

ERIN SQUARE

CONDOS IN MISSISSAUGA

a higher standard.

The Pemberton difference isn't simply in how we build. It's in what you feel. A feeling that, while difficult to describe, feels overwhelmingly right. With decades of experience and a reputation for building truly exceptional condominiums in the Greater Toronto Area's greatest communities, we invite you to experience the feeling for yourself at Erin Square. Having successfully launched more than a dozen prestigious condominium residences in Mississauga, we're proud to introduce the new pinnacle of Erin Mills living.



Pemberton

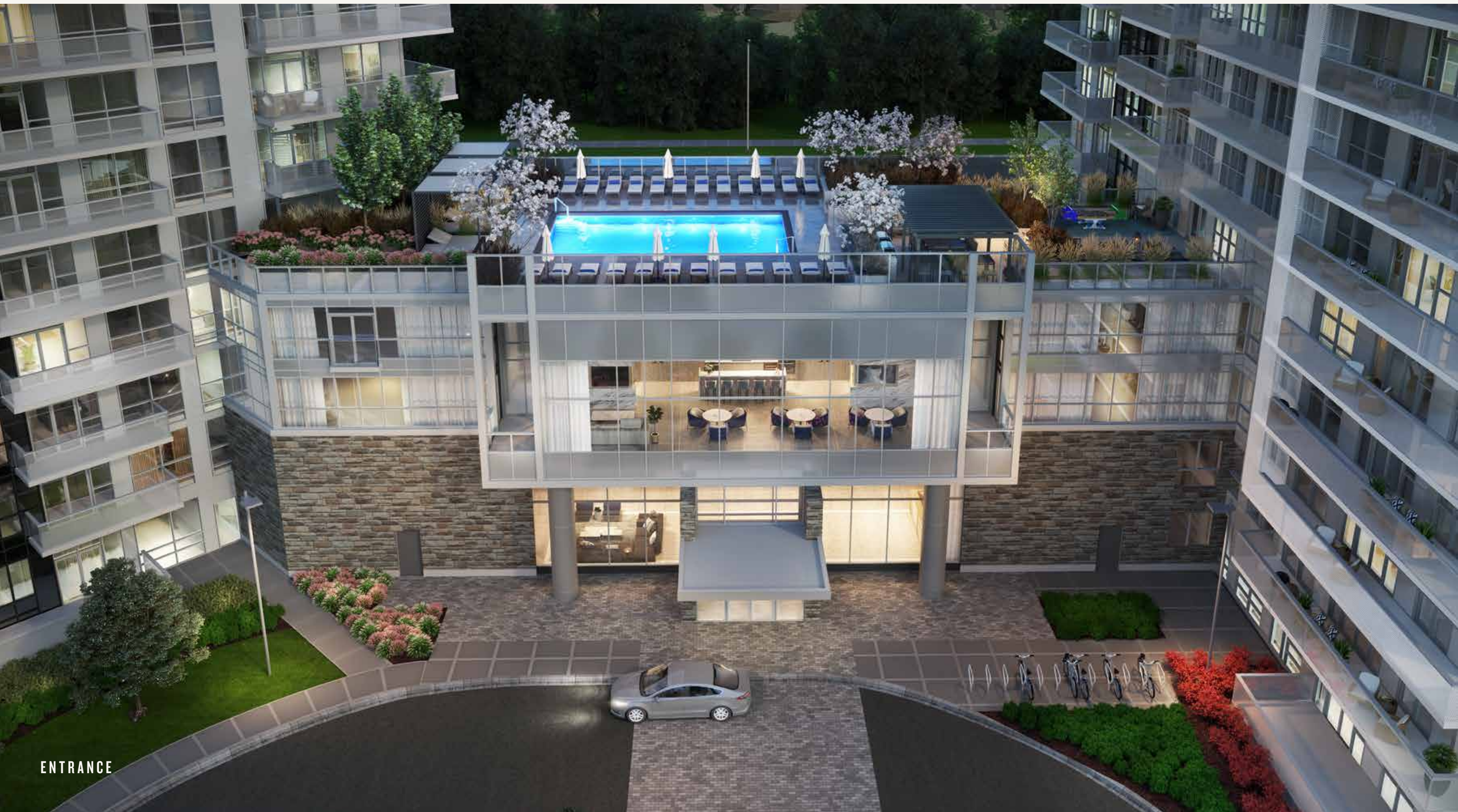
Everything a home should be

www.torontocondo4U.ca



erin mills, elevated.

Erin Square is poised to take the neighbourhood, and the feeling of home, to new heights. Its prime location keeps you connected to the best of Mississauga and just a short drive from anywhere else. A contemporary residence by one of the city's most prominent builders, it's home on another level. One that's connected to a diverse and growing community, and makes you feel more connected to what's important.



