

1 AND 2 BEDROOM + DEN
MODERN LUXURY CONDOS

ANOTHER PROJECT BY



THE
GEORGIE

WWW.THEGEORGIE.CA



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Building the finest
new home communities.

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West Galt is a great community and it's still growing!

The Gaslight District is located right along the Grand River, making for beautiful views of the water with Downtown Galt in the background.



The area is well known for film shoots, including The Handmaid's Tale, Murdoch Mysteries and The Queen's Gambit!

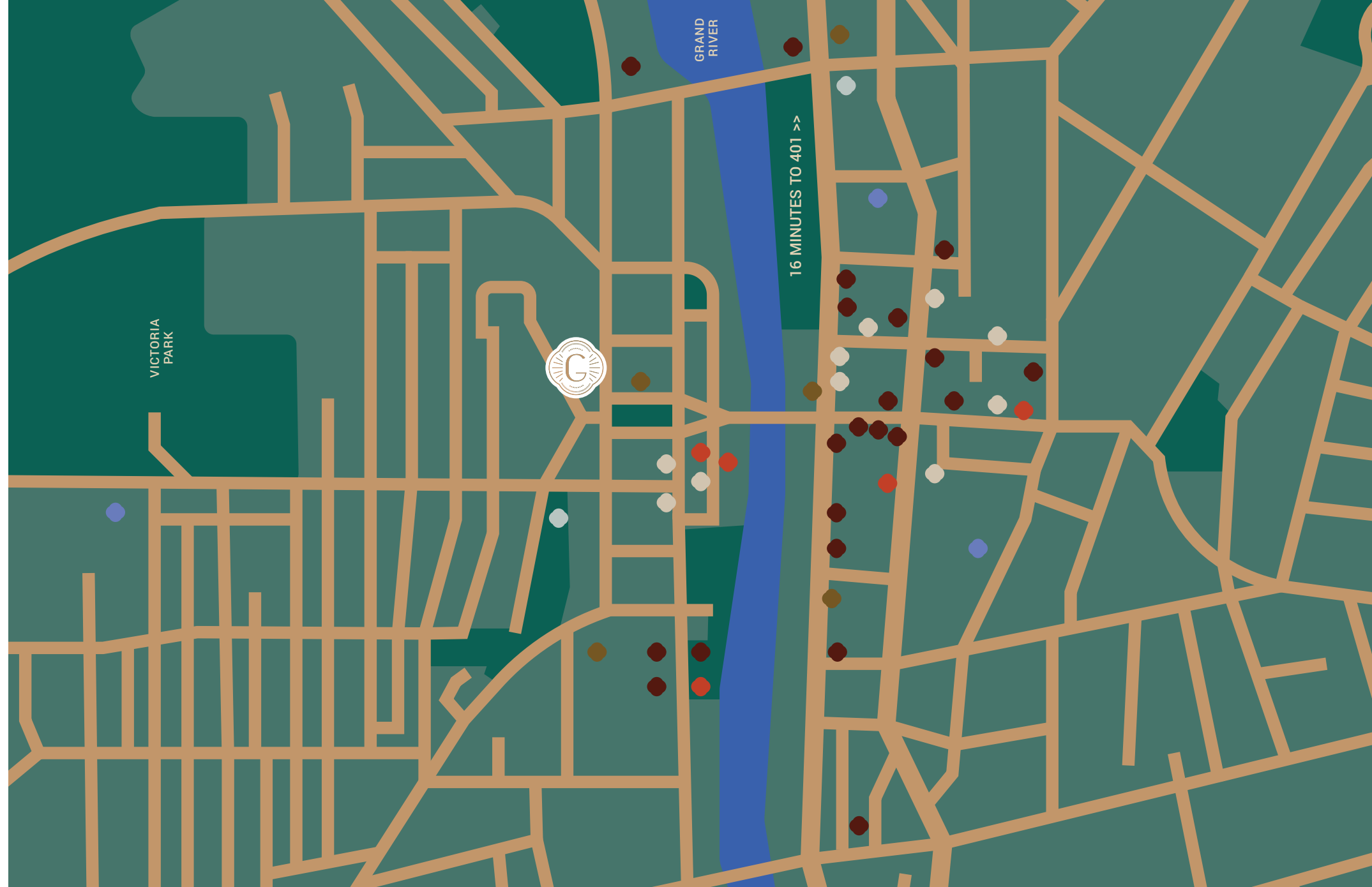
WEST GALT

West Galt is located on the southwest side of Cambridge with close access to highway 24 and the 401

West Galt is a beautiful community with amazing architecture, booming real estate, plentiful dining, picturesque parks and great schools.

The town has a rich history and there's loads of century homes and historic buildings to discover. You're never short on scenery with the Grand River running right through town, dividing east and west, creating a fantastic balance here between the charm of a small town and the convenience of modern amenities.

A short walk away you will discover multiple dining options and varied shopping opportunities, or simply grab an ice cream and spend some time in Victoria Park.



- RESTAURANTS
- CAFES
- ENTERTAINMENT
- RETAIL THERAPY
- GROCERY/PHARMACY
- SCHOOLS

RESTAURANTS

- Thirteen Food & Beverage
- EVO Kitchen & Bar
- Barnacle Bill's
- the LOCAL EATERY
- Latinoamerica Unida
- Foundry Tavern
- The Black Badger
- My-Thai
- 184 Main
- Old Galt Bottle Shop
- Mama Jean Kitchen
- Bombay Sizzler
- Lola Pizza

- Rati Ranjani Restaurant
- George's Fine Chinese Food
- Hungry Ninja
- Cambridge Mill
- MrBeast
- Healthy Rabbit

CAFES

- Grand Cafe
- Coffee Culture Cafe & Eatery
- Monogram Coffee Roasters
- Melville Cafe
- Java Jax Good Roast Coffee

ENTERTAINMENT

- Hamilton Family Theatre
- Breakout Escapes
- Play with Clay
- ibowl.ca Family Fun Center
- Cambridge Community Players
- Idea Exchange | Queen's Square

RETAIL THERAPY

- The Art of Home
- Molloy's Soap
- Encore Threads & Treasures
- Kelly Greens Flower & Gift Shop
- Cornerstone Home Interiors

- Giant Tiger
- Phidon Pens
- Reids Candy & Nut Shop
- Witty & Co.
- retreat
- Rookery Books

GROCERY+ PHARMACY

- Food Basics
- MH Fine Foods
- Water St. Drug Mart
- Shoppers Drug Mart
- The Prescription Shoppe
- Pharmacy On Main

