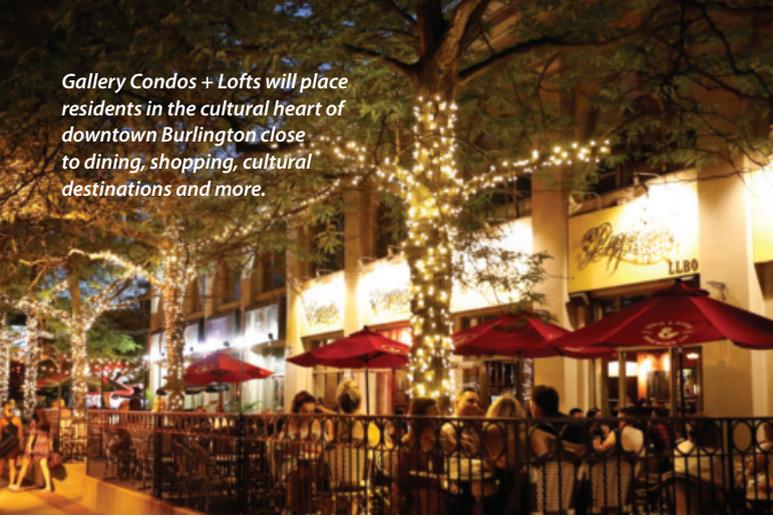


Gallery Condos + Lofts will place residents in the cultural heart of downtown Burlington close to dining, shopping, cultural destinations and more.



BURLINGTON



Spencer Smith Park, located along the Burlington Waterfront, is home to many events and festivals throughout the year.

Gallery Condos+Lofts

Carriage Gate's beautiful new art-inspired condo project will offer a vibrant lifestyle in downtown Burlington

Burlington offers a lifestyle that's hard to beat. The community boasts a safe and friendly environment, beautiful Lake Ontario waterfront, festivals and community events, great shopping and restaurants, and a rich arts and cultural life. The charming, walkable downtown is undergoing a revitalization and is attracting new residential and mixed-use development. Carriage Gate will play a key role in the evolution of the downtown with four separate sites within a four-block radius. Gallery Condos+Lofts is their latest condominium project coming soon.

Comprising 161 art inspired suites, Gallery Condos+Lofts is situated directly across from city hall in the downtown core. With interior design by Tomas Pearce, the building will feature open-concept layouts, large balconies, gourmet chef style kitchens and loft units on the gallery level. The loft units will have features that are uniquely urban. Aside from the standard 10-foot high ceilings and barn doors, the lofts master ensuite offers a one-of-kind, four-piece spa bath. This signature feature places the tub in a 5' x 5' rain room which will add a unique touch to the spa like experience. "We are incorporating a lot of custom home features into our condo suites to bring added value to our customers," says Nick Carnicelli, president of Carriage Gate.

The building will feature a four-storey podium with a unique cutaway corner and wide streetscape for the public to enjoy. It will have a rooftop amenity with barbecues and fireplace feature for residents to enjoy the

outdoors and admire the views. Other amenities include full fitness facilities, including a yoga studio with an outdoor stretching area, a heated indoor pool with an indoor/outdoor lounge area, multi-purpose party room, with bar and dining room. Residents will enjoy spectacular views every direction, including Lake Ontario to the south, the Niagara Escarpment to the north, Toronto to the east, Hamilton and the Burlington Skyway to the west.

Gallery Condos +Lofts was inspired by Burlington's vibrant local arts scene. "Carriage Gate is working with local artists and will feature their art throughout the building," adds Carnicelli. The 22-storey building designed by Turner Fleischer Architects will create a contemporary landmark on the corner of Brant and James Street, while respecting the charm of the downtown. With suites ranging from 491 to 1,500 square feet, there are units that will appeal to everyone from young buyers looking to buy their first home, to mature adults seeking to downsize, but who still want space for entertaining family and friends.

Prices are in the \$700 per square foot price range for a new Burlington condo, compared to over \$1,000 per square foot for a new Toronto suite and will offer excellent value and amenities.

Residents will be able to enjoy music, dance and theatre performances at the Burlington Performing Arts Centre, take in the exhibits at the Art Gallery of Burlington, walk to fine eateries and bistros, and stroll to Spencer Smith Park, with its scenic waterfront promenade. The park's boardwalk is a favourite destination for dog walkers, joggers, cyclists or people who simply want to enjoy a leisurely walk and admire captivating views. The park is the site of numerous events throughout the year – the Sound of Music Festival and Ribfest are just two – and has expansive green space, a children's playground and Waterjet Park. The Brant Street Pier, extending 132 metres into Lake Ontario, provides breathtaking views of the lake and the city's shoreline. The downtown continues to transform with the arrival of entrepreneurs who are starting businesses there. With all the city has to offer, *Money Sense* magazine has named it the best mid-sized city in Canada for five years in a row and the second-best city in Ontario to live in.

The company has been building in the Southwestern Ontario area since 1988, including infill and custom homes, and commercial developments. It has created award-winning communities in Hamilton, Ancaster, Stoney Creek and Oakville. The Berkeley hotel inspired condominium is now under construction in downtown Burlington with occupancy planned for later this year. **CL**



For further information about Carriage Gate or to register for Gallery Condos+Lofts, visit the websites.

GalleryCondomiums.ca
CarriageGatehomes.com