ENTRANCE



LOBBY — CONCIERGE

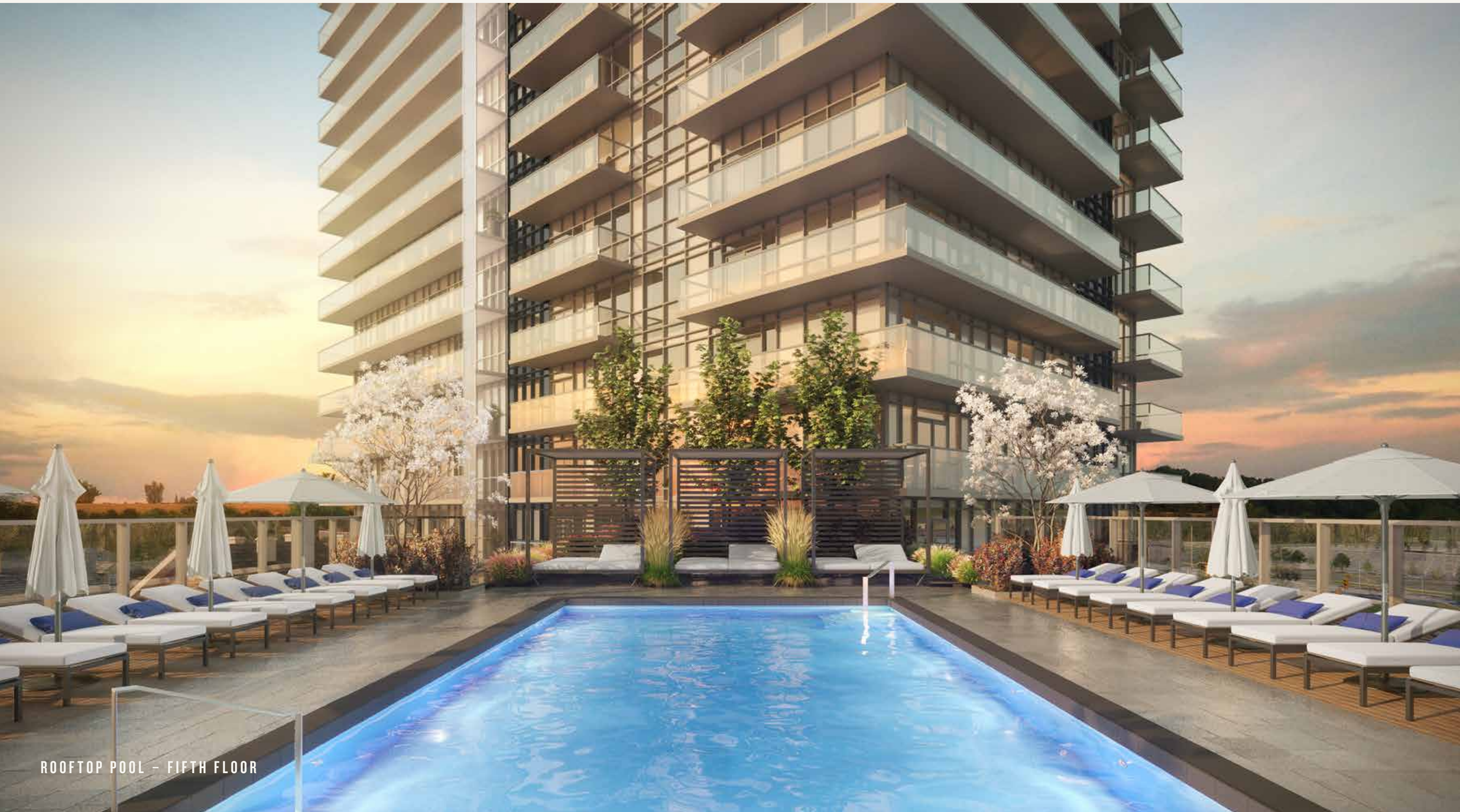


third floor amenities

- 1. YOGA STUDIO
- 2. FITNESS ROOM
- 3. BOXING AREA
- 4. FREE WEIGHTS
- 5. WOMEN'S CHANGE ROOM
- 6. MEN'S CHANGE ROOM
- 7. SAUNA
- 8. GUEST SUITE
- 9. PRIVATE DINING
- 10. CATERING KITCHEN
- 11. TERRACE
- 12. PARTY ROOM
- 13. LOUNGE
- 14. MEDIA ROOM

