



BRIDGE HOUSE

AT BRIGHTWATER



CONNECT TO WHAT MATTERS



DISCOVER TRANQUILITY BY THE LAKE

TABLE OF CONTENTS

1

Introduction to Brightwater

10 — Experience Brightwater

2

Bridge House at Brightwater

16 — Introduction
20 — Building Details
24 — Lobbies

3

Suites & Interiors

30 — Suites
34 — Features & Finishes

4

Amenities at Bridge House

38 — Bridge House Club
48 — Membership Access

5

A Connected Community

54 — Life in Port Credit
58 — Urban Conveniences
64 — BrightLiving

6

Brightwater Team

68 — Meet the Team

BWY





INTRODUCTION TO BRIGHTWATER

BRIGHTWATER IS AN EXPANSIVE AND TRULY COMPLETE WATERFRONT COMMUNITY

Along the sun-soaked shorelines of Port Credit, this award-winning, thoughtfully-planned, exciting new district honours the rich heritage of the area with enduring values, inspired architecture, unprecedented innovations, and unparalleled urban village charm.

A new legacy is rising here, surrounded by parks and exceptional public spaces, first-class community programming, expansive views and the calming sounds of water. Together these elements perform a background symphony to our moments, our milestones, and our memories. Come home to Brightwater, a Port Credit waterfront community. Life's just brighter here!

And now, the next exciting chapter is here. Bridge House is at the centre of Brightwater, within equal walking distance of the waterfront, parks, trails, shops, cafés and restaurants. Discover opportunities to live well, every day. Whether you're looking to socialize, access transit, explore, adventure, play, dine, or shop, *it's all right here for you – close to home.*

EXPERIENCE BRIGHTWATER

DISCOVER THE BRIGHT SIDE OF LAKESIDE LIVING IN EVERY DIRECTION

This community is a vision for holistic and future-forward living. As a modern and sustainable district, Brightwater offers both a dynamic and serene pace of life along the water's edge.



72-Acre Master-Planned Community



4.5 Million sq. ft. of New Built Form



2,995 Residential Units



Proposed Public Elementary School



Connected to 500M of Revitalized Shoreline



5 Public Parks



18 Acres of Combined Open Spaces & Parks



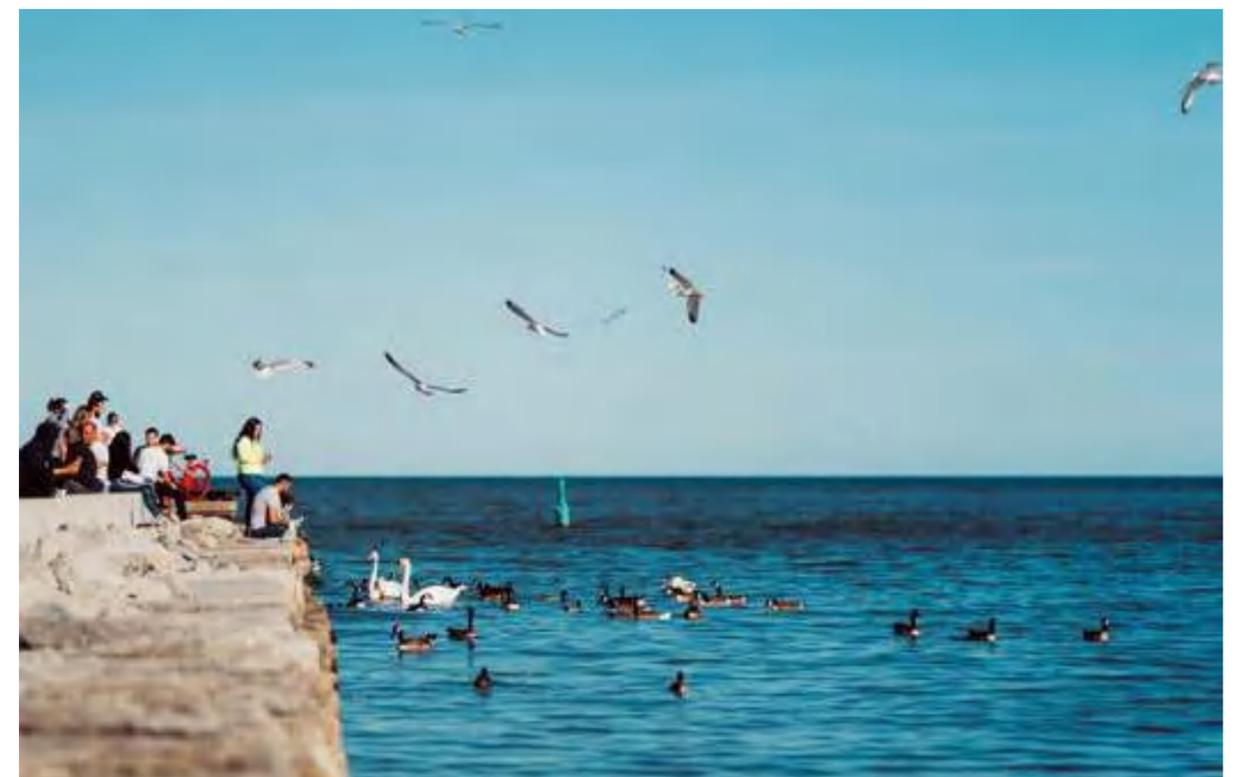
300,000 sq. ft. of Retail & Office Space



