




153 **WILSON** WEST

BROUGHT TO YOU BY:





UNRIVALED LUXURIOUS CONDOS

The Ancaster Village is getting a breathtaking update with the addition of a luxury low-rise condominium. This building is designed specifically to highlight the magnificent architecture that makes the Ancaster Village so charming and sought-after.







REDEFINING LUXURY IN ANCASTER VILLAGE

153 Wilson West will echo the tranquil atmosphere that is the Ancaster Village. With a reputation as a remarkable historic landmark, the Ancaster Village is a dream setting for those looking to initiate their carefree condominium lifestyle. This luxury condominium boasts a sophisticated charm with contemporary details, using a range of high-end modern finishes resulting in an elegant home that feels unparalleled.





FIRST IMPRESSIONS

153 Wilson West is the epitome of design. Your guests will feel welcomed in your stylish, chic lobby which exudes a high-end boutique hotel atmosphere. This inspiring space is the perfect first impression.





OPEN AIR LIVING

Nestled above the Ancaster Valley, 153 Wilson West will offer panoramas of its breathtaking location. Take in the views or enjoy family time on the Rooftop Lounge. This unique entertaining space features manicured gardens, outdoor kitchens, built-in BBQs, lounge seating and fireplaces. This extraordinary space is a real breath of fresh air.







SOCIAL LIVING

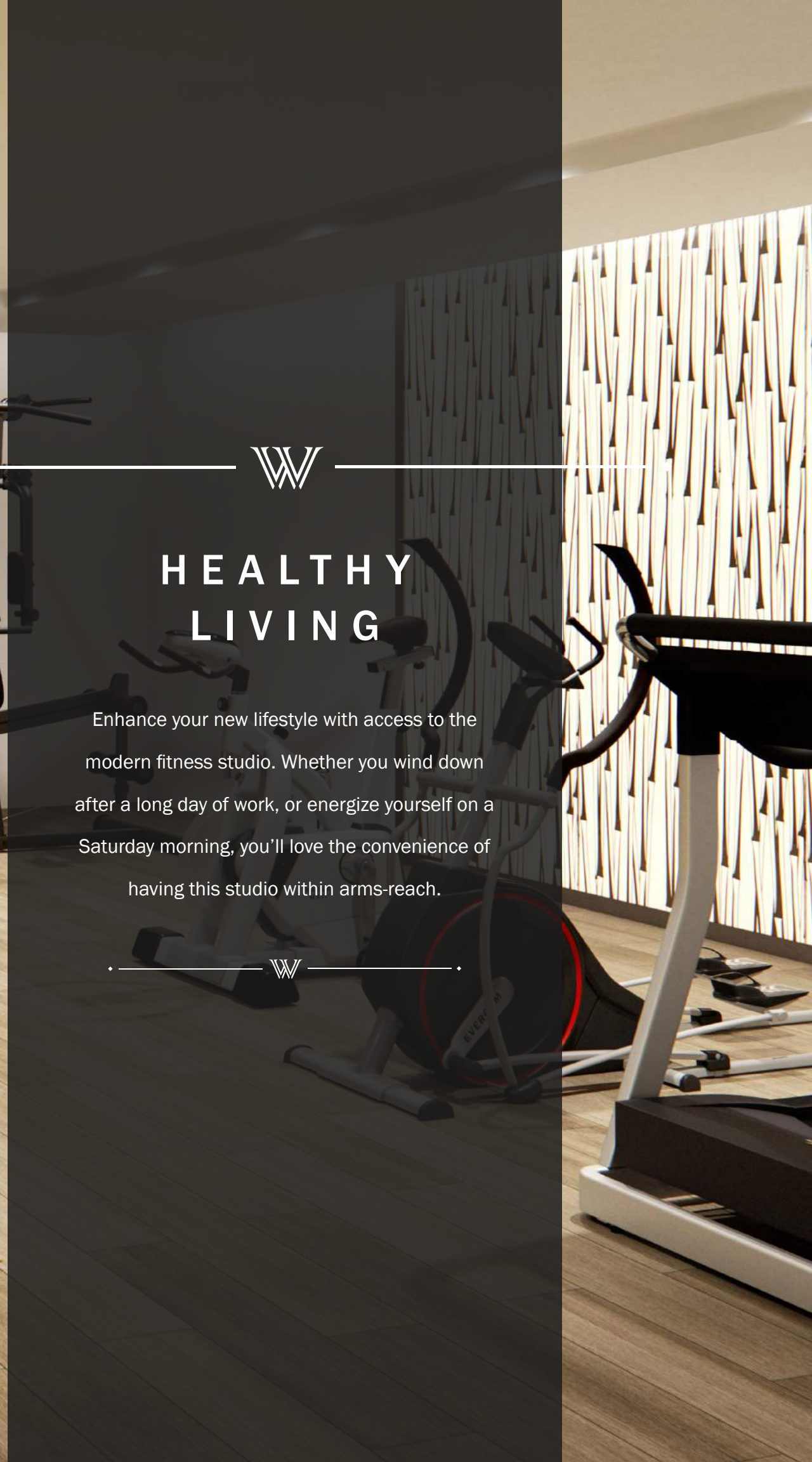
Need a little more space? Want to have a games night with your neighbours? Or perhaps a Friday night wine tasting club? The party room at 153 Wilson West is a modern, sophisticated and social space designed to impress your guests.





HEALTHY LIVING

Enhance your new lifestyle with access to the modern fitness studio. Whether you wind down after a long day of work, or energize yourself on a Saturday morning, you'll love the convenience of having this studio within arms-reach.













PERSONAL TOUCH

Personalize your space at our award winning, state-of-the-art design studio. Work with our professional design team to choose features and finishes that reflect you. Tranquil and calming, energetic and vibrant, elegant and sophisticated, whatever your style, you will love your new home at 153 Wilson West.





AMENITIES

-  School
-  Park
-  Restaurant
-  Spa
-  Shopping
-  Bar
-  Golf Course
-  Bank

• — W — •

FLOOR PLANS

• — W — •

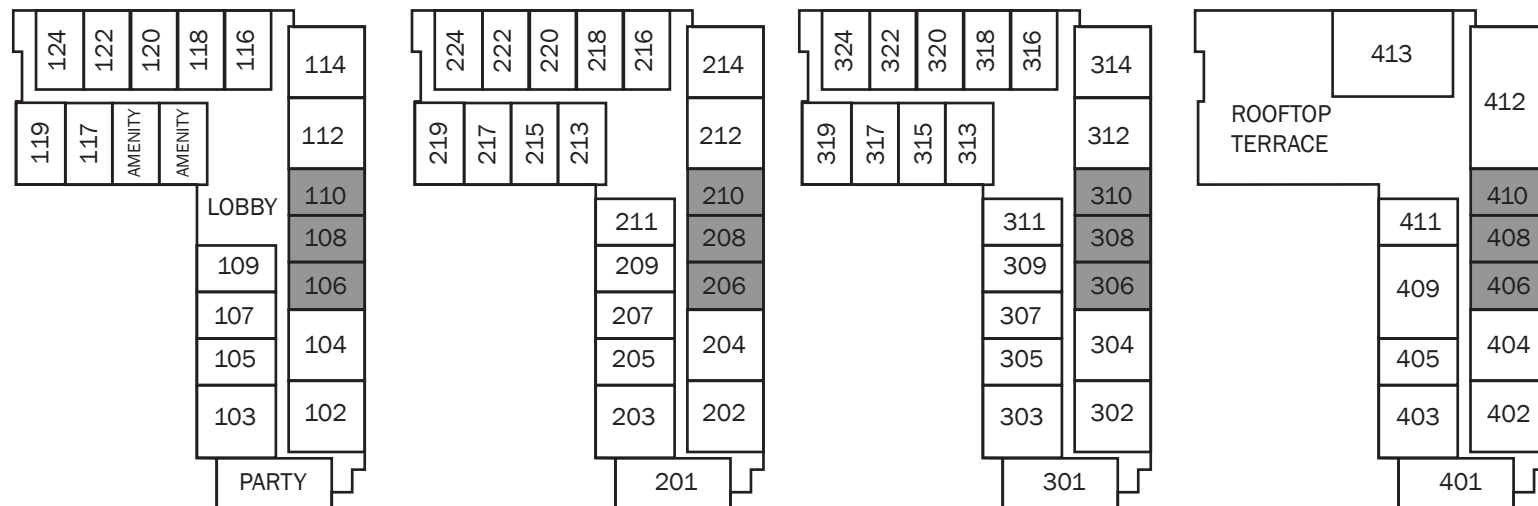
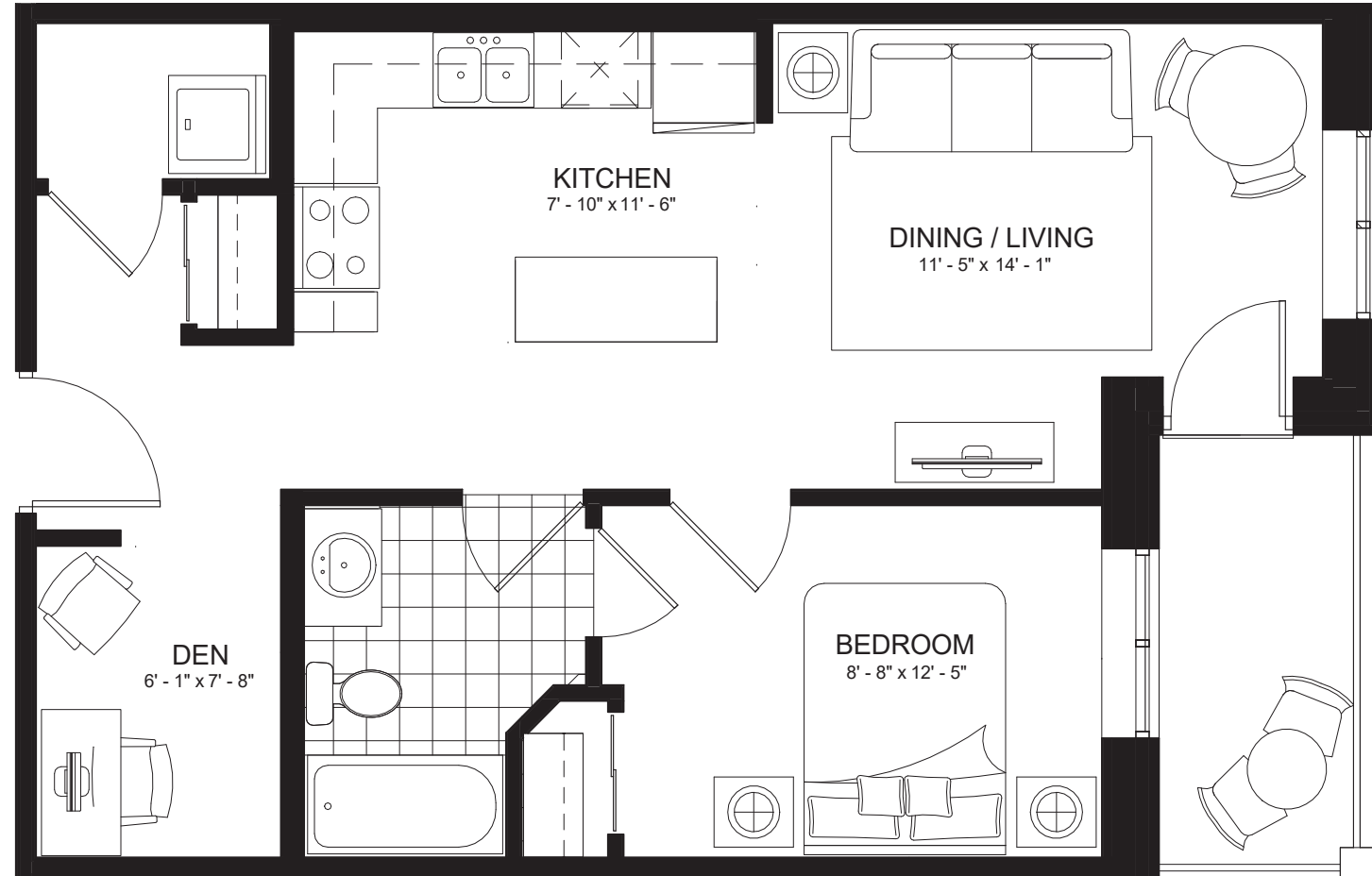