ADDITIONAL AMENITIES

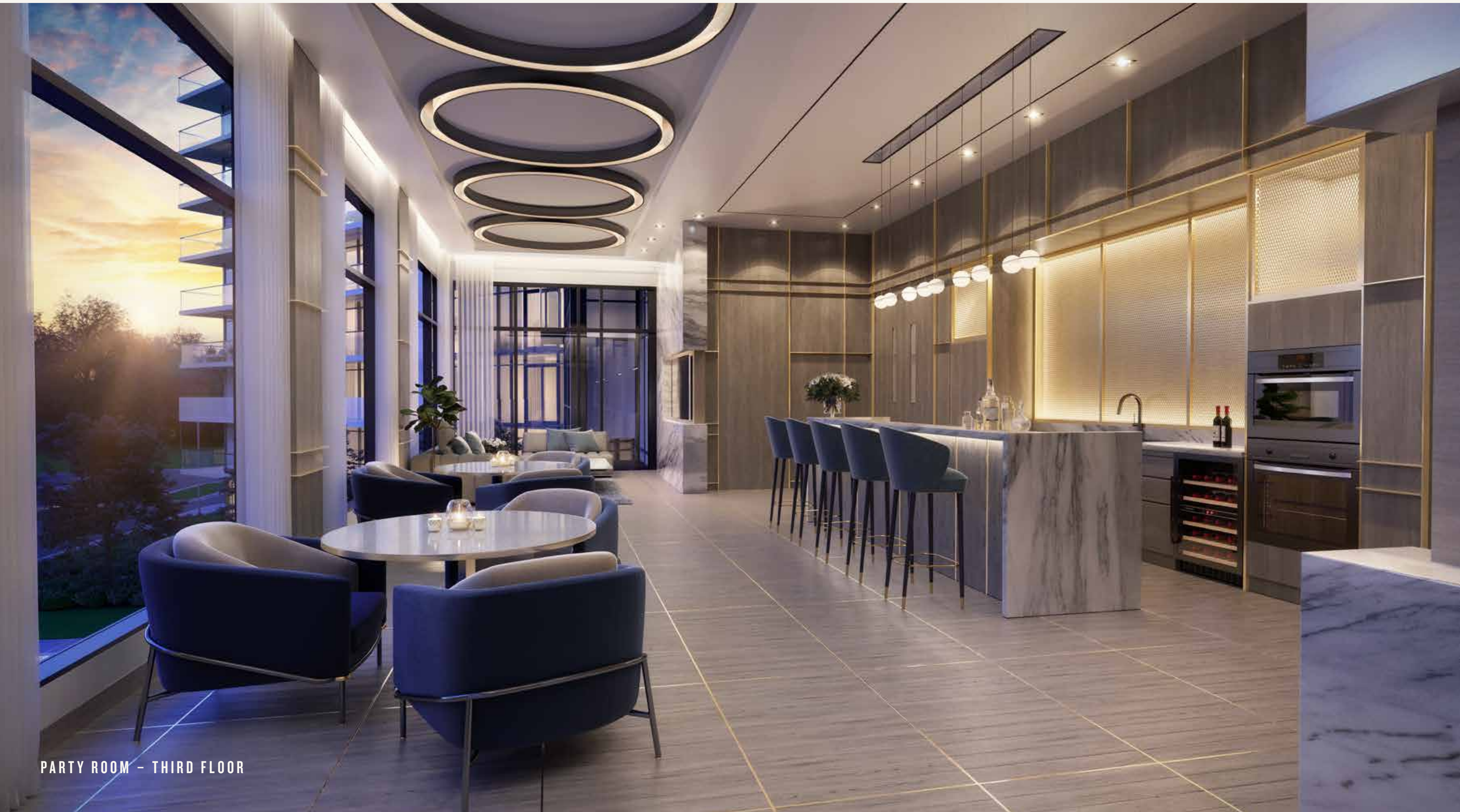
- PET WASH
- STUDY LOUNGE
- GAMES ROOM
- BOARDROOM
- ROOFTOP POOL



ROOFTOP POOL — FIFTH FLOOR



FITNESS ROOM — THIRD FLOOR



PARTY ROOM — THIRD FLOOR

home beyond four walls.

Your Erin Square residence offers you a comfortable and chic sanctuary while the Erin Mills neighbourhood provides plenty of reasons to get out and explore. From green spaces to fresh faces, familiar favourites to new finds, you'll find more to see, do and discover at every intersection.

RECREATION

1. PLAYDIUM AMUSEMENT CENTRE*
2. SKY ZONE TRAMPOLINE PARK

GOLF COURSES

3. BRAEBEN GOLF COURSE*
4. CREDIT VALLEY COUNTRY CLUB
5. PIPER'S HEATH GOLF CLUB
6. ROYAL ONTARIO GOLF CLUB
7. TEES INDOOR GOLF
8. THE MISSISSAUGA COUNTRY CLUB*

SHOPPING

9. ERIN MILLS TOWN CENTRE
10. HEARTLAND TOWN CENTRE*
11. SQUARE ONE SHOPPING CENTRE

COMMUNITY CENTRES

12. ERIN MEADOWS COMMUNITY CENTRE
13. MISSISSAUGA ST. BERNARD OF CLAIRVAUX YMCA CENTRE
14. SOUTH COMMON COMMUNITY CENTRE
15. VIC JOHNSTON ARENA
16. YMCA OF GREATER TORONTO-MISSISSAUGA

GROCERY STORES

37. FOOD BASICS
38. LOBLAWS
39. LONGO'S
40. FOUR SEASONS MARKETPLACE
41. MR. INDIA GROCERS
42. NATIONS FRESH FOODS
43. NO FRILLS
44. SOBEYS
45. STASKY FINE FOODS*
46. T&T SUPERMARKET
47. WALMART SUPERCENTRE
48. WHOLE FOODS MARKET

COFFEE SHOPS

49. DAVID'S TEA
50. SECOND CUP
51. STARBUCKS COFFEE
52. TIM HORTONS
53. TIMOTHY'S

EMERGENCY SERVICES

54. FIRE STATION 115
55. FIRE STATION 122
56. PEEL REGIONAL POLICE—11TH DIVISION

GREEN SPACES

57. CRAWFORD GREEN
58. DUNCAIRN DOWNS
59. ERIN MILLS ATHLETIC FIELDS
60. PHEASANT RUN PARK
61. QUENIPPENON MEADOWS PARK
62. STREETSVILLE MEMORIAL PARK
63. SUGAR MAPLE WOODS PARK