Proposed Community Centre



Brightwater Eco-friendly Shuttle to the GO Station



LEGEND

- Brightwater I & II
- Brightwater Towns
- The Mason
- Bridge House
- Future Residential
- Future Towns
- Retail
- Village Square



INTRODUCING BRIDGE HOUSE AT BRIGHTWATER

INTRODUCTION TO BRIDGE HOUSE

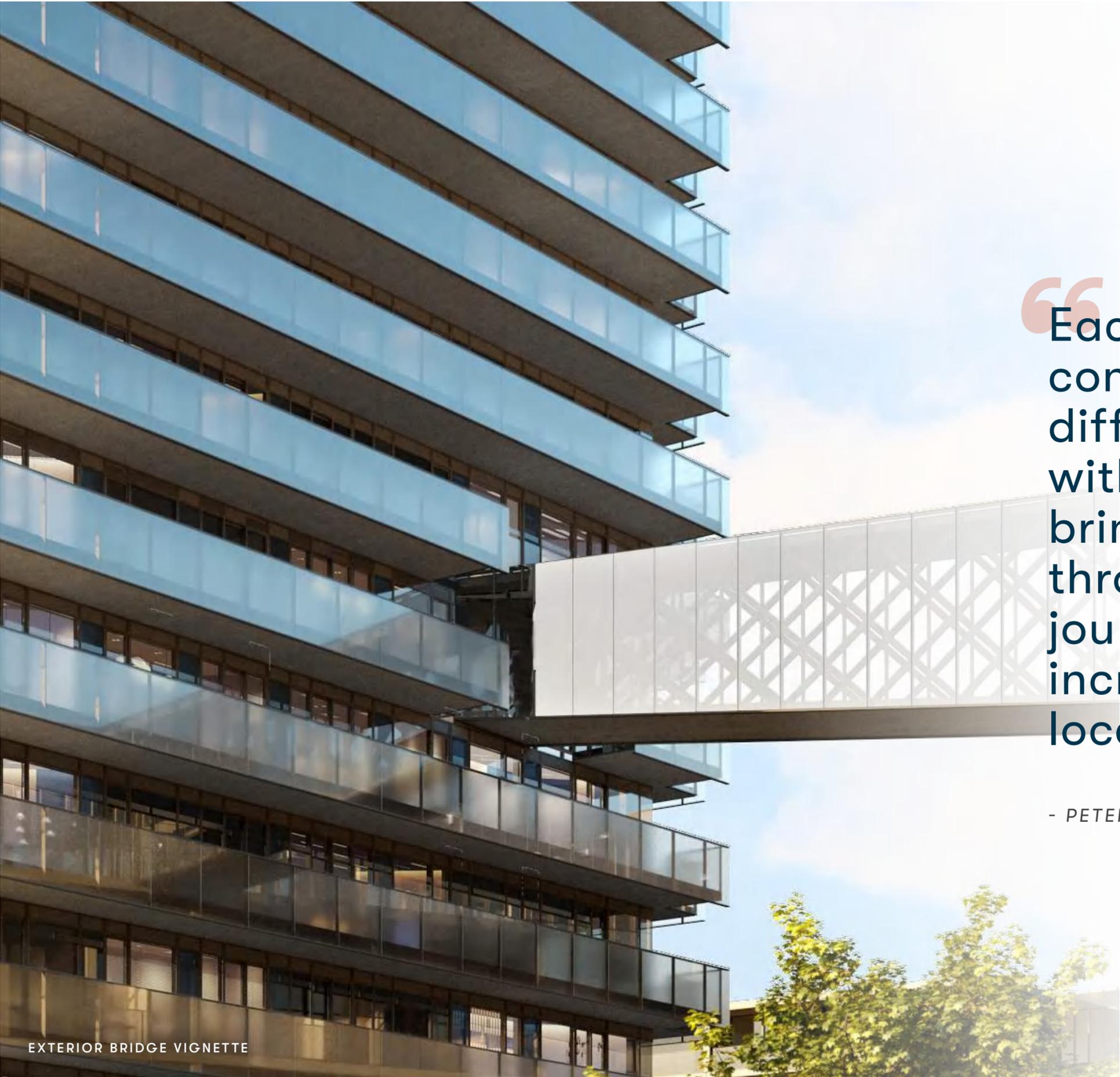
BRIDGE HOUSE
SOUTH

BRIDGE HOUSE
EAST

BRIDGE HOUSE
NORTH

Bridge House is the next chapter at Brightwater and introduces a trio of sophisticated and rhythmic buildings to the community. Glass-enclosed pedestrian bridges between the buildings are just one of the many elegant architectural features of Bridge House.

