

OAKVILLE'S FIRST  
SOPHISTICATED  
LOFT RESIDENCE

OpoArt

LOFTS  
IN OAKVILLE

Architecture Emulating Art



Rendering is an artist's impression.

Op Art  
LOFTS  
IN OAKVILLE

# Living Art



Rendering is an artist's impression.

OpArt was an art movement that exploded onto the fashion, design and music scene in the 1960's. The movement created a new form of artistic expression based on high contrast colour theory, motion and hard-edge abstraction. Envisioned by Teeple Architects, the exterior is based on a fresh, crisp white form with a random play of glass and bold black mullions forming a living sculpture. OpArt Lofts, located in Kerr Village at 54-60 Shepherd Rd., is the freshest development to grace Oakville... in fact Toronto.

OpArt  
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IN OAKVILLE

# Black and White



Rendering is an artist's impression.

The artful nature of the windows and cantilevered balconies express the form and function of the residences. Comprised of white precast and almost black glass balconies, the high contrast in the design stays true to the classic 1960's art movement. OpArt is the modern interpretation of loft living in Oakville. Neilas has assembled the dream team to effectively translate his vision of a new Oakville, Teeple Architects and Cecconi Simone, both have been instrumental in creating the high-design sophisticated loft residences. Offering, 10ft painted concrete ceilings, custom designed kitchens and baths, engineered hardwood flooring and thoughtful amenities over three floors, you have OpArt Lofts in Oakville.

OpArt  
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# Signature Kitchens



Rendering is an artist's impression.

Cecconi Simone Signature OpArt Lofts Kitchen

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IN OAKVILLE

# Spa Inspired Baths



Rendering is an artist's impression.

Custom designed by Cecconi Simone

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LOFTS  
IN OAKVILLE

# Teeple Architects ARCHITECTURAL FIRM



AN INVENTIVE MODERNISTIC FIRM CREATING STRIKING SCULPTURAL FORMS AND SPATIAL SEQUENCES TO CREATE BOLD LANDMARKS.

Teeple Architects is an award-winning firm of Architects-the only Canadian firm to win two Governor Generals Awards for their work in 2008. They are renowned for innovative architecture and interiors, of exceptional material and spatial quality and for their attention to detail. Their single-family houses have been published in Canadian Interiors, Azure, and Toronto Life.

1	2	3
	4	

1. Pachter Residence
2. U of T Gradhouse
3. Tubehouse
4. 60 Richmond Street

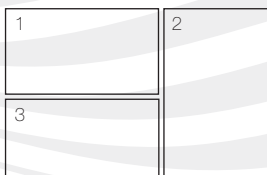
OpArt  
LOFTS  
IN OAKVILLE



TORONTO'S WORLD RENOWNED INTERIOR DESIGNERS THAT ENHANCE LIVING SPACES FROM THE TYPICAL TO JAW DROPPING STUNNING BY FULLY UNDERSTANDING URBAN LIVING.

Cecconi Simone is a multi-disciplinary interior design consulting firm which produces award winning designs for large scale condominium/loft developments and hotels ... for clients in the restaurant and hospitality industry ... for corporate clients ranging from major advertising agencies to insurance companies and for leading financial institutions and government agencies. Our diverse range of work is central to the Cecconi Simone whole design philosophy; the belief that a cross-pollination of design experience leads to a deeper understanding of how people live their lives and the design needs that arise from those lifestyles.

With over 28 years of practice, the firm has distinguished itself with an ability to generate creative solutions to the design problems facing the contemporary client. We currently employ over 40 professional, technical and administrative staff and utilize leading edge technology as an essential tool in administration, project development and production. The firm is currently working on projects in Canada, and the US as well as international projects in Abu Dhabi, Dubai, Qatar, India, and the British West Indies.



- 1. The Lofts at Lakeview
- 2. re: Hotel & Residences
- 3. X Condominium



Neilas Inc. DEVELOPER



VISIONARY DEVELOPER SEEING BEYOND THE ORDINARY, TO CREATE ENVIRONMENTS THAT ARE ORIGINAL, STUNNING AND MEMORABLE.

The development company was formed as a direct response to a void in the market place for small scale, higher quality boutique condominiums. The goal of Neilas Inc. is to raise the bar in condominium design by creating unique living spaces in prime locations. With the runaway success of CUBE Lofts in Little Italy which drew tremendous attention from both the public and the media, the sophisticated buyer today has a choice of lifestyle when it comes to condominium living. Another success story was Stage East Lofts in Toronto's Leslieville neighbourhood which sold out in a matter of hours. Future development plans include a high style warehouse loft-condominium in the Entertainment and Financial Districts – 263 Adelaide is poised to launch in 2012.

1	2	3
	4	

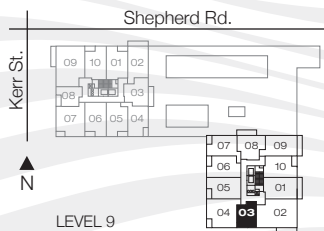
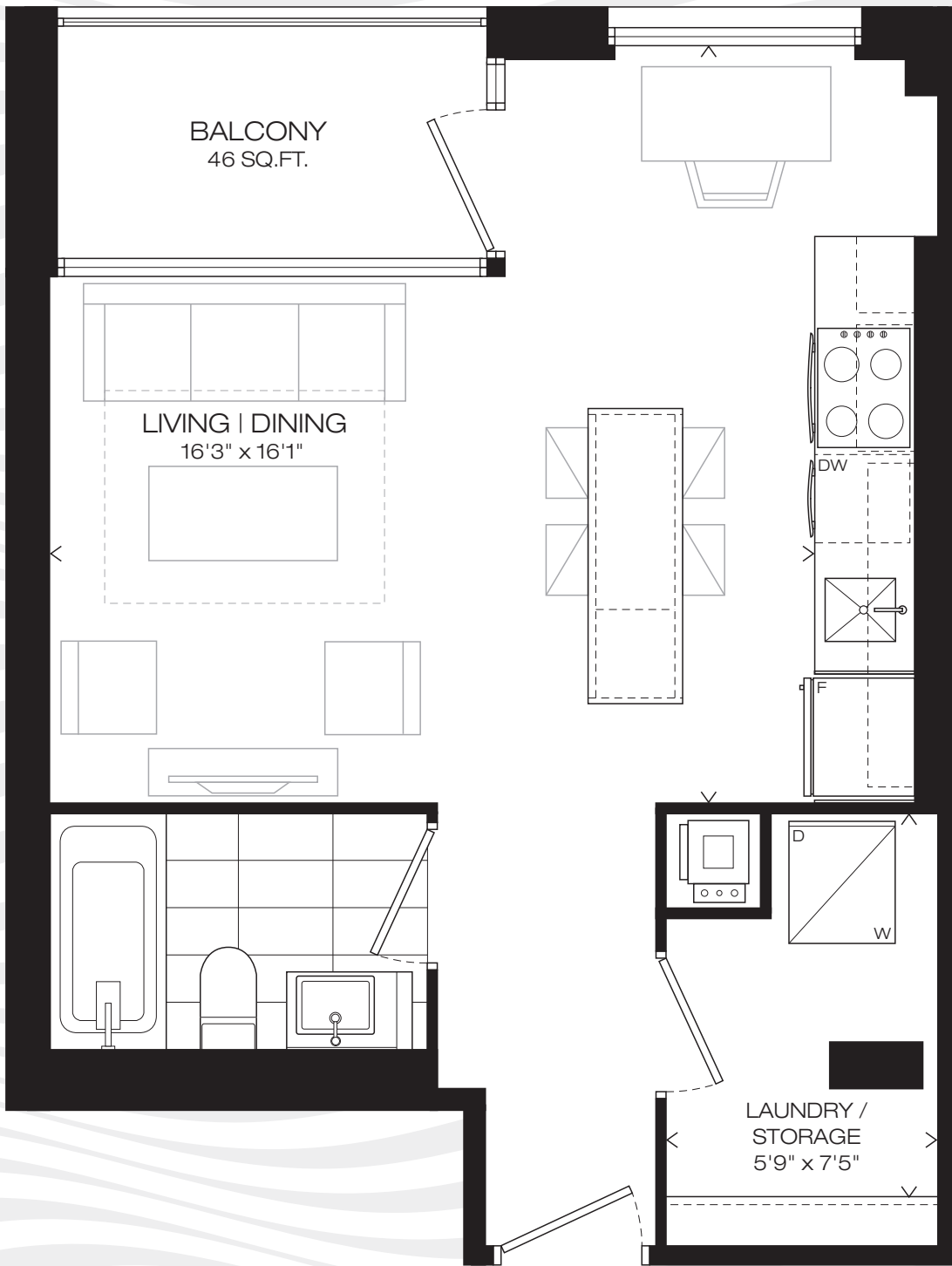
- 1. 263 Adelaide
- 2. Stage East Lofts
- 3. Cube in Little Italy
- 4. Cube in Little Italy

OpArt  
LOFTS  
IN OAKVILLE

# 446 SQ.FT.

BALCONY 46 SQ.FT.

STUDIO



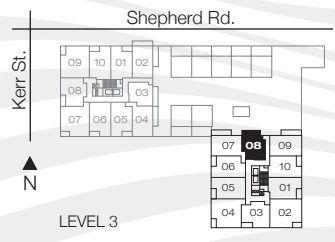
Furniture not included. Windows, balcony and balcony door may shift. Actual floor area may differ from stated floor area; see APS for details. All prices, sizes and specifications are subject to change without notice. E.A.O.E.

**OpArt**  
 LOFTS  
 IN OAKVILLE

# 555 SQ.FT.

TERRACE 176 SQ.FT.

ONE BEDROOM



Furniture not included. Windows, balcony and balcony door may shift. Actual floor area may differ from stated floor area; see APS for details. All prices, sizes and specifications are subject to change without notice. E.A.O.E.

**OpArt**  
 LOFTS  
 IN OAKVILLE

# 571 SQ.FT.

BALCONY 46 SQ.FT.

