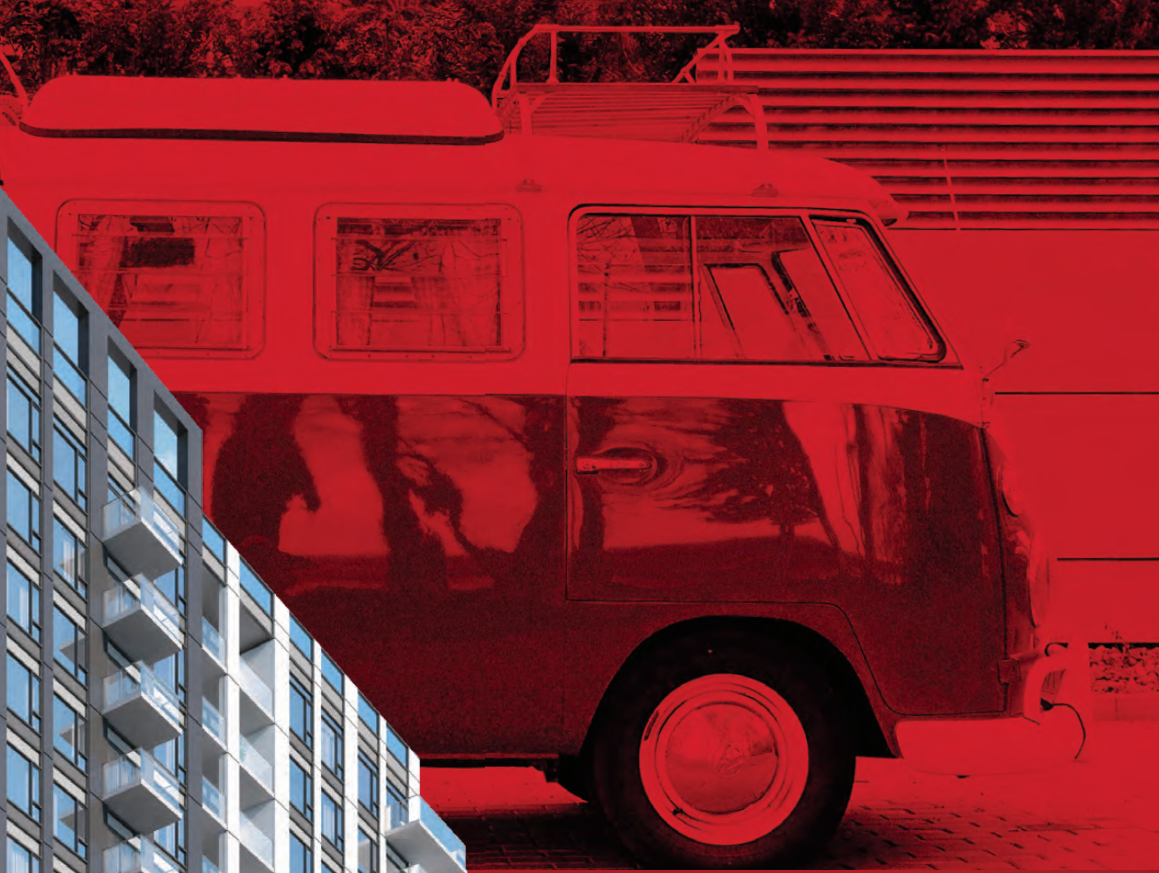


YOUNG

CONDOS AT CITY CENTRE





This is YOUNG Condos

This is the lifestyle you're looking for. Architecture that inspires. Suites that are stylish and spacious. Views that reach out to the horizon. Amenities that make staying home simply amazing. And a neighbourhood that's the heartbeat of Kitchener. Whatever you want to do. Whenever you want to do it. Your personal style; your personal playground. That's Young Condos at City Centre!



History is YOUNG

The John Forsyth Building is a striking Art Deco heritage address that has been preserved as part of Young Condos.

BUILT IN 1900 AS THE STAR WHITE MANUFACTURING CO., IT WAS EVENTUALLY LEASED TO THE JOHN FORSYTH CO. AND UNDERWENT MULTIPLE ADDITIONS INCLUDING THIS NOTEWORTHY 1937 ART DECO ELEVATION WITH PRECAST PIERS, VERTICAL ETCHINGS, GLASS BLOCKS FRAMING ORIGINAL 3-PANE WINDOWS WITH TRANSOMS, AND THE NAME JOHN FORSYTH ENGRAVED INTO IT.



THIS IS DOWNTOWN KITCHENER



Live YOUNG

When you live in Downtown Kitchener
you're right around the corner from all this.