The 19 and 15-storey South and North Towers offer stunning vistas of Port Credit's extraordinary waterfront landscape, lush trails, and urban promenades. Both towers connect to the curated amenities in the intimate **6-storey Bridge House East**.

A photograph of a modern multi-story building with a prominent glass bridge connecting two sections. The building features multiple levels of balconies with glass railings. The sky is blue with some light clouds, and there are green trees visible in the lower right corner.

“Each glass bridge connects residents to different experiences within the buildings, bringing the outside in through an elemental journey that provides incredible views of the local area.”

- PETER CLEWES, ARCHITECTSALLIANCE

BUILDING DETAILS

Bridge House North

- 15 storeys
- 201 suites
- Layouts range from 471 sq. ft. to an expansive 2,200+ sq. ft.
- Suites range from studio to 3-bedroom layouts, with and without dens
- Floor-to-ceiling windows
- On-site concierge and property management office
- Landscaped courtyard
- Lobby with hotel-inspired lounge
- Mail Room
- Smart Parcel Storage
- Full access to indoor and outdoor Bridge House Club amenities, across all Bridge House buildings

Bridge House East

- 6 storeys
- 73 suites
- Layouts range from 425 sq. ft. to an expansive 1,200+ sq. ft.
- Suites range from studio to 3-bedroom layouts, with and without dens
- Floor-to-ceiling windows
- Landscaped Courtyard
- Party Room I
- Virtual Concierge
- Co-Working Lounge
- Fitness Centre, sauna, and stretch room
- Rooftop Lounge with seating, Open Air Swim Spa, Sun Deck, BBQs, and Outdoor Dining
- Full access to indoor and outdoor Bridge House Club amenities, across all Bridge House buildings

Bridge House South

- 19 storeys
- 194 suites
- Layouts range from 474 sq. ft. to an expansive 1,100+ sq. ft.
- Suites range from 1-bedroom to 2-bedroom layouts, with and without dens
- Floor-to-ceiling windows
- Landscaped courtyard
- Lobby
- Party Room II
- Full access to indoor and outdoor Bridge House Club amenities, across all Bridge House buildings





BRIDGE HOUSE NORTH - LOBBY

Whether you're coming home to the inviting interiors of Bridge House North, the serene tranquility of Bridge House South, or the oasis of Bridge House East, each lobby experience brings a unique

sense of arrival, and all the conveniences of modern condominium living. Enjoy innovative features that effortlessly embrace future-forward, thoughtful living at every turn.

EXPERIENCE A BRIGHTER SENSE OF ARRIVAL

“Bridge House is an intersection of different interior design styles. With simple, clean and repetitive geometry, layering opportunities for interaction and privacy, Bridge House presents a unique representation of space. It’s a journey that escalates in aesthetics and lifestyle.”

