

Modern Amenities & A Resort-Like Setting

LIFE IS SMOOTH SAILING FROM HERE

Experience the best of both worlds whether you live at Brightwater I or II with access to all of the thoughtfully designed lifestyle amenities, including:

- 24-hour concierge • Large parcel storage • Entertainment lounges & party rooms • Gym • Yoga & meditation spaces • Outdoor dining & BBQs • Rooftop terrace/sun deck • Co-working space • Pet spa • Bicycle storage • Smart home connections • Community Village Square for all seasons • 20,000+ SF of ground-floor retail • Unique location amenities at the gateway of Brightwater • And more!



BALCONY VIEW

A Community Built to Anticipate Your Needs

MAKE FUTURE-FORWARD LIVING A REALITY

Brightwater is a resilient and innovative district built to enhance your living experience and comfort now and well into the future. Take advantage of all these standard features at Brightwater.



Digital home security package



Virtual concierge



Interchangeable Swidgets™



Programmable thermostats



Master lighting control



Keyless entry



Unlimited internet data



Wi-Fi connectivity in amenity spaces



Access to electric vehicle charging stations



Public Wi-Fi



Community app

10 Reasons to Live at Brightwater

LIFE IS BRIGHTER HERE

1

Be the first owner in a world class, master-planned community with **5 public parks** and **18 acres of open spaces**.

2

Enjoy a morning or evening walk or ride along the **Waterfront Trail**, with direct community connectivity.

3

Meet friends for food and drinks at a local hotspot on the **Port Credit main strip** and **the Village Square**.

4

Walk to J.D. **Saddington Park** or **Memorial Park** for a scenic picnic or barbeque.

5

Check out one of the many **year-round events** happening right in Port Credit.

6

Get downtown within 20 minutes on the **Lakeshore GO** or **the QEW**.

7

Pick up last-minute provisions from the **local grocer** or **LCBO** to entertain your guests in style.

8

Walk to the **Port Credit Harbour Marina** and relax watching the sailboats go by.

9

Shuck fresh oysters by the lake at **Snug Harbour**, a local staple and popular destination.

10

Be ahead of the curve and **control your home with your smartphone**.

A Neighbourhood with Positive Economic Indicators

PORT CREDIT PRIMARY MARKET AREA

Population

52,390

Port Credit is one of the fastest growing neighbourhoods in Mississauga.

Average Household Size

2.6

An attractive neighbourhood for upwardly mobile professionals and young families.

Ethnicity

65% vs. **35%**

Non-Immigrant Immigrant

A diverse population composition with both generational and new residents.

Total Number of Households

20,800

One of the most desirable areas to live in Mississauga, bordering well-established Lorne Park and Mineola.

Average Household Income

\$130,832

An affluent neighbourhood with an average household income 82.6% higher than that of Toronto (\$71,631).

Mississauga Condo Appreciation*

114% Per Year

Condo investments in Mississauga are appreciating 16% more per year than Toronto (11.83%).

Median Resident Age

43.8

An established demographic where 80% of residents own their own homes.

Dwelling Type

82% vs. **18%**

Non-Condo Condo

A low supply of condominiums makes it a more desirable dwelling type to invest in.

Mississauga Rental Rate Appreciation

41%

Mississauga condo rentals appreciated at an average of 41% over the past 5 years.

****Average Annual Appreciation
Over 5-Year Period***