected by Vendor
- All interior doors hardware satin chrome preselected by Vendor
- Chrome towel bars and paper holders in all bathrooms
- 2 panel interior doors and stepped trim
- Single wire shelving in closets

MECHANICAL

- Self-contained electric air source heat pump and air handler
- All bathroom exhaust fans and 2-speed exhaust hood fan in kitchen are ducted and vented to exterior
- Vent to exterior for bathroom(s) and dryer
- Units are equipped with sprinkler system
- Separate metering to each suite

PAINTING

- All finished walls and trim to be painted (trim and doors to be painted)
- Walls to be latex throughout from Vendors standard selections
- Trim to be latex semi-gloss finish in white
- Paint colours as pre-determined by Vendor

PLUMBING

- Rental electric hot water tank. The purchaser acknowledges that the hot water tank is a rental/finance unit and agrees to execute and/or assume a rental/finance agreement on or before closing with Third Party Vendor.
- Separate metering to each suite

- Undermount stainless-steel sink in kitchen with single lever faucet
- Chrome two lever faucets in bathroom throughout selected by the Vendor
- Acrylic white tub with ceramic walls from Vendor supplied selections
- Neo angle shower with acrylic base & walls white with clear doors and chrome trim (as per plan)
- Pressure balance/temperature control valve in tub/shower units
- Taps and drains for automatic washer complete with washer box
- Condensate drain for vertical package terminal air handling unit
- Floor drain in Utility Room

ROUGH-INS

- Rough-in for telephone and cable television in fixed locations (1 of each in the Living Room)
- Rough-in for future water softener

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.

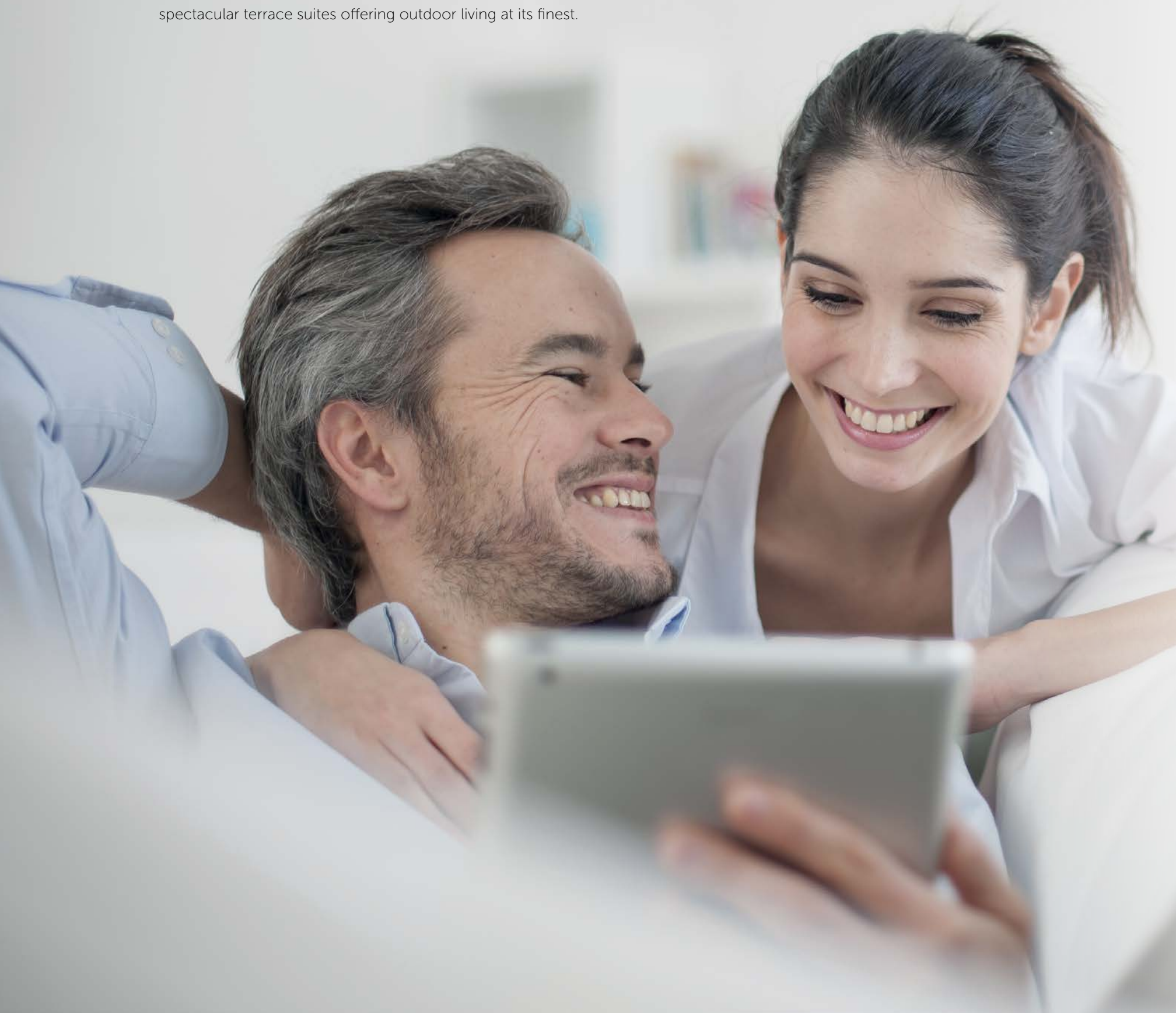
NOTICE TO PURCHASERS: Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be considered, all requests 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 the 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.

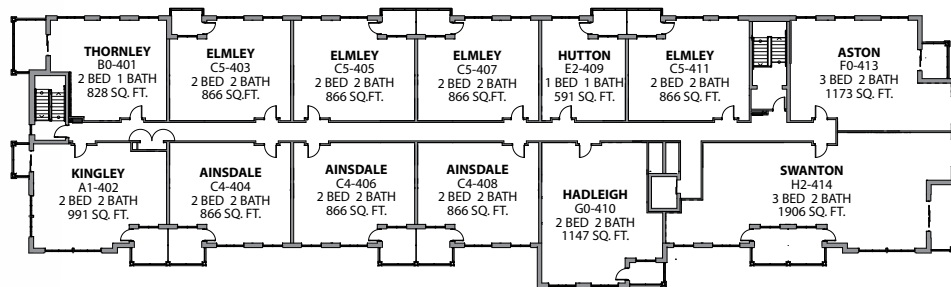
All drawings are Artist's concepts and may vary slightly from the final product. E&OE actual useable floor space may vary from stated area, and square footage has been calculated based on useable living space according to TARION rules, and does not include garage or basement areas (when applicable). 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 homeowner's needs, changes may have been incorporated into our 'New Home Features' and construction techniques.

The Purchaser acknowledges that any finishes, materials and/or layout that the Purchaser may have observed in the Vendor's promotional literature, a model suite and/or the Vendor's sales office, was constructed or created in isolation and does not necessarily accurately represent the appearance of the Unit to be constructed by the Vendor. The Purchaser agrees and acknowledges that the finishes, materials and/or layout of the Unit may differ from that which may have been viewed by the Purchaser in the Vendor's promotional literature, a model suite and/or the Vendor's sales office and the Purchaser waives all claims against the Vendor that relate to any such difference provided the Unit is constructed and completed in accordance with the provisions of this Agreement. Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. The unit shown may be the reverse of the unit purchased. Please note, some suites are affected by firewall, please see Sales Consultant for details. All illustrations are Artist's concept only.

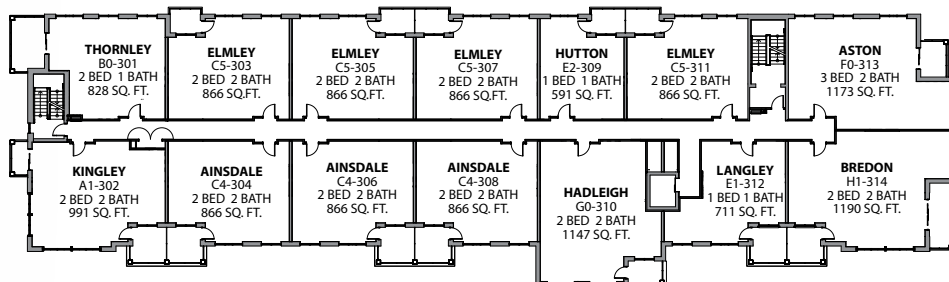
A SUITE THAT SUITS YOU PERFECTLY

One, two and three bedrooms...whatever sized suite you're looking for, Williamsburg Walk can graciously accommodate you, including a choice of spectacular terrace suites offering outdoor living at its finest.

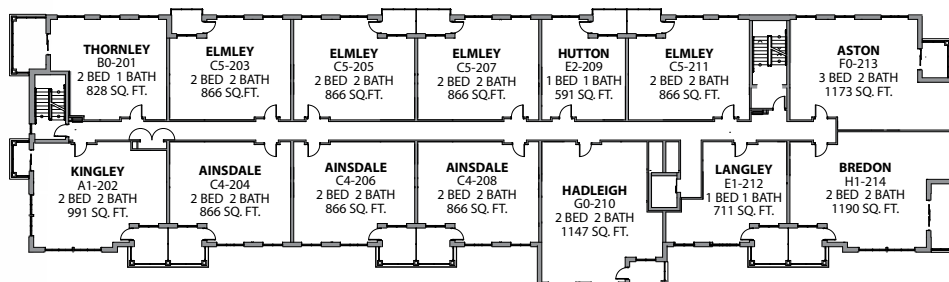




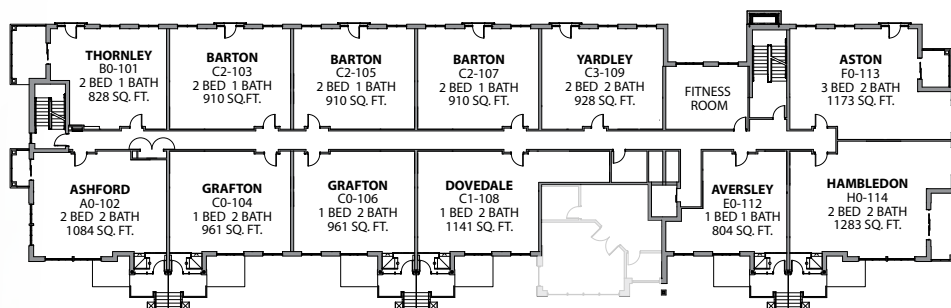
➤ 4th Floor



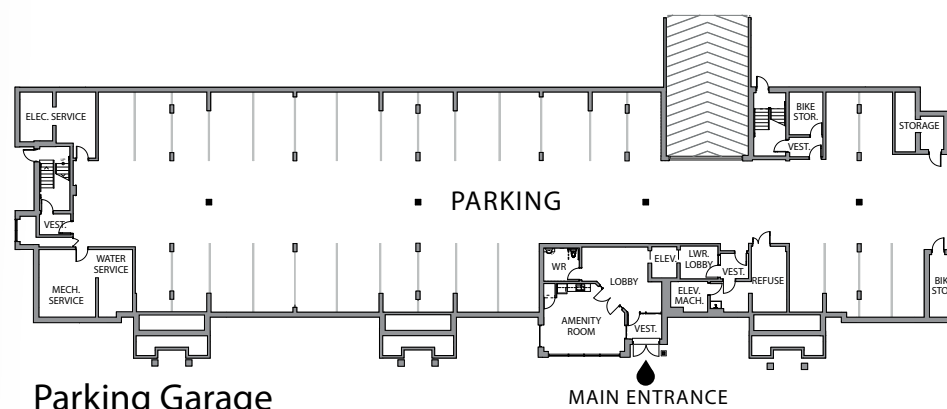
➤ 3rd Floor



➤ 2nd Floor



➤ 1st Floor



Parking Garage

MAIN ENTRANCE

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. The unit shown may be the reverse of the unit purchased. All illustrations are Artist's concept only. Note: Floor area measurements were calculated on the middle floor, such that units on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc., while units on higher floors may have more floor space.