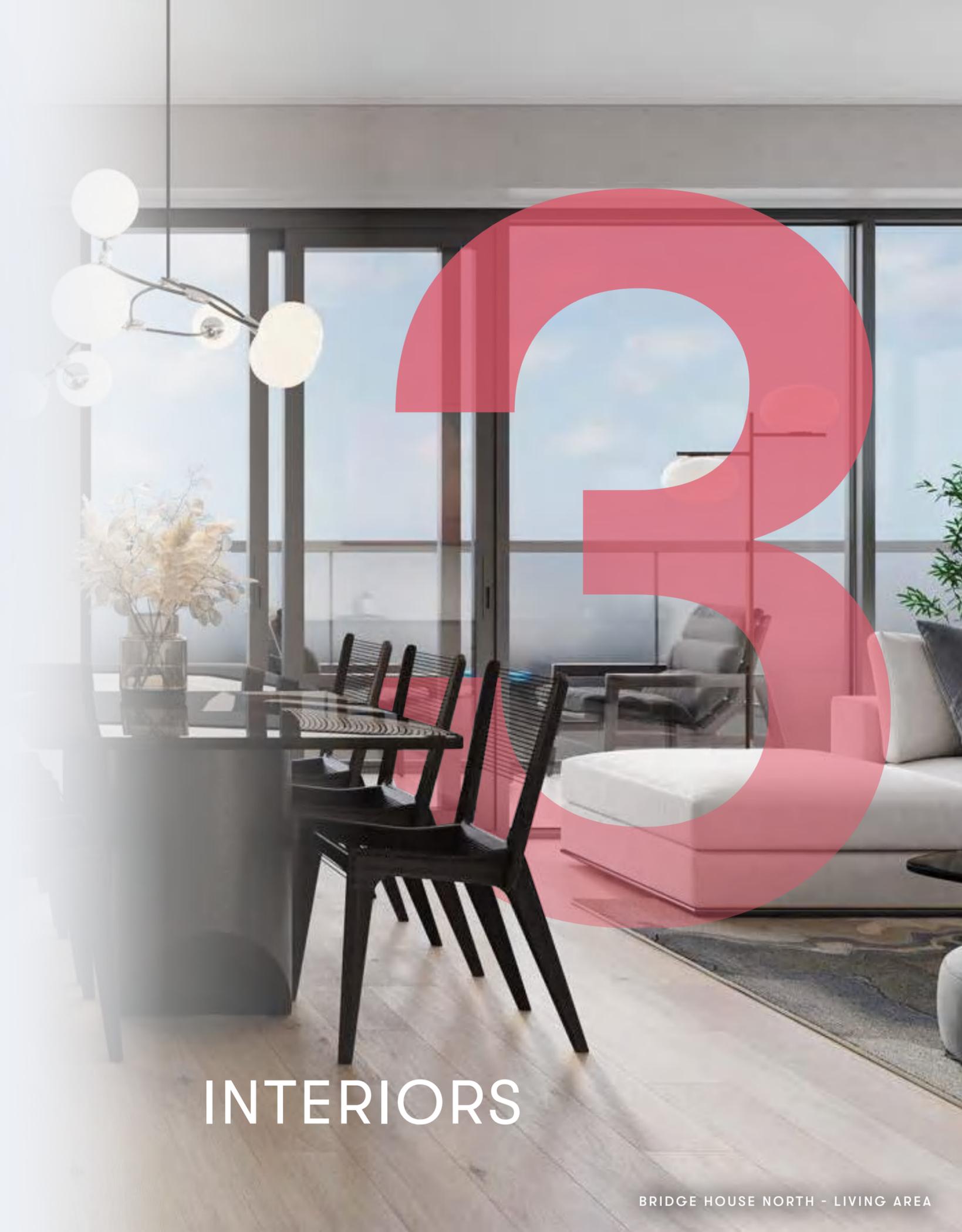
- TRUONG LY, INTERIOR DESIGN



BRIDGE HOUSE EAST - LOBBY



BRIDGE HOUSE NORTH - LOBBY



INTERIORS

SUITES



THE HEART OF HOME



Home to your future memories

Bridge House suites have been designed to include thoughtful layouts that mirror the inviting hues of Brightwater's resort-like surroundings. With functional layouts and an abundance of natural sunlight, you'll love coming home to the warm comforts of sophisticated design sensibilities.

It's all in the details.



BRIDGE HOUSE NORTH - LIVING AREA



FEATURES & FINISHES

General

- 9-foot ceiling in living, dining and bedroom(s) except where bulheads and localized drop ceilings are required. Ground floor units to feature 12' ceilings except where bulkheads and localized drop ceilings are required.
- Modern smooth ceilings throughout.
- Thermally insulated energy efficient double-glazed windows. Operable windows in bedrooms and sliding doors to outdoor spaces (as per unit plan).*
- Corridor suite entrance features solid core door and smart home door lock. Ground floor units to feature frosted glass door to exterior.*
- All interior swing doors and trims painted white with nickel-finish lever handles.
- Bedroom entrance doors are swing doors.*
- Inboard bedroom, if applicable, to feature glass panel to allow natural light.*
- Bedroom closets to feature swing or sliding doors (as per unit plan).*
- Closets with rods and wire shelves.
- Flat-profile baseboards and casings painted white.
- All interior walls painted in a flat-finish white, except bathroom(s) and laundry closet, which will have an eggshell finish.*

* Applicability determined by suite design selected. May not be available/applicable for all unit types.

** Selections from vendor's standard samples.

Laundry

- Laundry facility featuring white stacked washer and dryer, vented to exterior.
- Heavy-duty wiring and receptacle for dryer.

Kitchens

- Kitchen cabinets with flat panel doors and two-tone finish.** Full depth cabinet over the fridge.
- 24" panelized built-in refrigerator, paneled 24" dishwasher, 24" drop-in cooktop with overhead hood fan, 24" built-in oven, and 24" built-in microwave.
- Quartz countertop with square edge.**
- Quartz backsplash to match countertop.**
- Stainless steel undermount single-bowl sink with faucet that features a retractable handheld spray.
- Soft close cabinetry.
- Movable island with quartz countertop featuring square edge (as per unit plan).* **

Flooring

- Laminate flooring throughout foyer, hallways, living, dining, den, kitchen and bedrooms.**
- Porcelain or ceramic tiles in bathroom(s).**
- Laundry closet to have ceramic tiles.

For Penthouse and Townhouse Features & Finishes, speak to a sales representative

Bathrooms

- Main bathroom includes soaker tub with porcelain or ceramic tiled wall surround.**
- Ensuite bathroom, if applicable, includes shower with ceramic or porcelain tile wall surround, acrylic base, and frameless glass shower panel.* **
- One washroom (either Ensuite or Main Bathroom) features vanity with cabinets, solid surface countertop with integrated sink, rectangular mirror with both integrated medicine cabinet and lighting* **
- Any second (or additional) bathroom(s), if applicable, features a vanity, solid surface countertop with integrated sink and rectangular mirror with lighting above mirror.* **
- Black single-lever faucets in all bathrooms.
- Rainfall shower head in all tubs and showers.*
- Single-handle shower controls with pressure balance valve in all tubs and showers.
- Water saving low-flow toilets.

