



GRAND BELL

THE SECOND PHASE IN BRANTFORD'S NEWEST AND
ONLY MASTER-PLANNED CONDO COMMUNITY



18 STORIES

MASTER PLANNED
COMMUNITY

222 SUITES

PROUDLY
BRANTFORD

COMMERCIAL &
RETAIL AT GRADE

EXPANSIVE
OUTDOOR SPACES



II

Grand Bell

**THE SOUGHT-AFTER CONVENIENCE OF URBAN LIVING.
THE PICTURESQUE VIEWS OF THE GRAND RIVER.**

Introducing Grand Bell II: the first master planned community in the City of Brantford, offering modern finishes, upscale amenities, and unprecedented convenience for residents and investors alike. Central to Wilfrid Laurier University, lush green space, shopping centres, transit, and the city's best hotspots. Come discover the second Boutique building in our master-planned community which will define the revitalisation of Downtown Brantford.



Surround yourself
with existing &
historic beauty.

**NATURE IS NO LONGER A
PLACE TO VISIT: IT'S HOME.**

Surrounded by stunning parks and intricate trails, urban living has never been this breathtaking. Grand Bell Suites is situated along the Grand River's historic trails, providing residents unrivalled access to the region's best paddling, fishing, farms, and scenic vistas. It's time to reimagine what natural condo-life is like.

WALK SCORE

85

An impressive Walk Score of 85. You're never more than a 15-minute walk away from all the essential amenities, entertainment, and conveniences you need.



Welcome Home.

WHETHER LIVING, STUDYING, OR ENTERTAINING, EACH OF OUR UNITS HAS BEEN STRATEGICALLY DESIGNED TO MAXIMIZE FUNCTIONALITY.

An intimate building with the perfect balance of architecturally designed units that function. High-quality European-style cabinetry, luxury finishes, and 9-foot ceilings – all of our layouts serve as the perfect canvas for your creativity. Our on-site co-working lounge, fitness centre, outdoor spaces, and social lounge have been thoughtfully chosen to expand your living space.



PREMIUM INTERIOR & EXTERIOR FINISHES

- 9' ceilings
- Engineered plank flooring
- Porcelain tiles
- Stone countertops
- Modern European style cabinetry
- Stainless-steel kitchen appliances
- Stackable washer and dryer
- Neutral wall paint
- Elegant Lobby
- Modern Co-Work space
- Large terrace with barbecues for entertaining

Building renderings are artist impressions for presentation purposes only. Feature finishes may change.

Why invest in Brantford?

Brantford ranked No.1 Best City to Buy Real Estate in Canada

Nestled along the banks of the Grand River, Brantford is a vibrant growing town with a population of nearly 100,000. Spurring the city's growth is the expanding local campus of **LAURIER UNIVERSITY**.

STUDENT ENROLMENT has undergone an exponential rise and is projected to reach **15,000** over the next 6 years with the majority being out of town students. Both Laurier and Conestoga College also have growing international student programs. With university housing at capacity and the lucrative local real estate market, Brantford is an ideal fit for investors.

1 HOUR FROM TORONTO. 40 MINUTES FROM WATERLOO. 30 MINUTES FROM HAMILTON. AN INSTANT RETURN ON INVESTMENT.



Some of Brantford's major industry employers include:

FERRERO

APOTEX

Tigercat

ARYZTA



Massilly
- FONDÉ EN 1911 -

ZAMBONI

mott
MANUFACTURING

COSTCO
WHOLESALE



BRANTFORD HAS IT ALL.

Brantford has several post-secondary institutions including, Wilfrid Laurier University, the largest university campus in the city, offering 19 undergraduate and 4 graduate programs to over 3,100 students, as well as Conestoga College, Six Nations Polytechnic, and Westervelt College that offers condensed diploma programs in health care, business, IT, or law. In addition, McMaster University offers a residency program at the Brantford General Hospital.

One of the fastest-growing University towns.



MANY CANADIANS KNOW BRANTFORD AS THE BIRTHPLACE OF THE GREAT ONE, WAYNE GRETZKY. WE IMAGINE IT AS THE NEXT GREAT PLACE TO CALL HOME.

Competitive purchase prices and a surging rental market has made Brantford one of the most attractive options for real estate investors in Canada. Home to a number of diverse global manufacturers—including Ferrero—there’s certainly no shortage of economic drivers propelling Brantford’s economy. As a testament to this, the city enjoys some of the healthiest wages and lowest unemployment rates in the country. 100 kilometres outside of Toronto’s downtown core, Brantford is considered part of the Greater Golden Horseshoe, which is experiencing a lift in sales as priced-out Toronto buyers look to maximize their money and increase their quality of life.



KEY STATISTICS:

Brantford’s population forecasted to increase from 100,000 to 163,000 by 2041 (63% increase)

Student population forecasted to increase by 275% over the next 5 years

Seniors population forecasted to increase from 16% to 25% by 2041

Rental rates increased by an average of just over 20% in the past 5 years

Walk score of 85, Grand Bell 2 residents are never more than a 10 minute walk to shopping, school, entertainment or downtown

One could sell their downtown Toronto condo for \$615,000 and purchase the same sized unit at Grand Bell Suites 2 for \$322,900

Condos built as part of a master planned community appreciate at a much higher rate than similar properties that are not part of master planned communities



Surrounded by
breathtaking
scenery.

Sixty parks and playgrounds across the city for you to enjoy. From swimming and fishing, to games such as horseshoes, baseball, beach volleyball, bingo nights, and so much more. Interested in a solo nature-walk? There are numerous hiking and biking trails as well.