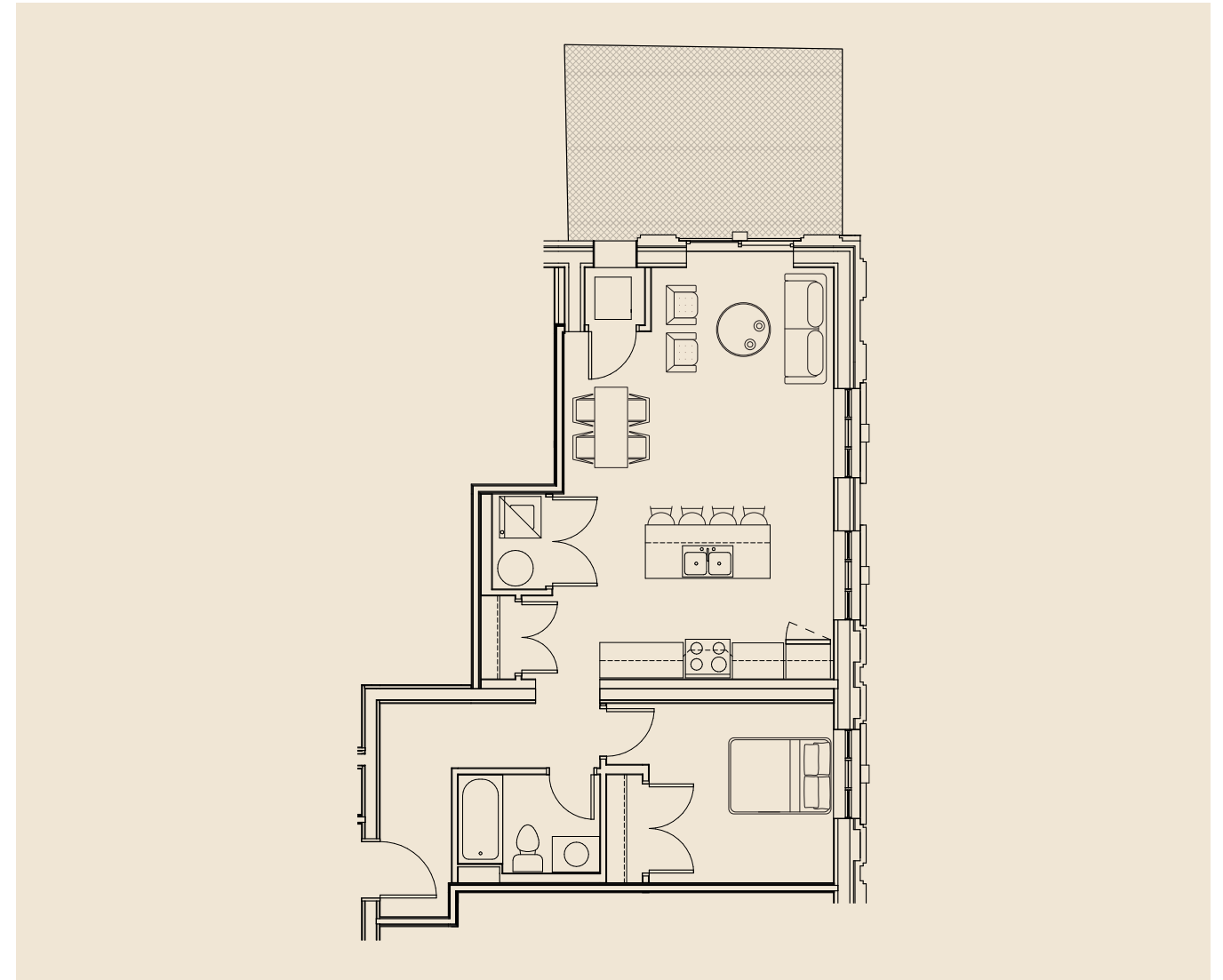


WELCOME HOME

A variety of thoughtfully designed floor plans offers the ability to choose what works best for your lifestyle. Whether you enjoy hosting guests, pursuing your career from the comfort of your home, or savoring the joys of retirement, there is an ideal space tailored to suit everyone's needs.

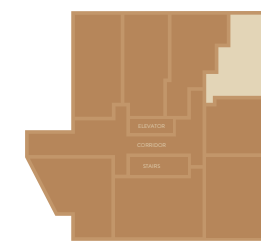
Amenity photos are artist's concept only.
Amenities subject to change. E. O. & E.





Keaton

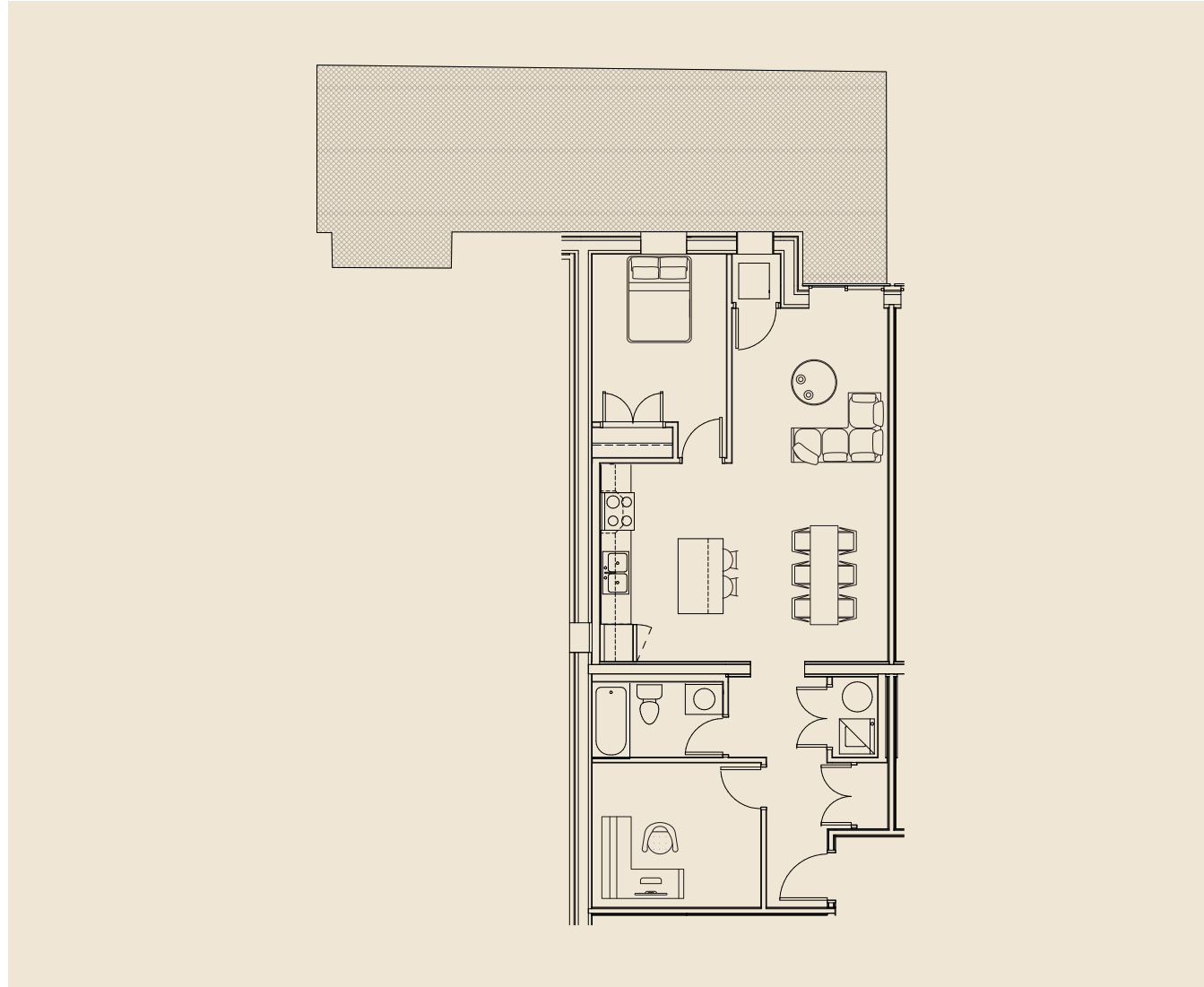
SF	804
BEDS	1
BATHS	1



LOCATED ON:
FLOOR 1

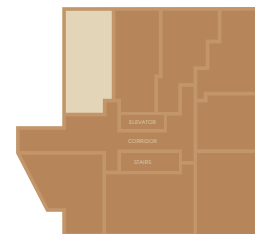
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Chaplin B