Lighting, Electrical & Advanced Technology

- Individually controlled HVAC system(s) for heating and cooling with smart thermostat.*
- Swidget Automation Package with a combination of 5 modular smart outlets and light switches.
- Under cabinet lighting in kitchen.
- Track lighting fixture in kitchen.
- White Decora style switches and receptacles throughout.
- Ceiling light fixtures in foyer, hallway and walk-in closets.*
- Switch-controlled receptacles in living, bedroom(s) and den.*
- Capped ceiling electrical box (one) in dining or kitchen area.*
- Individual service panels with circuit breakers.
- Smoke, heat, and carbon monoxide detectors. Location to be determined by Vendor.
- Individual hydro and water metering.
- In-suite sprinkler system.

- VR Tours, models and renderings are artists' concepts. Many features and finishes shown represent standards included in the purchase price. Some upgraded features and finishes are shown in renderings, models, VR tours, and brochures, which demonstrate upgrades and customizing options available in addition to the purchase price. Light fixtures in renderings show upgrades.
- Prices and specifications are subject to change without notice.
- Floors and specific finishes will depend on Vendor's décor packages as selected.
- The Purchaser acknowledges that variations (including variations in colour, texture and appearance) from the Vendor's samples may occur in finishing materials and features in the unit (including cabinetry in the kitchen and bathrooms as well as floor and wall finishes) due to the normal production process.
- The Purchaser acknowledges that laminate flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the dwelling before the Closing Date.
- The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, loss or injury to person or property of the Purchaser, or any of his friends, relatives, workmen, or agents who have entered on the real property or any part of the subdivision or which the real property forms a part whether with or without the authorization, express or implied, of the Vendor.
- The Purchaser acknowledges that appliances, fitting & finishes contained in any model home/suite or sales office are for display purpose only and may not be of the same grade type, or may not necessarily be included in the dwelling unit purchased herein. Decorative and upgrade items are displayed in the vignette or model suite and are not part of the standard unit. Vignette and sales office are for display purposes only.
- The Purchaser shall accept minor modifications to the plan which the developer, municipality or builder may require.
- All plans, elevations and specifications are subject to modification from time to time by the Vendor or as may be required by the Ontario Building Code.
- The Vendor shall have the right to substitute materials for those provided in this Schedule or otherwise represented to the Purchaser in any plans, specifications or other documents, provided that such materials are of quality equal to or better than the material provided for in the plan and specifications. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's designer.
- All dimensions, if any, are approximate. Actual useable floor space may vary from any stated floor area (where stated).
- Ceiling heights are approximate and measured from the finished concrete floor slab to the underside of the concrete slab above. In areas where bulkheads or localized drop ceilings are required, the ceiling height will be less than the specified height.
- Floor areas are approximate but measured in accordance with the HCRA Directive on Floor Area Calculations.
- Where the term "or" is noted, this is at the Vendor's discretion.
- Fixtures and capped electrical box locations to be determined by the Vendor.