CHANCERY

652 sq ft
1 bedroom + den, 1 bath
50 sq ft balcony

Ste. #106, #108, #110:
190 sq ft Terrace



WILSON ST. WEST



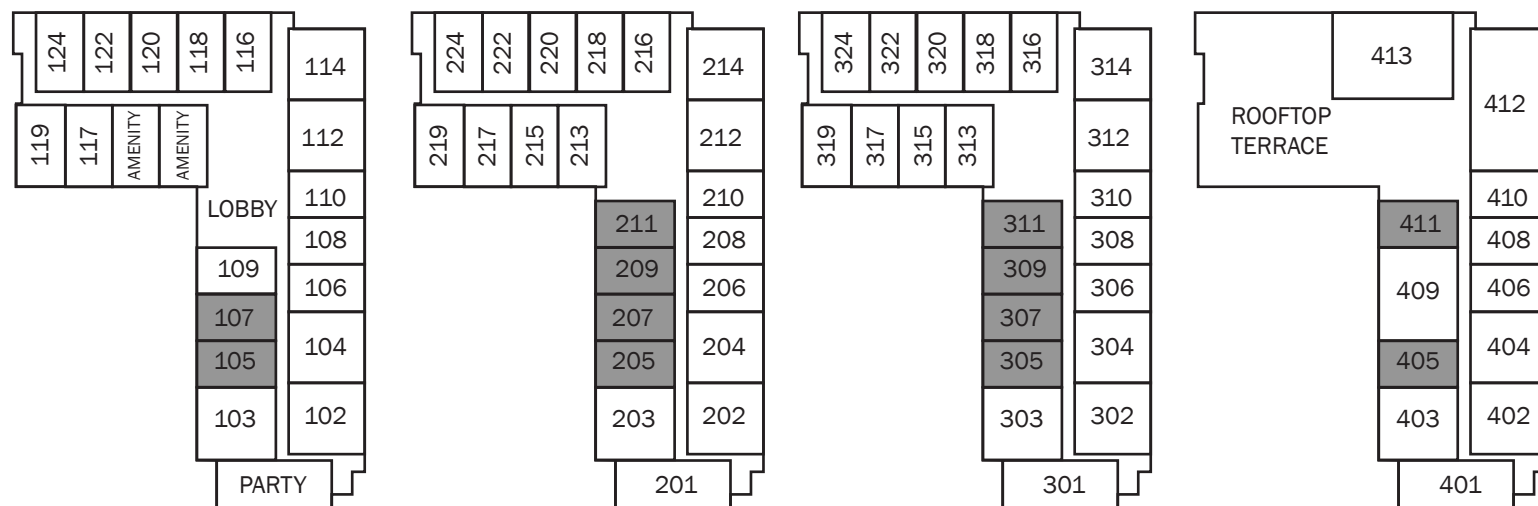
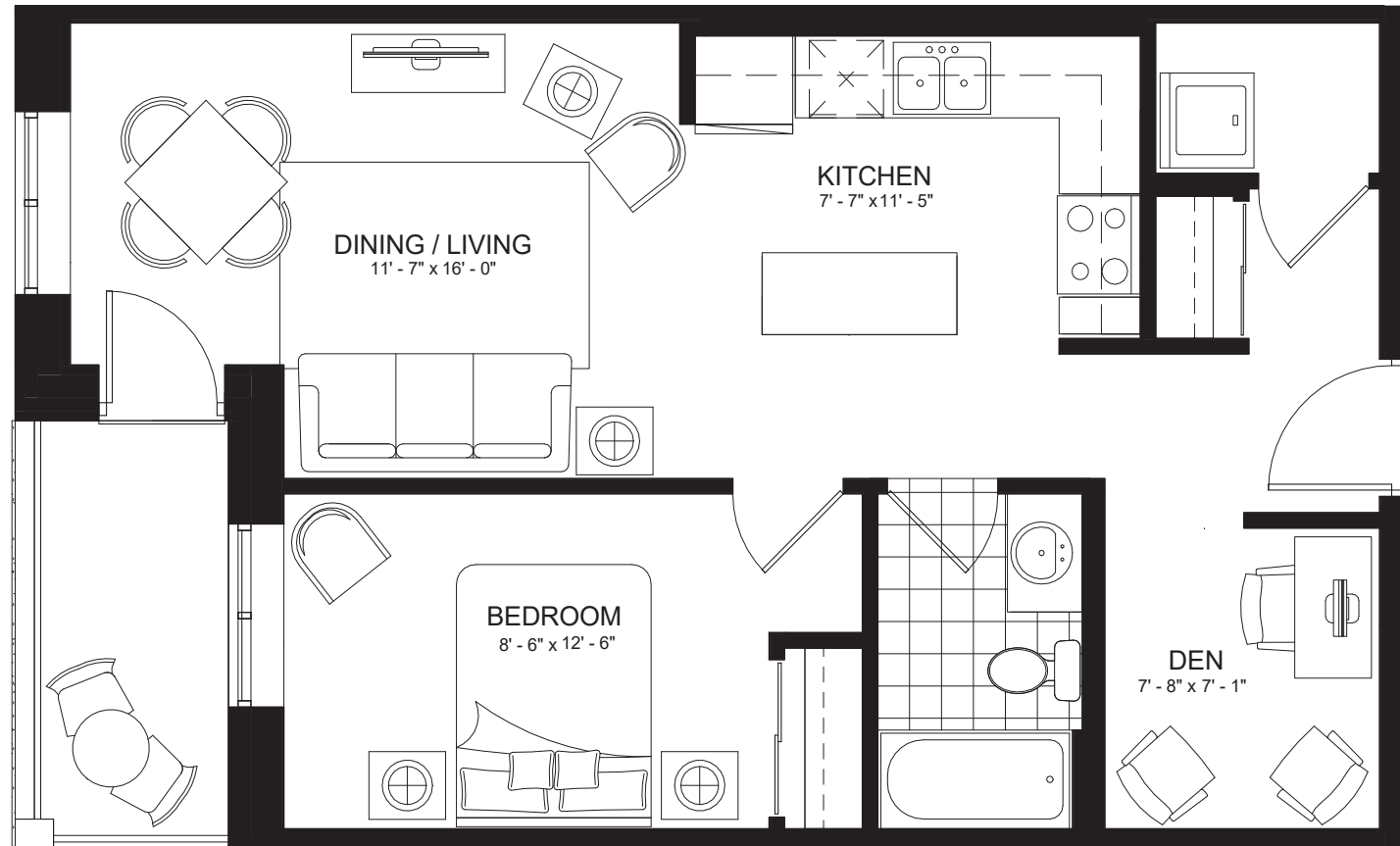
*Rendering is Artist Interpretation Only.