ONE BEDROOM + DEN

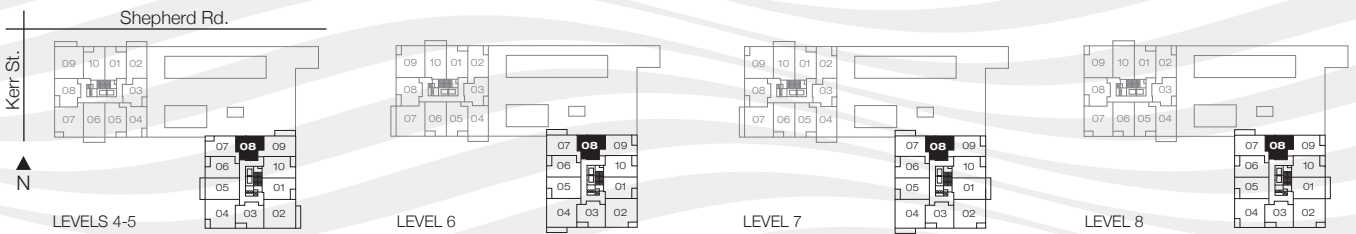
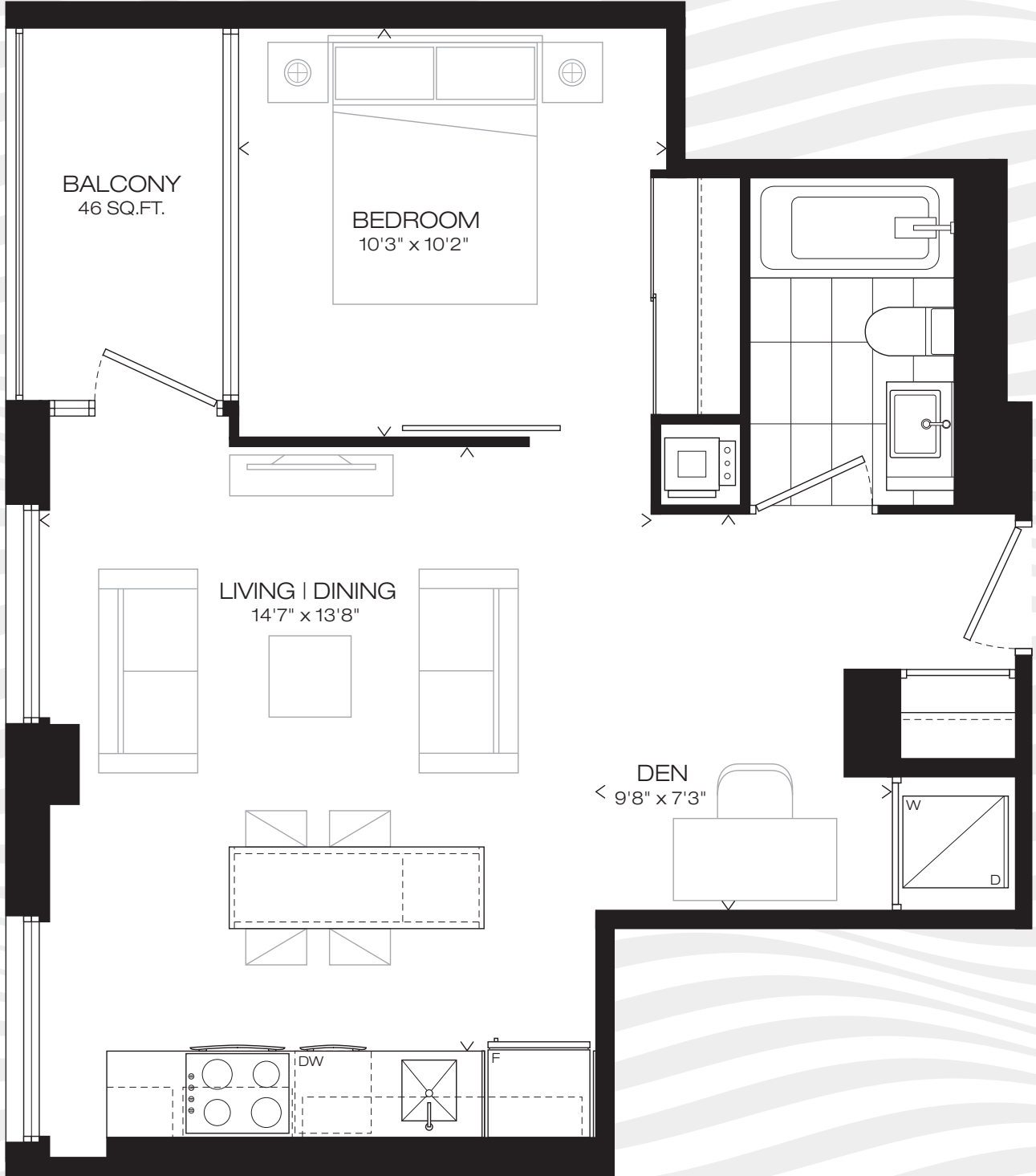
408S

508S

608S

708S

808S



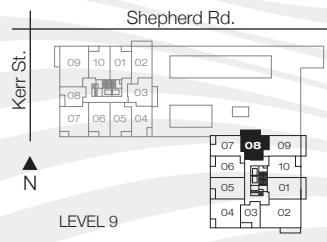
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**OpArt**  
LOFTS  
IN OAKVILLE

# 615 SQ.FT.

BALCONY 101 SQ.FT.

ONE BEDROOM + DEN



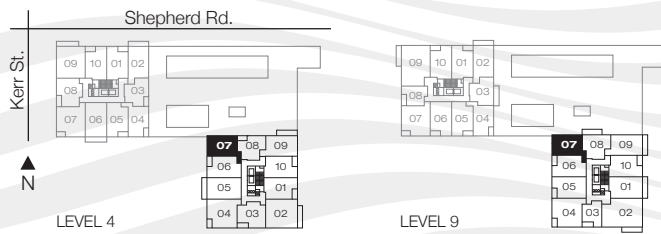
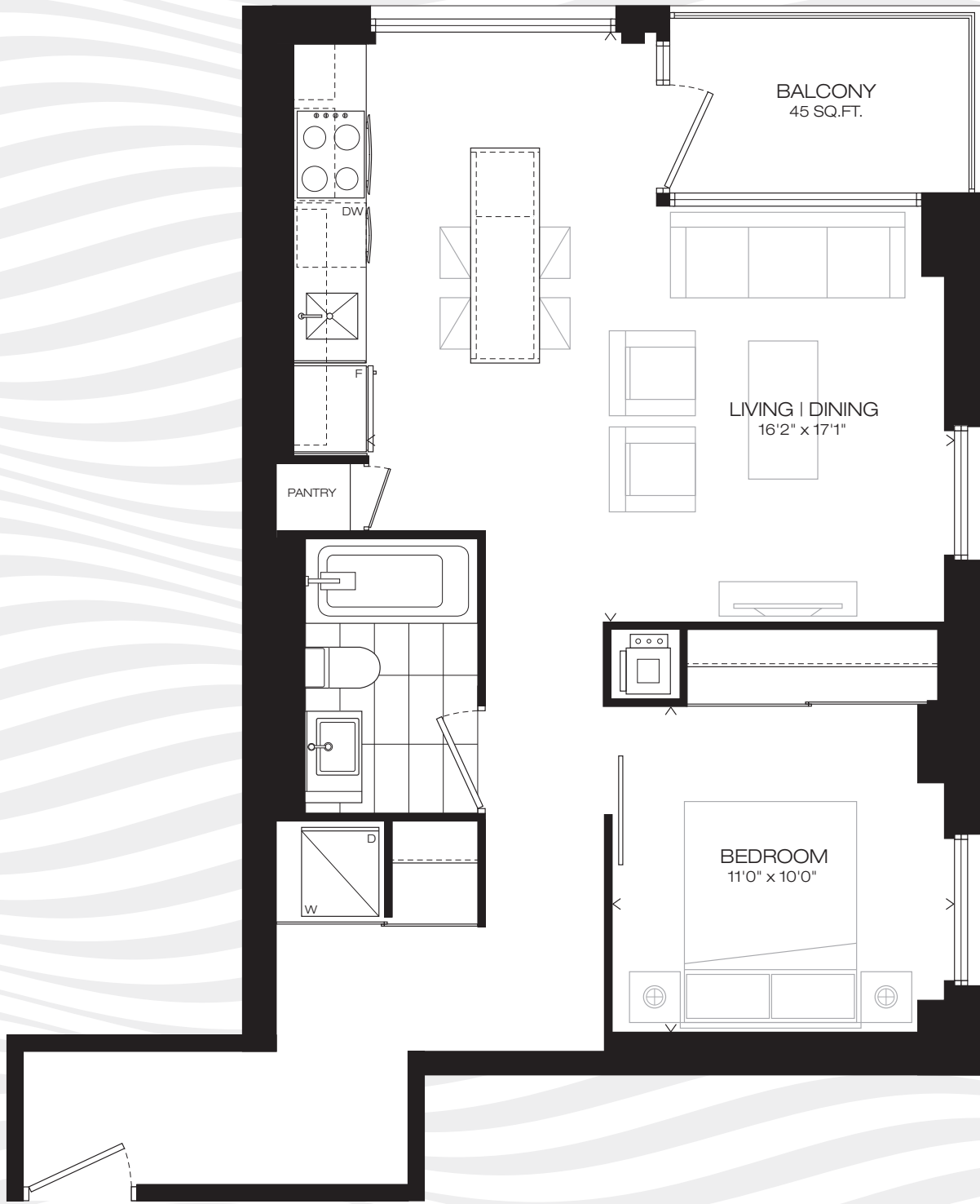
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**OpArt**  
LOFTS  
IN OAKVILLE

# 659 SQ.FT.

BALCONY 45 SQ.FT.

ONE BEDROOM



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**OpArt**  
LOFTS  
IN OAKVILLE

# 662 SQ.FT.

BALCONY 51 SQ.FT.