TERRACE SUITES



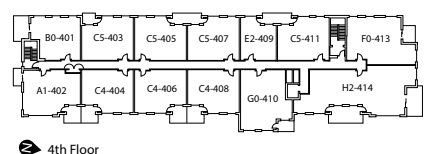
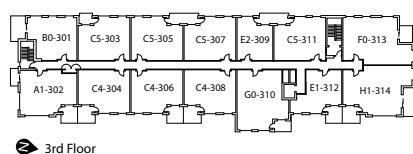
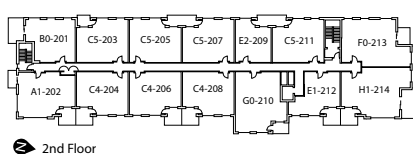
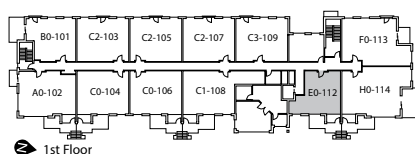
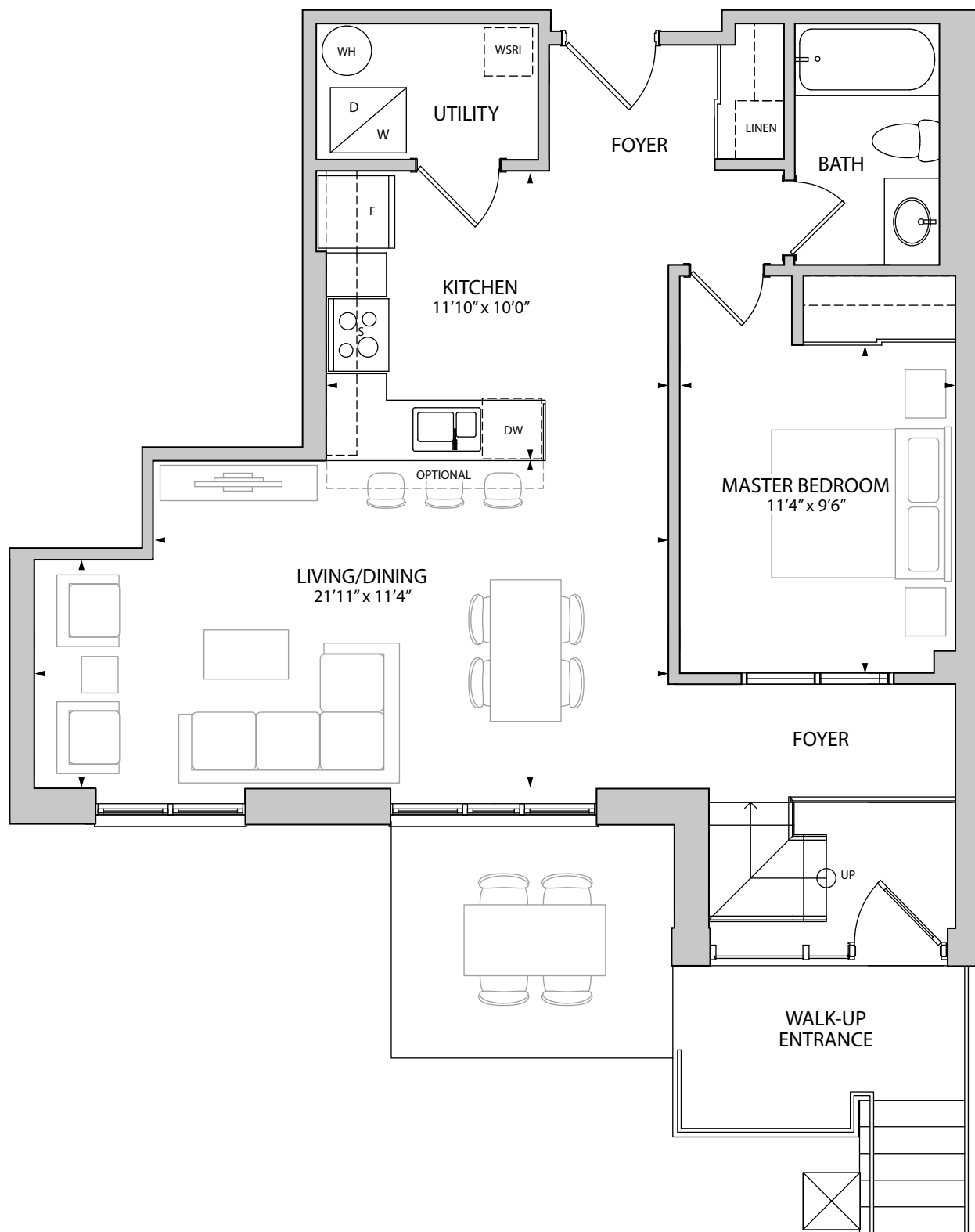
Artist's concept





The Aversley ~ Terrace Suite

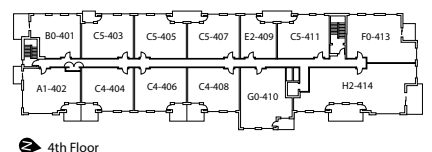
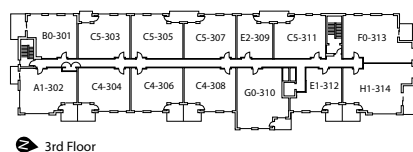
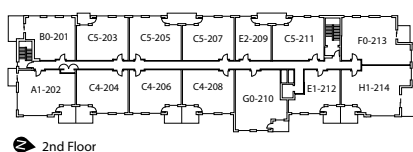
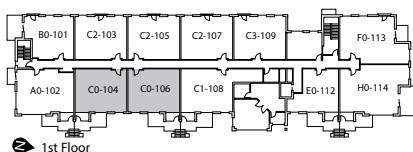
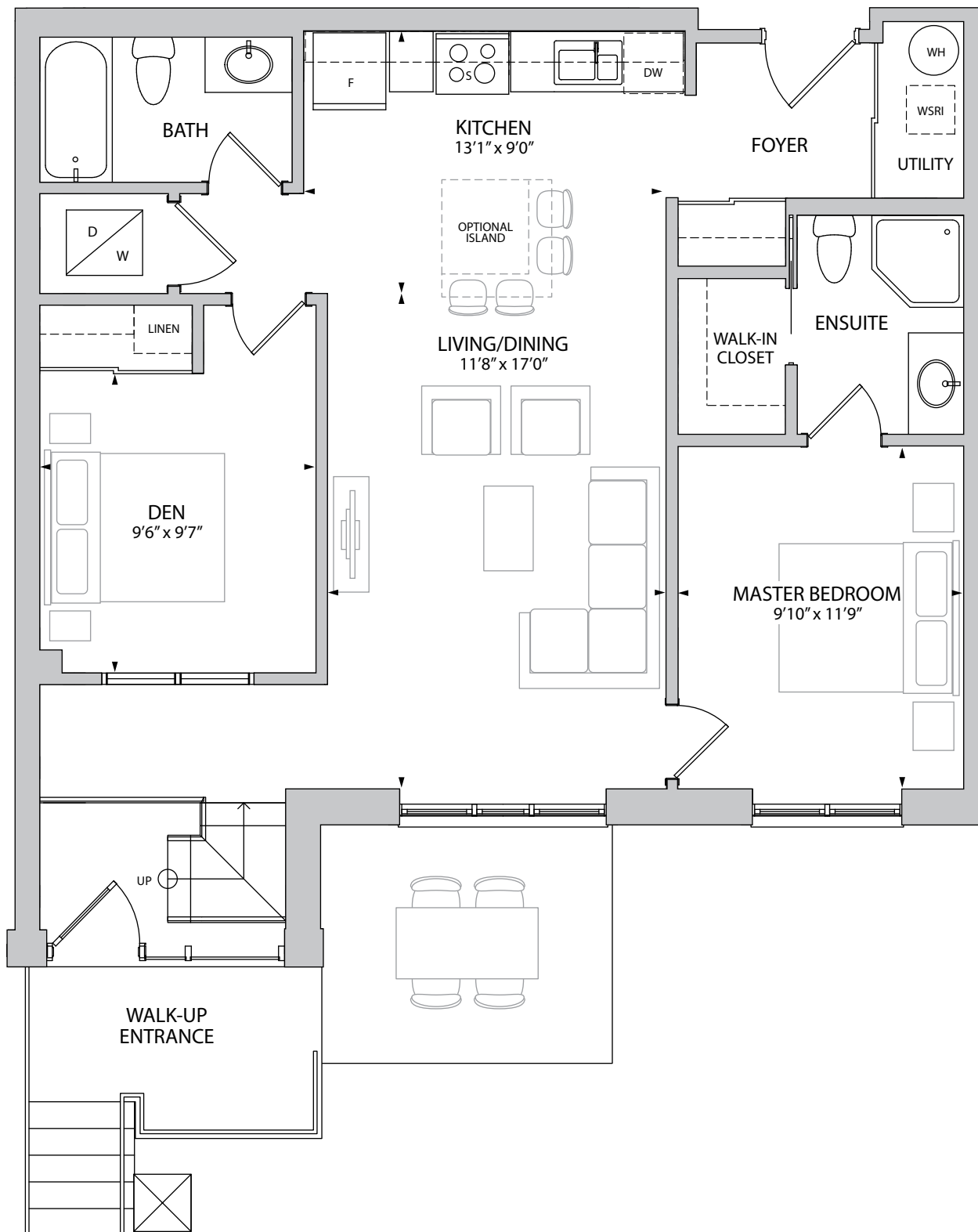
E0 Suite: 804 Sq. Ft. • Terrace: 136 Sq. Ft. • Total Area: 940 Sq. Ft.





The Grafton ~ Terrace Suite

C0 Suite: 961 Sq. Ft. • Terrace: 136 Sq. Ft. • Total Area: 1097 Sq. Ft.