OAKHILL

695 sq ft
1 bedroom + den, 1 bath
50 sq ft Balcony

Ste. #105, #107:
180 sq ft Terrace



WILSON ST. WEST



*Rendering is Artist Interpretation Only.

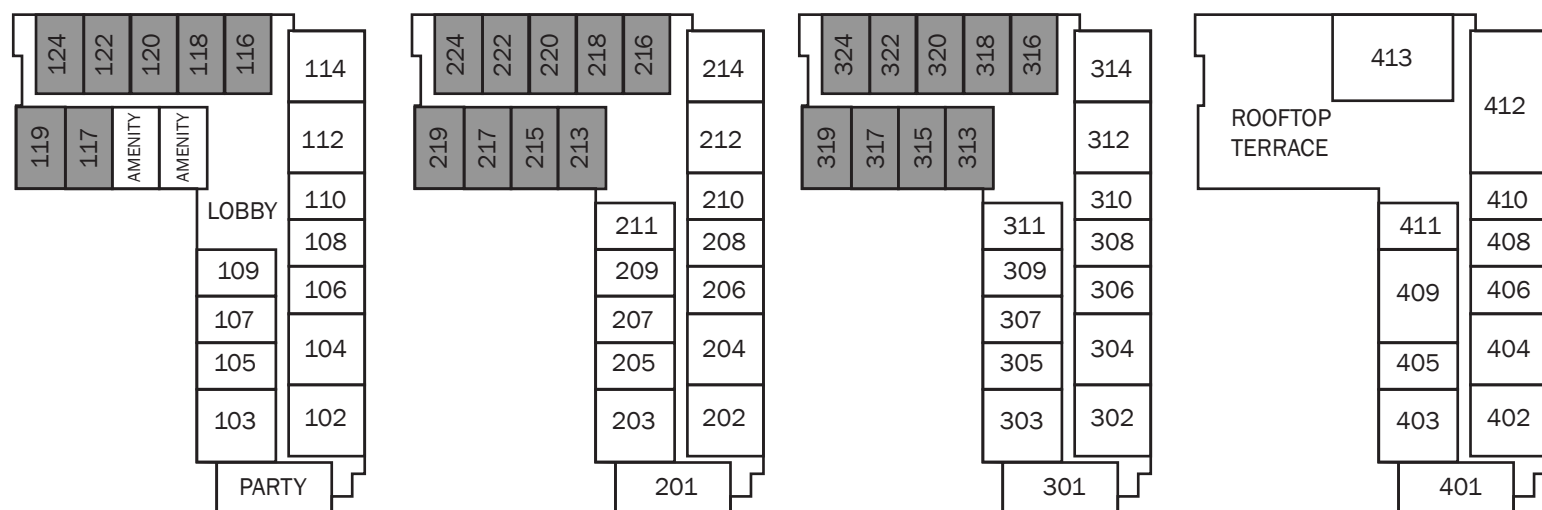
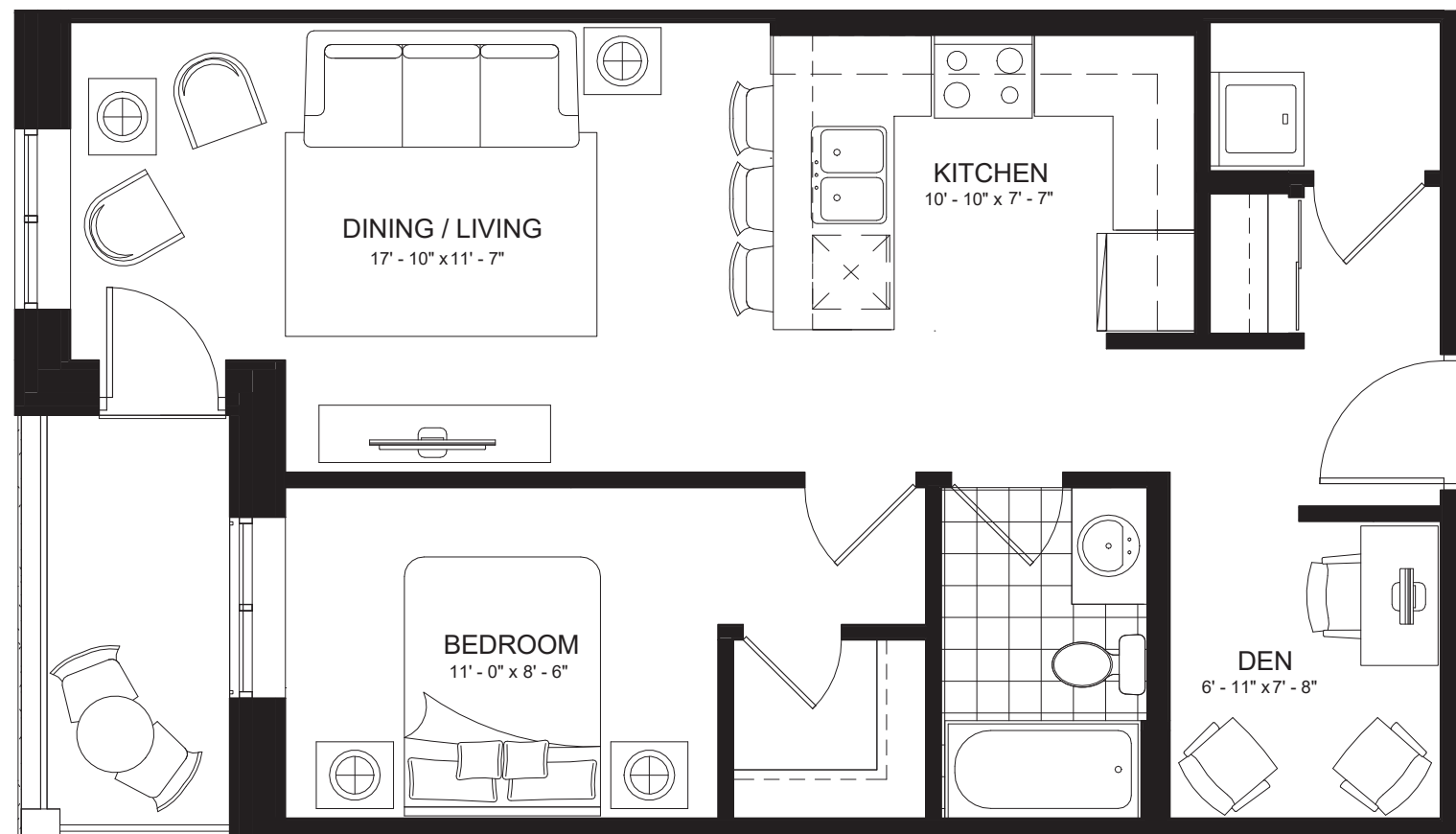


716 sq ft
1 bedroom + den, 1 bath
50 sq ft Balcony

```

Ste. #117:
260 sq ft Terrace
Ste. #119:
160 sq ft Terrace