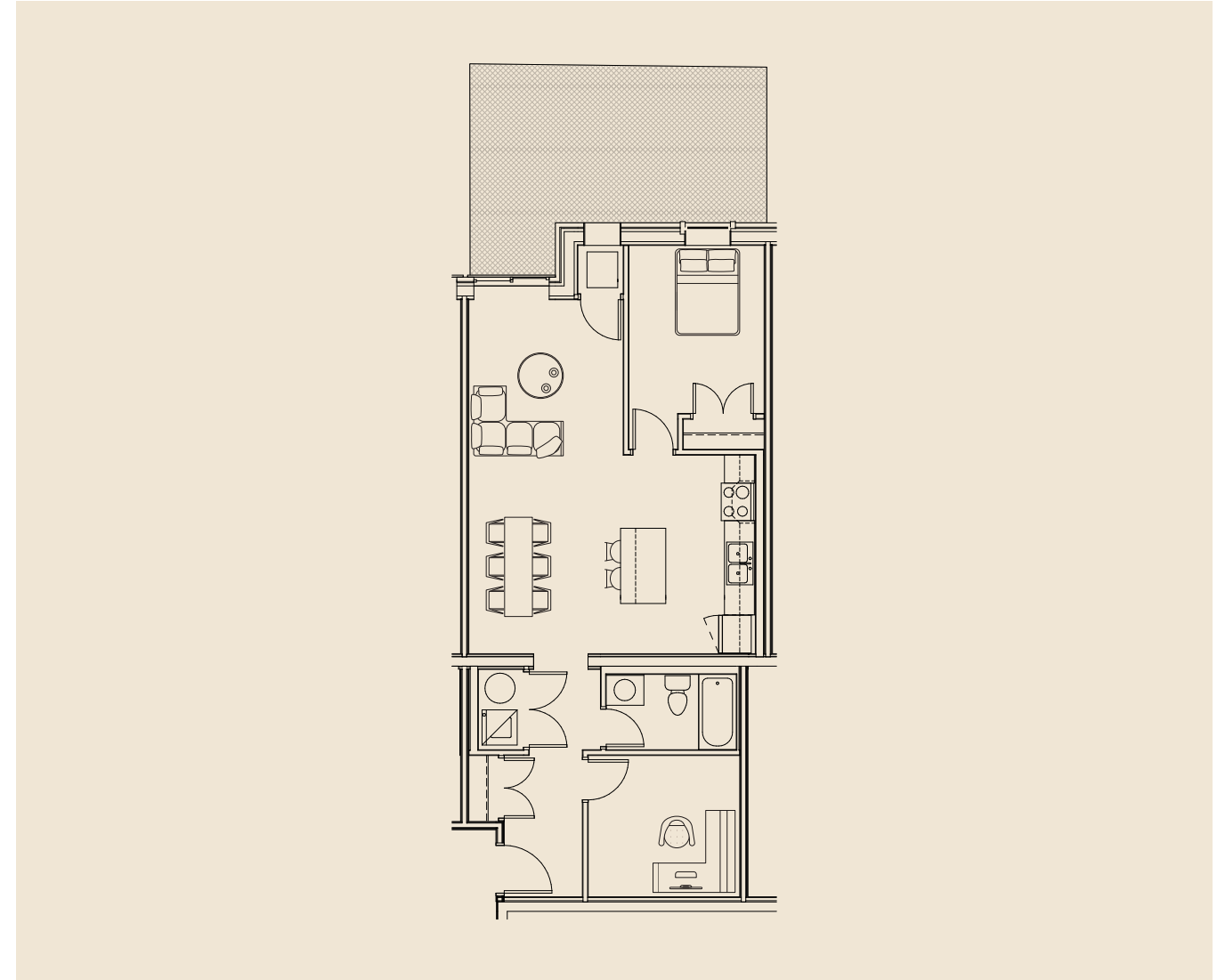
SF	943
BEDS	1 + DEN
BATHS	1



LOCATED ON:
FLOOR 1

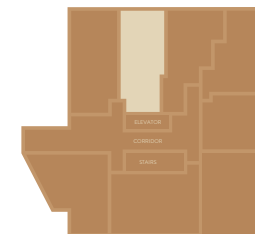


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Chaplin A

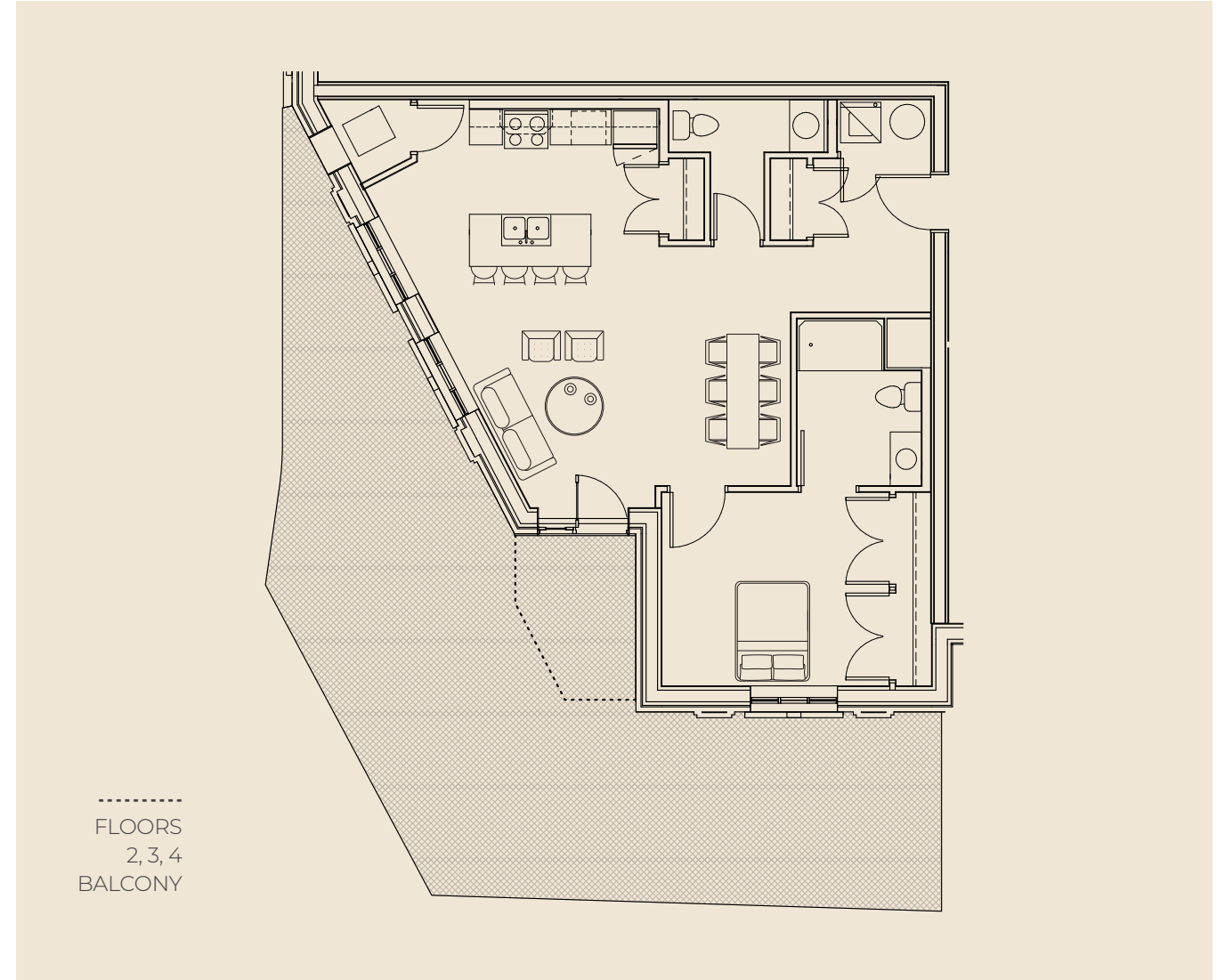
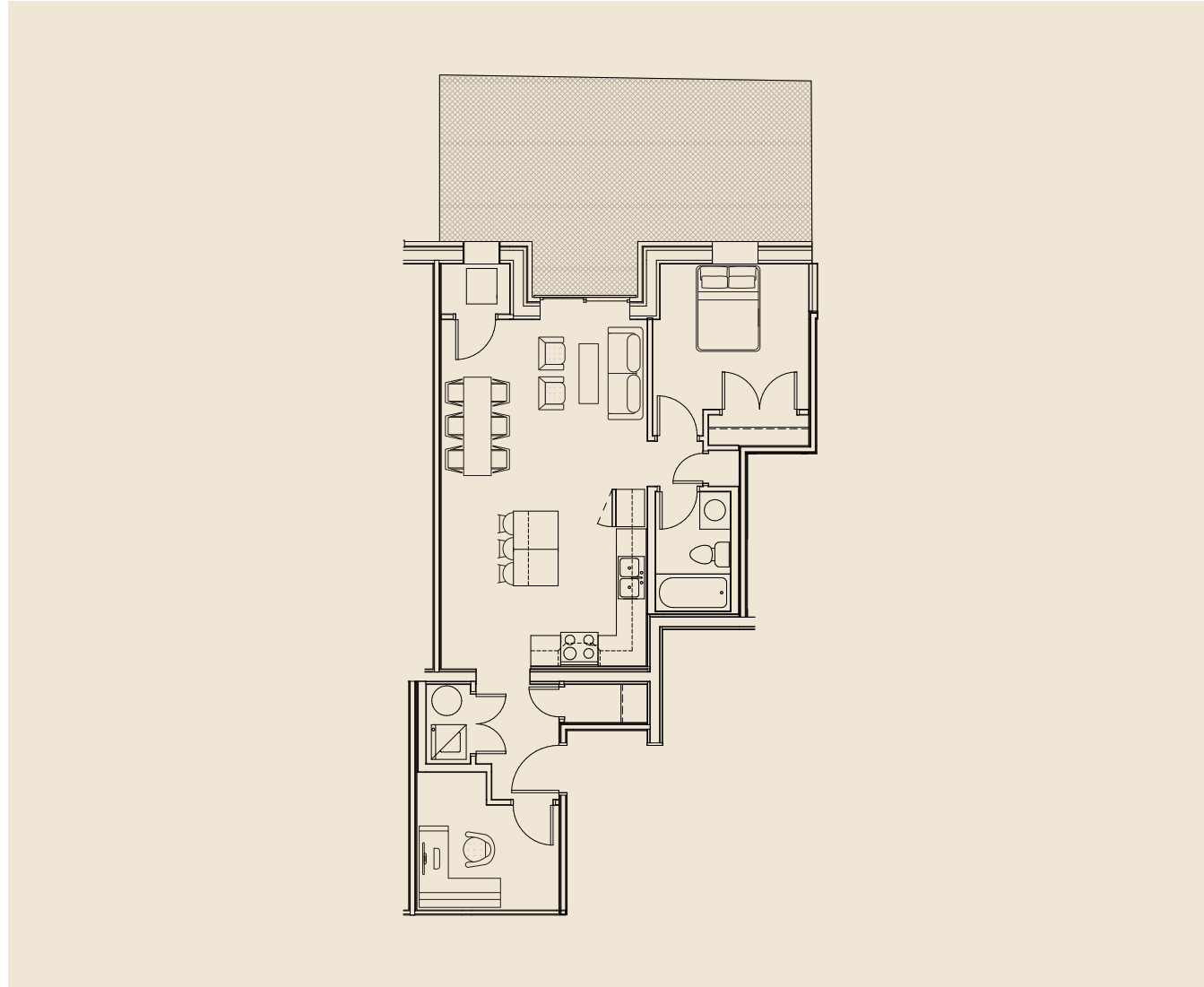
SF	859
BEDS	1 + DEN
BATHS	1