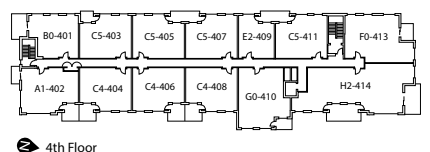
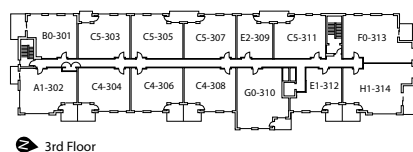
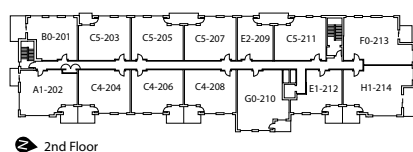
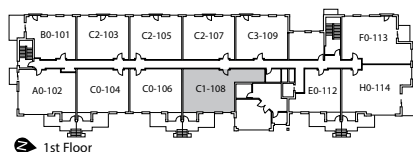
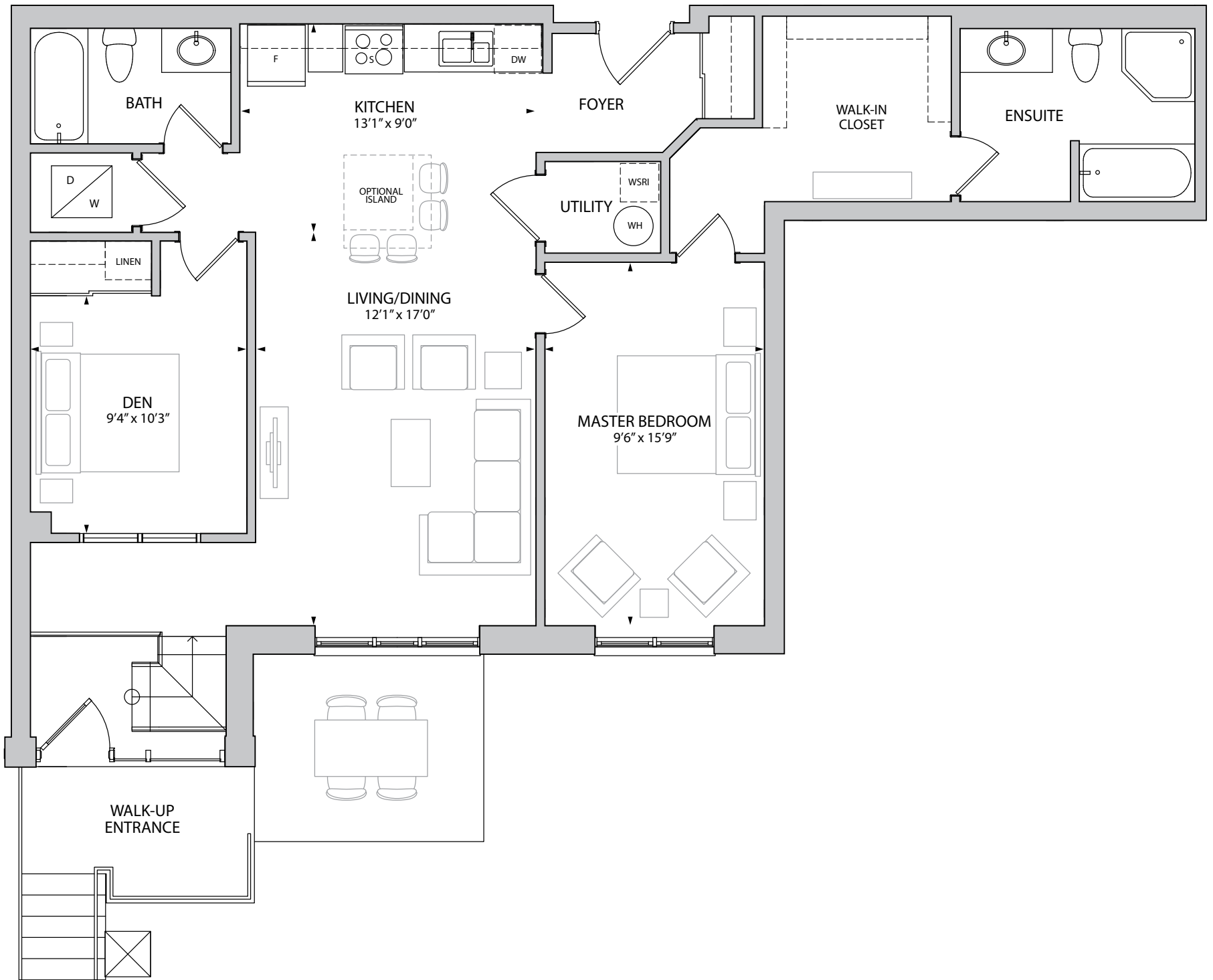
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. The unit shown may be the reverse of the unit purchased. Please note, some suites are affected by firewall, please see Sales Consultant for details. All illustrations are Artist's concept only.





The Dovedale ~ Terrace Suite

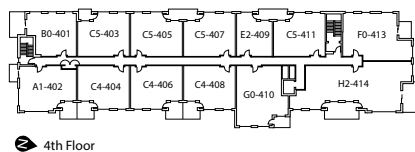
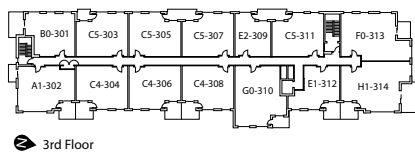
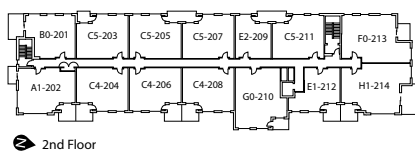
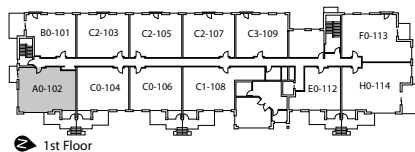
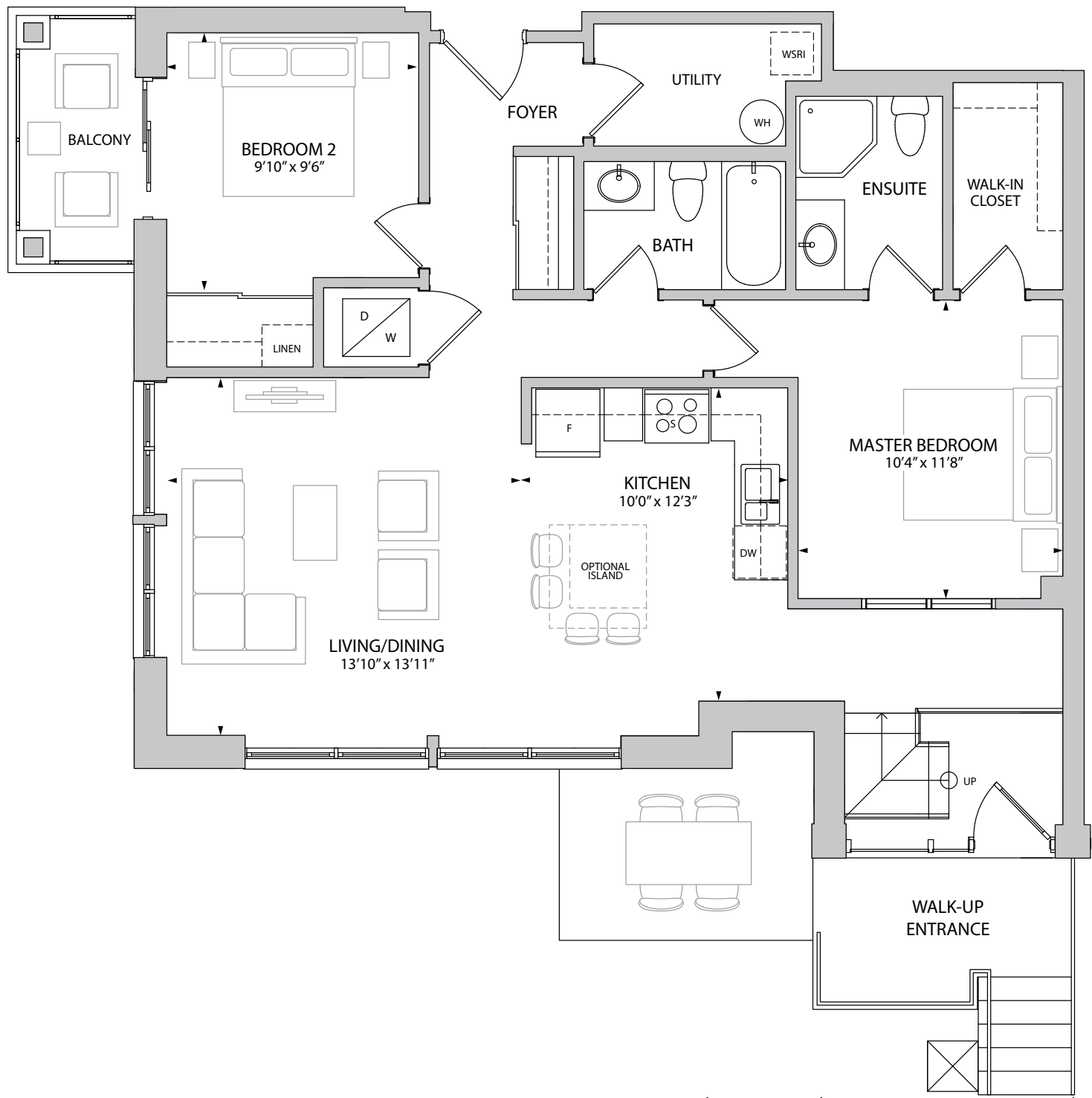
C1 Suite: 1141 Sq. Ft. • Terrace: 136 Sq. Ft. • Total Area: 1277 Sq. Ft.





The Ashford ~ Terrace Suite

A0 Suite: 1084 Sq. Ft. • Terrace: 161 Sq. Ft. • Total Area: 1245 Sq. Ft.