```



WILSON ST. WEST

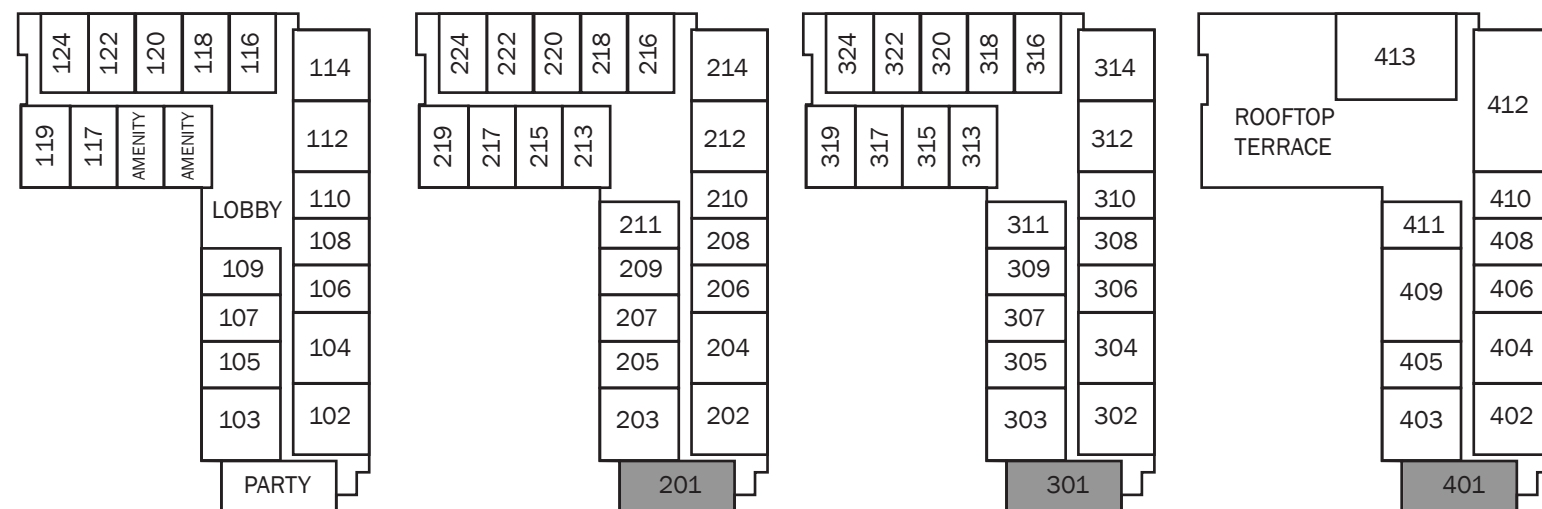
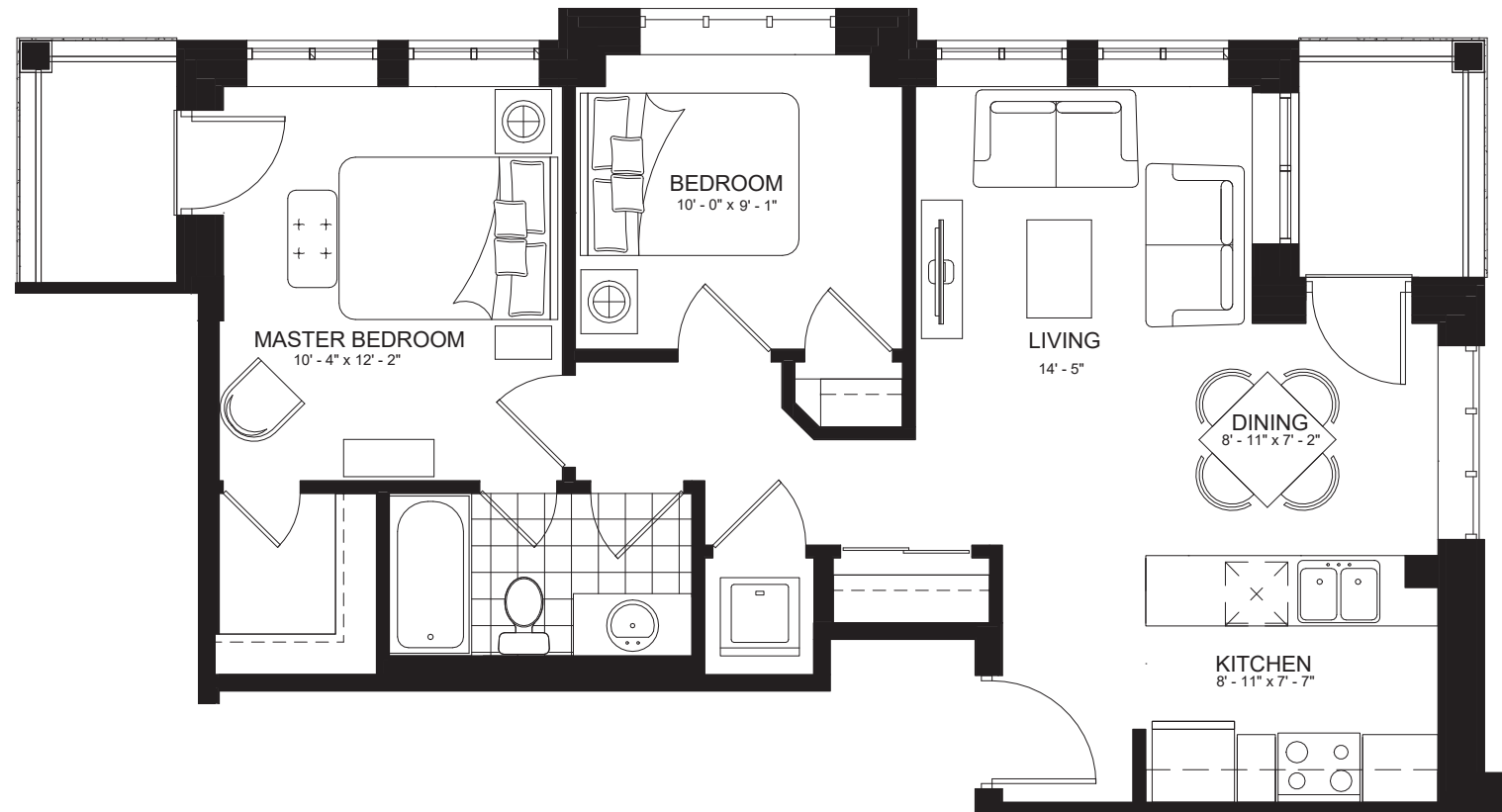


*Rendering is Artist Interpretation Only.



PARKVIEW

811 sq ft
2 bedroom, 1 bath
35 sq ft & 35 sq ft Balcony



WILSON ST. WEST

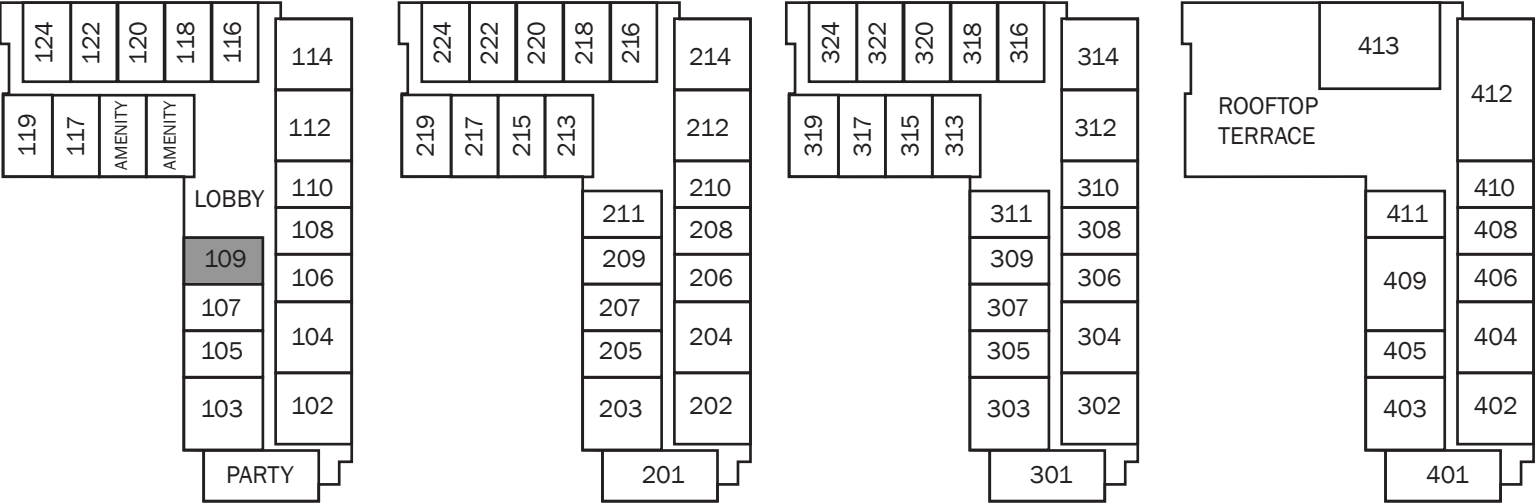


*Rendering is Artist Interpretation Only.