GO STATION • KITCHENER MARKET
THALMIC LABS • GOOGLE CANADA
D2L AT THE TANNERY • BOUTIQUES
SHOPS • CAFES • FINE RESTAURANTS
WINE BARS • PUBS • THE CAKE BOX
THE KITCHENER BLUES FESTIVAL
CITY HALL • OKTOBERFEST PARADE
VICTORIA PARK • COMEDY FESTIVALS
BIKING ON THE IRON HORSE TRAIL
CENTRE IN THE SQUARE • KW ART
GALLERY • THE KITCHENER AUD
SMILE TIGER COFFEE ROASTERS
CHRYSALIDS THEATRE • THE TANNERY
FILM FESTIVAL • COMEDY FESTIVAL
KW SYMPHONY • STREET FESTIVALS
MUSEUM • OUTDOOR SKATING RINKS
FLORA DESIGN AT LIVING FRESH
SHOWS AT THE REGISTRY THEATRE
SALONS AND SPAS • IRISH CEILI
DANCING AT VICTORIA PARK
FILMS AT THE APOLLO CINEMA • CAB
COMMUNITY ACCESS BIKE SHARE

AND SO MUCH MORE...

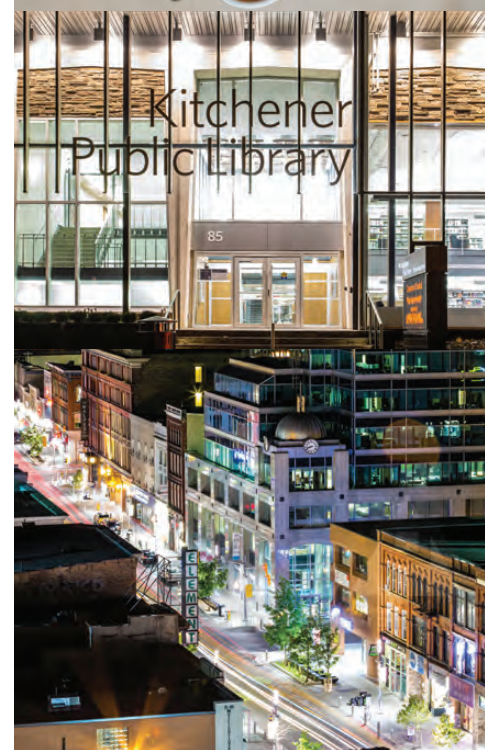


This is where you want to live. Right at the Centre. City Centre. On the LRT. You want restaurants, bars, shops and entertainment. You want striking architecture. You want Young Condos at City Centre.



28
THEMUSEUM

32
Centre In The Square



Map is Artist's Concept and not to scale. E & O.E.



9
Gilt
Restaurant

24
The Rich Uncle
Tavern



COMMUNITY

- 14. Kitchener City Hall
- 15. YWCA City Kids Daycare
- 15. Carl Zehr Square
- 31. Kitchener Public Library

SHOPPING

- 3. Future LCBO/LCBO
- 5. The Beer Store
- 7. KW Bookstore
- 12. Shoppers Drug Mart
- Canada Post
- 22. Wine Rack
- 27. J & P Grocery
- 30. Legacy Greens
- 35. Market Square Shopping Centre
- 37. New City Supermarket
- 38. Kitchener Market

EDUCATION

- 1. Kitchener-Waterloo Collegiate Institute (KCI)
- 2. King Edward Public School
- 21. Margaret Avenue Public School
- 36. St. Mary's High School
- 40. St. Anne's Catholic School

EATERIES

- 4. Settlement Co.
- 6. McCabe's Irish Pub & Grill
- 8. Slices Family Restaurant
- 9. Gilt Restaurant
- 10. Union Burger
- 11. 27West Restaurant
- 13. Kinkaku Izakaya
- 16. Rhapsody Barrel Bar
- 17. Bobby O'Brien's
- 18. Ellison's Bistro
- 19. Matter of Taste Coffee Bar
- 19. Ye's Sushi
- 23. The Grand Trunk Saloon
- 24. The Rich Uncle Tavern
- 29. TWH Social

ENTERTAINMENT

- 25. Conrad Centre for the Performing Arts
- 26. Apollo Cinema
- 28. THEMUSEUM
- 32. Centre in the Square
- 33. Kitchener-Waterloo Art Gallery
- 34. The Registry Theatre
- 39. Rockway Golf Course

GET MOV— ING



WALK, BIKE, LRT,
GO or drive
if you really
need to!



At Young Condos you can walk to:

- Google Canada in **5 minutes**
- Thalmic Labs in **4 minutes**
- Victoria Park in **4 minutes**
- Kitchener Market in **9 minutes**
- Kitchener GO Train Station in **10 minutes**



The 401 is just **15 minutes** away!!



The new LRT stops right at your door, connecting you to:

- Research/Technology Facilities
- University of Waterloo
- Laurier-Waterloo Park
- Grand River Hospital
- Google/Central Station
- Kitchener Market
- Conestoga and Fairway Malls



Rendering is an Artist's Concept and represents the current design. Subject to change without notice. E. & O.E. September 18, 2018.

Shop YOUNG

At Young Condos, when you step outside to explore all the amenities of your neighbourhood, you'll find everything you need right around the corner. It's just another way that Young Condos puts you at the very centre of all the action.