ONE BEDROOM + DEN

303S

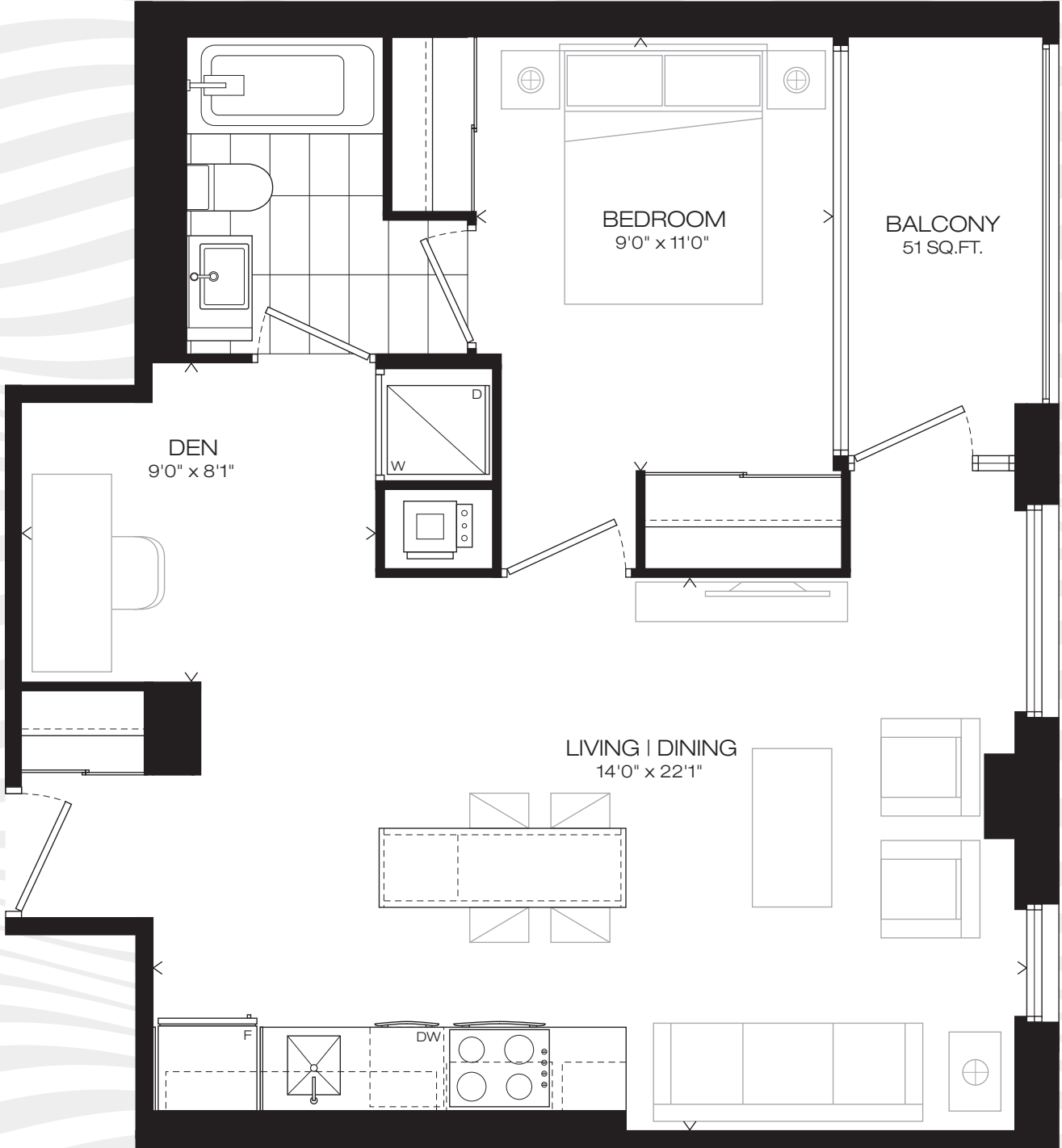
403S

503S

603S

703S

803S



Furniture not included. Windows, balcony and balcony door may shift. Actual floor area may differ from stated floor area; see APS for details. All prices, sizes and specifications are subject to change without notice. E.A.O.E.



**OpArt**  
LOFTS  
IN OAKVILLE

# 664 SQ.FT.

BALCONY 46 SQ.FT.

ONE BEDROOM

310S

410S

510S

610S

710S

810S

910S



**OpArt**  
LOFTS  
IN OAKVILLE

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# 667 SQ.FT.

BALCONY 46 SQ.FT.

ONE BEDROOM + DEN

306S

406S

506S

606S

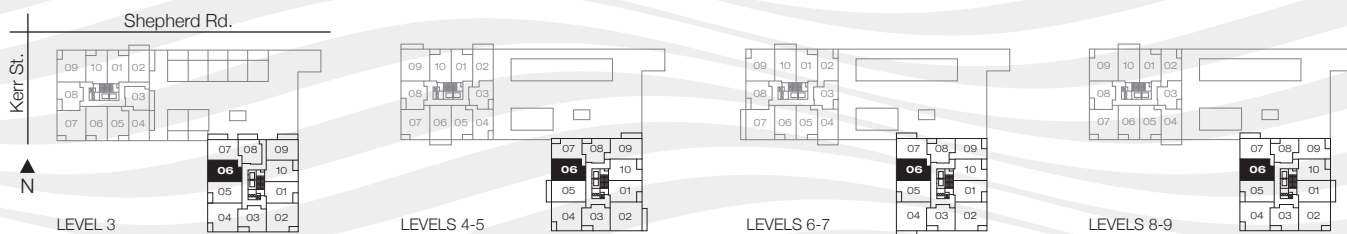
706S

806S

906S



Furniture not included. Windows, balcony and balcony door may shift. Actual floor area may differ from stated floor area; see APS for details. All prices, sizes and specifications are subject to change without notice. E.A.O.E.



**OpArt**  
LOFTS  
IN OAKVILLE

# 669 SQ.FT.

BALCONY 46 SQ.FT.