PINECREST

845 sq ft
2 bedroom + den, 1 bath
240 sq ft Terrace

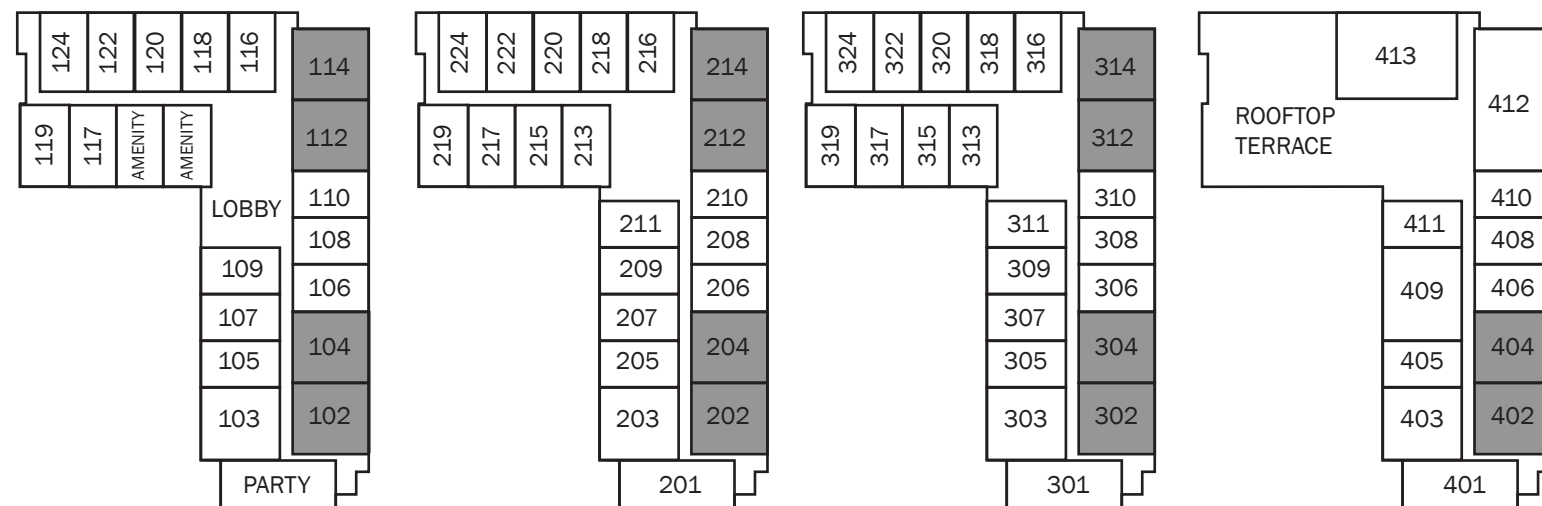
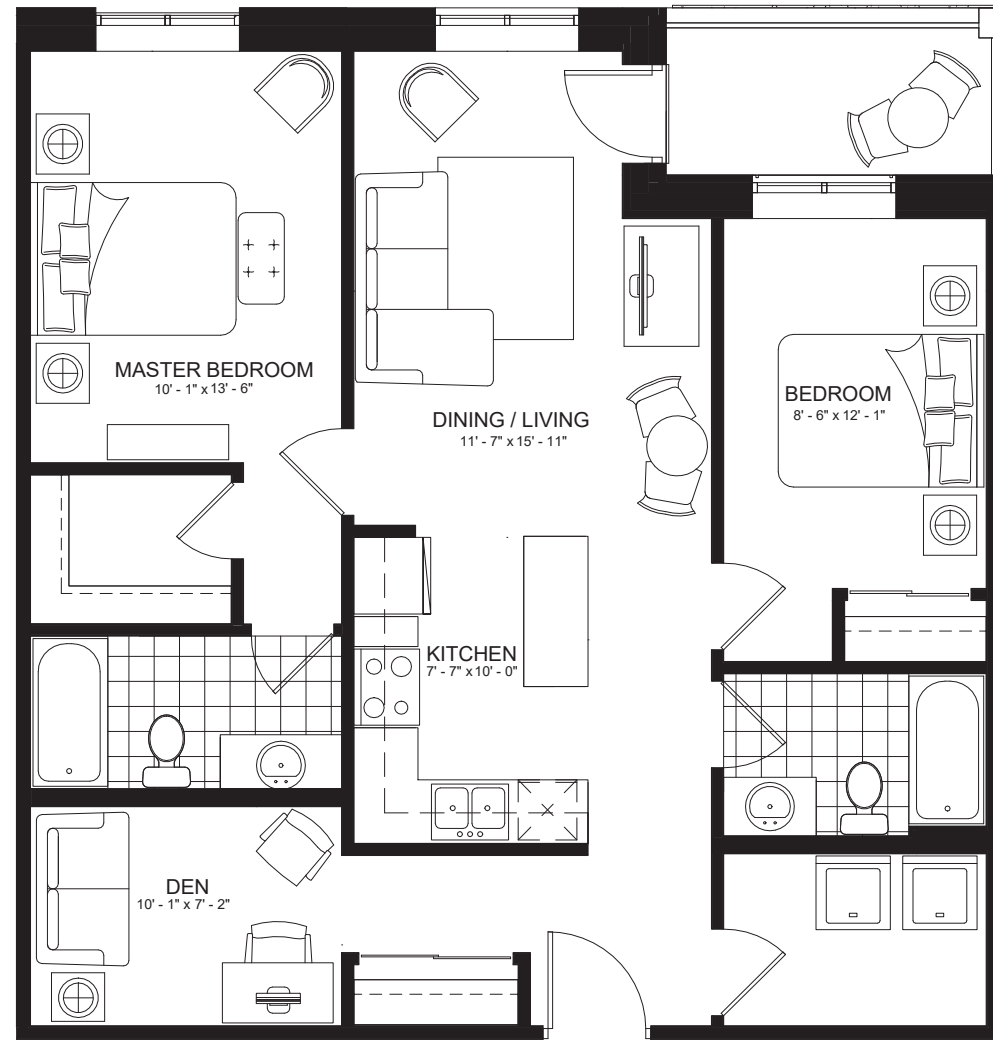




MONTGOMERY

1008 sq ft
2 bedroom + den, 2 bath
50 sq ft balcony

Ste. #102, #104, #112:
260 sq ft Terrace



WILSON ST. WEST



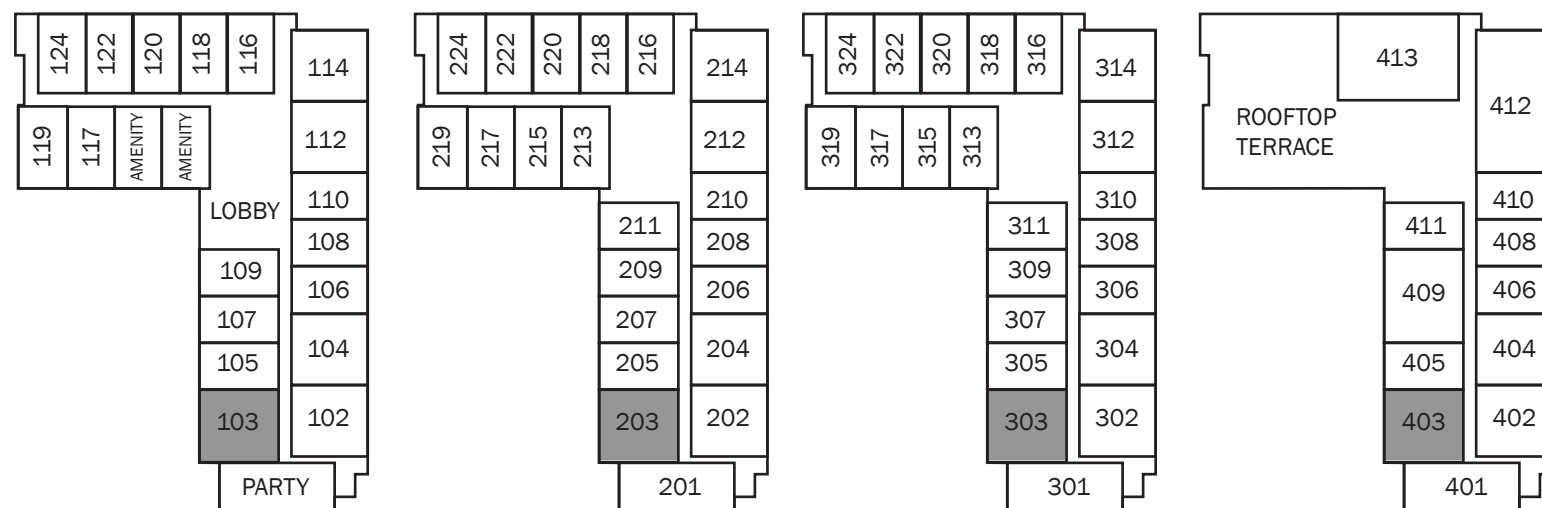
*Rendering is Artist Interpretation Only.