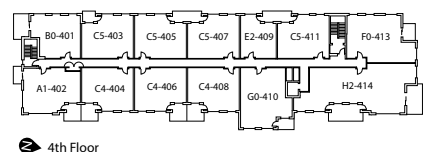
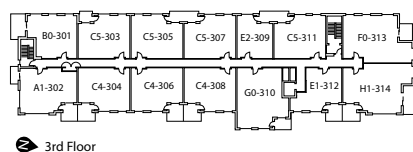
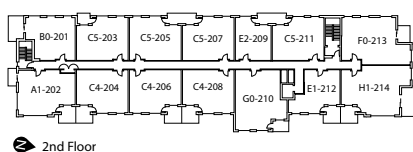
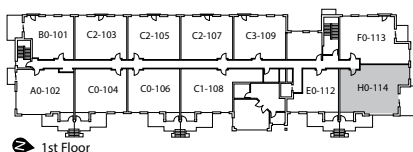
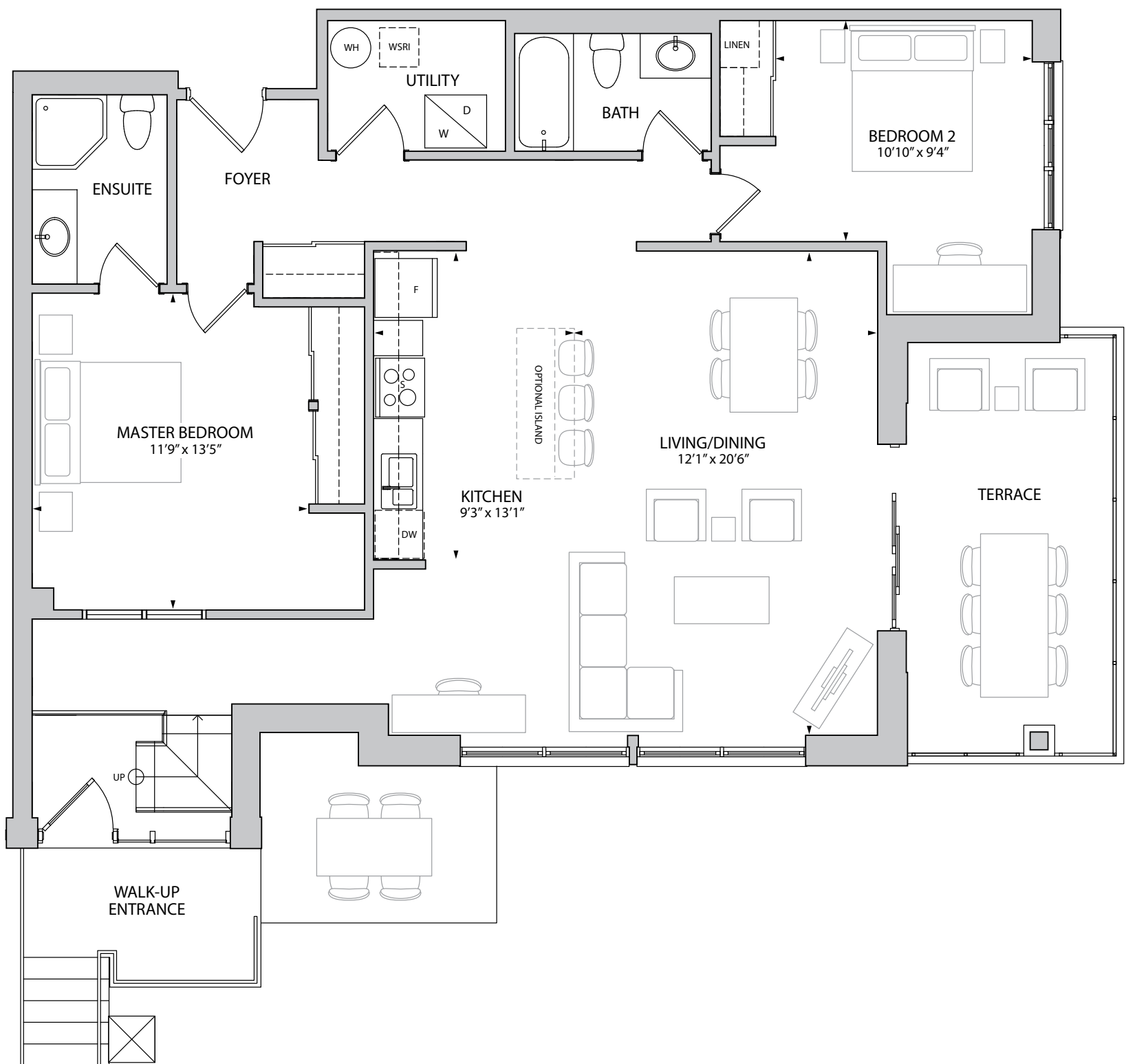
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. The unit shown may be the reverse of the unit purchased. Please note, some suites are affected by firewall, please see Sales Consultant for details. All illustrations are Artist's concept only.





The Hambledon ~ Terrace Suite

H0 Suite: 1283 Sq. Ft. • Terrace: 275 Sq. Ft. • Total Area: 1558 Sq. Ft.





ONE BEDROOM SUITES



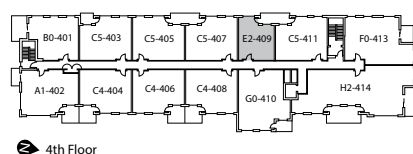
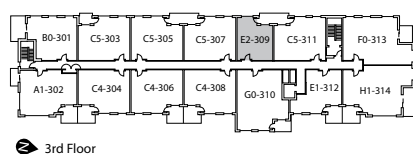
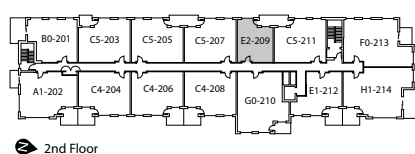
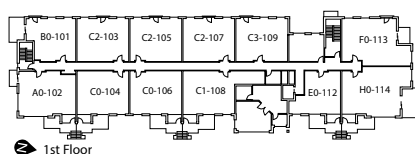
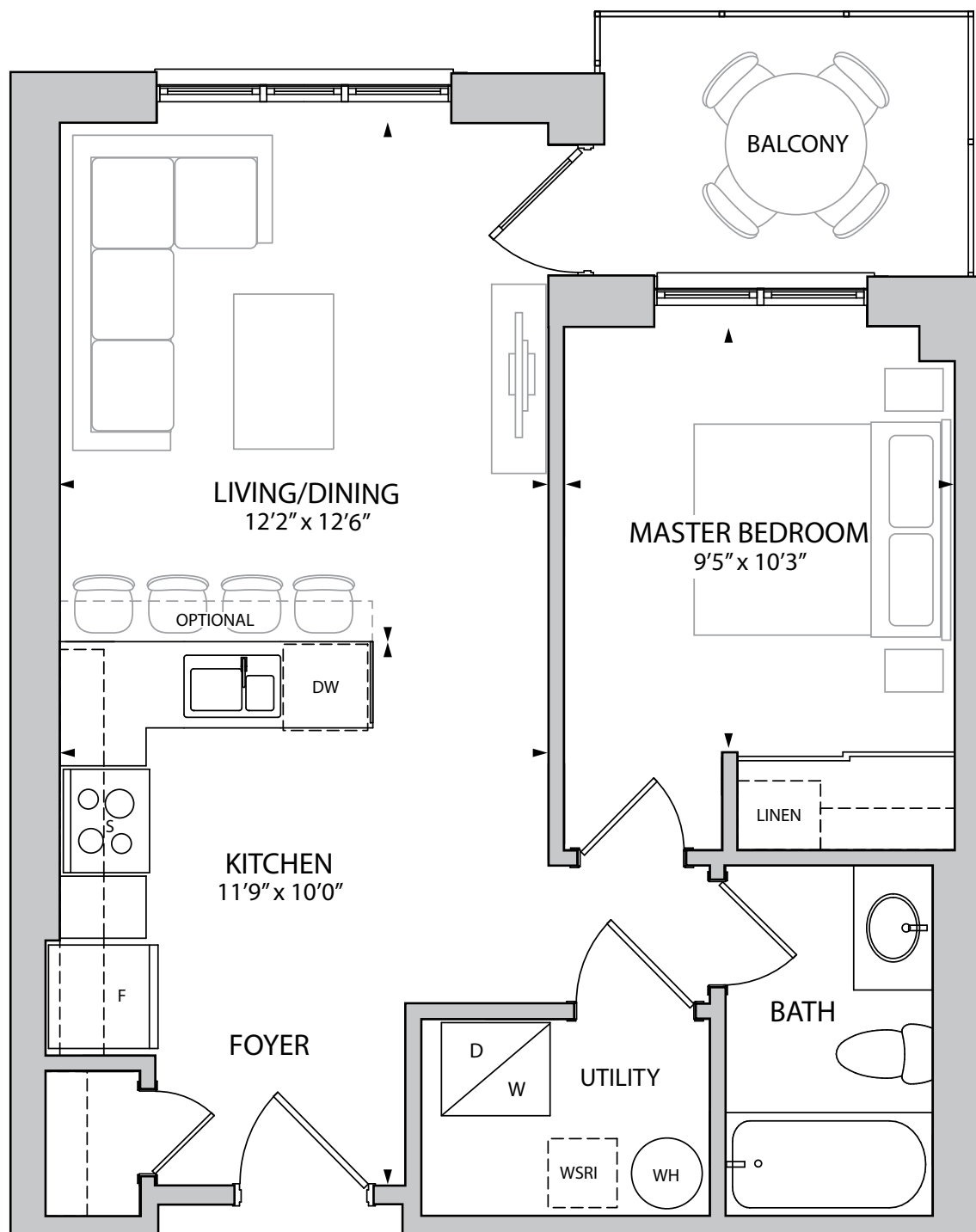
Artist's concept





The Hutton ~ One Bedroom

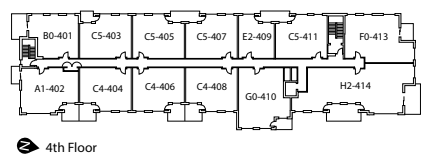
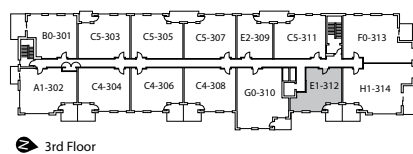
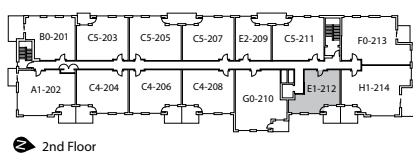
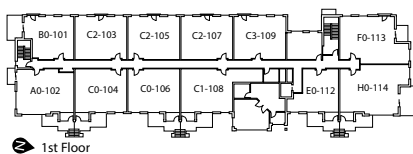
E2 Suite: 591 Sq. Ft. • Balcony: 55 Sq. Ft. • Total Area: 646 Sq. Ft.





The Langley ~ One Bedroom

E1 Suite: 711 Sq. Ft. • Balcony: 85 Sq. Ft. • Total Area: 796 Sq. Ft. • *Barrier Free Compliant



Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. The unit shown may be the reverse of the unit purchased. Please note, some suites are affected by firewall, please see Sales Consultant for details. All illustrations are Artist's concept only.



TWO BEDROOM SUITES



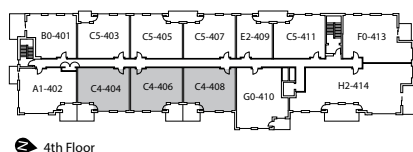
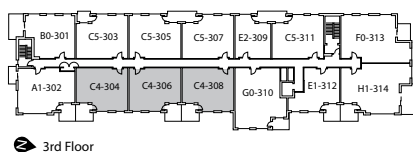
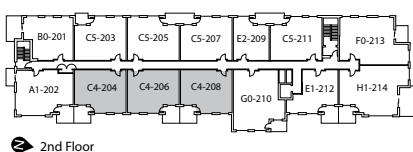
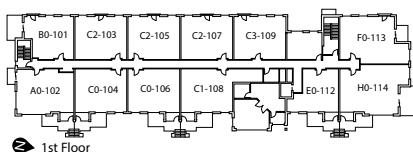
Artist's concept