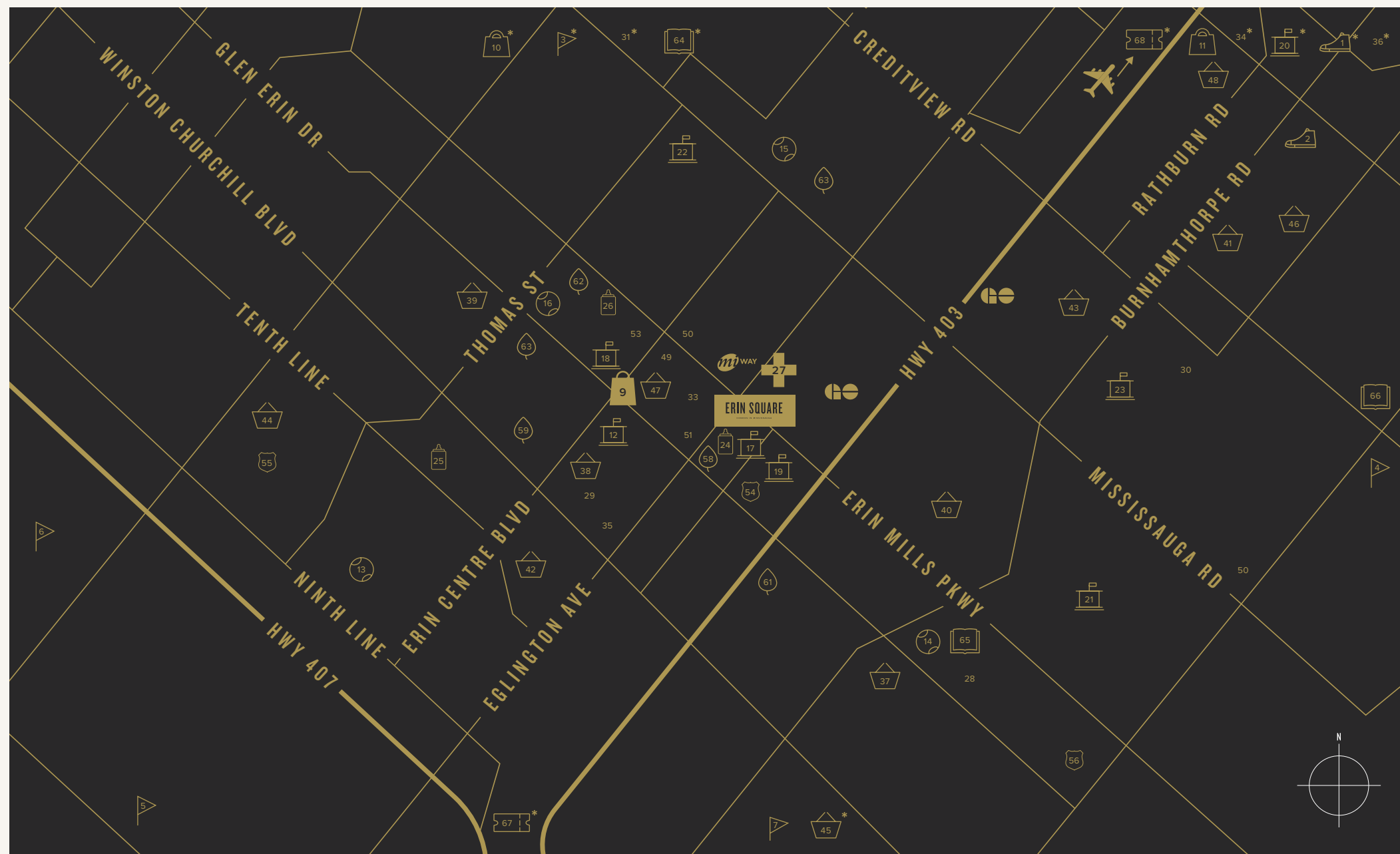
LIBRARIES

64. CITY OF MISSISSAUGA—STREETSVILLE*
65. SOUTH COMMON COMMUNITY CENTRE
66. WOODLANDS LIBRARY

MOVIE THEATRES

67. 5 DRIVE-IN*
68. CINEPLEX—MISSISSAUGA*

*LOCATION EXISTS BEYOND MAP PARAMETERS



EDUCATION

17. CREDIT VALLEY PUBLIC SCHOOL
18. JOHN FRASER SECONDARY SCHOOL
19. P.T. MONTESSORI SCHOOL
20. SHERIDAN COLLEGE MISSISSAUGA*
21. ST.-JOHN-BAPTISTE CATHOLIC SCHOOL
22. STREETSVILLE SECONDARY SCHOOL
23. UNIVERSITY OF TORONTO—MISSISSAUGA CAMPUS

DAYCARE

24. BUSY HANDS N MINDS CHILDCARE
25. G'S LITTLE BLOSSOMS DAYCARE
26. PLASP EARLY LEARNING & CHILD CARE CENTRE

HOSPITALS

27. CREDIT VALLEY HOSPITAL


RESTAURANTS

28. ABBEY ROAD PUB & PATIO
29. AXIA RESTAURANT & BAR
30. CHIUCHOW MAN RESTAURANT
31. CHOP STEAKHOUSE MISSISSAUGA*
32. JACK ASTOR'S BAR & GRILL
33. PARAMOUNT FINE FOODS
34. SCADDABUSH ITALIAN KITCHEN*
35. SUNSET GRILL
36. TREMENDOUS CHINESE RESTAURANT*

a new saga has begun.

Mississauga is a dynamic, diverse and growing community that now ranks as the third largest city in Ontario, and the sixth largest in Canada. To put it in perspective, it's bigger than Vancouver and Winnipeg, as well as U.S. cities like Detroit, Denver, Boston and Washington. And at its heart is Erin Mills, the most populous, vibrant and fastest-growing area in Mississauga.



 MISSISSAUGA OFFERS FAMILY-ORIENTED SPORTS, LEISURE & ARTS FACILITIES WITH 11 COMMUNITY CENTRES AND A VIBRANT DOWNTOWN CITY CENTRE WITH MAJOR RETAIL, ENTERTAINMENT, OFFICE AND CONDO LIVING.



MISSISSAUGA IS GREEN

Mississauga has more than 480 parks and 23 major trail systems, including part of a 485 mile (780 km) waterfront trail running from Niagara-on-the-Lake to the Quebec border.



IN GOOD COMPANY

Mississauga means business. A leading centre for innovation and growth, it's the Canadian headquarters for 72 of the Fortune 500 companies.

55k+ BUSINESSES

1400+ MULTINATIONAL FIRMS

1000+ TECHNOLOGY FIRMS

400k+ EMPLOYEES



SIXTH
LARGEST CITY IN
CANADA



3RD LARGEST
CITY IN ONTARIO

130
LANGUAGES
SPOKEN

MISSISSAUGA IS CANADA'S GATEWAY

Home to Toronto Pearson International, Canada's largest airport, servicing 32 million passengers on more than 70 airlines, with non-stop service to 180 destinations in 60 countries around the globe.

FASTEST-GROWING MAJOR CITY WITH A POPULATION OF

729,000

RESIDENTS REPRESENTING CULTURES FROM AROUND THE WORLD.



RECOGNIZED AS CANADA'S SAFEST CITY 8 YEARS IN A ROW

While the Erin Mills neighbourhood is the perfect place to be, getting anywhere else couldn't be easier. Close to transit, the airport and all major highways, the world is at your doorstep.

community,
connected.