CLEARVIEW

1146 sq ft
2 bedroom + den, 2 bath
50 sq ft Balcony

Ste. #103:
190 sq ft Terrace



WILSON ST. WEST

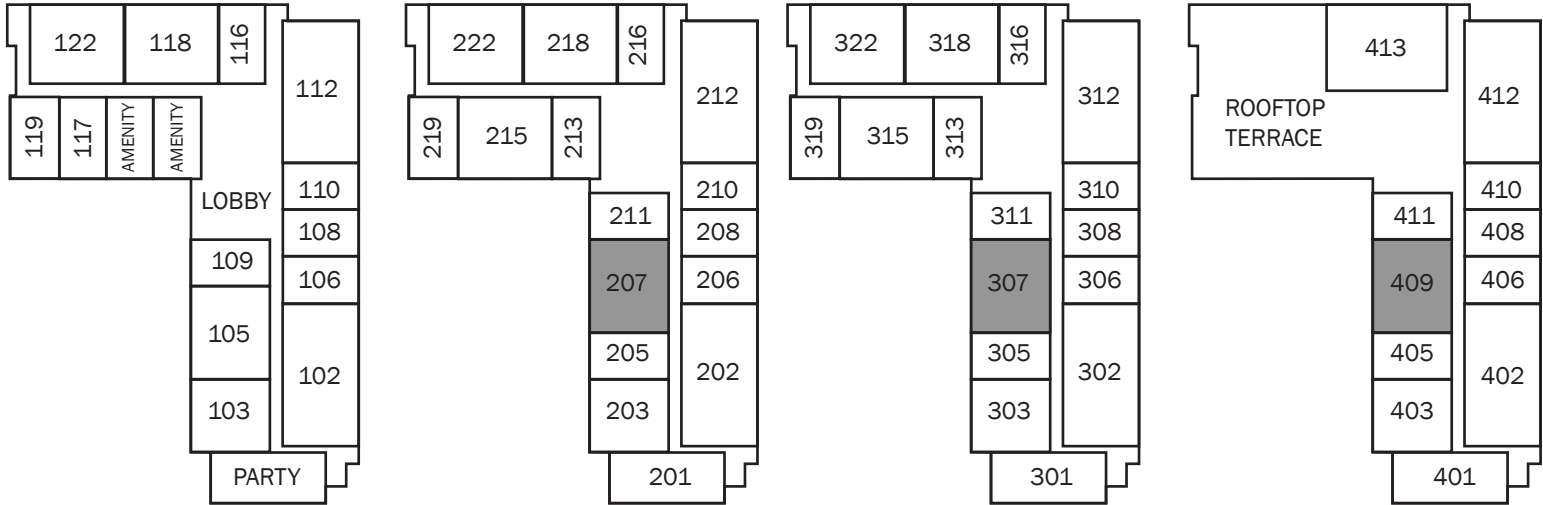
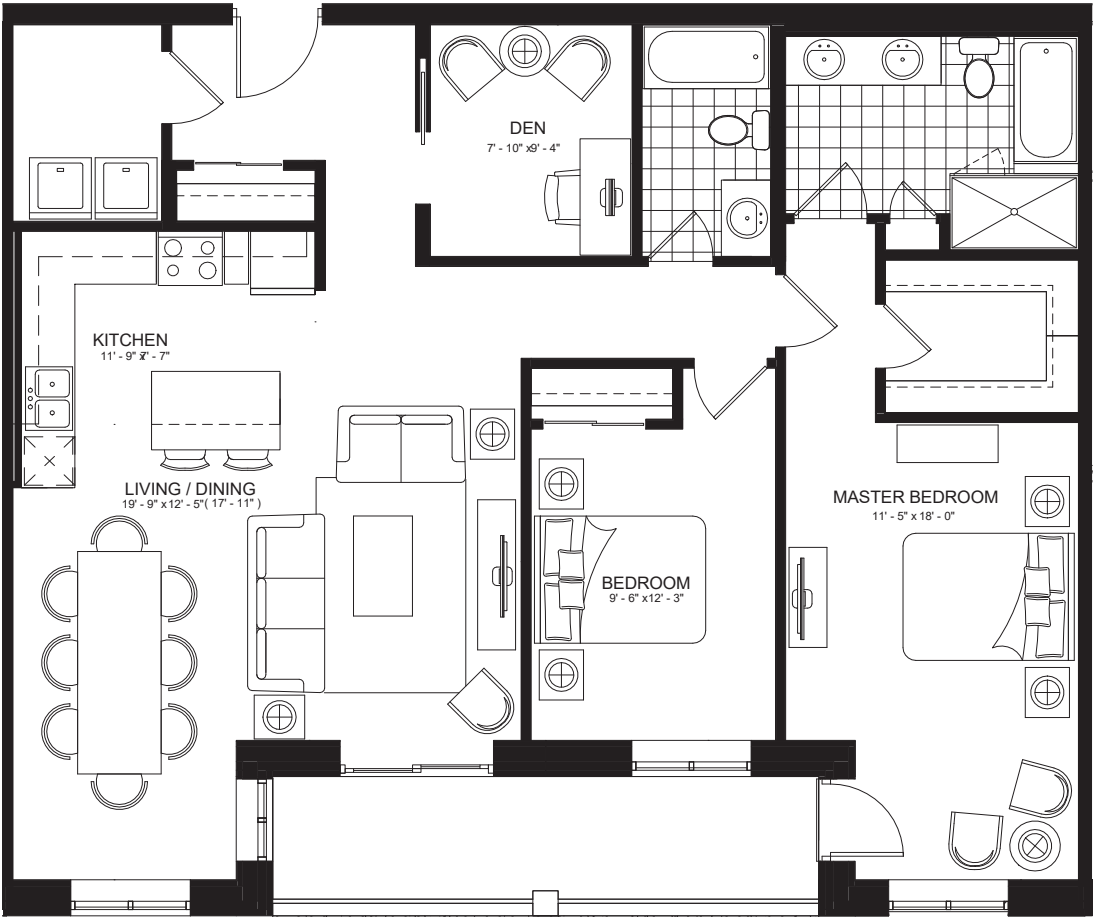


*Rendering is Artist Interpretation Only.



SULPHUR SPRINGS

1389 sq ft
2 bedroom + den, 2 bath
100 sq ft Balcony



WILSON ST. WEST

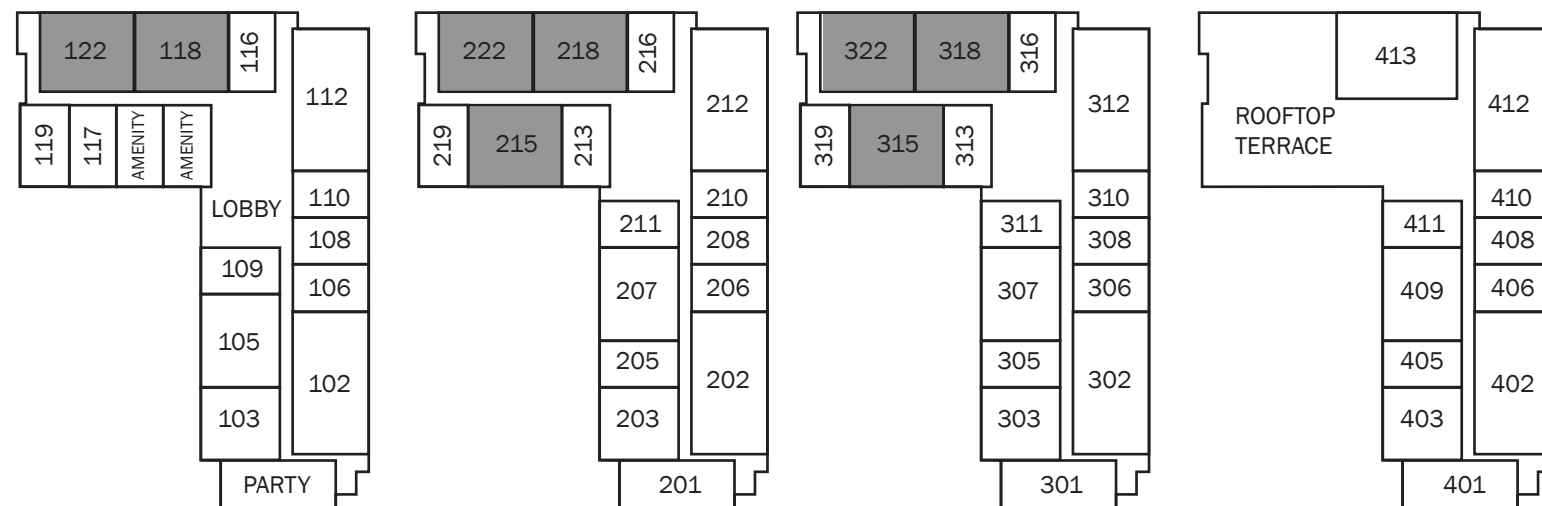
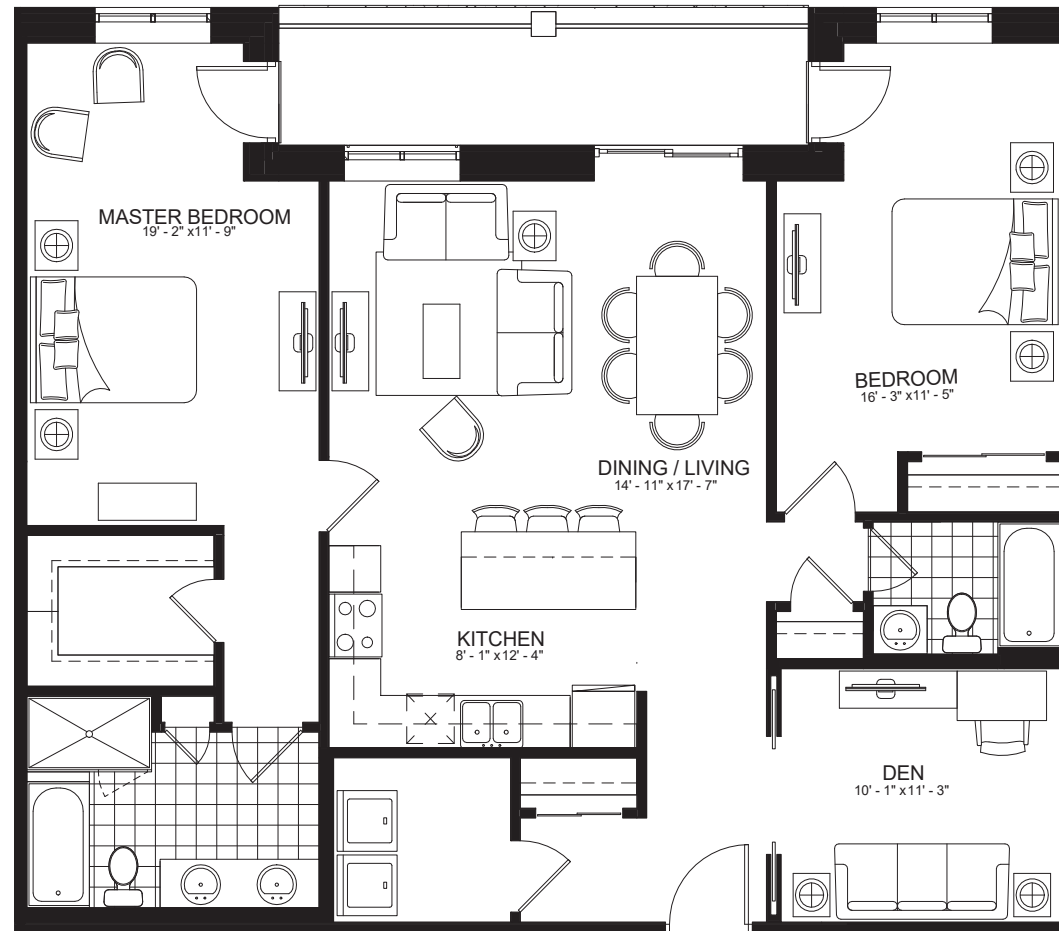


*Rendering is Artist Interpretation Only.