The Ainsdale ~ Two Bedroom

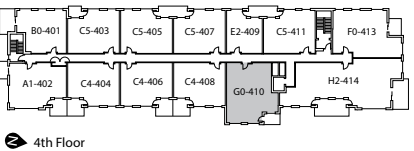
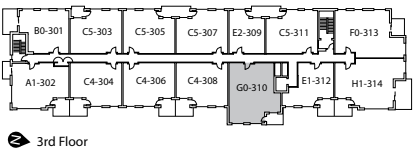
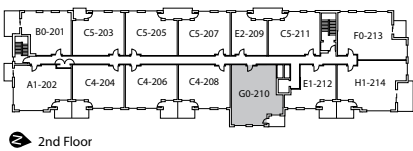
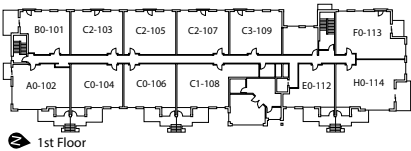
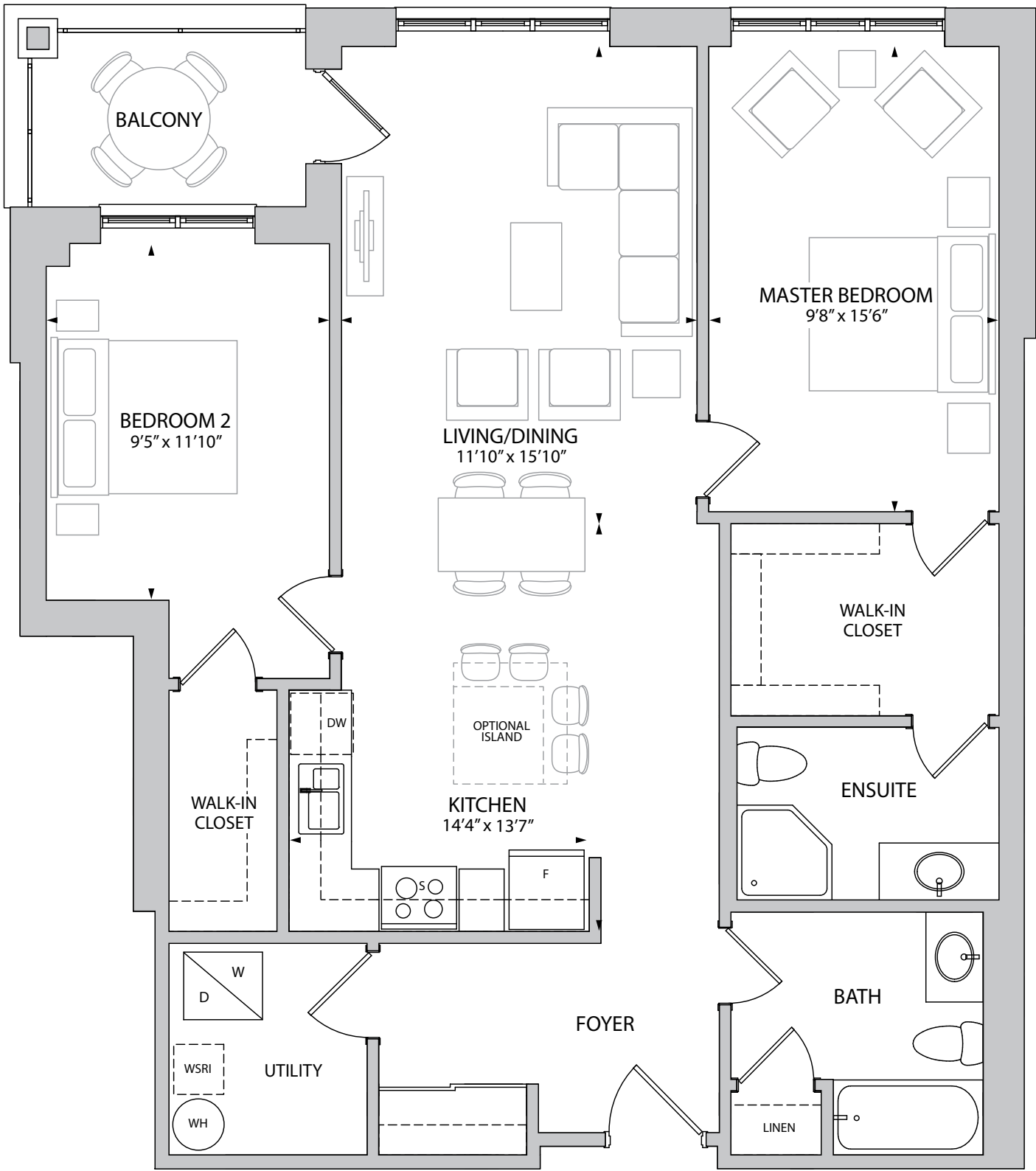
C4 Suite: 866 Sq. Ft. • Balcony: 85 Sq. Ft. • Total Area: 951 Sq. Ft.





The Hadleigh ~ Two Bedroom

G0 Suite: 1147 Sq. Ft. • Balcony: 53 Sq. Ft. • Total Area: 1200 Sq. Ft.



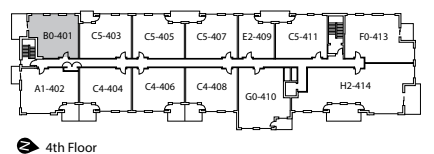
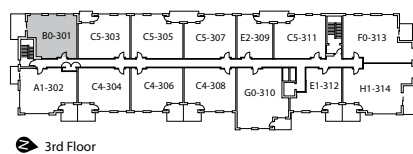
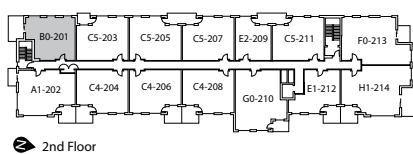
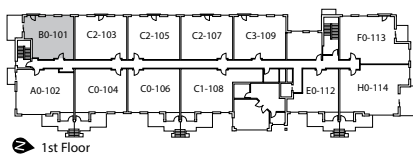
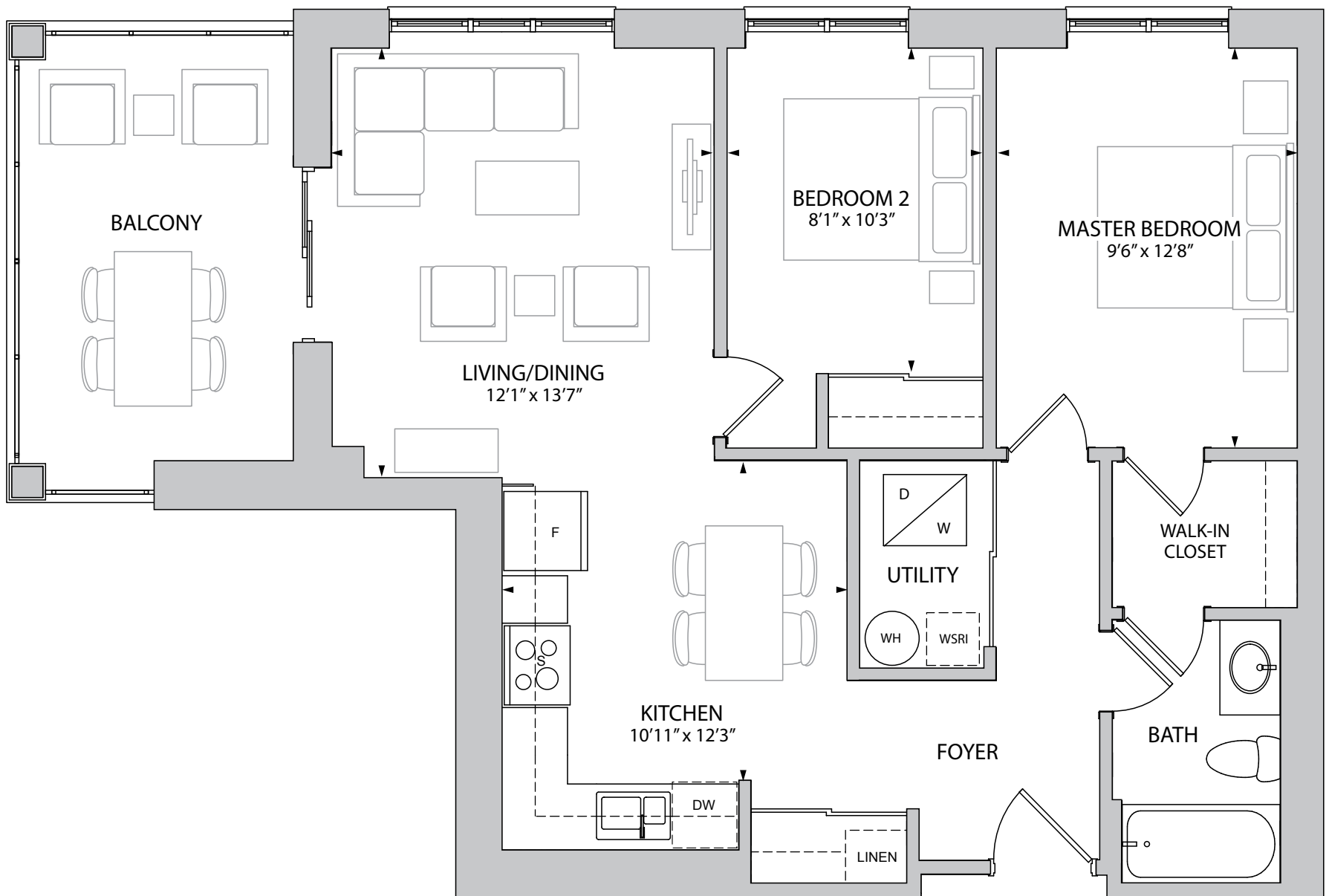
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. The unit shown may be the reverse of the unit purchased. Please note, some suites are affected by firewall, please see Sales Consultant for details. All illustrations are Artist's concept only.





The Thornley ~ Two Bedroom

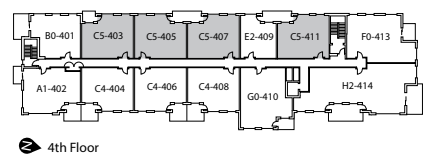
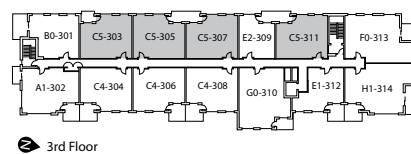
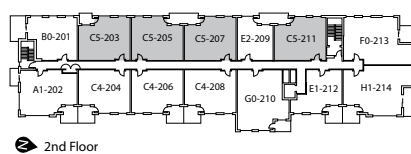
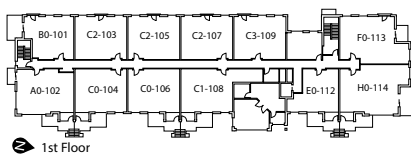
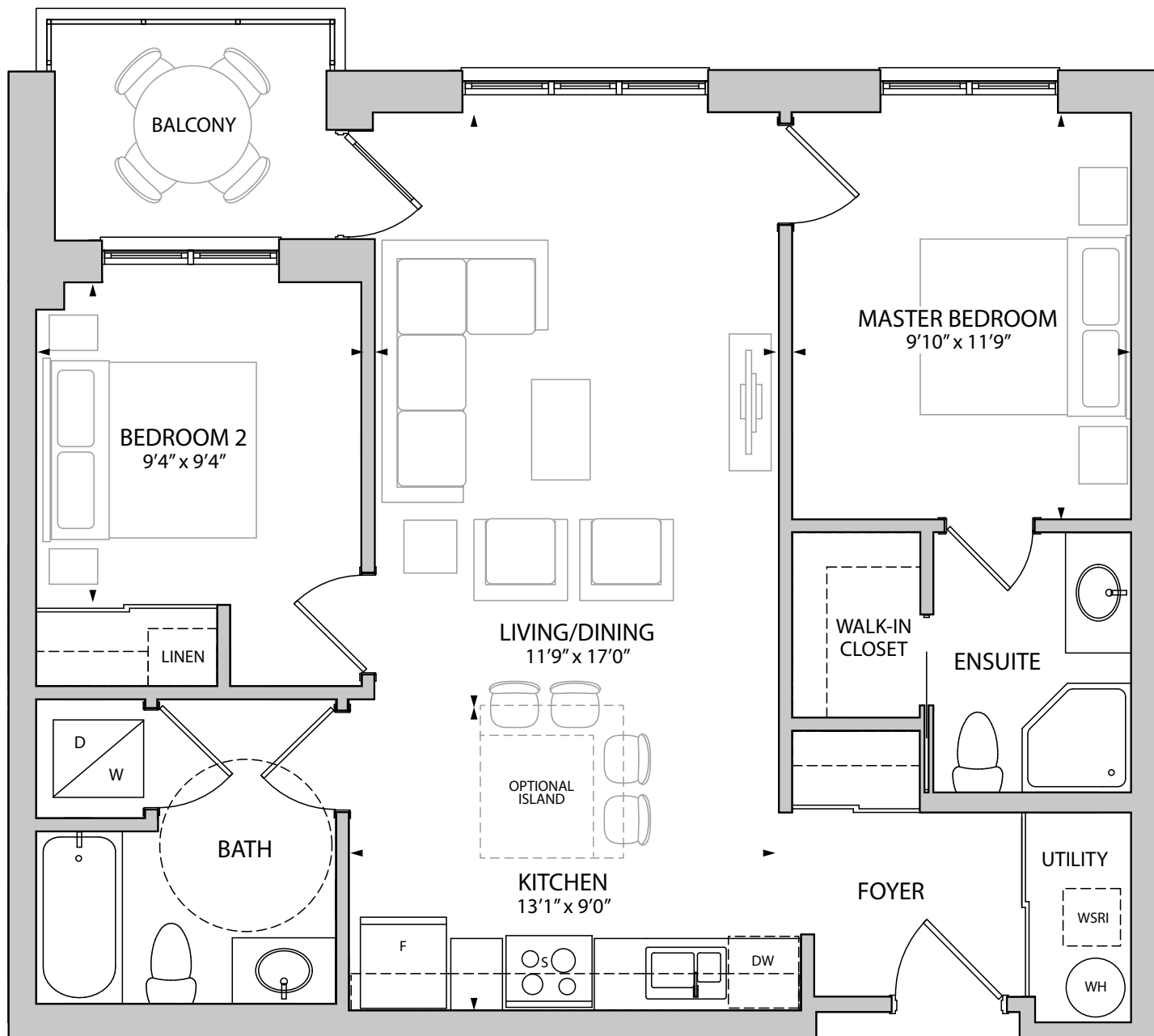
B0 Suite: 828 Sq. Ft. • Balcony: 119 Sq. Ft. • Total Area: 947 Sq. Ft.