GO TRANSIT OPERATES THREE TRAIN LINES AND SEVERAL GO BUS ROUTES THROUGH MISSISSAUGA WITH CONNECTIONS TO TORONTO AND SURROUNDING AREAS.

ON THE RAILS

APPROXIMATELY
25 MILLION RIDERS ANNUALLY

81

ROUTES THROUGHOUT THE CITY CONNECT WITH BRAMPTON TRANSIT, OAKVILLE TRANSIT, THE TTC, AND ALL GO TRANSIT STATIONS.

3RD

LARGEST TRANSIT SYSTEM IN ONTARIO

YOUR WAY AND THE HIGHWAY

HIGHWAY 403

1.2 km southeast | 2-minute drive

HIGHWAY 407

5.0 km southwest | 6-minute drive

QEW

6.4 km south | 8-minute drive

HIGHWAY 401

6.8 km north | 9-minute drive

YOU'RE GOING PLACES

ERIN MILLS TOWN CENTRE BUS TERMINAL

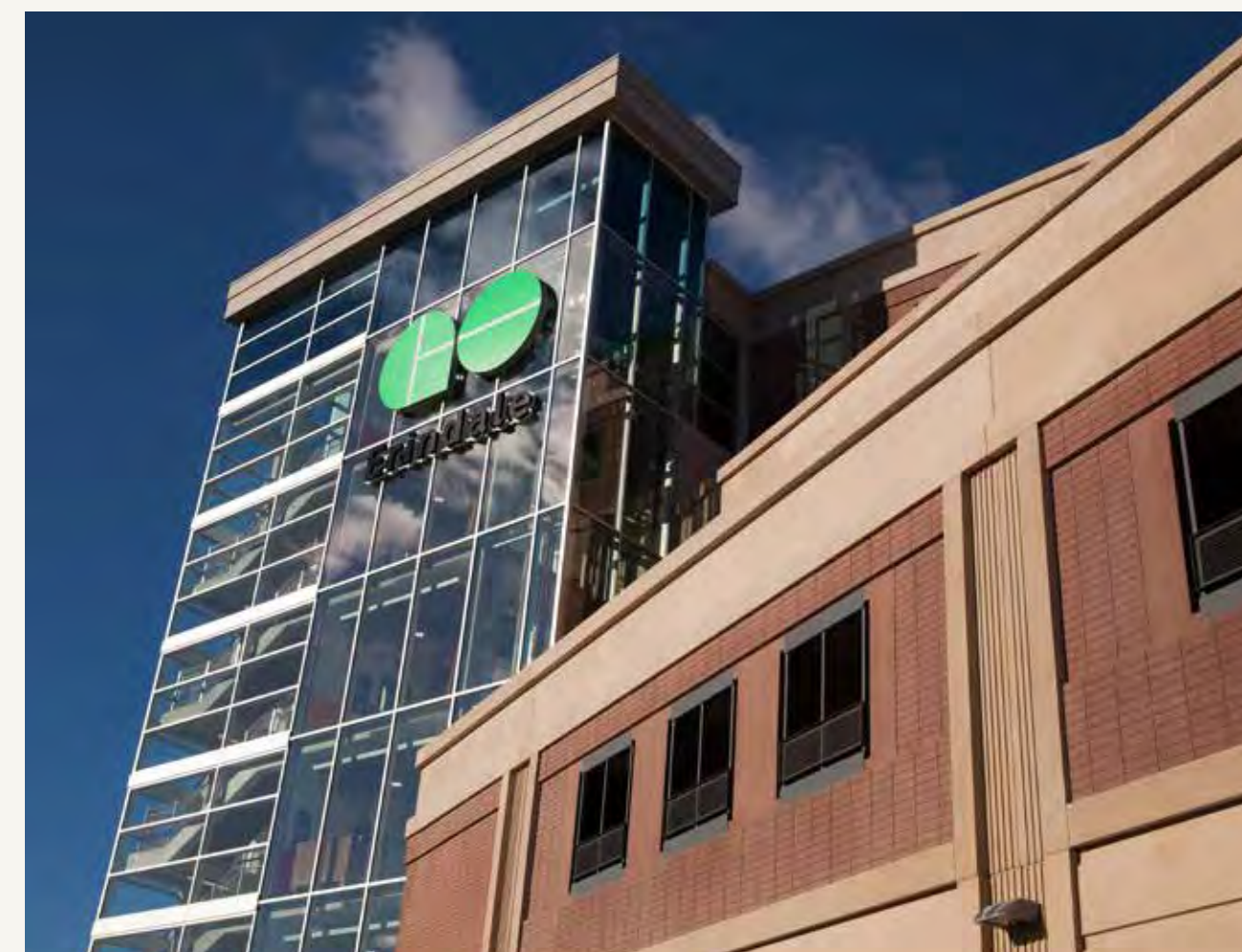
550 m north | 1-minute drive

ERIN MILLS STATION

1.2 km southeast | 2-minute drive

ERINDALE GO STATION

4.9 km east | 7-minute drive



home to higher learning.

Mississauga is home to some of the country's most prestigious higher learning institutions. Established in 1967, the University of Toronto Mississauga features the celebrated Institute of Communication, Culture, Information and Technology. Sheridan College's Hazel McCallion Campus, located in the heart of Mississauga City Centre, includes a recently opened, state-of-the-art expansion with specialized programs in Architectural Technology, Interior Design and Decorating, Advertising, Marketing and Visual Merchandising.