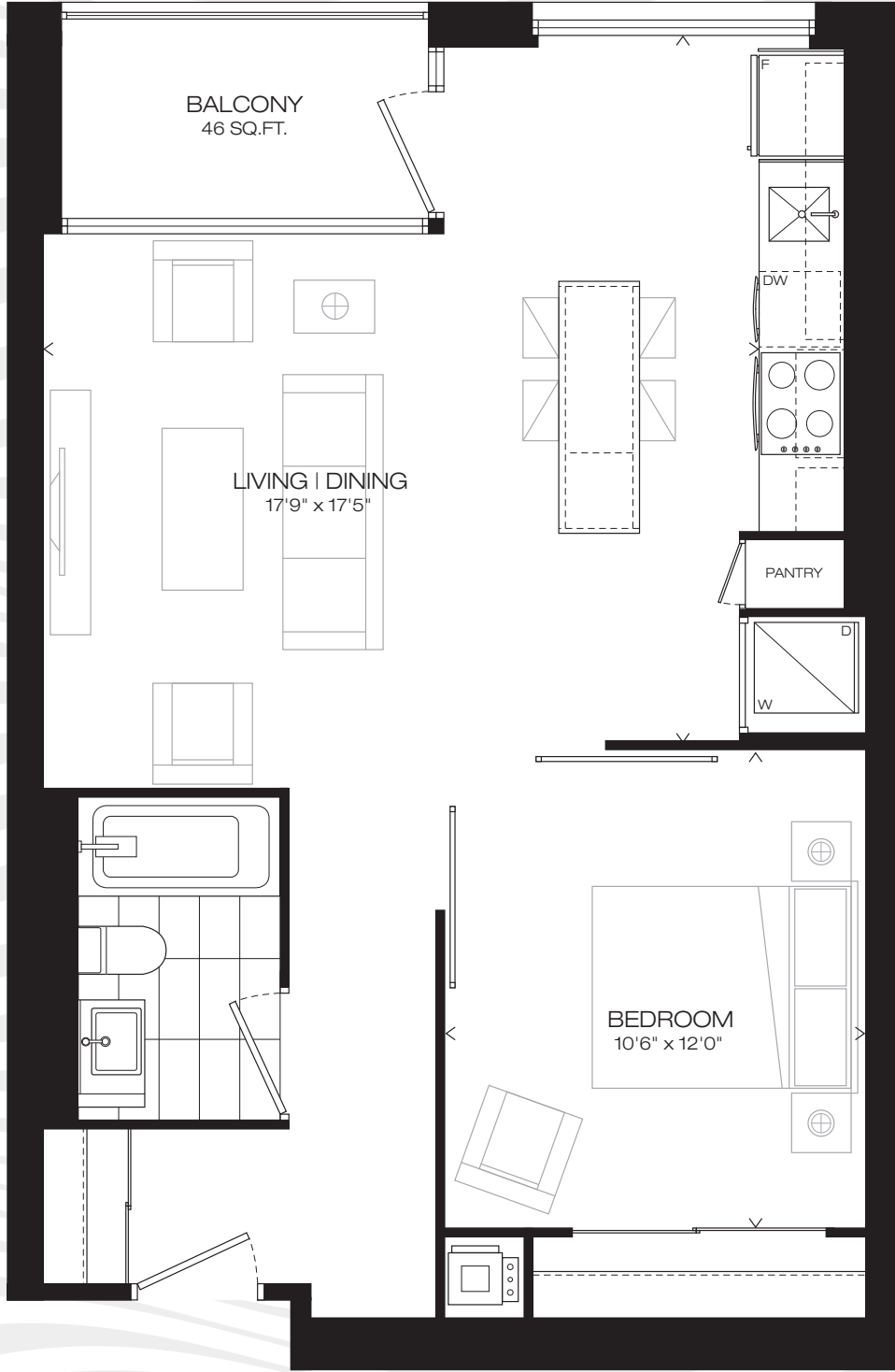
ONE BEDROOM

301S

401S

501S

601S



**OpArt**  
LOFTS  
IN OAKVILLE

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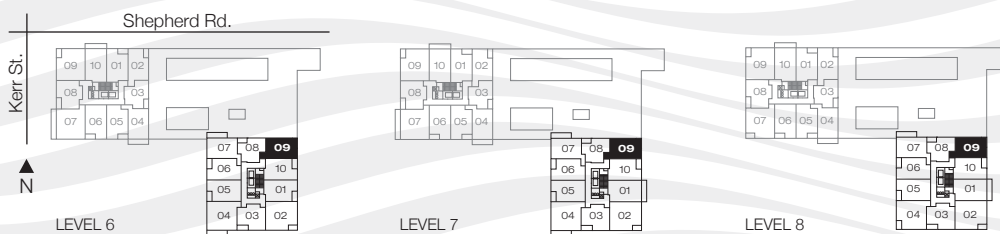
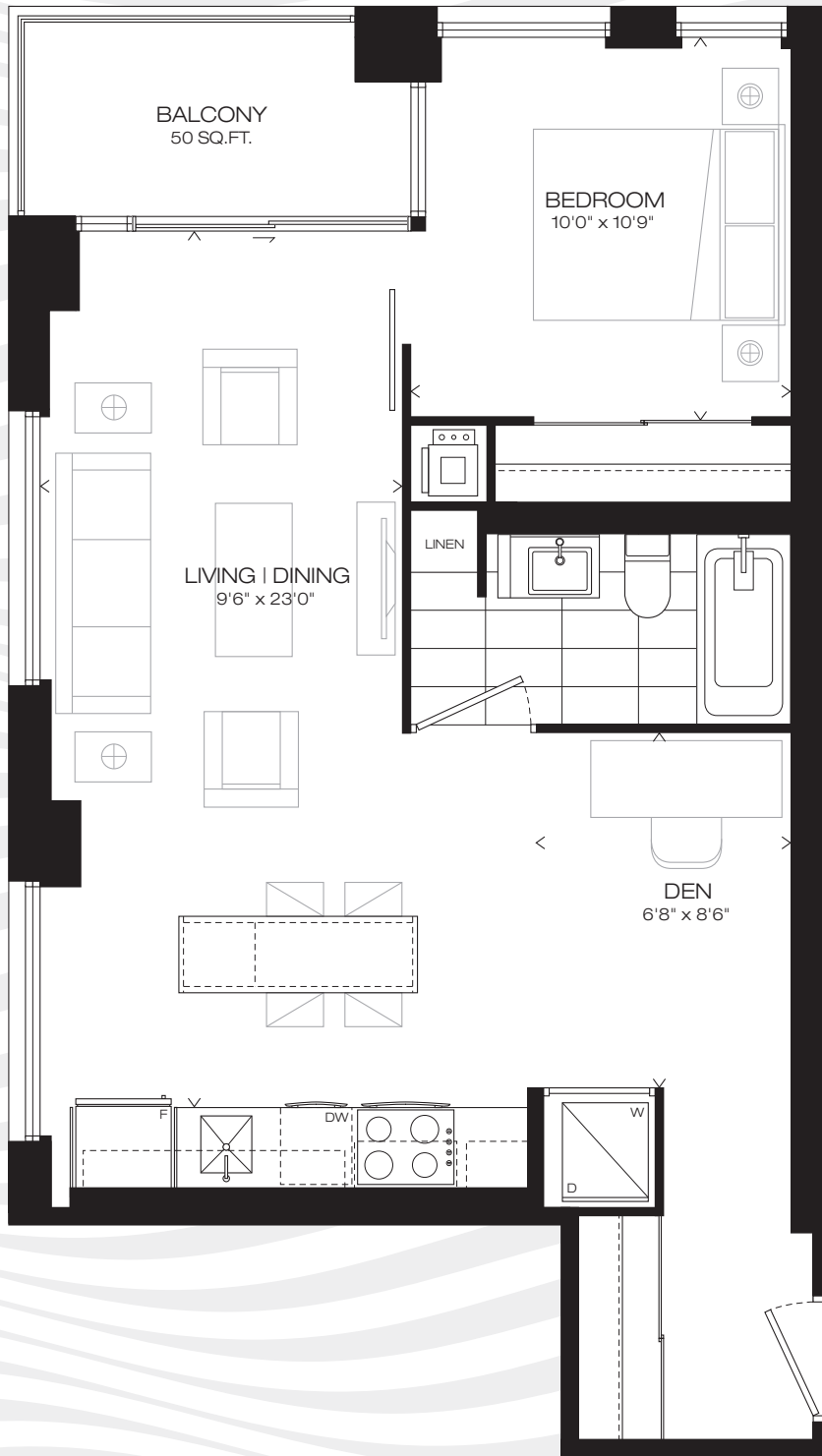
BALCONY 50 SQ.FT.

ONE BEDROOM + DEN

609S

709S

809S



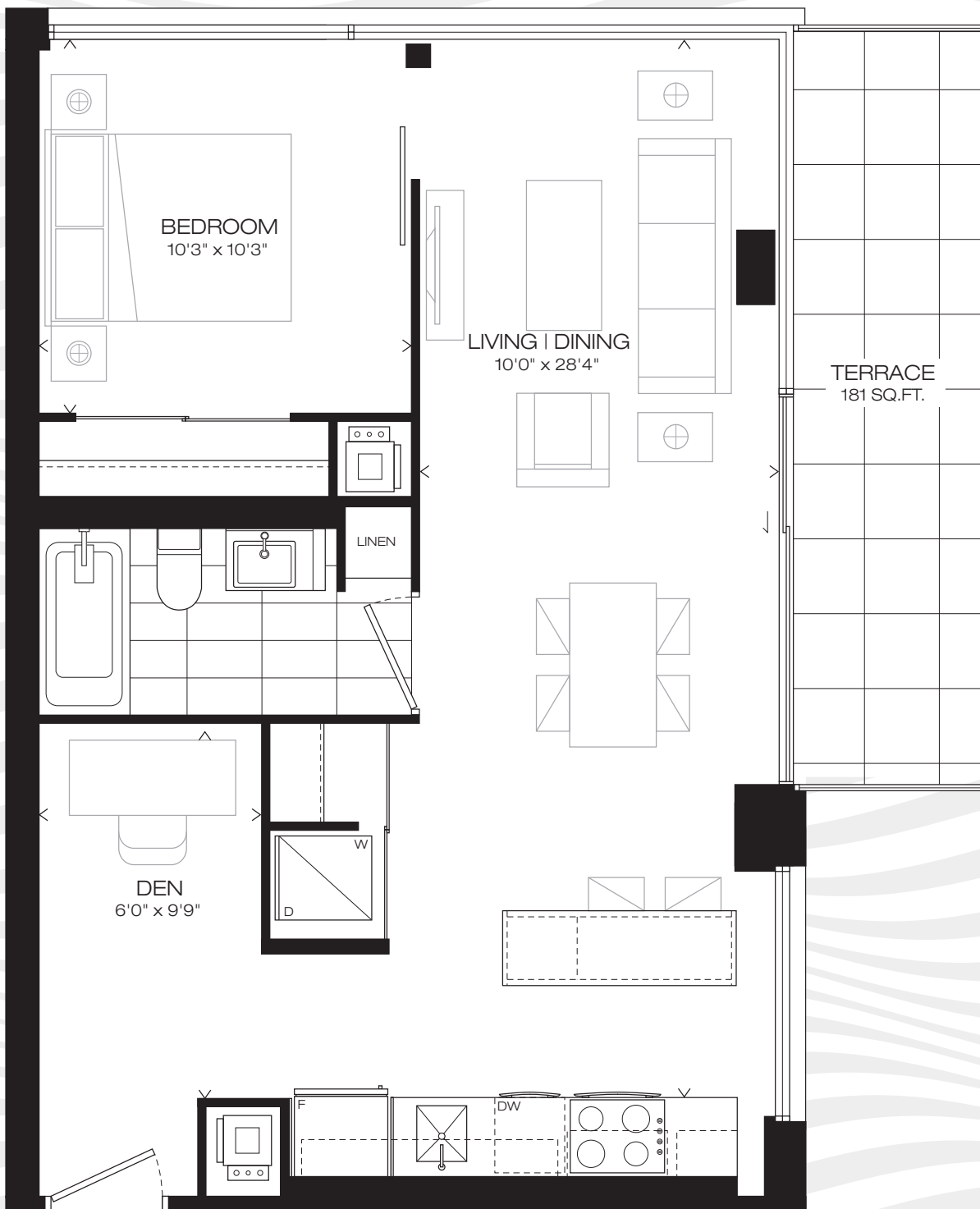
Furniture not included. Windows, balcony and balcony door may shift. Actual floor area may differ from stated floor area; see APS for details. All prices, sizes and specifications are subject to change without notice. E.A.O.E.

**OpArt**  
LOFTS  
IN OAKVILLE

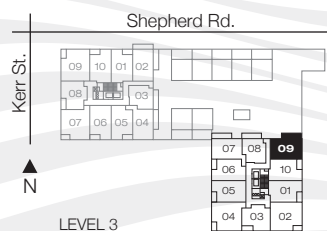
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TERRACE 181 SQ.FT.

ONE BEDROOM + DEN



Furniture not included. Windows, balcony and balcony door may shift. Actual floor area may differ from stated floor area; see APS for details. All prices, sizes and specifications are subject to change without notice. E.A.O.E.



**OpArt**  
LOFTS  
IN OAKVILLE

# 699 SQ.FT.

BALCONY 46 SQ.FT.