LOVERS LANE

1431 sq ft
2 bedroom + den, 2 bath
100 sq ft Balcony



WILSON ST. WEST

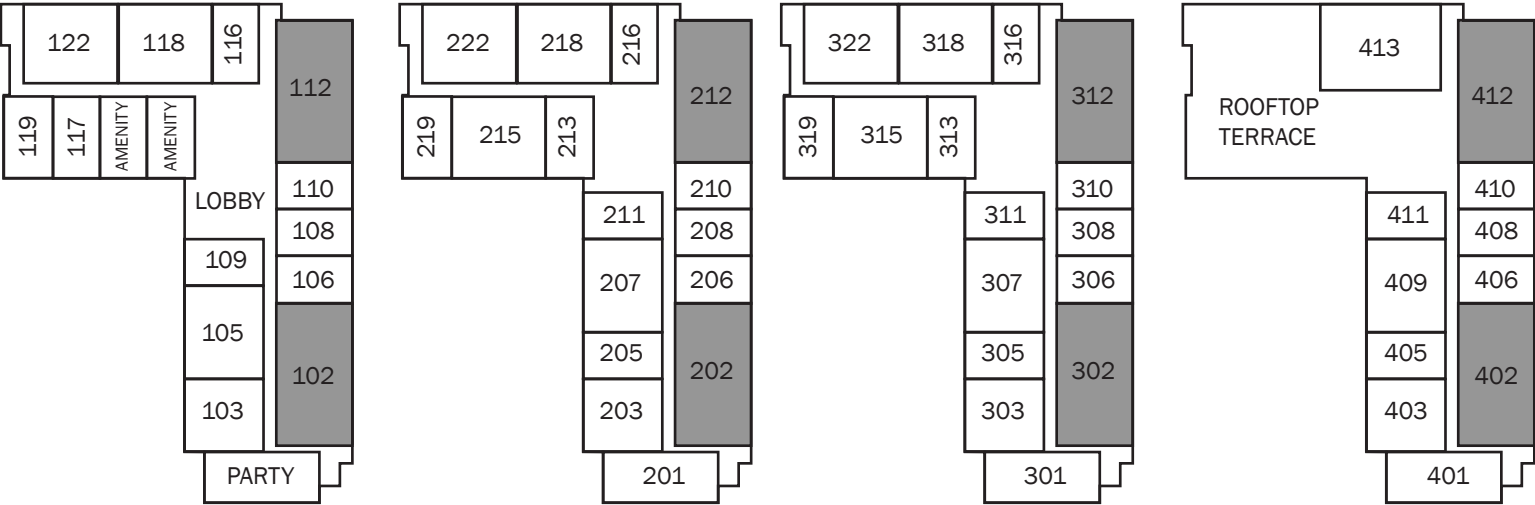
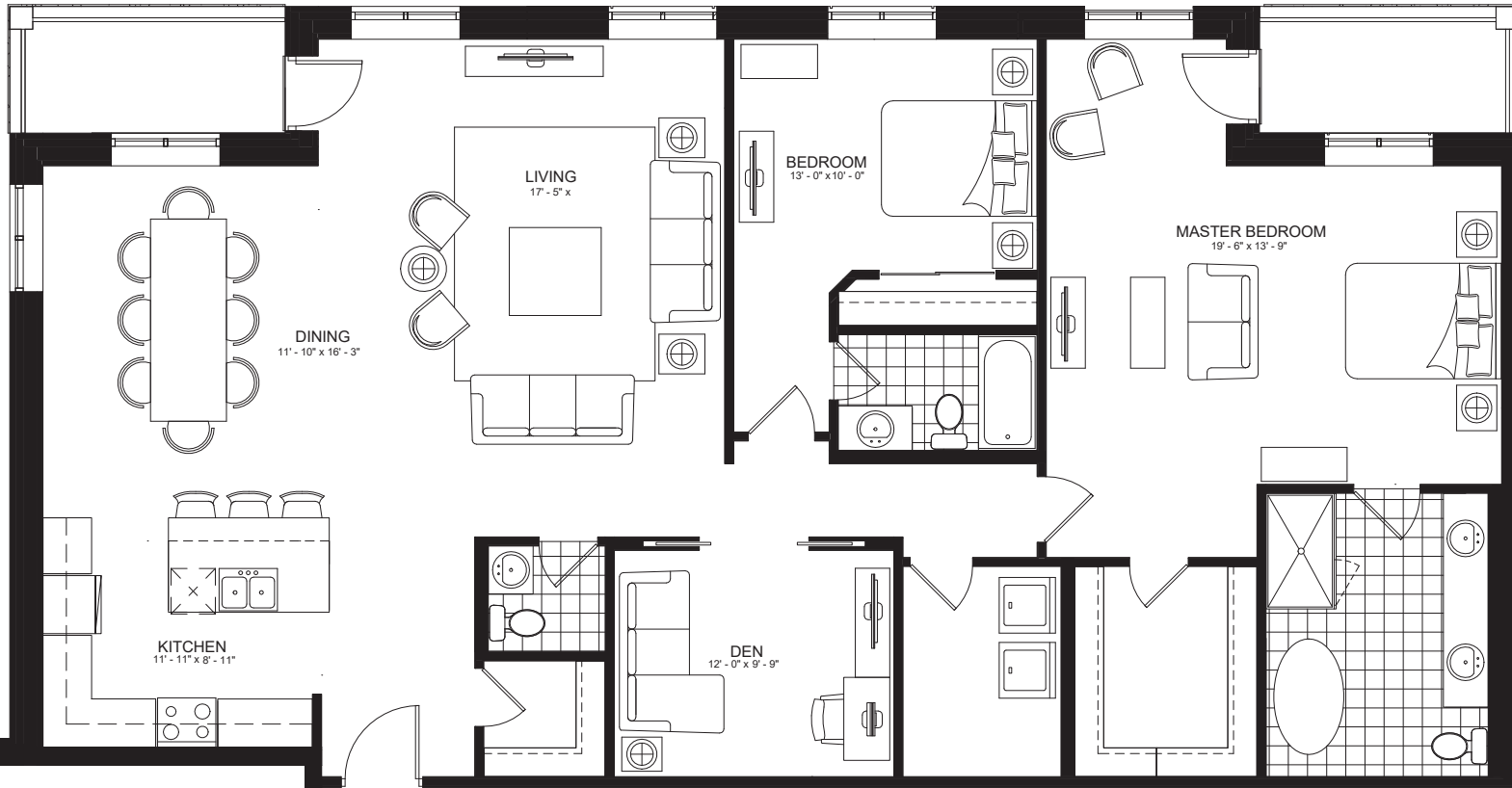


*Rendering is Artist Interpretation Only.