LOCATED ON:
FLOOR 1

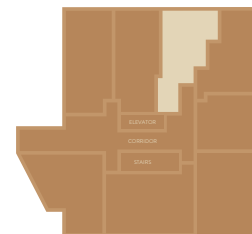


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Chaney

SF		801
BEDS		1+DEN
BATHS		1

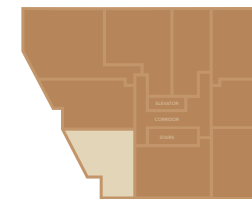


LOCATED ON:
FLOOR 1



Brooks

SF		979
BEDS		1
BATHS		1.5

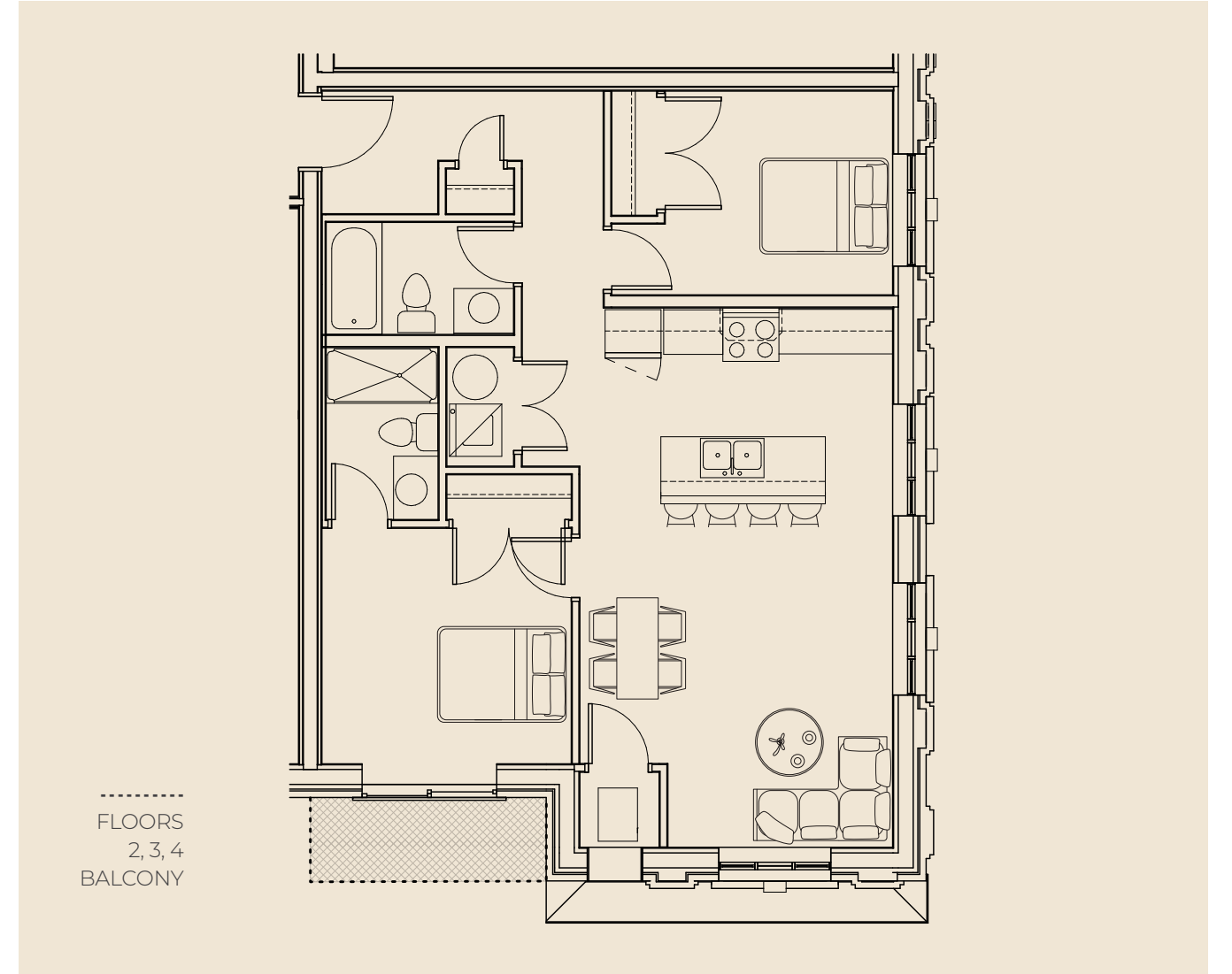
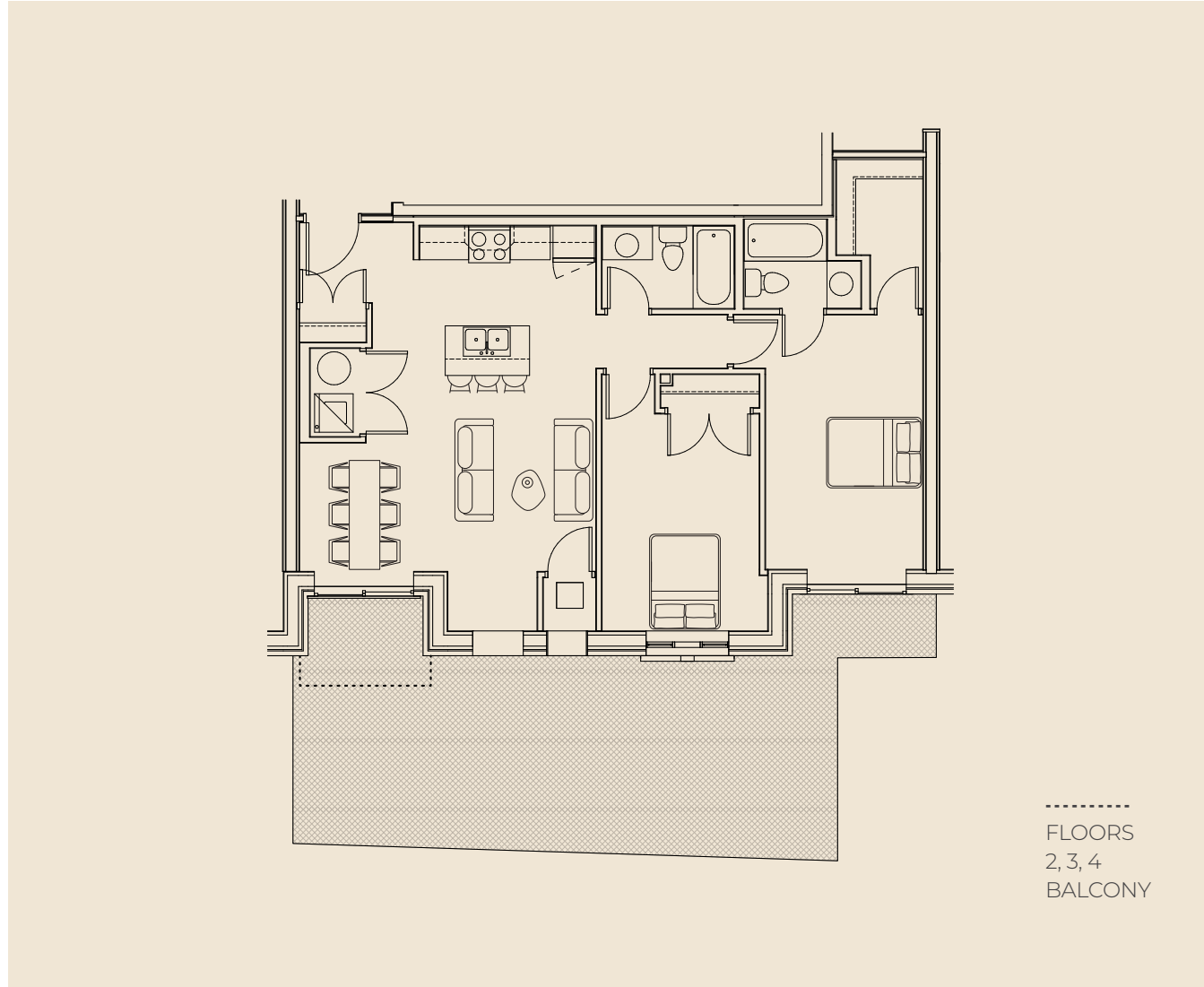