TWO BEDROOM

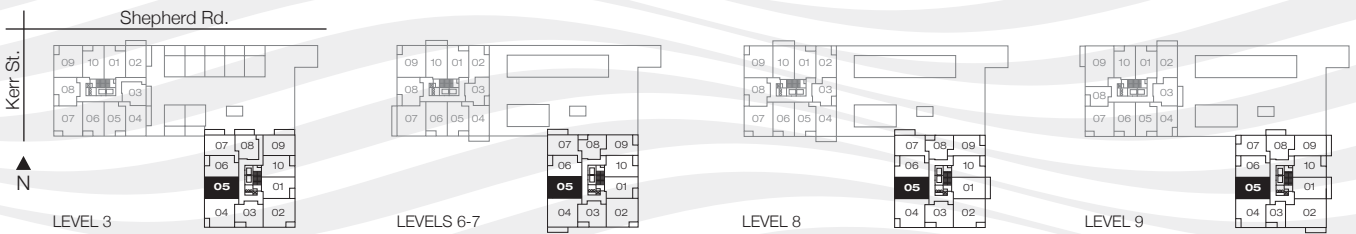
305S

605S

705S

805S

905S



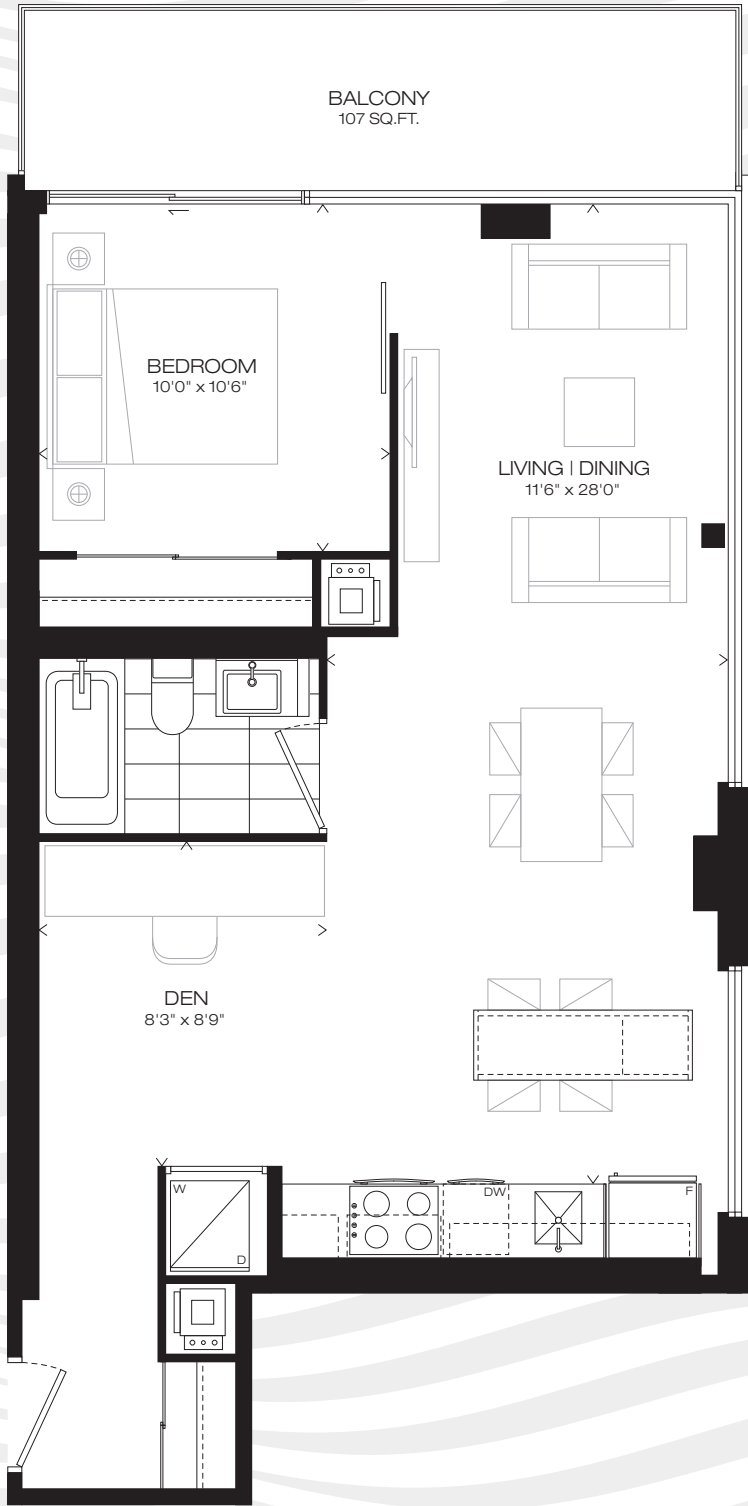
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**OpArt**  
LOFTS  
IN OAKVILLE

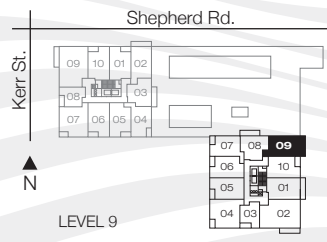
# 715 SQ.FT.

BALCONY 107 SQ.FT.

ONE BEDROOM + DEN



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Furniture not included. Windows, balcony and balcony door may shift. Actual floor area may differ from stated floor area; see APS for details. All prices, sizes and specifications are subject to change without notice. E.A.O.E.

**OpArt**  
LOFTS  
IN OAKVILLE

# 706 SQ.FT.

BALCONY 105 SQ.FT.

ONE BEDROOM

307S

507S

607S

707S

807S



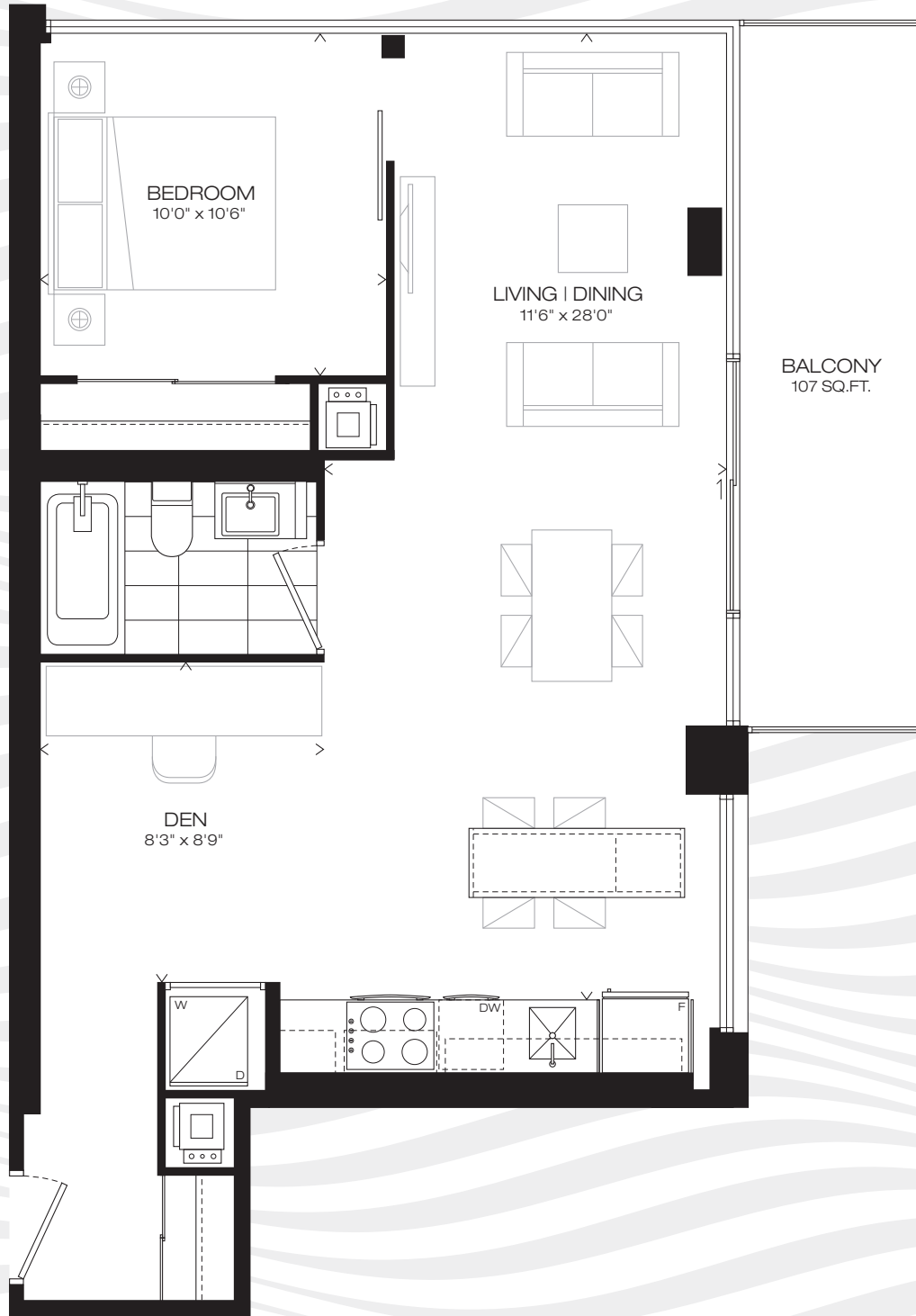
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**OpArt**  
LOFTS  
IN OAKVILLE

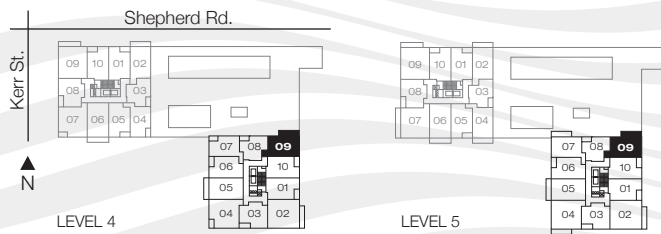
# 708 SQ.FT.

BALCONY 107 SQ.FT.

ONE BEDROOM + DEN



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**OpArt**  
LOFTS  
IN OAKVILLE