AMENITIES

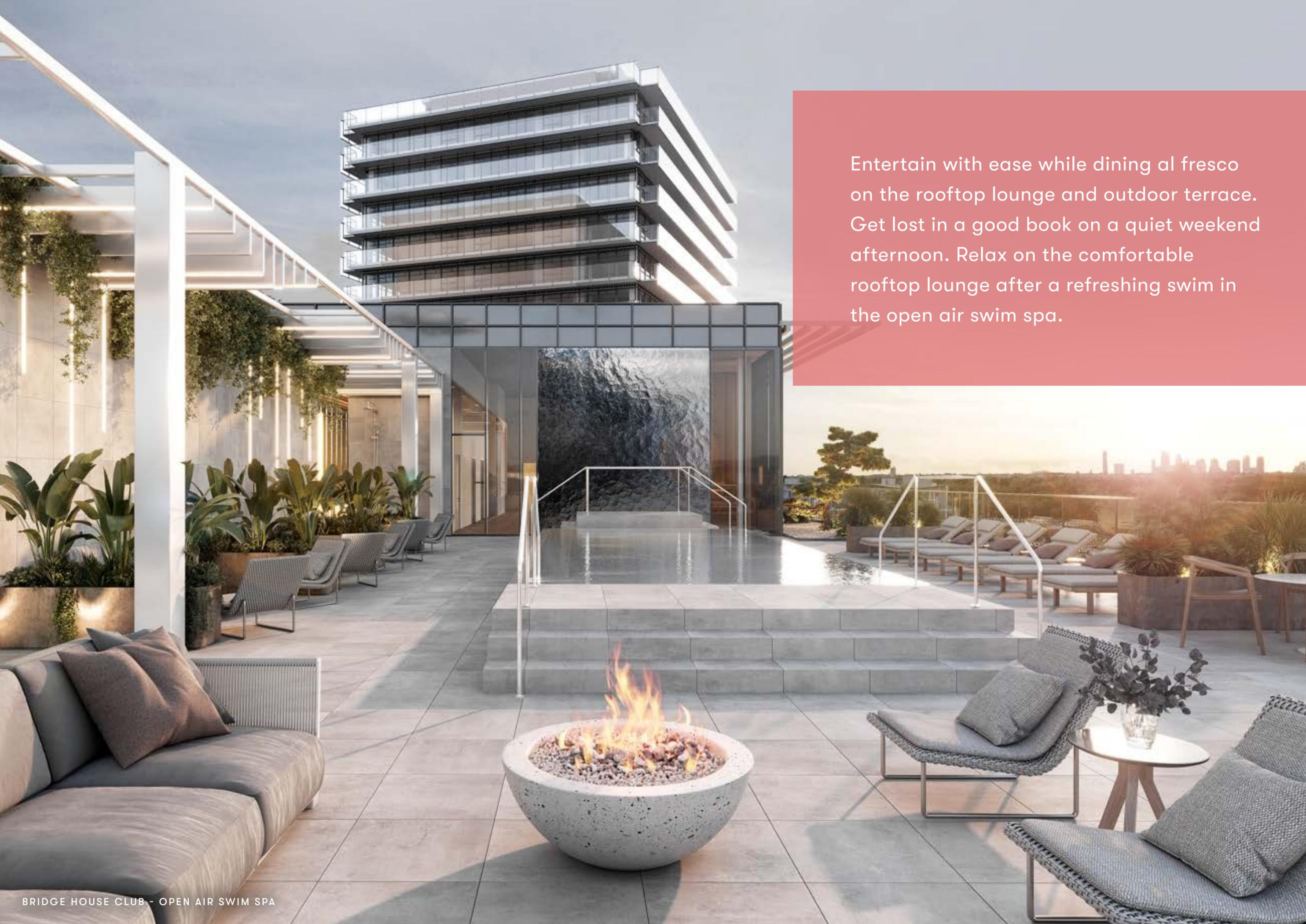
WELCOME TO BRIDGE HOUSE CLUB



BH CLUB

Exclusively for Bridge House residents, Bridge House Club is your gateway to balanced living – when you want and how you want. From spaces for relaxation and tranquility to active zones for fitness, adventure, and discovery, there’s something for residents of all ages. **Connect to what matters to you!**

BRIDGE HOUSE CLUB - BBQ AND OUTDOOR DINING



Entertain with ease while dining al fresco on the rooftop lounge and outdoor terrace. Get lost in a good book on a quiet weekend afternoon. Relax on the comfortable rooftop lounge after a refreshing swim in the open air swim spa.



“The turnkey amenity program at Bridge House is like having an exclusive private club membership steps from your door. From fitness and yoga, to spaces to entertain, unwind, relax and enjoy, there’s something for everyone at Bridge House Club.”

- CHRISTINA GIANNONE, PORT CREDIT
WEST VILLAGE PARTNERS





BRIDGE HOUSE CLUB - PARTY ROOM

THIS IS WHERE YOU LIVE WELL



BRIDGE HOUSE CLUB - SAUNA



BRIDGE HOUSE CLUB - FITNESS CENTRE

Your year-round club access includes exclusive access to over 30,000 sq. ft. of curated lifestyle amenities:

-  PARTY ROOMS
-  CO-WORKING LOUNGE, OVERLOOKING THE LANDSCAPED COURTYARD
-  FITNESS CENTRE WITH SAUNA AND STRETCH ROOM
-  ROOFTOP LOUNGE WITH SEATING, OPEN AIR SWIM SPA, SUN DECK, BBQS, AND OUTDOOR DINING*
-  GLASS BRIDGE CONNECTIONS AND LOOKOUTS
-  LANDSCAPED COURTYARD