LOCATED ON:
FLOORS 1, 2, 3, 4



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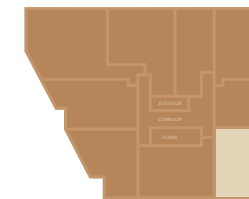
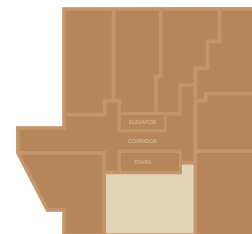
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Garbo

Gaynor

SF		995
BEDS		2
BATHS		2



LOCATED ON:
FLOORS 1, 2, 3, 4

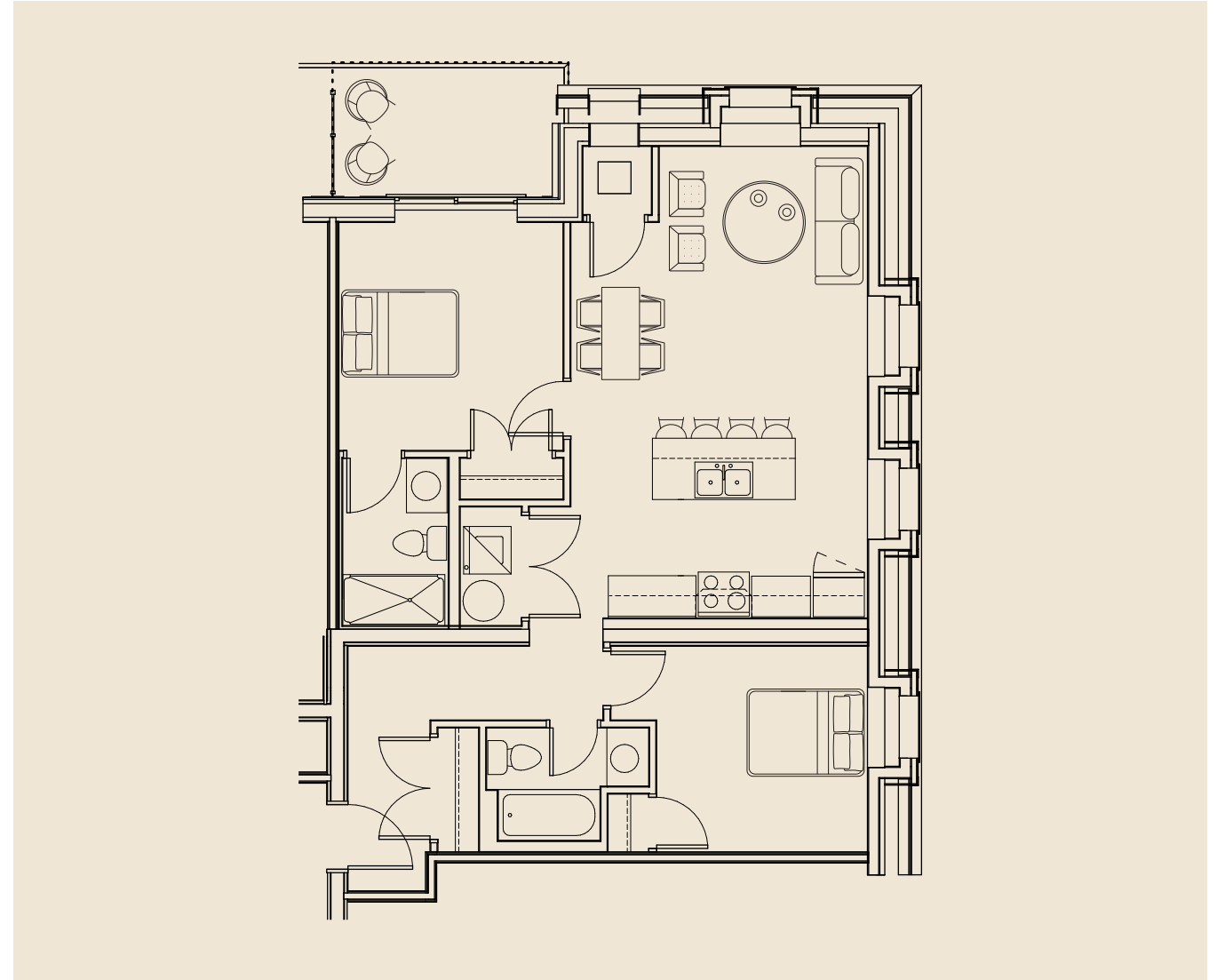
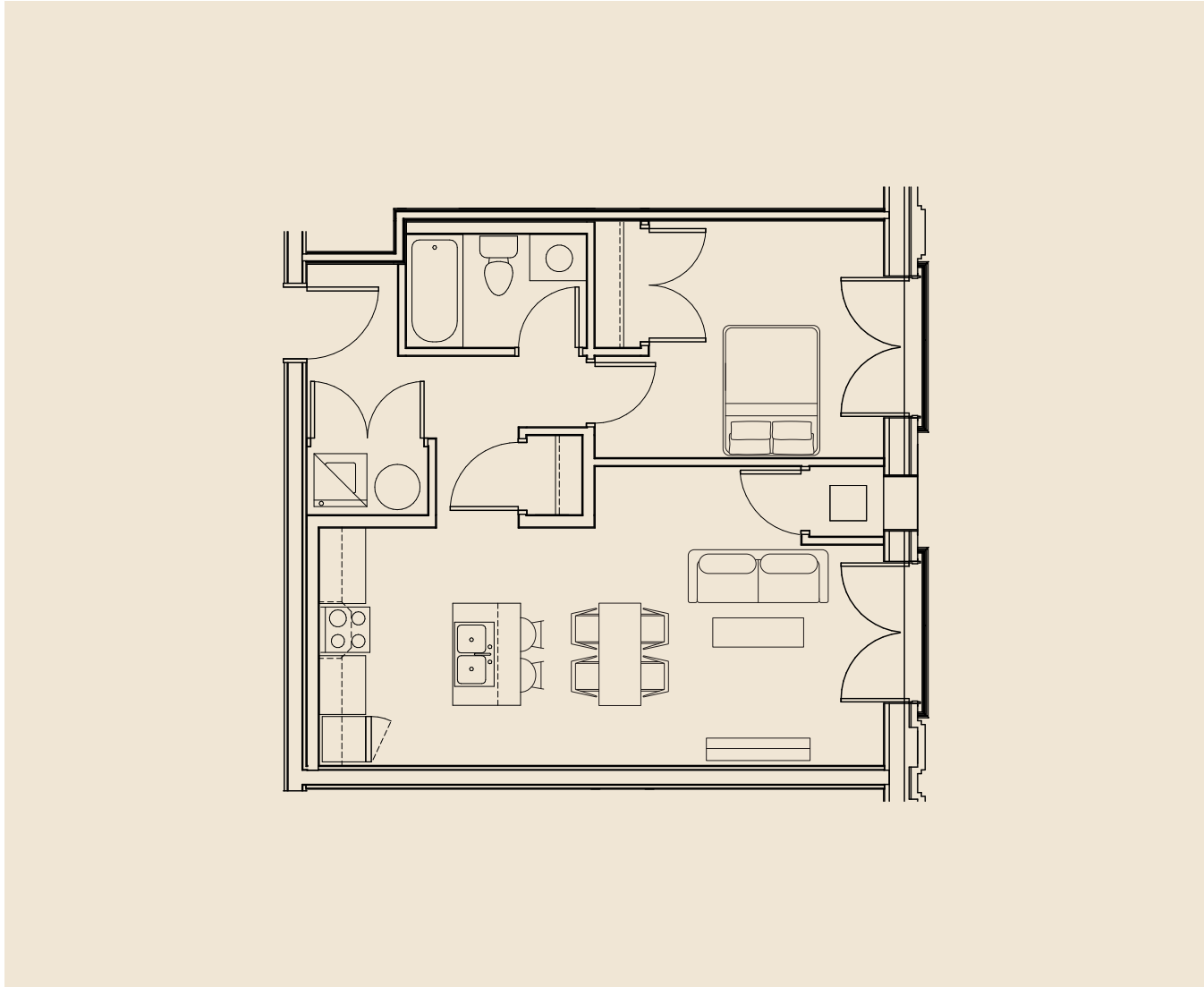
LOCATED ON:
FLOORS 1, 2, 3, 4