# 714 SQ.FT.

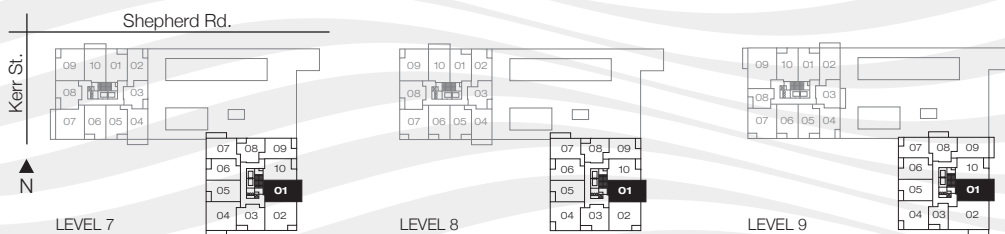
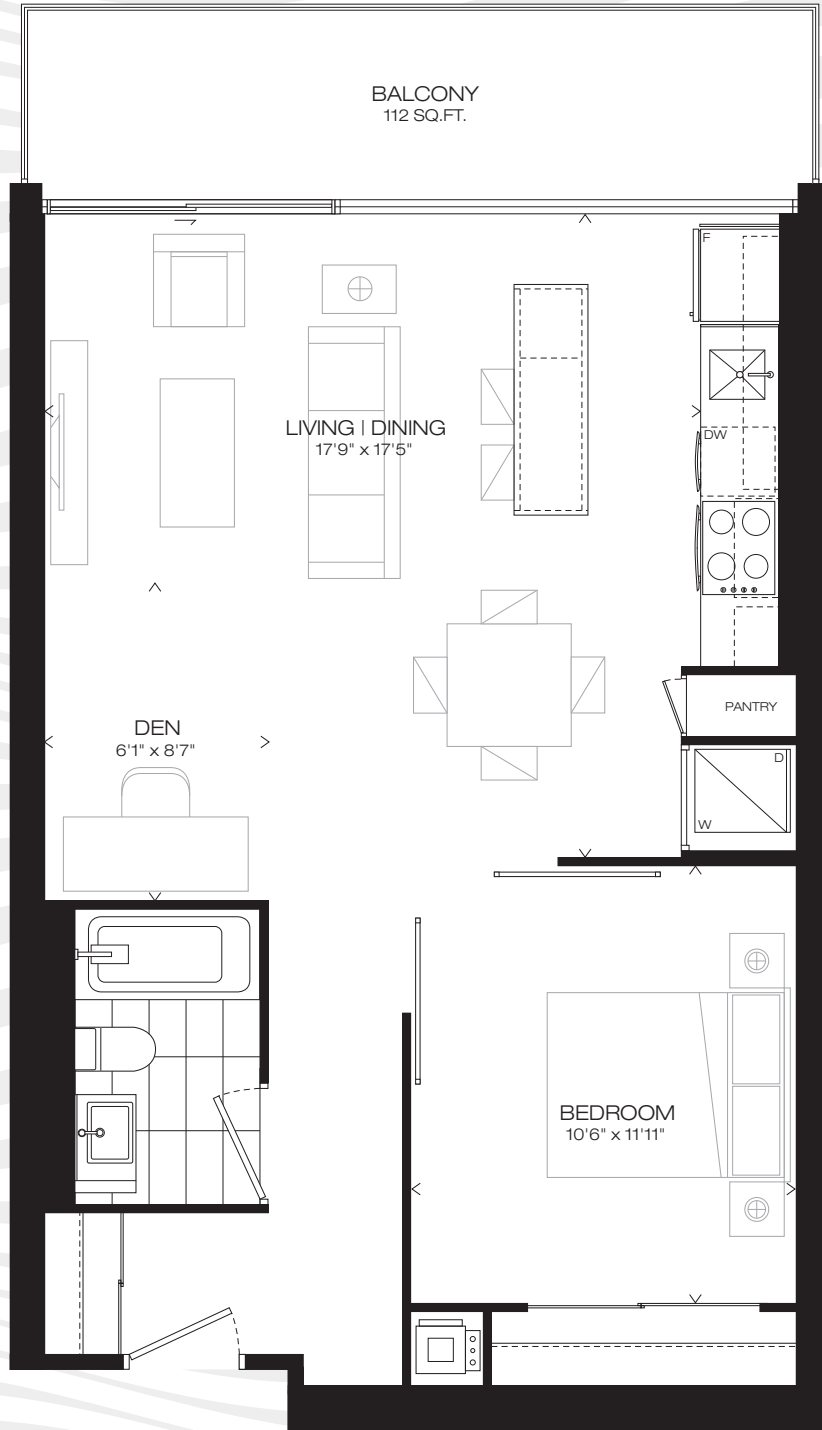
BALCONY 112 SQ.FT.

ONE BEDROOM + DEN

701S

801S

901S



**OpArt**  
LOFTS  
IN OAKVILLE

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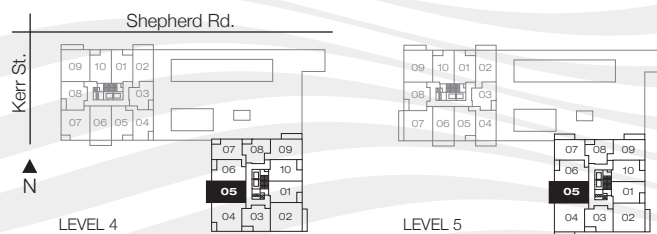
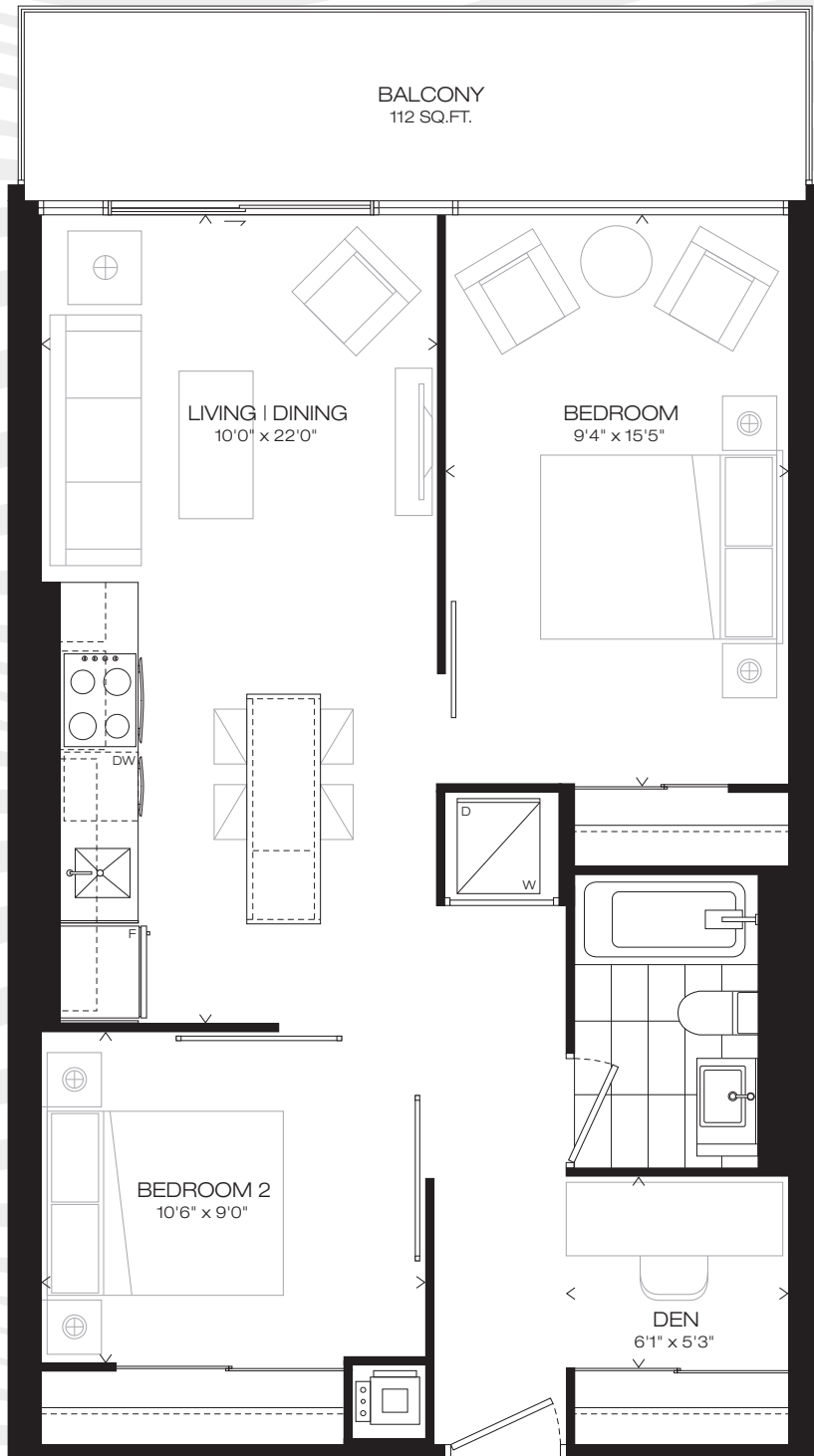
# 743 SQ.FT.

BALCONY 112 SQ.FT.

TWO BEDROOM + DEN

405S

505S



Furniture not included. Windows, balcony and balcony door may shift. Actual floor area may differ from stated floor area; see APS for details. All prices, sizes and specifications are subject to change without notice. E.A.O.E.

**OpArt**  
LOFTS  
IN OAKVILLE

# 881 SQ.FT.

BALCONY 45 SQ.FT.