SHERIDAN COLLEGE— HAZEL MCCALLION CAMPUS

- Enrolment capacity of 5,500+ students
- Home to the highly acclaimed Pilon School of Business
- New wing opened in 2017 offers state-of-the-art classrooms, studios, labs and production spaces, the Centre for Creative Thinking, and a gallery space to showcase creativity and innovation



UNIVERSITY OF TORONTO MISSISSAUGA CAMPUS

9-MINUTE DRIVE

- Situated on 225 acres of protected greenbelt along the Credit River
- Seventeen academic departments; includes the Institute for Management & Innovation, the Centre for South Asian Civilizations and the Centre for Medicinal Chemistry
- Famous alumni include astronaut Dr. Roberta Bondar, filmmaker Richie Mehta and Canadian media executive Kirstine Stewart

APPROXIMATELY
14,000
UNDERGRADUATE STUDENTS

SECONDARY, ELEMENTARY & MONTESSORI

CREDIT VALLEY PUBLIC SCHOOL
200 m southeast | 1-minute drive

JOHN FRASER SECONDARY SCHOOL
800 m northwest | 4-minute drive

P.T. MONTESSORI SCHOOL
800 m east | 2-minute drive

STREETSVILLE SECONDARY SCHOOL
3.7 km north | 6-minute drive

ST.-JEAN-BAPTISTE CATHOLIC SCHOOL
4.2 km southeast | 7-minute drive





on the shopping block.

For those who love to shop, you're in the right spot. Get your fashion fix at one of Mississauga's largest shopping centres, Erin Mills Town Centre, or stock up on essentials at the nearby Walmart Supercentre. Gather fresh ingredients for your favourite recipe at Loblaws or Longo's, both only minutes away. Or leave the cooking to the pros and dine out at a host of neighbourhood restaurants.

GROCCERS

WALMART SUPERCENTRE
400 m northeast | 1-minute drive

LOBLAWS
600 m west | 3-minute drive

NATIONS FRESH FOODS
1.6 km west | 4-minute drive

MR. INDIA GROCERS
1.7 km southwest | 4-minute drive

LONGO'S
2.0 km northwest | 5-minute drive

FOUR SEASONS MARKETPLACE
2.4 km southwest | 6-minute drive

FOOD BASICS
2.6 km southeast | 6-minute drive

NO FRILLS
2.5 km southeast | 6-minute drive

SOBEYS
4.0 km west | 8-minute drive

T & T SUPERMARKET
7.7 km northeast | 11-minute drive

STARSKY FINE FOODS
5.8 km southwest | 9-minute drive

WHOLE FOODS
8.0 km southeast | 10-minute drive



RESTAURANTS

PARAMOUNT FINE FOODS
50 m north | 1-min drive

AXIA RESTAURANT & BAR
70 m southwest | 2-minute drive

SUNSET GRILL
800 m southwest | 2-minute drive

ABBEY ROAD PUB & PATIO
3.4 km southwest | 5-minute drive

CHIUCHOW MAN RESTAURANT
5.4 km northeast | 8-minute drive

TREMENDOUS CHINESE RESTAURANT
2.5 km southeast | 6-minute drive

SCADDABUSH ITALIAN KITCHEN & BAR
8.0 km southeast | 8-minute drive

CHOP STEAKHOUSE MISSISSAUGA
7.1 km north | 10-minute drive

JACK ASTOR'S
7.6 km south | 14-minute drive



ERIN MILLS TOWN CENTRE

SECOND
LARGEST MALL
IN MISSISSAUGA

ANCHOR STORES
INCLUDE HUDSON'S BAY,
GAP, H&M, AND WALMART
SUPERCENTRE

PUBLIC TRANSIT ACCESS
FROM ERIN MILLS TOWN
CENTRE BUS TERMINAL



220

STORES & SERVICES

CAFÉS



- STARBUCKS COFFEE
377 m west | 1-minute drive
- TIM HORTONS
397 m east | 1-minute drive
- DAVID'S TEA
500 m north | 1-minute drive
- SECOND CUP
658 m northeast | 1-minute drive
- TIMOTHY'S
1.2 km north | 2-minute drive

Erin Square puts you centre stage for world-class entertainment and art. A rich cultural hub, the city is home to leading venues like the Living Arts Centre and Meadowvale Theatre. Catch a show, a play, a film or the ballet. When you can find something exciting happening around every corner, you'll never be at a loss for what to do.

culture club.



ENTERTAIN YOURSELF



7 PERFORMING ARTS THEATRES



6 PUBLIC ART GALLERIES



3 CITY-OWNED MUSEUMS



ELEVATE YOUR GAME

- PLAYDIUM AMUSEMENT CENTRE
7.5 km east | 8-minute drive
- SKY ZONE TRAMPOLINE PARK
7.5 km east | 9-minute drive

ENJOY THE SHOW

- CINEPLEX MISSISSAUGA
7 km northeast | 7-minute drive
- 5 DRIVE-IN
9 km west | 10-minute drive



TOP-SHELF LIBRARIES

- SOUTH COMMON COMMUNITY CENTRE
2.4 km southeast | 5-minute drive
- CITY OF MISSISSAUGA STREETSVILLE BRANCH
3.2 km north | 6-minute drive
- WOODLANDS LIBRARY
4.8 km east | 9-minute drive



get outside.

Get some fresh air, refresh your perspective and get your steps in. Mississauga is famed for its green space and Erin Square offers you a wealth of nearby parks to choose from. Take a hike on Crawford Trail. Let the kids and man's best friend run free at Quenippenon Meadows Park. Get in the game at Erin Mills Athletic Fields or hit the links at BraeBen Golf Course. All only minutes away.