SF		954
BEDS		2
BATHS		2

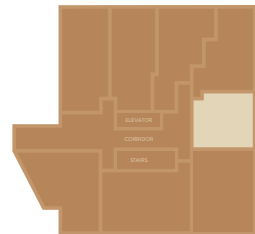
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Gilbert



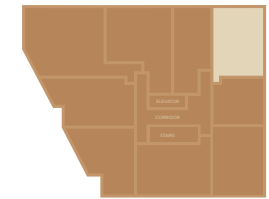
LOCATED ON:
FLOORS 1, 2, 3, 4

SF	684
BEDS	1
BATHS	1



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Ralston

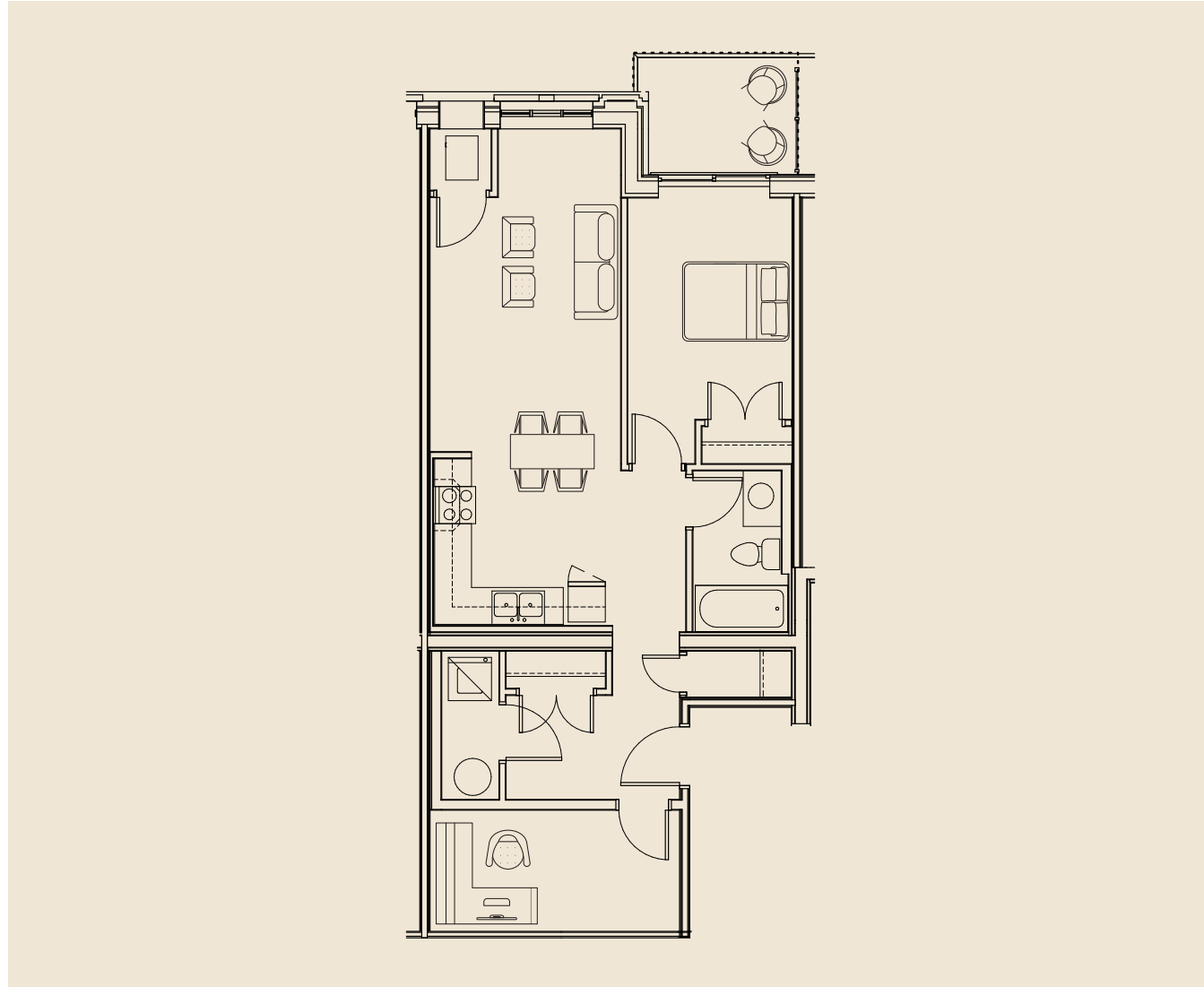


LOCATED ON:
FLOORS 2, 3, 4

SF	954
BEDS	2
BATHS	2



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Davies

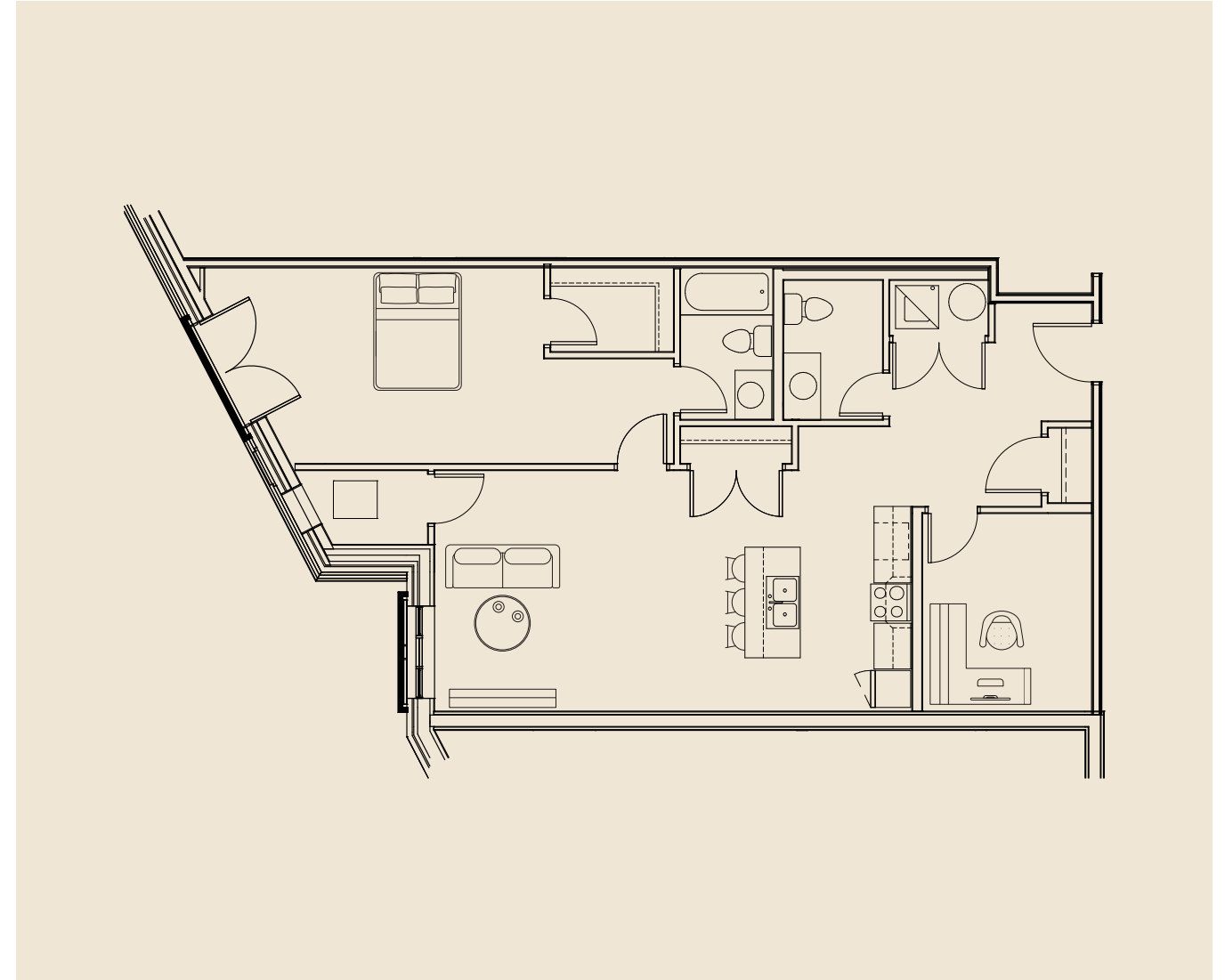
SF	798
BEDS	1 + DEN
BATHS	1



LOCATED ON:
FLOORS 2, 3, 4

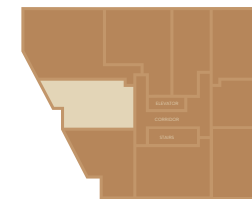


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Philbin

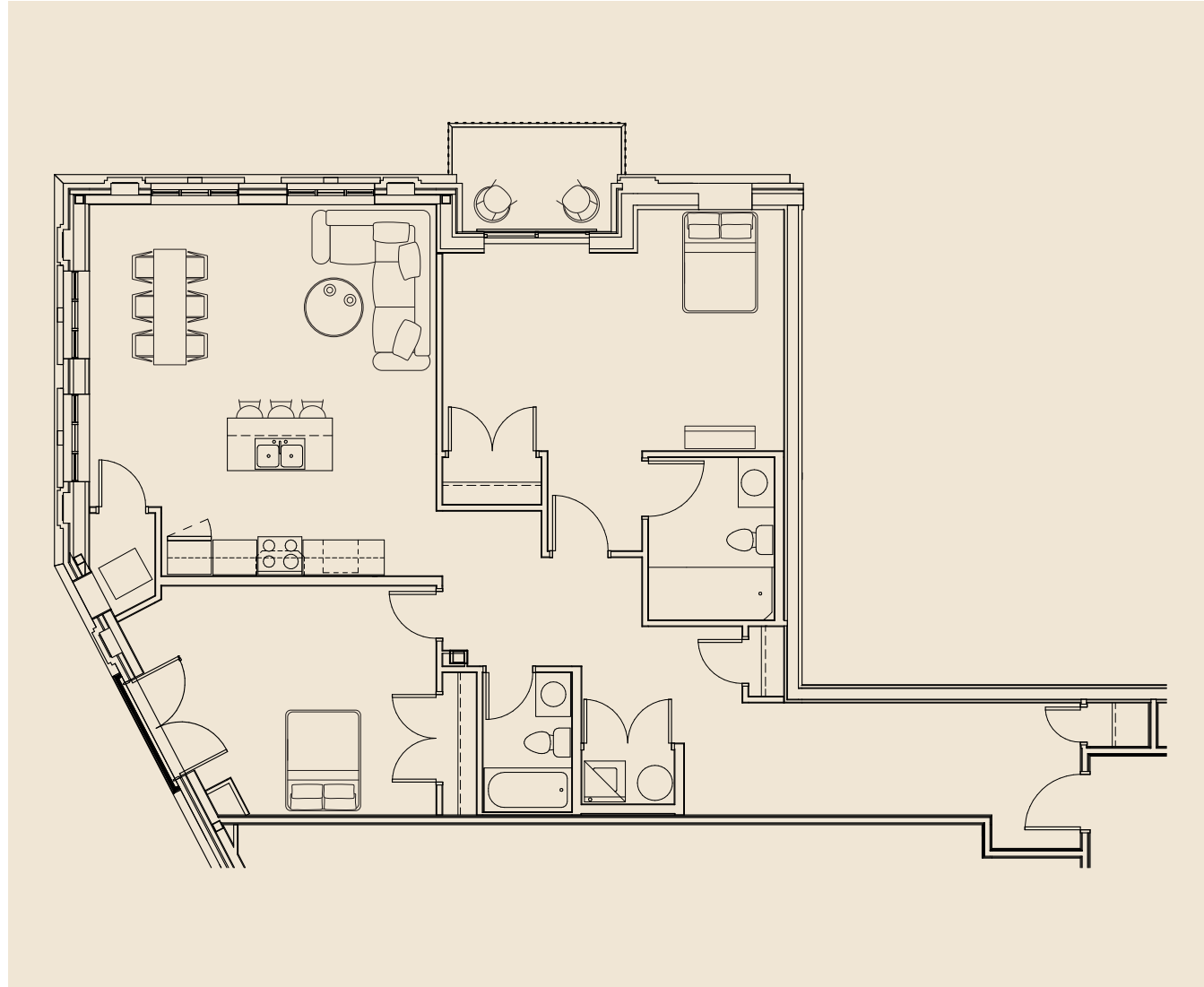
SF	1,057
BEDS	1 + DEN
BATHS	1.5



LOCATED ON:
FLOORS 2, 3, 4

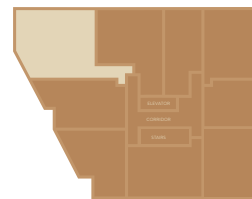


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Gatsby

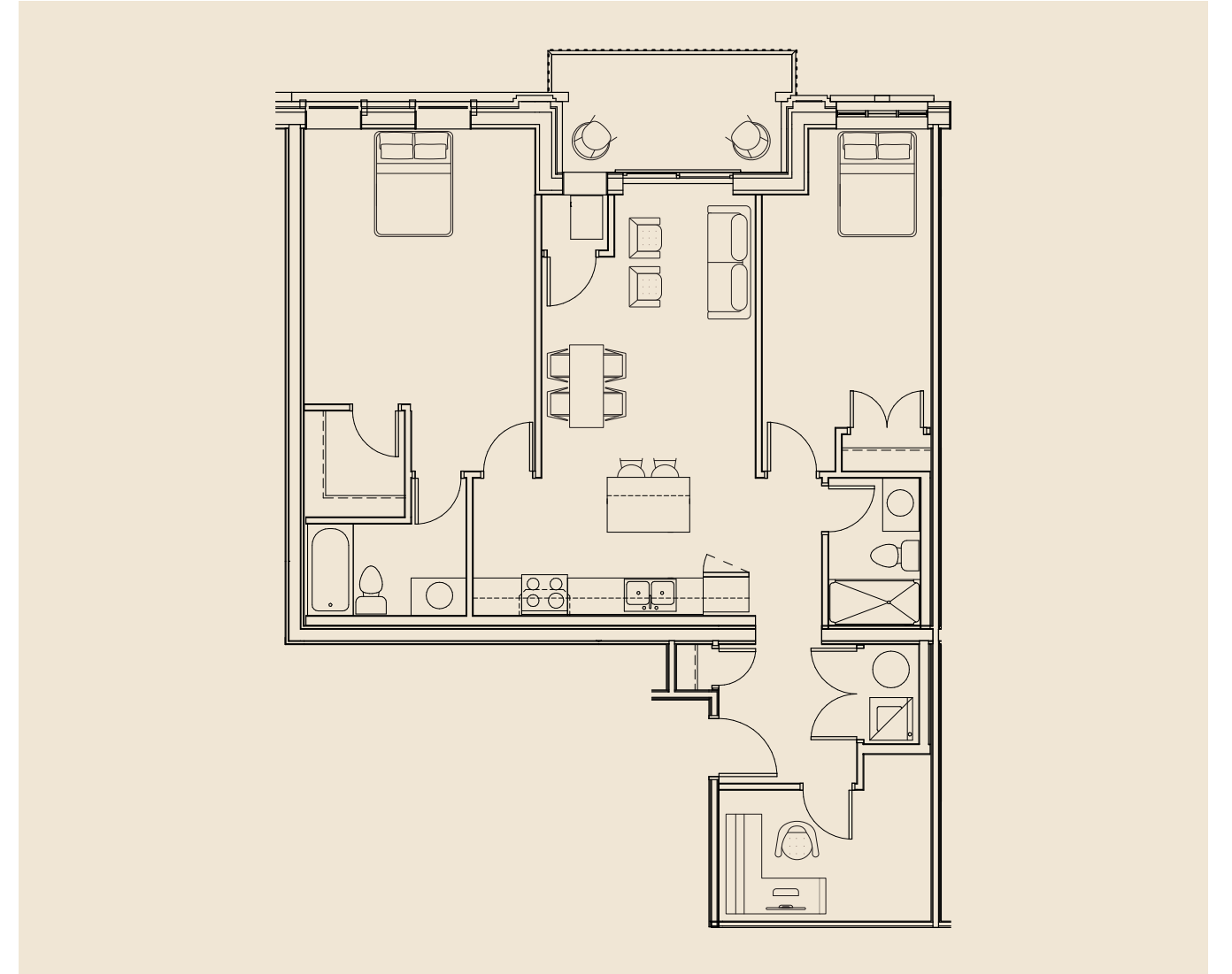
SF	1,551
BEDS	2
BATHS	2



LOCATED ON:
FLOORS 2, 3, 4



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Fairbanks

SF	1,203
BEDS	2 + DEN
BATHS	2



LOCATED ON:
FLOORS 2, 3, 4



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STANDARD FEATURES & FINISHES

Items in **BOLD** are premium features at no extra cost.

The Building

- New 5 story building architecturally designed to blend well with existing neighborhood
- Concrete patio as per applicable plan
- All windows are high efficiency Low E Argon gas filled maintenance free vinyl clad windows
- Insulated patio door, as per applicable plan
- **Rooftop amenity area with panoramic views of Historic Galt**
- **One parking space included in heated and secured underground garage, with bicycle parking and elevator access**
- **Smart device compatible security entrance**
- **Designer lobby with convenient elevator**
- **Convenient commercial storefront on ground floor of building**
- **Unique property built into natural landscape with trees and changing elevations**

Kitchen & Bath

- Quality kitchen and bathroom cabinets from Builder's selections
- **Stone countertops throughout with under mount sinks**
- Opening in cabinetry for future dishwasher and rough-in provided.
- **Soft close cabinet doors and drawers**
- **Two pots and pans drawers**
- **Stainless steel slim microwave/vent hood, vented to the exterior**
- Large mirrors above vanities
- **Quality white plumbing fixtures with designer brushed nickel faucets (low water consumption toilet supplied with insulated tank)**
- **White acrylic 1 piece tub with tile surround for easy maintenance**