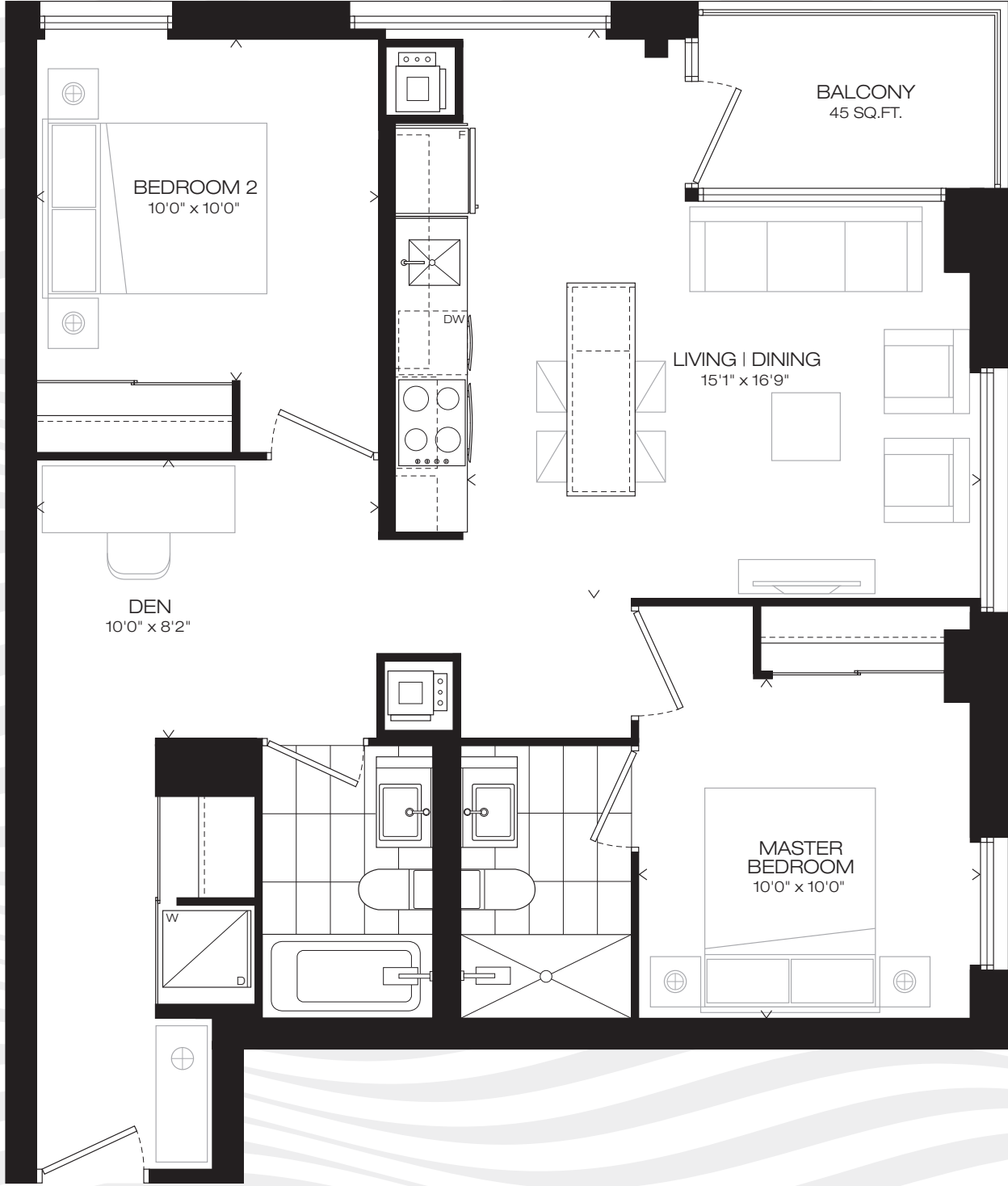
TWO BEDROOM + DEN

304S

\*404S

804S

904S



Furniture not included. Windows, balcony and balcony door may shift. Actual floor area may differ from stated floor area; see APS for details. All prices, sizes and specifications are subject to change without notice. E.A.O.E.

\*872 sq.ft.

**OpArt**  
LOFTS  
IN OAKVILLE

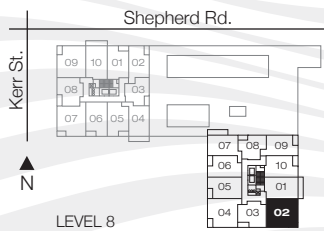
# 894 SQ.FT.

BALCONY 45 SQ.FT.

TWO BEDROOM + DEN



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**OpArt**  
LOFTS  
IN OAKVILLE

# 899 SQ.FT.

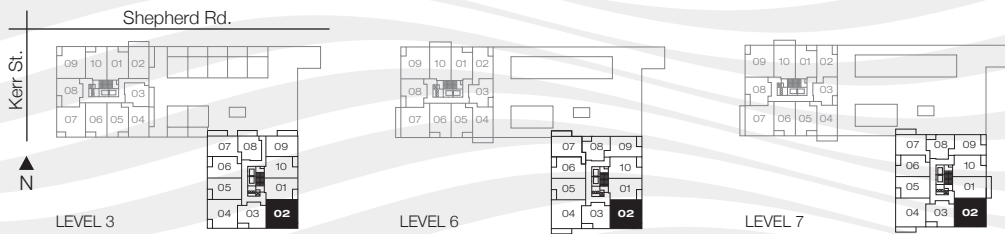
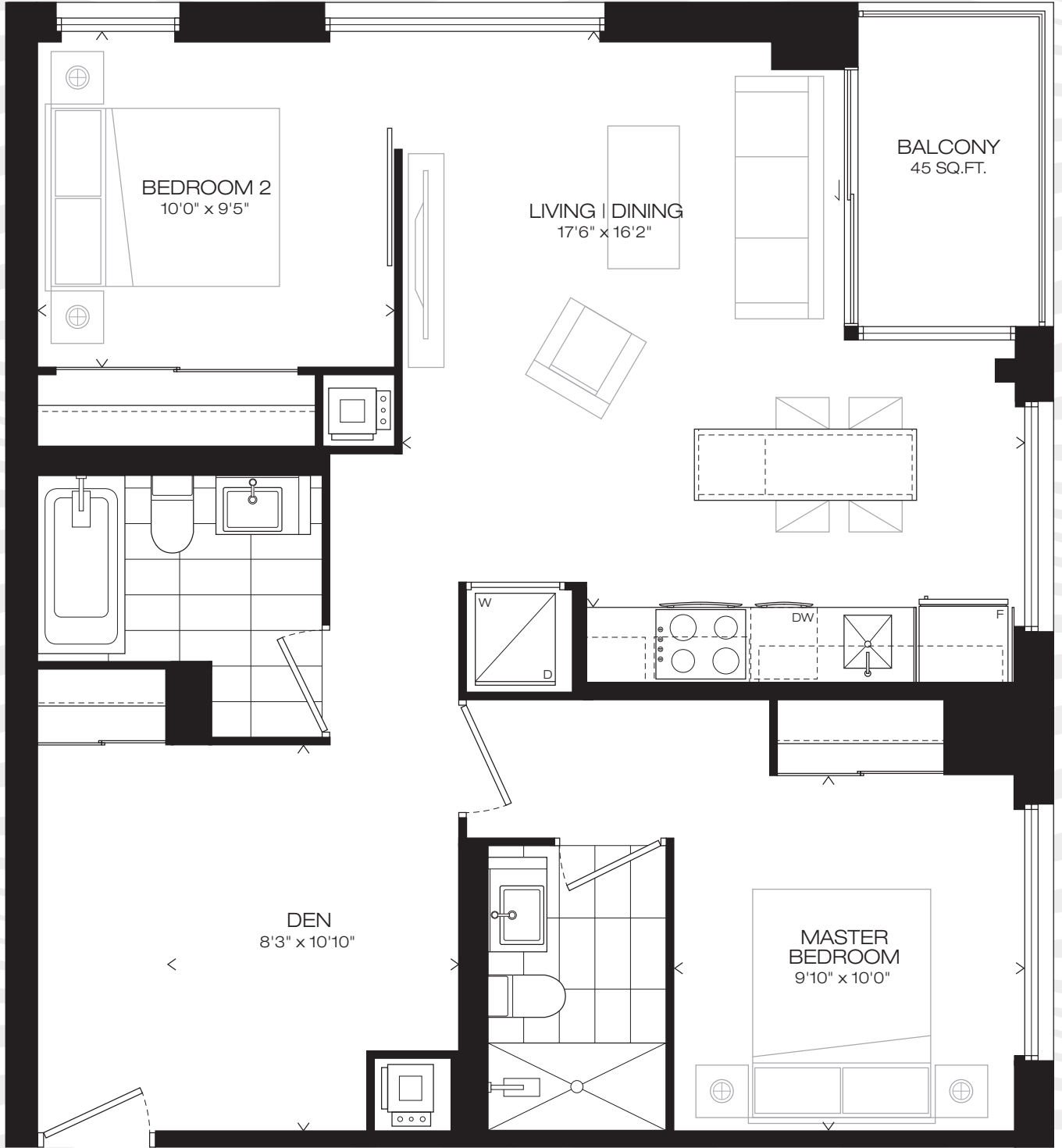
BALCONY 45 SQ.FT.

TWO BEDROOM + DEN

302S

602S

\*702S



**OpArt**  
LOFTS  
IN OAKVILLE

\*894 sq.ft.

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# 920 SQ.FT.

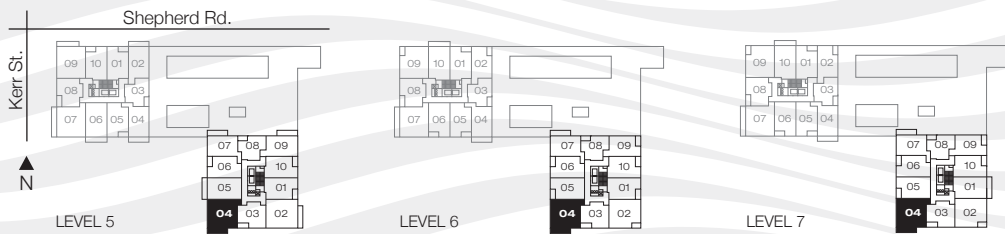
BALCONY 105 SQ.FT.