*OUTDOOR AMENITIES MAY BE AVAILABLE SEASONALLY

HAPPINESS IS

ON YOUR
HORIZON

BRIDGE HOUSE SOUTH BALCONY

A CONNECTED COMMUNITY

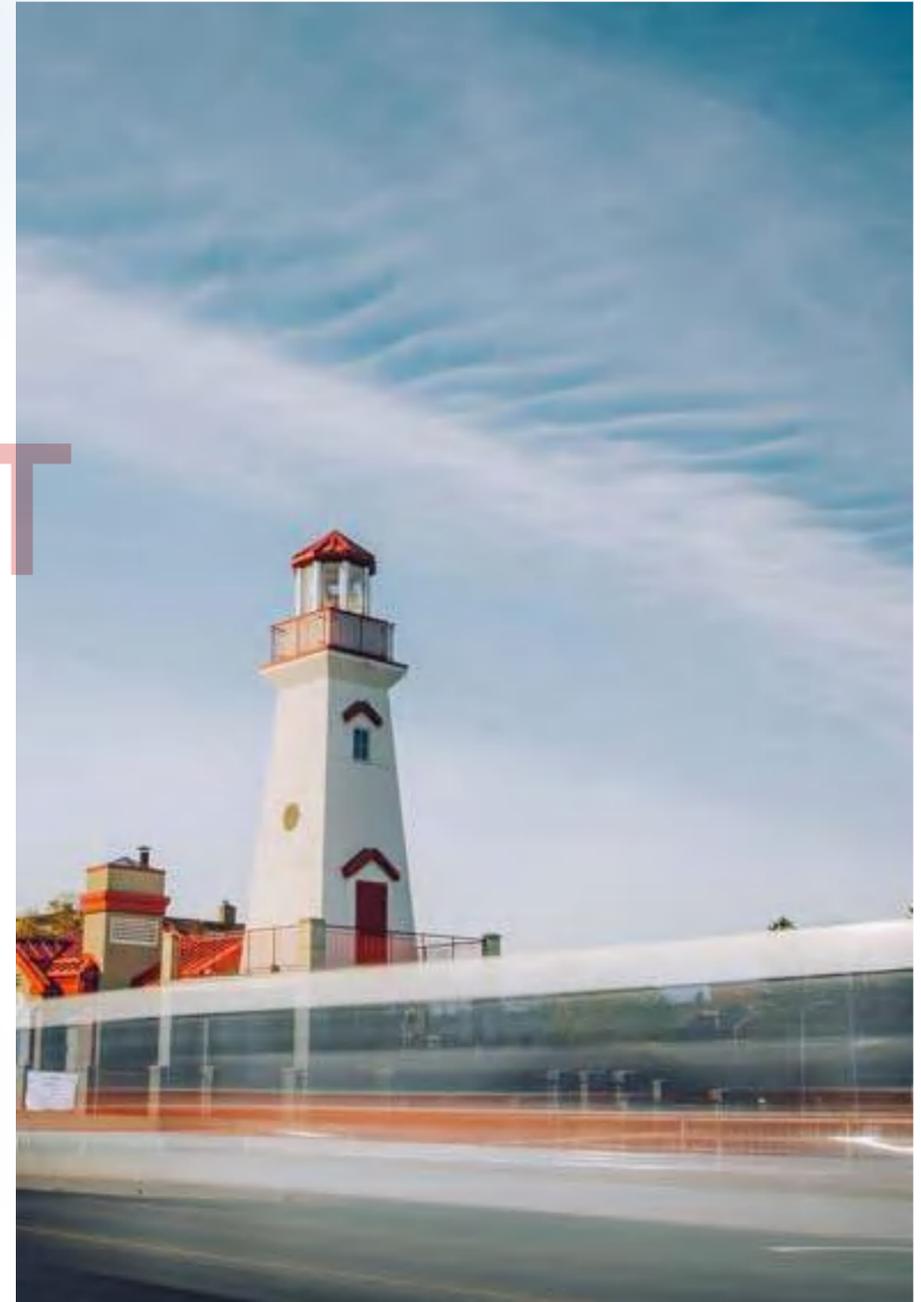




1

PORT CREDIT LIVING

Life in the village of Port Credit is known for its laid-back vibe, stunning natural landscape, and urban conveniences. Whether you want to spend the day on the water, in the parks, along the trails, or shopping, dining, and exploring, there's no limit to where the day, or night, can take you - from patios and cafés to community events, concerts, festivals, and more. Additionally residents will have all the retail they need nearby, including an on-site gourmet grocery store and the LCBO.



2



5



6



3



4

- 1. SOUTHSIDE SHUFFLE JAZZ & BLUES FESTIVAL
- 2. PORT CREDIT LIGHTHOUSE
- 3. PORT CREDIT VILLAGE
- 4. CONCERTS IN MEMORIAL PARK
- 5. POSTA ITALBAR
- 6. ST. LAWRENCE PARK
- 7. ARCHTOP VINYL CAFE



7



Bridge House brings together the best of Brightwater. *This is connected waterfront living in the heart of it all.*

BRIDGING TOGETHER URBAN CONVENIENCES & LAID-BACK WATERFRONT LIVING

Where will the day take you? Whether you're walking, biking, hopping on transit, or driving, there's no shortage of options for exploring, discovering, and enjoying everyday to the fullest with family and friends. Walk to cafés, retail, and local delights, or take a stroll down to the water and enjoy an open air meal at one of Port Credit's many restaurants and dining experiences. *It's all right here for you.*



VILLAGE SQUARE



BRIDGE HOUSE EAST - PODIUM

CONNECTED WATERFRONT LIVING AWAITS



BIOSWALES



BRIDGE HOUSE STREET VIEW

FROM THE THRIVING MAIN STREET TO THE TRANQUILITY OF THE SHORELINE...

Brightwater is not just a place to live, *it's a way of living well.* Connected yet environmentally sensitive design is a key contributor to creating a destination within Brightwater. Thoughtful community landscaping practices include sloped naturalized channels to facilitate water movement and a unique bioswale system that follows Low Impact Development

(LID) practices and energy conservation strategies. Shopping within Brightwater and on-site amenities are more than a convenience here – they reduce dependency on motor vehicles for day-to-day errands and encourage a vibrant, pedestrian streetscape. Connected and sustainable experiences offer a better tomorrow for everyone.

BRIGHTLIVING

With 18 acres of new and open green spaces, including a 9-acre waterfront park, European-inspired promenades, pedestrian mews and public squares, Brightwater sets a new standard in healthy and sustainable living.

The result is a complete living experience that encourages connection to the land, water, and each other. From enhanced transit access to Smart Home features, BrightLiving ensures residents enjoy convenient, environmentally-friendly lives.