- **Units with ensuite baths feature tiled showers with glass doors and tile base**
- Extra quiet exhaust fan vented to the exterior in all bathrooms and powder rooms

Interior Features

- Generous sized windows with lots of natural light
- Brushed Nickel interior door hardware. 2-Panel interior doors with color matching closet doors, as per applicable plan painted semi-gloss white.
- Deadbolts on all entry doors
- **Smooth ceilings throughout**
- Interior walls to be painted with one coat tinted primer and one finish coat of quality flat latex paint. Paint colour from Builder's samples. One paint colour throughout.
- **Carpet free, high quality luxury vinyl plank and tile from builders selections throughout including bedrooms**
- All units feature in-suite laundry

Electrical & Mechanical Features

- 100 AMP service with circuit breaker panel and copper wire throughout
- **LED potlights throughout kitchen, hallways, and all living spaces**
- USB outlet in kitchen
- Dedicated electrical outlet for refrigerator.
- Electrical outlets at counter level for small appliances
- Heavy duty stove and dryer connections
- A total of 2 outlets to be used in any combination of telephone or cable outlets
- 1 exterior weather proof receptacle on private amenity connected to a Ground Fault Interrupt safety switch, as per applicable plan
- Energy efficient heating and air conditioning with in-suite controls
- Natural Gas hot water heater provided, supplied by Builder. Rental contract to be set up by purchaser.



WARRANTY

For your peace of mind your home is protected by TARION Warranty Corporation for a period of 7 years against major structural defects.

Comprehensive full one year service warranty provided by the Builder, back by TARION Warranty Corporation.

In accordance with standard building practice and the TARION Warranty Corporation rules, the Builder warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at year end, but the priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder or Purchaser painted the house initially.

Purchaser will reimburse the Builder for the cost of the Warranty fee and survey as an adjustment on closing.

GENERAL INFORMATION

All renderings of exteriors are artist's concept and may vary slightly. The Builder reserves the right to substitute materials of equal or better quality should supply dictate.

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixtures, and purchase upgrades from the Builder's samples subject to their timely availability and provided that the same have not already been ordered for this house. Variations from Builder's samples may occur in kitchen and vanity cabinets, floor, wall finishes, and other finishing materials due to the normal production process.

Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have a special treatment which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street.

The Purchaser accepts these changes as necessary. When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed.

The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Builder's latest sales brochure for the model type purchased. The Purchaser acknowledges that the Builder's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type.

Most additional features on display in the model homes are available as extras.

The Purchaser is notified due to siting, grading and paving conditions, roof lines

may vary due to structural roof framing conditions, and may not be exactly as shown. Stairs are not included off patio and sliding door will be blocked off. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Builder's discretion to comply with Architectural Control Guidelines. Crescent Homes reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising and/we hereby consent to the same.

Due to increasing construction costs, we commit orders to our suppliers on the date of the Offer to Purchase. Therefore, in some cases we cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all request after the offer becomes firm, must be in writing and accepted by the builder.



THE BUILDER

Crescent Homes is dedicated to fostering a high-quality lifestyle. Our commitment is evident through our exceptional locations, innovative products, outstanding customer service, and unbeatable prices in the market.

Our team collaborates closely with every buyer to guarantee that the home is constructed according to their preferences and perfectly meets their family's requirements. We are firmly dedicated to the process of building.

It goes beyond constructing new homes; we also prioritize building trust, relationships, and providing peace of mind. We possess extensive knowledge and genuine enthusiasm for every facet of our work. Our goal is to effectively communicate this knowledge and passion to home buyers, ensuring they are well-informed and inspired.

We know how important your new home is to you; that's why each home we build is so important to us.





16-20 GEORGE STREET, NORTH
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A COMMUNITY BY CRESCENT HOMES

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