Incredible area amenities.

- Elements Casino Brantford
- Museum & National Historic Sites
- Sanderson Centre for the Performing Arts
- Brantford Symphony Orchestra
- Wayne Gretzky Sports Centre
- Brantford's Farmer's Markets
- Glenhyrst Art Gallery of Brantford
- Lorne Park
- Brant Park Conservation Area
- Brantwood Farms' Pick Your Own Apples
- Grand River Rafting Company
- Harmony Square
- Brantford Artisan's Village
- Lynden Park Mall
- Arnold Anderson Stadium



Features & Finishes

BUILDING

- Large building amenities in an intimate boutique building
- Exterior lighting showcasing the building's architecture and design while promoting safety
- Fitness centre with cardio, resistance & weight equipment
- Social lounge for private functions with kitchen bar area
- Co-working Space with hi-tech office amenities.
- Elevated exterior green space with lounge areas, exercise area, playground, splash pad & barbecue areas
- Mail area and parcel room conveniently located near front lobby
- Key FOB controlled access system at entry points
- Three elevators accessible from lobby to top floor
- Abundance of resident bicycle parking available in the building

SUITES

- +/- 9' high ceilings on floors in all principal rooms (to be confirmed pending engineering design)
- Wide plank flooring
- Solid core suite entry door with guest viewer and contemporary hardware
- Suites feature spacious balconies or terraces, as per applicable plan
- Sliding doors with screens to outside balcony or terrace, as per applicable plan
- Low VOC, off-white paint throughout
- Vinyl coated wire shelving in all closets
- Individually controlled in suite on-demand heating and air conditioning
- Double glazed, Low-E (emission), insulated glass window units to retain internal warmth and lower energy usage
- Finished ceilings throughout

KITCHENS

- Euro-contemporary style cabinetry in kitchen
- Stone kitchen countertop
- Ceramic/porcelain/glass tile backsplash

- Stainless steel under mount single basin sink with pullout spray faucet
- Island, as per applicable plan, with stone countertop & storage
- Stainless steel appliances consisting of stove/oven, range hood with built-in microwave, free standing refrigerator with freezer and dishwasher, as per applicable plan

BATHROOMS

- Designer vanity cabinets with mirror
- Porcelain vanity sink with chrome faucet
- 5' relaxing soaker tub with full height ceramic / porcelain wall tile surround, as per applicable plan
- Stand-alone showers with oversized shower head, frameless shower enclosure, ceramic shower base, vapour resistant ceiling pot light, as per applicable plan
- Sleek ceramic/porcelain floor tiles in all bathrooms
- Exhaust fan
- Privacy lock on all bathroom doors

ELECTRICAL & TECHNOLOGICAL

- White White Decora style switches and receptacles throughout
- Ceiling mounted light fixtures in foyer, hallway, den, bedrooms, walk-in closets
- Electrical panel with circuit breakers in each suite
- Cable receptacle pre-wired in living room, bedroom(s) and den, as per applicable plan
- Pre-wired telephone outlet in living room, bedroom(s) and den, as per applicable plan
- Voice data wiring and coaxial cable wiring to accommodate telephone, television and for high-speed internet access (services are not included)
- Year-round individually controlled heating and cooling system
- Smoke detectors



DEVELOPER

Lakeview Development Holdings Inc.

The management team behind Lakeview Development Holdings Inc is brings over twenty years of experience in the construction industry to real estate development. Beginning with Lakeview Millwork Ltd. in 1997 Lakeview Development has successfully completed hundreds of large scale projects in the GTA, such as the Boulevard Club, the Donalda Club, the Burlington Performing Arts Centre and many others. Branching out into real estate in 2006 they are now ready to embark on a full-scale multi-phase condominium project in the heart of downtown Brantford — Grand Bell Suites. This will be the first of several towers in a master-planned community that is driving the revitalization of downtown Brantford.

PROJECT MANAGER

Five9 Project Management

59 Project Management has over 30 years of experience providing turnkey construction and project management services. From concept to occupancy, the company uses their extensive experience and technical expertise to guide the development of residential condominiums, townhomes, rental apartment buildings, custom homes and commercial projects. To date, they have completed construction for more than 3000 units, with 300+ currently under construction and 650 in preconstruction. Building on their reputation of excellence, they have played a pivotal role in transforming buildings into desirable communities.

1. Dropped ceilings and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code. All ceiling heights are approximate 2. Terrace conditions may require an interior step to access the outdoor space 3. Hardwood flooring, where applicable, is subject to natural variations in colour and grain 4. Ceramic and porcelain tile are subject to pattern, shade and colour variations 5. Pursuant to the Agreement and upon request by the Vendor, the Purchaser shall make colour and material choices from the Vendor's standard selections, by the date designated by the Vendor (of which the Purchaser shall be given at least 5 days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser No changes whatsoever shall be permitted in colours and materials so selected by the Vendor, except that the Vendor shall have the right at any time and without prior notice to the Purchaser to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein 6. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard features listed herein which are omitted at the Purchaser's request 7. References to model types or model numbers refer to current manufacturer's models If these types or models change, the Vendor shall provide an equivalent model 8. Pursuant to the Agreement, this Schedule or amendment or change order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or the building, the Vendor is not able to construct such extra, the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest, and in all other respects this Agreement shall continue in full force and effect, with time of the essence 9. Flooring and specific features will depend on the Vendor's package as selected 10. All dimensions, if any, are approximate 11. All specifications and materials are subject to change without notice. E.&O.E



DISCOVER THE OPPORTUNITY

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