A BRIGHTER WAY TO LIVE



In Brightwater



Community Mobile App - The Brightwater community app enhances the community by providing digital concierge services and connecting residents with property managers and community-wide newsflashes. Residents will be able to book amenities, get notifications about parcel deliveries, and more.



Over 1,000 new trees and Native Species Planting - Extensive planting across the Brightwater community will reduce CO₂ emissions while providing shade, water absorption, and beautiful views.



Brightwater Eco-Friendly On-Demand Shuttle - The community shuttle will allow residents to travel more seamlessly and commute to Port Credit GO Station without needing to use a car. Brightwater is thrilled to encourage alternative transit solutions across the community.



Limiting Light Pollution - As a measure to pursue LEED ND certification, we are taking action to reduce light pollution through the development.

Your Neighbourhood



Low-Impact Development (LID) - Brightwater has systems in place to use or mimic natural processes that results in less run-off of rainwater. This will reduce the chance of flooding during heavy storms, lessening the burden on the municipal sewer and water treatment systems.



MiWay Bus Loop - Hop on and hop off at Brightwater with a proposed MiWay bus loop serving the community.

Your Building



License Plate Detection



Smart Parcel Storage



Amenity Wifi to complement the in-suite internet package



Building Leak Detection - Avoid the hassle and costly repair bills that come with leaks with alerts about abnormal usage.

Your Home



Interchangeable Swidgets - Customizable wiring devices that allow you to connect, program or automate your home.



EV Ready Homes* - With underground parking areas equipped to handle electric vehicle charging stations, Brightwater is making the transition to electric vehicles easier than ever.



Smart Thermostats - Control your suite's temperature remotely to ensure energy costs are reduced while away.



TEAM

TEAM

A Partnership Built Along the Shores of Port Credit

Brightwater is a visionary development that combines the insight and expertise of four of the country's most prestigious developers. In a unique partnership built along the shores of Port Credit, this team brings together equal parts skill and passion to deliver a dynamic, innovative, and future-forward waterfront community.

The Brightwater Partners collectively represent a significant portion of the Canadian real estate market, having developed over 50,000 residential units and nearly 11 million sq. ft. of commercial properties, with many more projects in their development pipeline.



KILMER GROUP

Kilmer Group is a multi-generational Canadian company that invests in real estate, infrastructure, and sports and entertainment. In development, Kilmer's focus is on unique public-private partnerships, mid-rise urban infill projects, and master-planned communities that enable a complete transformation of waterfront lands and brownfield sites in both Ontario and Quebec.

DiamondCorp

DiamondCorp is a Toronto-based developer that has established itself as a leader in progressive, award-winning developments across the Greater Toronto Area. DiamondCorp's success and expertise in developing complicated sites is entrenched in its ability to create communities that are sensitive to their surrounding neighborhoods and achieve key city-building objectives. Recent master-planned projects include The Well and Crosstown in Toronto.

dream

Dream Unlimited Corp. ("Dream") is one of Canada's leading real estate companies. Dream is an innovative real estate developer with a legacy of creating inclusive, vibrant master-planned communities that people are proud to live and work in. Dream has a successful track record of developing exceptional communities across Canada, including the award-winning Canary and Distillery Districts in Toronto.

FRAM + Slokker

Since 1981, Mississauga-based developer FRAM+Slokker has become known for creating premier residential and mixed-use communities across Canada and the United States. FRAM+Slokker has received numerous awards for their modern and innovative techniques rooted in old-world craftsmanship standards, contributing greatly to the revitalization of Port Credit.

A photograph of two women riding bicycles on a paved coastal path. The woman in the foreground is wearing a brown dress and riding a black bicycle. The woman behind her is wearing a light-colored dress and riding a red bicycle. A white, stylized fence graphic is overlaid on the left side of the image. The background shows a blue sky, a body of water, and a distant building. The text 'BRIDGE HOUSE BRINGS TOGETHER THE VERY BEST OF BRIGHTWATER' is positioned in the upper right area of the image.

BRIDGE HOUSE BRINGS TOGETHER
THE VERY BEST OF BRIGHTWATER



LIFE'S JUST BRIGHTER HERE

All illustrations and renderings are artists' concept and subject to change. Images and renderings shown herein may illustrate upgrades to the unit, and are not included in the purchase of the unit. Purchasers should refer to their Agreement of Purchase and Sale for specifics. The plans and specifications illustrated on any marketing materials, sales brochures, models, renderings, floor plans, site drawings, or otherwise that the Purchaser may have reviewed prior to entering into a Purchase Agreement remain conceptual and are subject to change. The Purchaser also agrees that finishing materials contained in any model suite or sales centre may be for display purposes only, and may not be included in the Purchased Home or be of the same grade, type, or quality as what is to be included pursuant to a Purchase Agreement. E. & O. E.

Features included herein as well as the BrightLiving package may not be available or applicable to all phases or buildings of Brightwater, including Bridge House, and are for reference only. Please contact a member of the sales team for more information. Details subject to change. E. & O. E.