The Elmley ~ Two Bedroom

C5 Suite: 866 Sq. Ft. • Balcony: 55 Sq. Ft. • Total Area: 921 Sq. Ft. • *Barrier Free Compliant



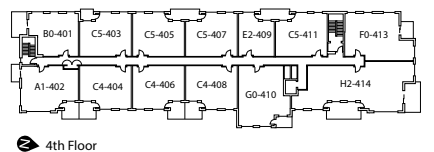
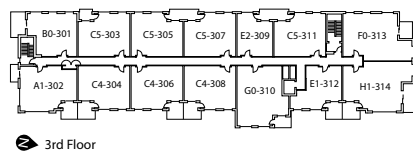
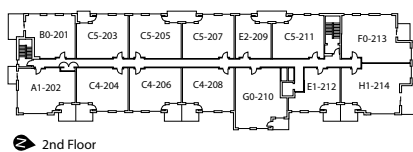
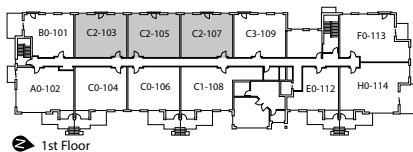
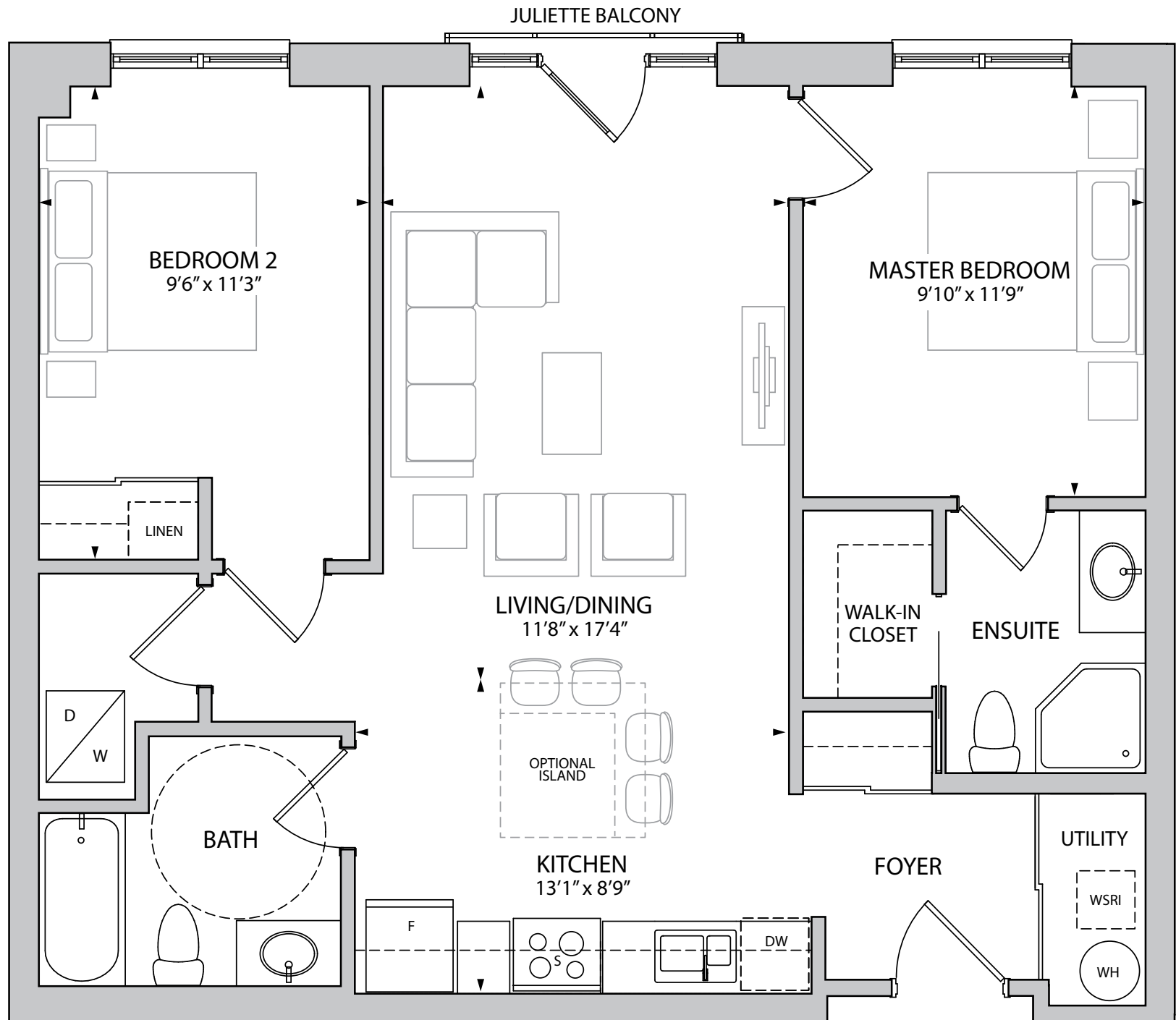
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. The unit shown may be the reverse of the unit purchased. Please note, some suites are affected by firewall, please see Sales Consultant for details. All illustrations are Artist's concept only.





The Barton ~ Two Bedroom

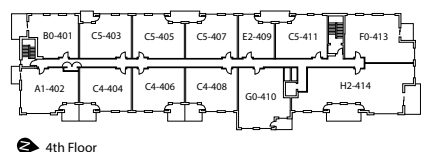
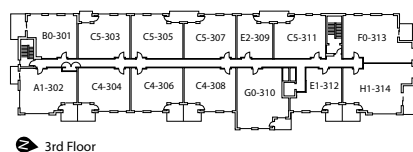
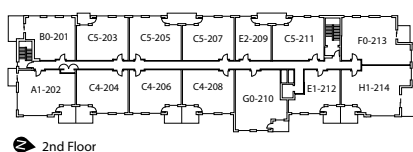
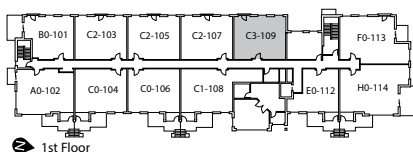
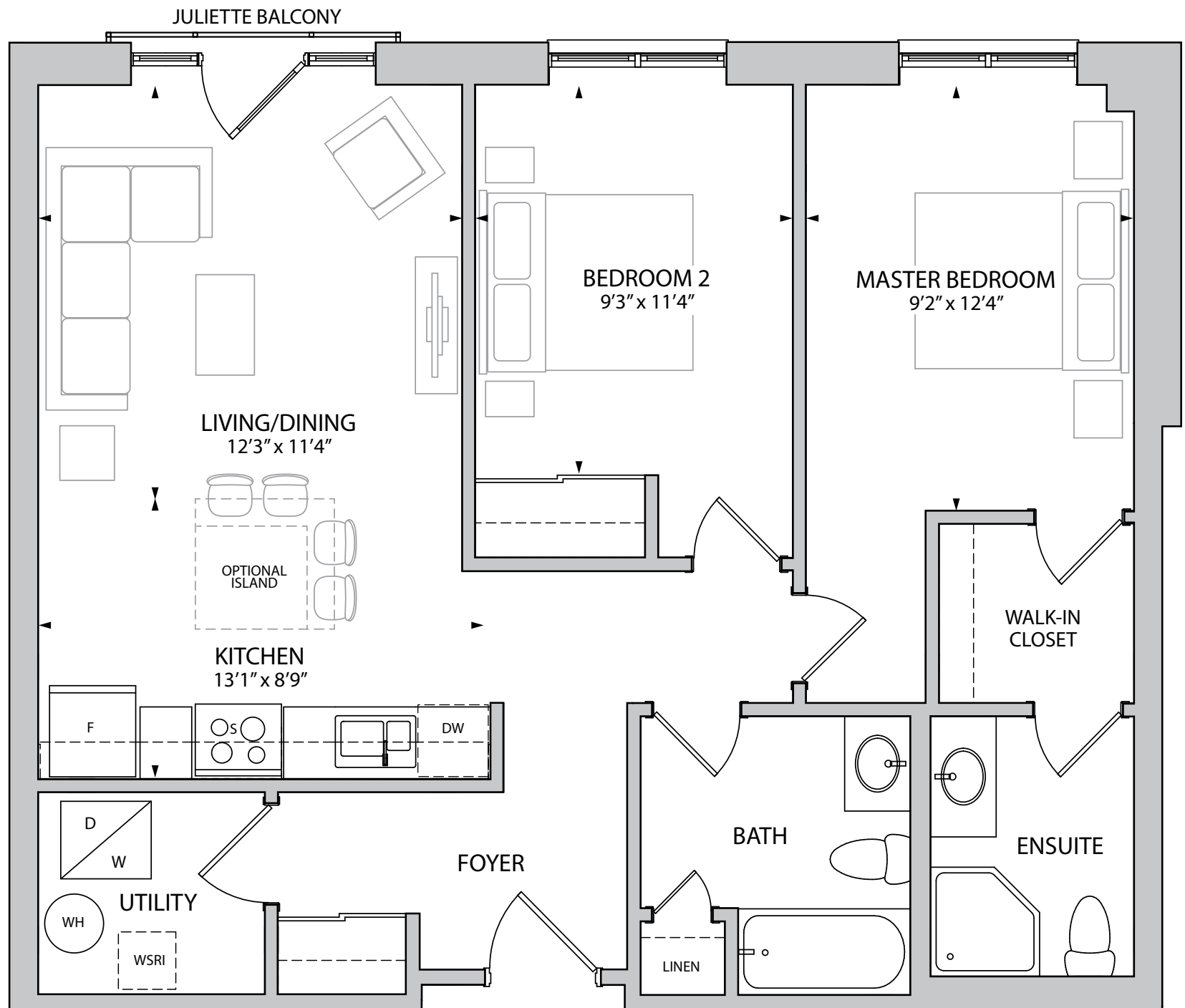
C2 Suite: 910 Sq. Ft. • *Barrier Free Compliant





The Yardley ~ Two Bedroom

C3 Suite: 928 Sq. Ft.