Be YOUNG

At Young Condos, there's a whole world of amenities that will put life in your lifestyle. Entertain friends on the 5th floor dining area with terrace. Pump up your energy in the Extreme Fitness Area, the Spin Room or the Rooftop Running Track. Inspire mind, body and spirit in the Yoga Studio. Keep your bike in shape at the Bike Fixit. Or pamper your pooch at our dog wash station. Feel comfortable and welcomed home by the Concierge. Not only will you have all of these amenities at your fingertips, you'll be able to enjoy all that City Centre Phase 1 has to offer. Enjoy the 3rd floor party room complete with sunbathing terrace, firepit and shared BBQ space, and relish in the ground level courtyard complete with bike racks perfect to park your ride after biking around Downtown Kitchener. At Young Condos, there's as much to do at home as there is right outside your door.



Think YOUNG

Tech is tomorrow's future and KW's tech sector is growing faster than any other community in Canada. And yes, this growth rate actually puts KW AHEAD of Silicon Valley in terms of growth. With top schools, high tech start ups and head offices for companies like Google Canada, KW is recognized as a world-wide force in technology and innovation. And here, in the heart of Downtown Kitchener, that energy and growth powers a lifestyle that happens 24/7. Thinking tech? Think Young Condos!



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WELCOME HOME

The striking entrance makes an impressive introduction to Young Condos for residents and visitors alike, welcoming both in superb style.



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YOUNG STYLE

First impressions are stunning. Your distinguished lobby is a statement of contemporary grandeur with designer décor and sleek modern furnishings.



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GO TO EXTREMES

State-of-the-art Extreme Fitness Zone with boxing/kick boxing, TRX, spinning and yoga/boot camp area. Take your fitness routine to the next level.



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TAKE IT HIGHER

There's no more powerful way to start the day than with a run on your own rooftop running track overlooking downtown. You're ready to own it all.

Smart LIVING

At Andrin Homes, smart living and cost savings go together! That's why Young Condos will come with an array of sustainable smart living features.



- Plug into savings with state-of-the-art EV charging stalls to charge your electric vehicle.



- Reduce your carbon footprint with convenient indoor bicycle storage.



- Save energy by living downtown where you can walk to shops, banks, restaurants and entertainment.



- Living on the LRT encourages more people to take local transit so less cars are on the road.



- Smart LED lighting uses less energy and lasts longer too!



- A high-efficiency heat pump saves on your heating bills.



- Take advantage of local car sharing nearby, available at King Street West and Victoria Street.

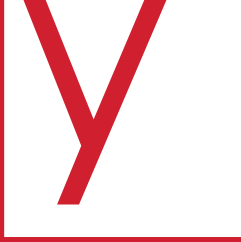
Smart Young Living is all about sustainability and caring for our environment while making a difference to your pocket book at the same time.

The Andrin STORY

The Andrin story begins over a quarter of a century ago with the vision of our founders, Peter Smith, Jeff Kerbel, Howard Kerbel and their families – a vision to provide quality, affordable, well-designed homes that exceed the expectations of their owners. Our time-honoured values of respect, integrity and service have guided us over the years to earn the trust of thousands of satisfied homeowners across Southern Ontario.

Our extensive portfolio ranges from sophisticated high-rise condominiums to mid-rise conversions to semis, townhomes, stately single-family homes and commercial properties. Quality and value are the bricks and mortar and exceptional customer service is the glue on which we build caring relationships. We call it the ANDRIN ADVANTAGE – something our homeowners continue to enjoy for over twenty-five years and counting.





YOUNG

CONDOS AT CITY CENTRE

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sales@youngcondos.ca



Floorplan may change with elevation. Drawn maps and renderings are Artist's concept only. Construction of dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Vendor during the construction of the Dwelling, and site conditions. Some windows shown on side elevations may not be available due to the applicable side yard setback. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the Vendor, the Municipality, the Developer or the Vendor's control architect, in their sole and unfettered discretion at any time without notice. Site plan generally depicts a draft plan submitted to the Municipality for development approvals. All details, dimensions and features shown on this schedule are intended to display the preliminary lot plan of the lot purchased herein only. The lot and surrounding lots or other features shown on this schedule such as driveway locations, depth measurements and landscaping features are subject to approval by the Municipality, the Vendors consulting engineers, and Developer. Accordingly the lot, adjacent lots, and all such surrounding features shown on this schedule are subject to change without notice and may differ from this schedule. Aerial photographs were taken from various angles and heights in order to generally illustrate the relative location of the YOUNG condo and surrounding features. Renderings are not to scale and may not reflect the actual buildings, businesses and structures in existence at the time of development. ANDRIN makes no representation or warranty with respect to the actual views or locations of such features from the homes once fully constructed. Listed travel times are general in nature and may vary depending upon traffic and personal variables such as fitness and mobility level. E&O.E. 2018