DEERVIEW

2035 sq ft
2 bedroom, 2 ensuite bath, 1 bath
100 sq ft Balcony



WILSON ST. WEST

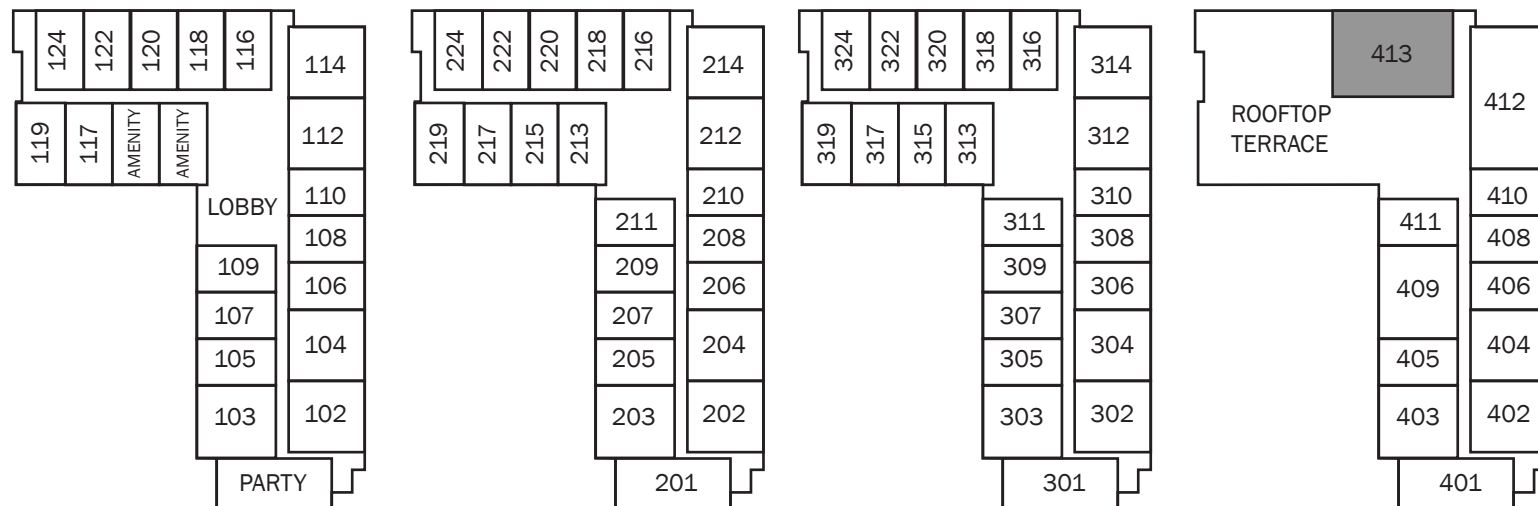
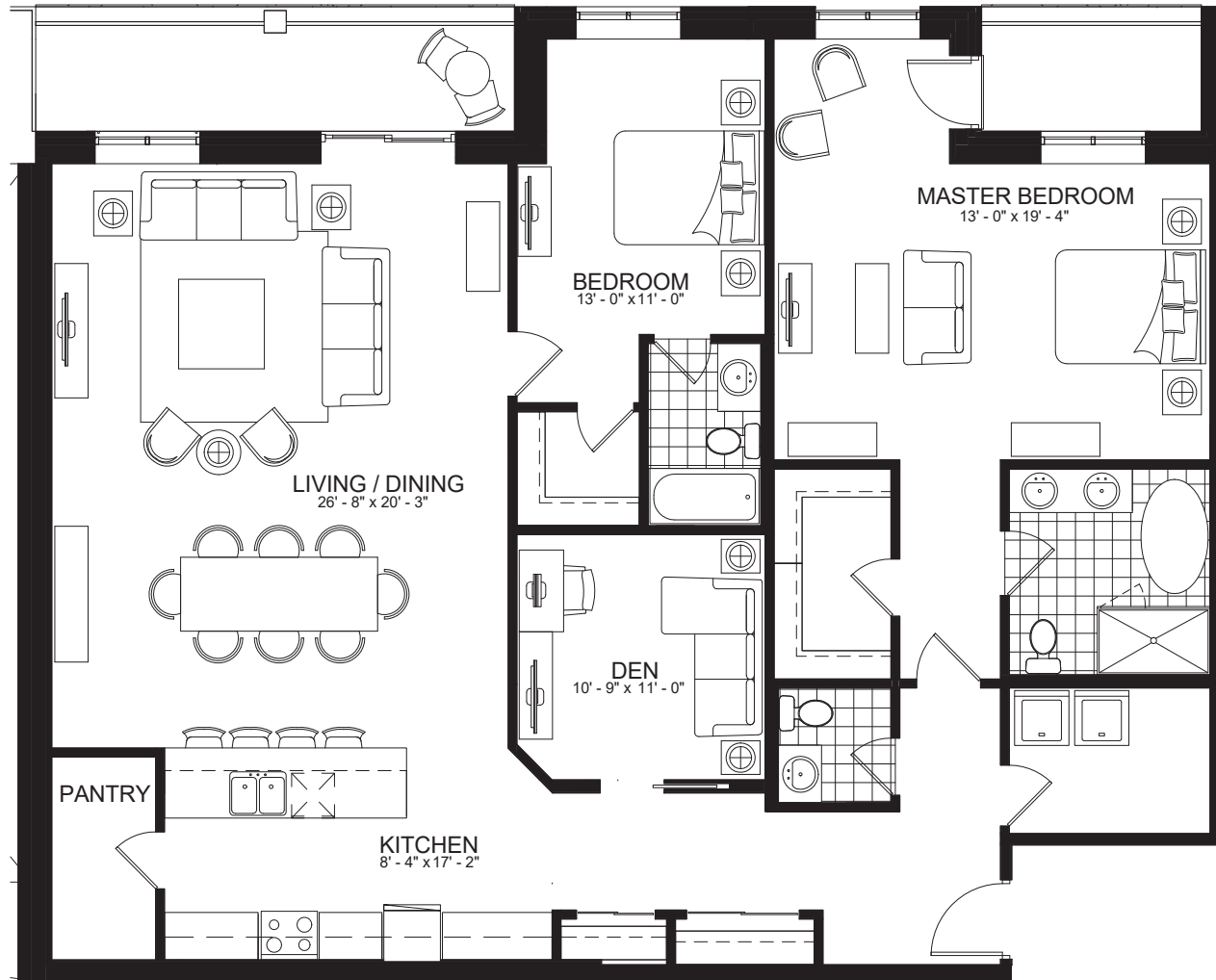


*Rendering is Artist Interpretation Only.



SPRING VALLEY

2075 sq ft
2 bedroom + den, 2 ensuite bath, 1 bath
150 sq ft Balcony



WILSON ST. WEST



*Rendering is Artist Interpretation Only.

FEATURES AND FINISHES

BUILDING & LOCATION FEATURES

- A breathtaking update to the Ancaster village, these luxury low rise condominiums are designed specifically to highlight the magnificent architecture that makes the Ancaster village so charming and sought-after.
- Boasts contemporary details using a range of high end modern finishes, creating a perfect first impression, from the grand lobby to the social spaces including the media room, fitness room and party room.
- Luxurious and spacious outdoor retreats and fresh air are minutes from your door with our grand private terraces featuring cozy seating, ambient fireplaces and a putting green for entertainment.
- Steps away from lovely boutique shops, unique dining experiences, convenient grocery and premium amenity services.
- Head outside and you're a moment away from conservation lands, parks, the Bruce Trail and the escarpment plus golf courses, museums, the arts, coffee and a drink with friends.
- Conveniently located between major bus routes, the 403 and the Alexander Parkway, getting around is seamless and stress free.

BUILDING SECURITY & SAFETY

- Surveillance cameras in lobby, main entry vestibule and garage
- Key fob access to building entrances, underground parking garage and other common areas
- Fire safety system in accordance with the current Ontario Building Code for your protection
- In-suite smoke, heat and carbon monoxide detectors added for peace of mind
- Secure and well-lit underground parking area

AMENITIES

- Inviting Modern Lobby and Lounge
- Fitness Studio
- Stylish Party Room
- Media Room
- Unique Rooftop Outdoor Entertaining Space with putting green
- Outdoor Rooftop BBQ Area
- Outdoor Rooftop Gas Fire Features
- In-Building Bicycle Storage and Repair Station
- Convenient Underground parking
- Available Storage Lockers

LIGHTING & ELECTRICAL

- Pre-wired outlets for cable TV and data line in master bedroom, living area and den
- Pre-wired for one dedicated telephone line in living area
- Electrical service panel with circuit breakers within suite
- “Decora” style white rocker switches and receptacles throughout
- Ceiling mounted light fixtures throughout suite

SUITE FEATURES

- Smooth finished ceilings throughout
- Private balcony or terrace, as per plan**
- Individual comfort-controlled heating and air conditioning on demand for seasonal comfort year round, supplied as part of a rental contract with Reliance Home Comfort. The Purchaser agrees to assume the rental agreement
- Solid core suite entry door with modern metal hardware and privacy viewer
- Contemporary style interior doors, baseboards and trim package with modern metal hardware
- Plank luxury vinyl floors in all areas except Bathrooms, as per plan
- Ceramic floor tile in all bathrooms
- All walls to be painted with “Dulux X-pert Matt” low VOC paint. One (1) colour to be included throughout and is to be chosen from the Builder’s included colour palette*
- Energy efficient double glazed windows

KITCHEN FEATURES

- Choice of contemporary designed cabinetry and coordinating hardware*
- Choice of polished quartz counter tops with straight polished edge from Builders standard samples*
- Stainless steel kitchen sink with single lever faucet
- Contemporary tile backsplash *

APPLIANCES

- Each Suite will be outfitted with an Energy Star, high efficiency appliance package
- 33” Stainless Steel Fridge
- 30” Stainless Steel Electric Range
- 24” Stainless Steel Dishwasher
- 30” Contemporary Stainless Steel Chimney Hood Vent
- 24” Stackable laundry pair, as per plan

BATHROOMS

- Contemporary designed cabinetry and coordinating hardware*
- Tile surround for tub and shower enclosures, as per plan
- Modern chrome finished faucets and pressure balanced shower control
- Contemporary soaker tub, as per plan
- Frameless mirror over vanity with modern light fixture
- Right Height, Elongated Toilet

DECORATING

- As part of the Personalization Process, Once (1) colour selection appointment with a Starward Interior Design Consultant is included
- Colour Appointments will be held on weekdays, starting at either 9 am or 1 pm, and will last for a maximum of three (3) hours.
- If required, additional colour appointments are available for purchase at a rate of \$300/appointment

PENTHOUSE LEVEL FEATURES AND FINISHES (4th Floor)

- In addition to the above Included Features, Penthouse Level Suites will have the following features and finishes:
- 9’ Ceilings
- Safe and Sound Package including solid core doors and sound dampening insulation in all interior walls
- Extended Height Upper Cabinets in Kitchen
- Soft Close Cabinetry in Kitchen
- All walls to be painted with “Dulux X-pert Matt” low VOC paint. Two (2) colours to be included and are to be chosen from the Builder’s included colour palette*
- Two (2) Colour Appointments with our Professional Interior Design Consultant at Starward’s Award Winning Design Studio

WARRANTY

- All Units are protected under the TARION Warranty Program

GENERAL NOTES

1. Specifications are subject to change without notice. All room sizes are approximate. Builder may substitute materials of equal or greater quality to those specified in plans.
2. The Presentation Centre may use decorative and upgraded items for display purposes only, which are not included in purchase price.
3. The Purchaser acknowledges that variations in colours and shade uniformity may occur in finishing materials, cabinetry, floor and wall finishes, from those displayed in the presentation centre or standard samples, due to normal production process.
4. Actual square footage and usable floor space may vary slightly from those stated in printed material. Ceilings and walls may be modified to accommodate the mechanical and electrical systems.
5. The condominium is subject to the conditions of the Purchase and Sale Agreement.
6. Prices, terms and conditions are subject to change without notice, E. & O.E.

NOTES

* As Per Vendor’s standard samples. Please see Sales Representative for details.

** Applicable in selected suites. Please see Sales Representative for details.

BROUGHT TO YOU BY:



EFFORT
TRUST



STARWARD
HOMES

All renderings are artistic concept. Materials, sizes and specifications are subject to change without notice. All floorplans are approximate dimensions. Actual usable floor space may vary from the stated floor area. Map is not intended to be a directional map and only a sampling of the amenities available. Schedule A-1 attached to the legal agreement superseded these artist’s renderings. Furniture is for illustration purposes only. Suites are sold unfurnished. E.O.E.