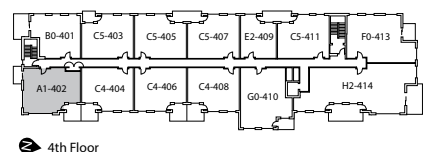
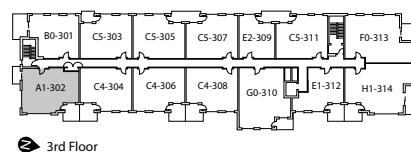
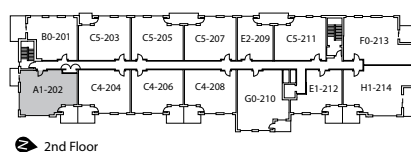
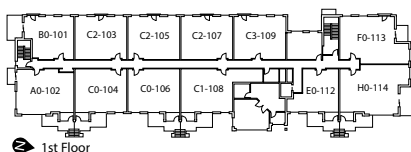
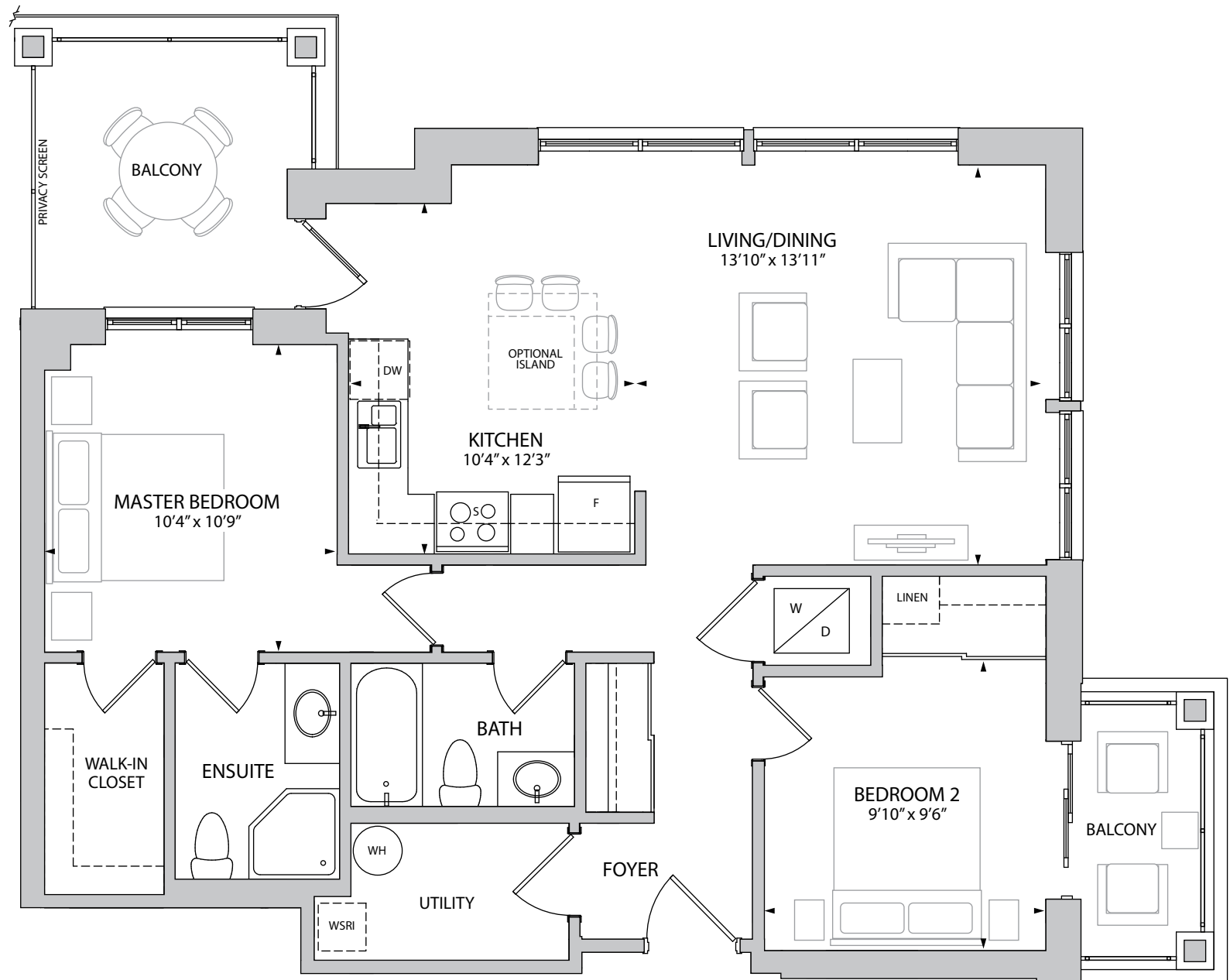
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. The unit shown may be the reverse of the unit purchased. Please note, some suites are affected by firewall, please see Sales Consultant for details. All illustrations are Artist's concept only.





The Kingley ~ Two Bedroom

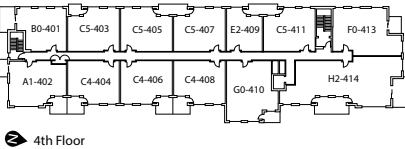
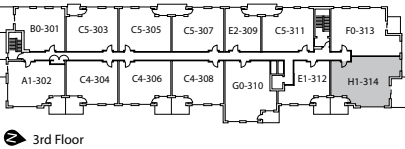
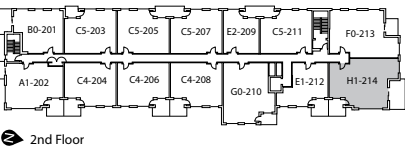
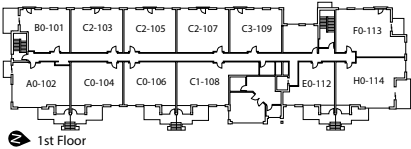
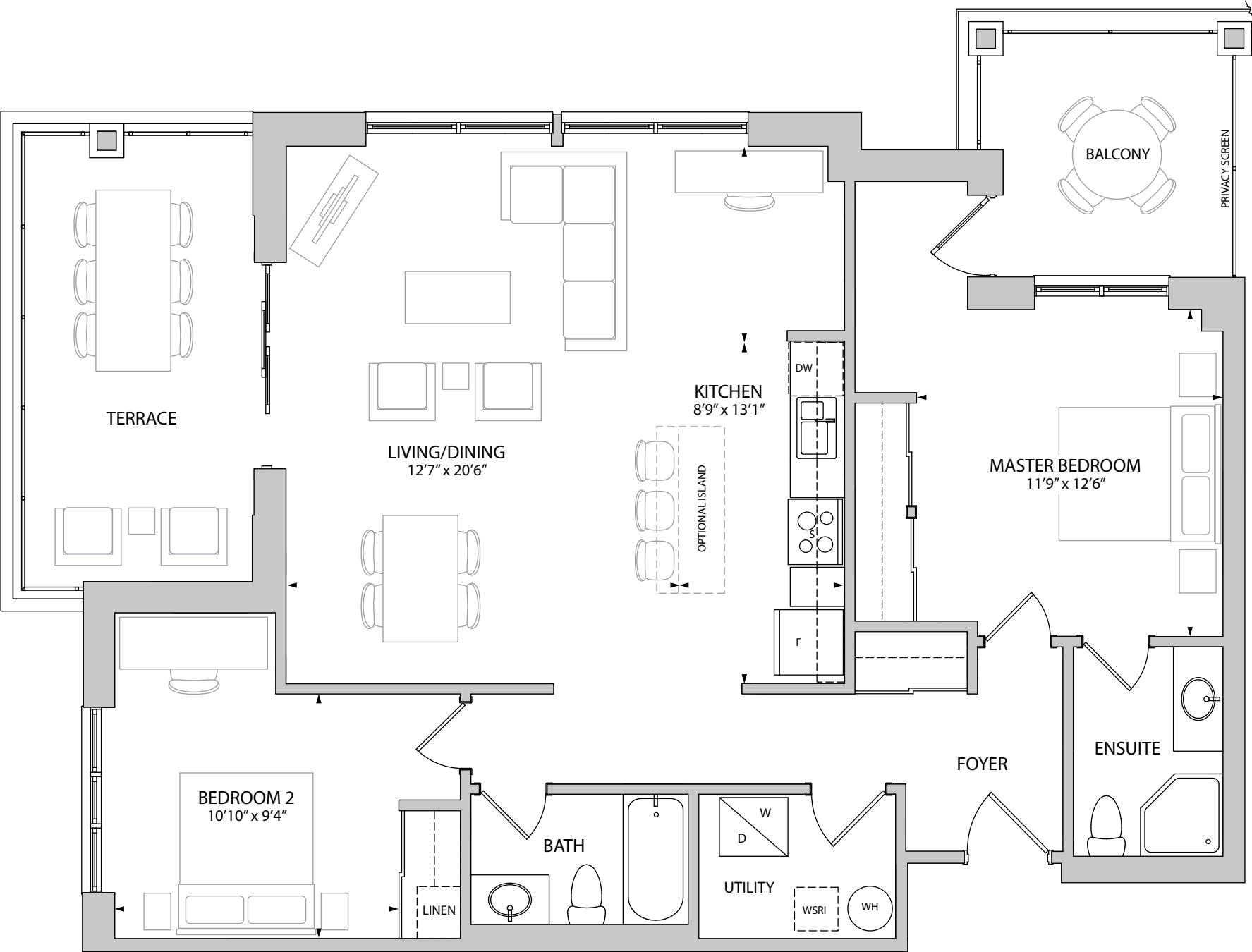
A1 Suite: 991 Sq. Ft. • Balcony: 120 Sq. Ft. • Total Area: 1111 Sq. Ft.





The Bredon ~ Two Bedroom

H1 Suite: 1190 Sq. Ft. • Balcony: 234 Sq. Ft. • Total Area: 1,424 Sq. Ft.



Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. The unit shown may be the reverse of the unit purchased. Please note, some suites are affected by firewall, please see Sales Consultant for details. All illustrations are Artist's concept only.