NATURE IN THE NEIGHBOURHOOD

- CRAWFORD GREEN & TRAIL
550 m south | 2-minute drive
- QUENIPPENON MEADOWS COMMUNITY PARK
1.4 km northwest | 5-minute drive
- ERIN MILLS ATHLETIC FIELDS
1.4 km east | 4-minute drive
- DUNCAIRN DOWNS
1.8 km west | 5-minute drive
- STREETSVILLE MEMORIAL PARK
3.2 km north | 5-minute drive
- PHEASANT RUN PARK
2.2 km southeast | 6-minute drive
- SUGAR MAPLE WOODS PARK
2.2 km west | 5-minute drive



FITS YOU TO A TEE

- TEES INDOOR GOLF
5.2 km south | 8-minute drive
- BRAEBEN GOLF COURSE
6.7 km north | 9-minute drive
- CREDIT VALLEY GOLF & COUNTRY CLUB
7.2 km east | 11-minute drive
- PIPER'S HEATH GOLF CLUB
10 km southwest | 10-minute drive
- THE MISSISSAUGA GOLF & COUNTRY CLUB
9.2 km east | 13-minute drive
- ROYAL ONTARIO GOLF CLUB
12.1 km west | 12-minute drive



LIVE GREEN

7,720
ACRES OF GREEN SPACE

500
PARKS

400KM
CYCLING NETWORK

There's nothing more essential than your health and wellness. That's why Erin Square keeps you close to what's most important in the community, from the renowned Credit Valley Hospital to specialized clinics, personal and home support, pharmacies and more. You can get the care you need, when you need it.

live
well.



LIFELABS
400 m southeast | 1-minute drive

CREDIT VALLEY HOSPITAL
700 m northeast | 2-minute drive

HEALTHCARE X-RAY & ULTRASOUND
850 m northeast | 3-minute drive

NEILSON PHARMACY
850 m northeast | 3-minute drive

CANADIAN HEALTH & ACUPUNCTURE CLINIC
1.5 km north | 4-minute drive

ALIGN CHIROPRACTIC &
WELLNESS CENTRE
2.7 km west | 6-minute drive

SPECTRUM HEALTH CARE PEEL OFFICE
5.2 km east | 9-minute drive

MISSISSAUGA URGENT CARE
MEDICAL CLINIC
6.8 km north | 10-minute drive

SAINT ELIZABETH HEALTH CARE
CENTRAL WEST OFFICE
6.9 km northwest | 10-minute drive



URGENT MATTERS

- MISSISSAUGA FIRE—STATION 115
500 m southwest | 2-minute drive
- PEEL REGIONAL POLICE—11 DIVISION
4.3 km southeast | 8-minute drive
- MISSISSAUGA FIRE—STATION 120
1.4 km west | 4-minute drive
- MISSISSAUGA FIRE—STATION 108
4 km west | 8-minute drive



features & finishes.

KITCHEN FEATURES

- 7 ½"-wide laminate flooring from Vendor's samples
- Contemporary-designed cabinetry from Vendor's samples
- Single undermount stainless steel sink with single-lever chrome pull-down faucet
- Under upper cabinet lighting
- Choice of ¾" quartz countertop with square edge from Vendor's samples
- Choice of 4" x 16" gloss ceramic backsplash tiles from Vendor's samples
- Contemporary ceiling light fixture

BATHROOM FEATURES

- Contemporary design vanity cabinet from Vendor's samples
- 12" x 24" porcelain floor tile from Vendor's samples
- 3" x 6" glazed ceramic wall tile for end walls of shower
- 12" x 24" porcelain wall tiles for back wall of shower enclosure from Vendor's samples
- 2" x 2" porcelain mosaic floor tiles for walk-in showers from Vendor's samples
- 12" x 24" porcelain tile for end walls of bathtub enclosure from Vendor's samples
- 3" x 6" glazed ceramic tile for tub skirt and back wall of bathtub enclosure from Vendor's samples
- Undermount vanity sink
- Chrome single-lever faucet

- Choice of ¾" quartz countertop with standard square edge and matching 4" backsplash from Vendor's samples
- Contemporary mirror with open shelf below
- Exhaust fan in all bathrooms vented to outside
- Privacy locks on bathroom doors
- Pressure-balanced valve for bathtub and shower
- Soaker bathtub, as per plan
- Walk-in shower with glass enclosure and frameless door, as per plan
- Designer wall sconce
- Waterproof shower ceiling fixture, as per plan

INTERIOR FEATURES

- Individual seasonally controlled heating and air conditioning (vertical fancoil(s) complete with electric duct heater)
- Outdoor balcony or patio, as per plan
- Emergency voice communication system, smoke detector and heat detector, per O.B.C.*
- Laundry area complete with washer/dryer hook-up and white ceramic tile floor
- Suite entry alarm connected to 24-hour-a-day monitoring located at concierge desk. Windows and sliding doors monitored for ground floor suites only
- Electrical wiring with circuit breaker service panel
- Individual hydro meter
- Wi-Fi services included in maintenance fee

LIVING AREA FEATURES

- ½" quartz windowsills, colour off-white
- 7 ½"-wide laminate flooring for living room, dining room, den, bedroom(s), hall and foyer from Vendor's samples
- Mirrored sliding closet door at front foyer, as per plan. Balance of sliding closet doors to be finished in white.
- Semi-solid interior doors with chrome lever hardware
- 2 ¼" door casing
- 4" baseboard
- Manual roller shades for windows and balcony or patio sliding door(s)
- Walls, ceilings and bulkheads to be painted with white latex paint
- Smooth finished ceilings
- Floor-to-ceiling height 9' in principal rooms, excluding bulkheads, as per plan
- Wood trim and doors to be painted with semi-gloss white latex paint
- Pre-wired telephone outlets in living room, master bedroom, 2nd bedroom and den (one per room)
- Pre-wired outlets for cable TV in living room, master bedroom, 2nd bedroom and den (one per room)
- Capped ceiling outlet in dining room only
- Ceiling light fixture in foyer and den area, where applicable
- Ceiling light fixture in bedrooms
- Waterproof electrical outlet located on balcony or patio
- Fire sprinkler system per building code

APPLIANCES

- 30" wide, frost-free refrigerator, counter depth, bottom-mount freezer, stainless steel finish
- 30" self-cleaning range with glass cooktop, stainless steel finish
- 24" built-in dishwasher, stainless steel finish
- Built-in combination microwave range hood, stainless steel finish
- Stacked combination washer and dryer, colour white

Note: Optional island is available at additional cost, as per plan

PLEASE NOTE: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. Plan and specifications are subject to change without notice. E. & O.E.

YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

- One-Year Guarantee on the workmanship and materials of your new home, a guarantee backed by the TARION® New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program).
- Full 2 years coverage on electrical, plumbing, heat delivery and distribution system.
- The TARION® New Home Warranty Program 7-Year Structural Guarantee on major structural components of your new home.
- Individual components in your new home are guaranteed by the manufacturer. Warranties provided by these reputable brand-name manufacturers are all passed on to you.

*Ontario Building Code

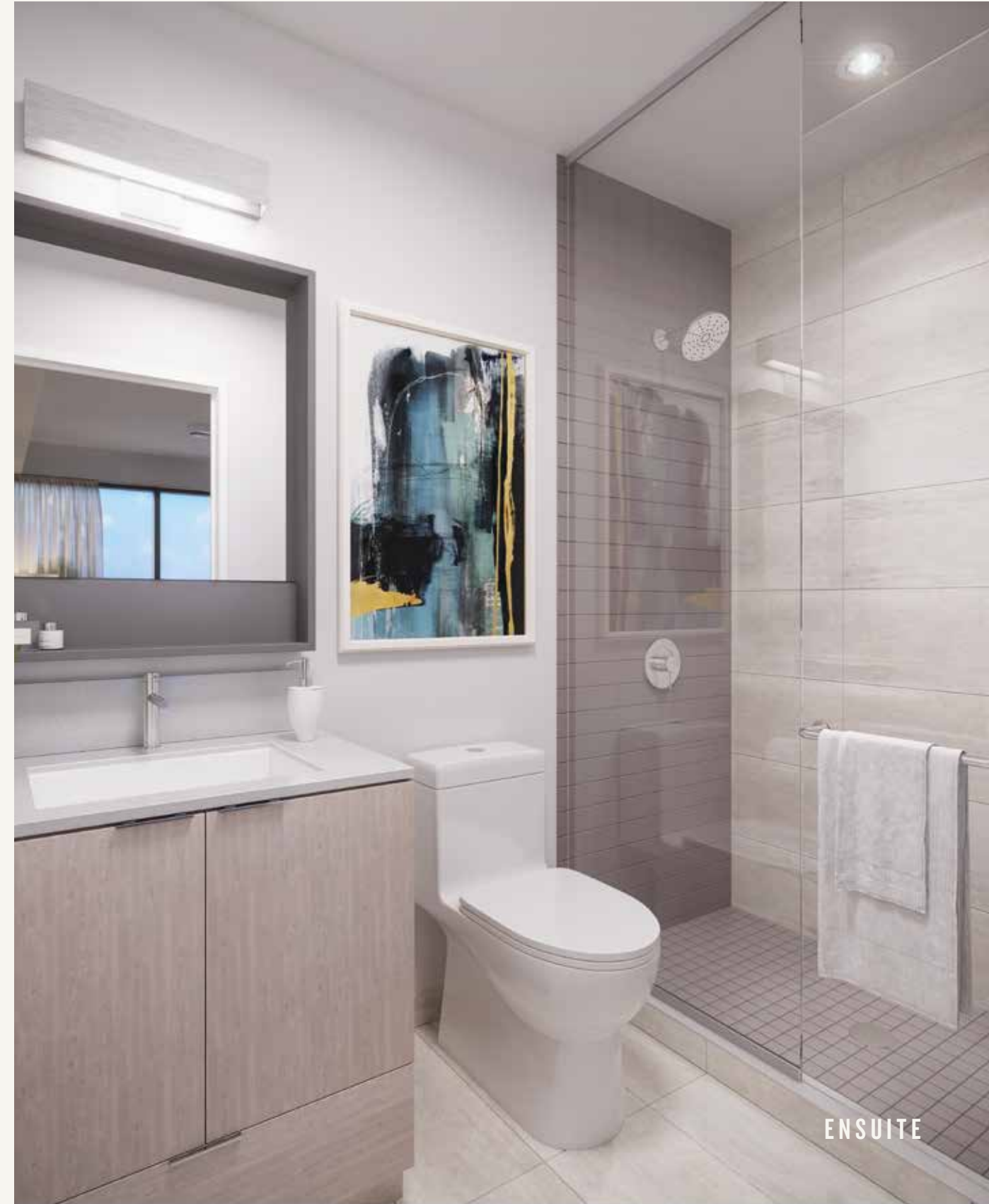
*See the TARION New Home Warranty Program for full warranty details.



KITCHEN / LIVING



DEN



ENSUITE



BEDROOM

everything a home should be.

For decades, Pemberton Group has been creating successful residential and commercial developments in many of the Greater Toronto Area's best locations. As one of Mississauga's most prominent builders, we're proud to have introduced the Pemberton difference to this growing city with more than a dozen condominium residences.

In addition to our residences in Mississauga, Pemberton has several prestigious condominiums in various stages of development in downtown Toronto, Yonge and Eglinton, Richmond Hill, Maple and Stouffville.

Each Pemberton condominium is built to the highest standard with attention to detail, cutting-edge recreational facilities, superb customer service and lasting value. Our condominiums truly rise above the rest. Residents enjoy design creativity and craftsmanship, and are surrounded by quality features and outstanding amenities. At Pemberton, quality, service and value are not mere buzzwords, but a commitment taken seriously at every level of our company.



Pemberton

www.torontocondo4U.ca