TWO BEDROOM + DEN

504S

604S

704S

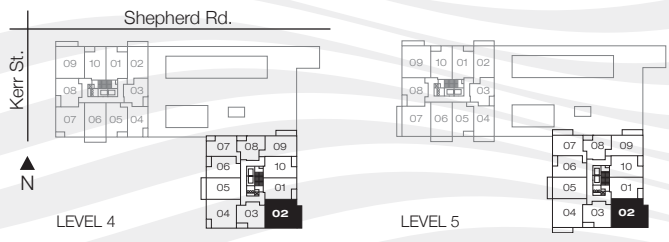
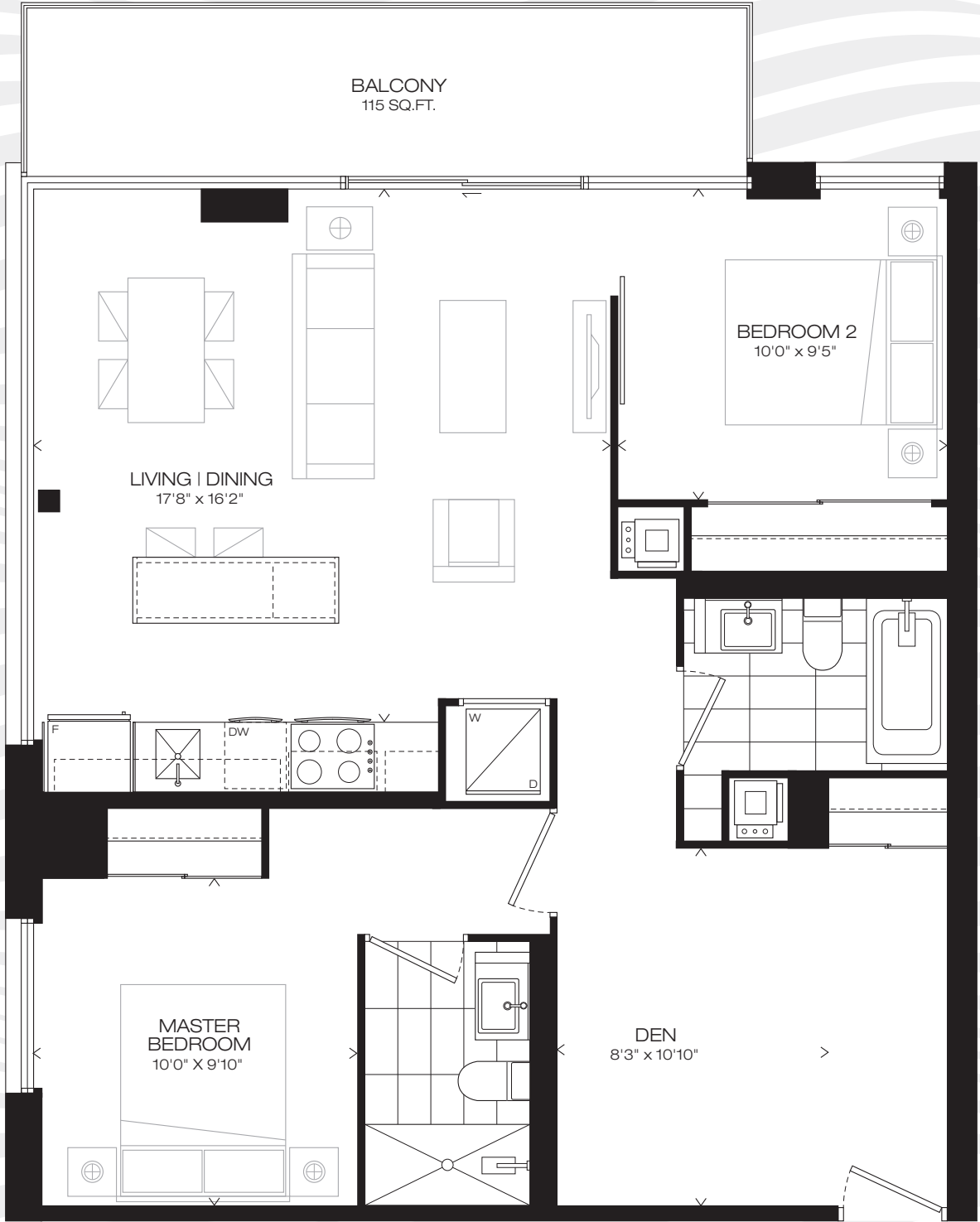


**OpArt**  
LOFTS  
IN OAKVILLE

# 932 SQ.FT.

BALCONY 115 SQ.FT.

TWO BEDROOM + DEN



Furniture not included. Windows, balcony and balcony door may shift. Actual floor area may differ from stated floor area; see APS for details. All prices, sizes and specifications are subject to change without notice. E.A.O.E.

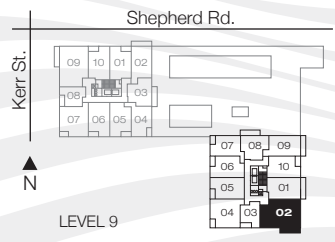
\*940 sq.ft.

**OpArt**  
 LOFTS  
 IN OAKVILLE

# 1,146 SQ.FT.

BALCONY 106 SQ.FT.

THREE BEDROOM + DEN



Furniture not included. Windows, balcony and balcony door may shift. Actual floor area may differ from stated floor area; see APS for details. All prices, sizes and specifications are subject to change without notice. E.A.O.E.



# OpArt Style

## OPART LOFTS IN OAKVILLE

- \_ Designed by Teeple Architect, OpArt Lofts comprises of two 10-storey towers sitting on a podium, with a total of 4 elevators, 2 in each tower.
- \_ Exterior facade articulated using white pre-cast, with large windows and bold black mullions artfully placed along with balconies and terraces
- \_ 24-hour concierge for the community
- \_ Three levels of amenity space connected by an architectural detailed stair punching through a glass box on the podium
- \_ Outdoor podium amenities include: an outdoor movie screen with lounge seating; lounge fire pit; cabanas surrounded by sand, accented by a signature OpArt sundial; three barbecue areas; and an oversized dining area perfect for family and friends
- \_ Indoor amenities include a media room with a contemporary fireplace, internet café, party room with bar, lounge, billiards area, fitness and yoga rooms, plus change rooms

## LOFT FEATURES

- \_ Stained wood-veneer, solid-core entry door with guest viewer and contemporary lever hardware
- \_ Painted concrete ceilings up to 18ft for two-storey lofthouses; up to 10ft for the one-storey lofts
- \_ Choice of pre-finished engineered hardwood flooring\*
- \_ Tall, extended windows and awning-type opening windows in selected units only†
- \_ 8 foot-high interior doors, paint grade, solid core with modern lever hardware
- \_ 8 foot-high interior sliding glass bedroom doors†
- \_ Walk-in closets†
- \_ 2 inch-high 3/4" thick contemporary painted wood base boards throughout (except laundry and washrooms)
- \_ All walls, baseboards, trim and doors are painted (white semi-gloss on baseboards trim and doors, flat finish on all other surfaces)
- \_ Balconies and oversized terraces with contemporary railings†
- \_ Double glass, single sliding, or swing balcony or terrace doors†
- \_ Capped ceiling fixture outlet in dining area over island, additional capped outlets in larger units†
- \_ Recessed pot light in each bathroom
- \_ Switched receptacle in living rooms and bedrooms/dens
- \_ Switched light fixture in walk-in closets and laundry area†
- \_ Switched track lighting between island and kitchen
- \_ Wall vanity light in bathroom
- \_ Heating and air conditioning with individual thermostat for temperature control



Rendering is an artist's impression.

## KITCHEN

- \_ Cecconi Simone custom designed kitchen, with choice of high-gloss or wood veneer finish cabinetry\*
- \_ Stone or granite countertops\*
- \_ Stone or granite slab style backsplash\*
- \_ Extra deep single bowl, stainless steel undermount sink with a single-lever faucet with pull-out spray†
- \_ Full size stainless steel or black kitchen appliances
- \_ Appliances including: 30-inch wide refrigerator with top freezer compartment; 30-inch wide stove; energy efficient dishwasher, whisper quiet type; and a microwave (1.1 cu.ft.)
- \_ Choice of pre-finished engineered hardwood flooring\*

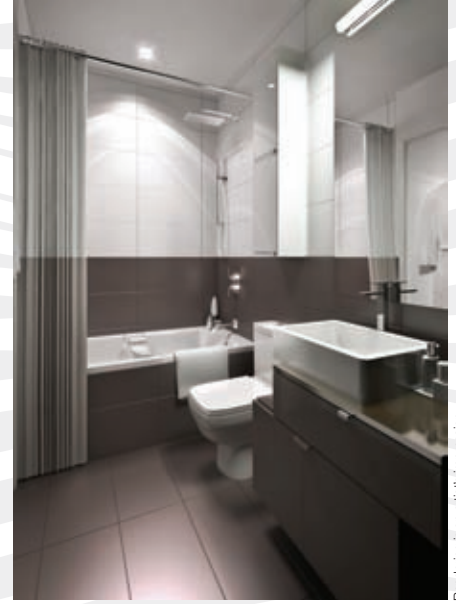
## BATHROOMS

- \_ Cecconi Simone custom designed vanity
- \_ Choice of porcelain or ceramic wall tiles\* for the tub and/or shower, extending behind the vanity wall
- \_ Deep soaker tub with a flat top edge and/or shower stall†
- \_ Choice of porcelain or ceramic floor tiles\*
- \_ Adjustable-height, temperature-controlled, pressure-balanced hand-held shower, where applicable
- \_ Surface-mount porcelain basin on top of vanity with stone countertop
- \_ Tiles on the shower floor, where applicable
- \_ Glass shower partition†
- \_ Single-lever faucets
- \_ Medicine cabinet adjacent to vanity
- \_ Mirror over vanity
- \_ Contemporary low flow toilet in white porcelain
- \_ Contemporary bathroom accessories in chrome finish
- \_ Privacy locks on all bathroom doors
- \_ Exhaust fan vented to the outside

## NOTES

† As per plan, \*As per builder's samples

Please note, prices and specifications are subject to change without notice. Vendor may substitute materials for those provided in the plans and specifications, provided that such materials are of quality equal to or better than the material provided for in the plans and specifications above. The Purchaser acknowledges that some items displayed in the sales office may be upgrades and are available to the Purchaser from the Vendor at an extra cost. E.&O.E.



Rendering is an artist's impression.

## MAIN BATHROOM

- \_ Choice of porcelain or ceramic wall tiles in shower, where applicable
- \_ Soaker tub with a flat top edge†
- \_ Pressure-balanced shower head
- \_ Single-lever chrome finish faucets
- \_ Porcelain basin on top of designer vanity with stone top
- \_ Tiles on the shower floor, where applicable
- \_ Medicine cabinet adjacent to vanity
- \_ Mirror over vanity
- \_ Contemporary low flow toilet in white porcelain
- \_ Contemporary bathroom accessories in chrome finish

## POWDER ROOM

- \_ Porcelain basin on top of designer vanity with stone top
- \_ Tiles on the shower floor, where applicable
- \_ Medicine cabinet adjacent to vanity
- \_ Mirror over vanity
- \_ Contemporary low flow toilet in white porcelain
- \_ Contemporary bathroom accessories in chrome finish

## LAUNDRY ROOM

- \_ Ceramic flooring tiles\*
- \_ Full-size stacked washer and dryer

## SAFETY+TECHNOLOGY

- \_ Smoke and heat detector in each suite
- \_ All suites pre-wired for cable TV and telephone in living rooms, bedrooms and dens†
- \_ All suites pre-wired for high-speed Internet access (in living rooms, bedrooms and dens)
- \_ Individual in-suite circuit breaker service panel with copper wiring throughout
- \_ Security card access or key access in common areas
- \_ All main entrances and exits are monitored with closed-circuit television system
- \_ Cameras strategically located in public areas including parking garage
- \_ Enterphone in lobby entrance vestibule
- \_ Each suite prewired for Security System
- \_ Garbage chute controls to allow recycling

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