THREE BEDROOM SUITE



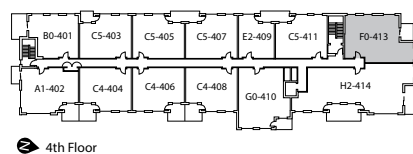
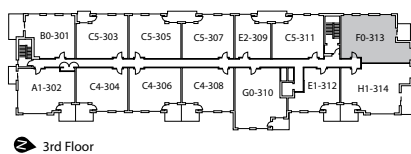
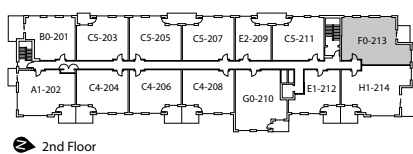
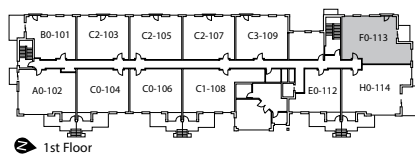
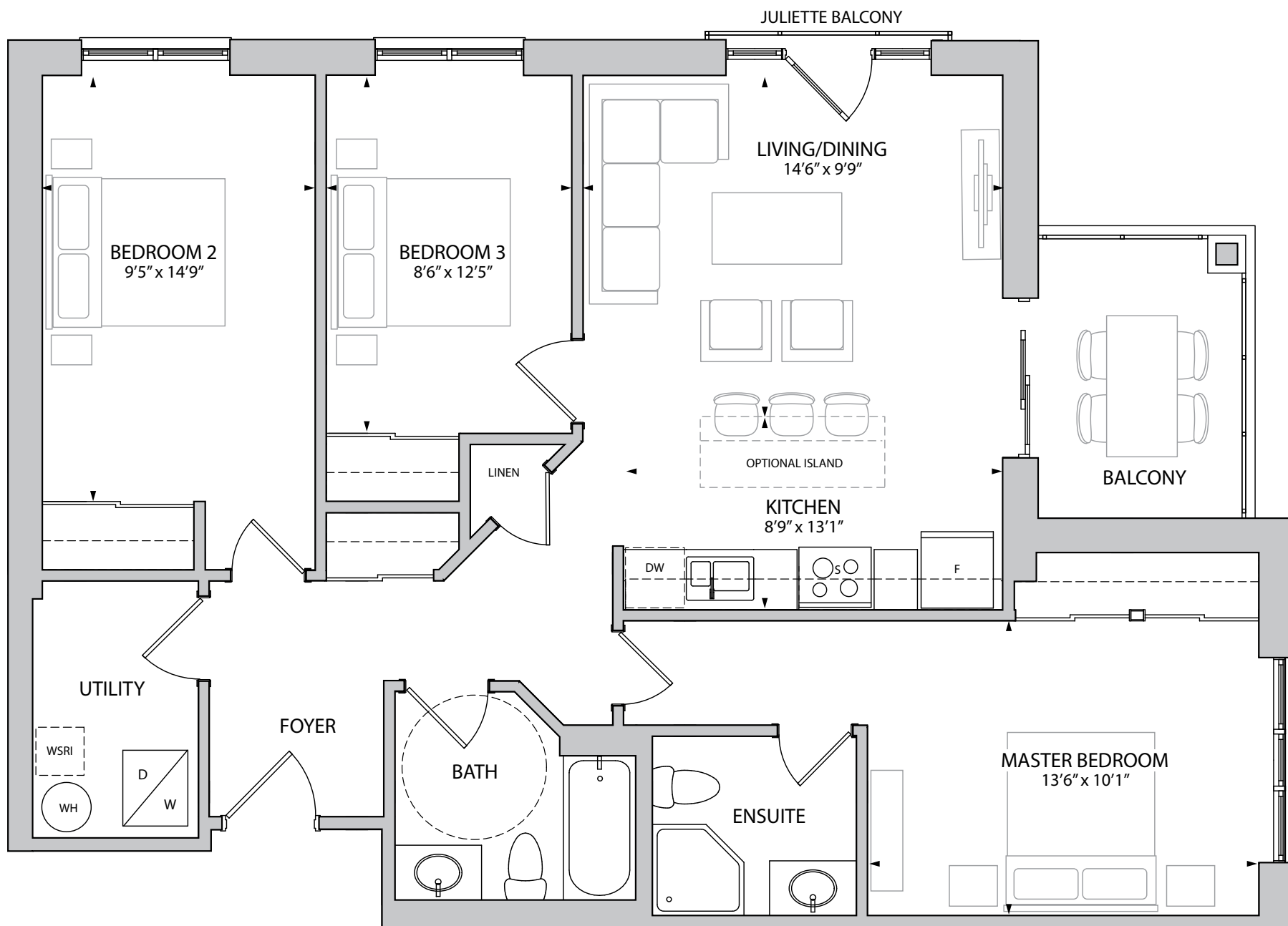
Artist's concept





The Aston ~ Three Bedroom

F0 Suite: 1173 Sq. Ft. • Balcony: 62 Sq. Ft. • Total Area: 1235 Sq. Ft. • *Barrier Free Compliant





THREE BEDROOM PLUS DEN SUITE



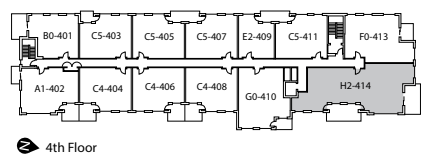
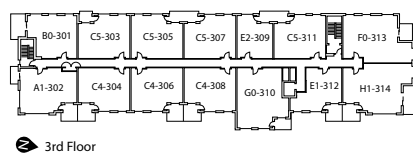
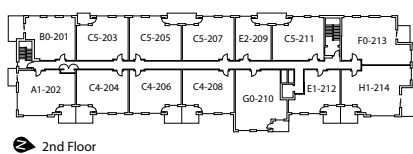
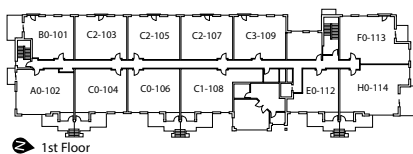
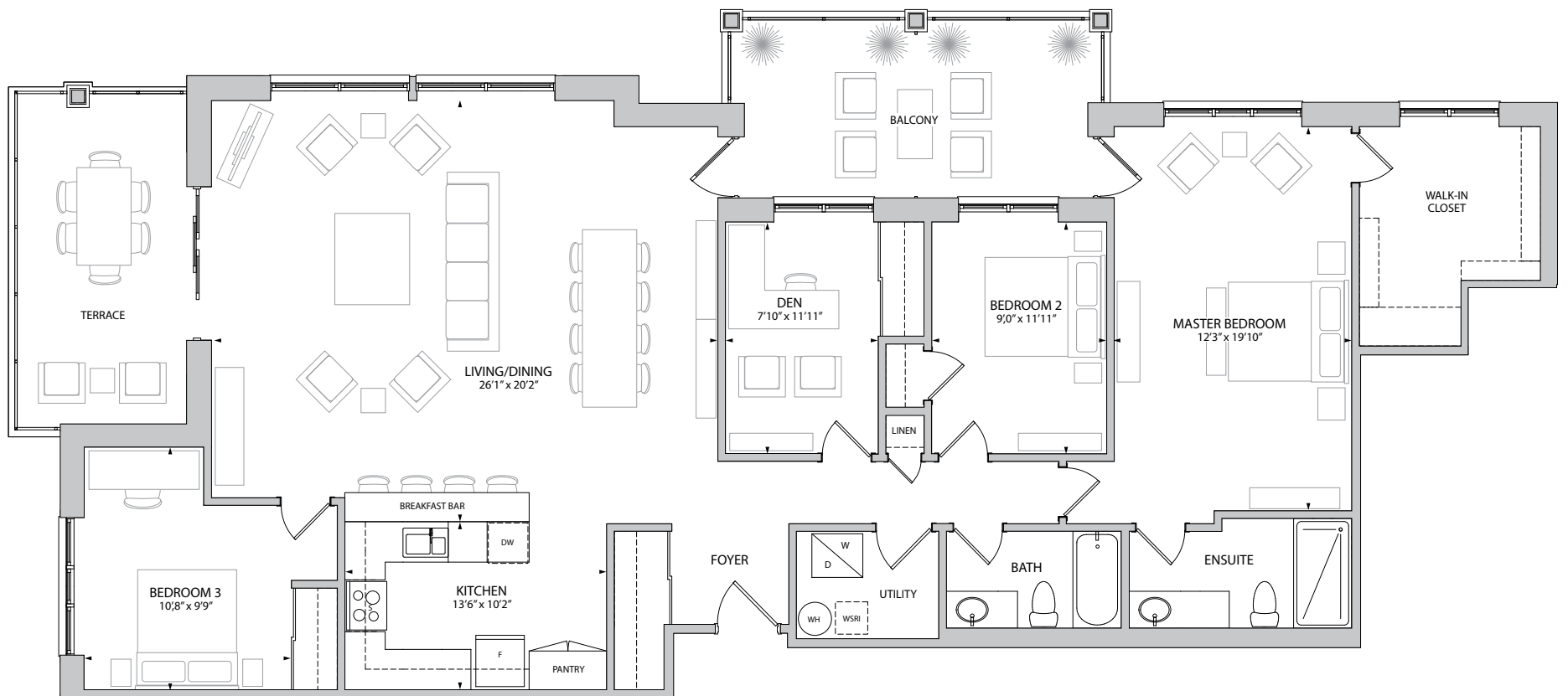
Artist's concept





The Swanton ~ Three Bedroom + Den

H2 Suite: 1906 Sq. Ft. • Balcony: 316 Sq. Ft. • Total Area: 2222 Sq. Ft.





Artist's concept



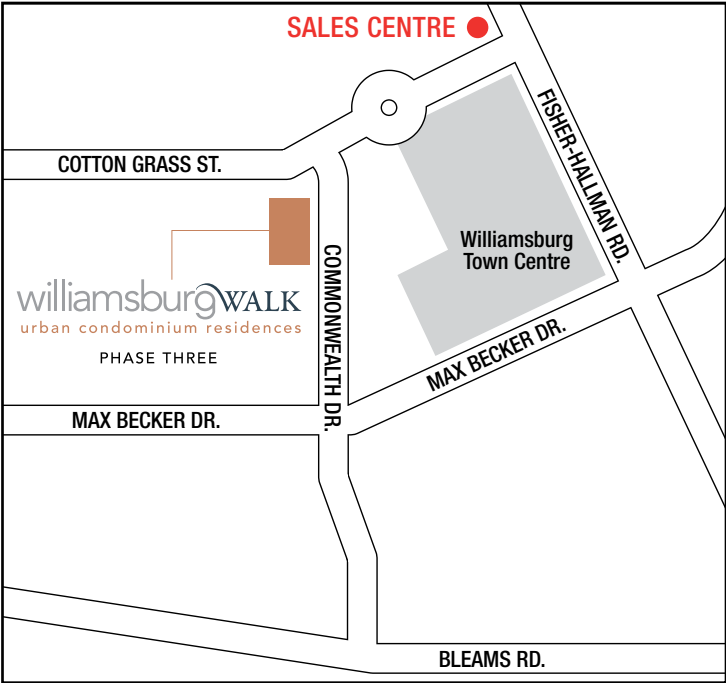


Artist's concept

williamsburgWALK

urban condominium residences

PHASE THREE



SALES CENTRE
350 Cotton Grass Street
Kitchener, Ontario
info@heritagehomes.com





WilliamsburgWalk.ca