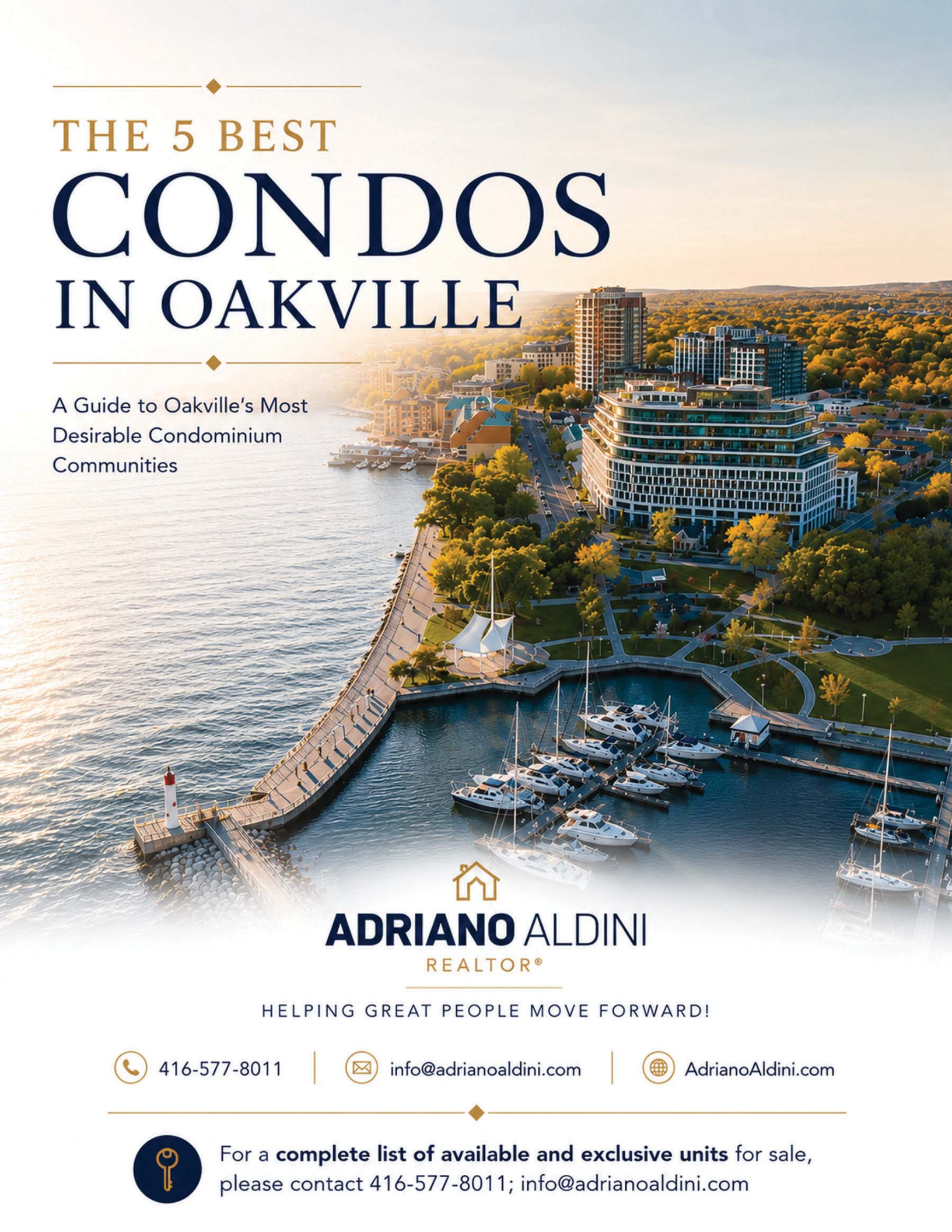

THE 5 BEST CONDOS IN OAKVILLE

A Guide to Oakville's Most
Desirable Condominium
Communities




ADRIANO ALDINI
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HELPING GREAT PEOPLE MOVE FORWARD!



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For a **complete list of available and exclusive units** for sale,
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4 FACTORS

CONDO BUYERS NEED TO CONSIDER BEFORE MAKING A PURCHASE

If you're considering a condominium purchase, the first thing you need to understand: **not all condo buildings are created equal!**

After years of selling pre-construction and resale suites, I've found that buyers often focus on the unit's finishes, the lobby, and the amenities.



1 LESS RENTERS THE BETTER (NO AIRBNB!)

Owner-occupied buildings tend to be quieter, better maintained, and more enjoyable places to live. Look for buildings with a strong owner-occupancy rate and restrictions on short-term rentals.

The higher the percentage of renters, the more likely you'll encounter issues such as excessive turnover, noise complaints, increased wear and tear on common elements, and a weaker sense of community among residents.



2 LOW / MID-RISE BUILDINGS OFTEN OFFER A BETTER LIFESTYLE

As a general rule, smaller buildings tend to offer a superior ownership experience. Many of the frustrations people associate with condo living can be minimized by choosing a smaller building. Elevator wait times are shorter, common areas are less crowded, parking is easier, and the overall environment is quieter and more residential. Low and mid-rise buildings also tend to have a more limited supply, which can support stronger resale demand over time.



3 GOOD MANAGEMENT MATTERS MORE THAN AMENITIES

This may be the most overlooked factor when purchasing a condominium. Many buyers focus on the things they can see: the lobby, the fitness centre, the party room, or the view. While those features matter, the long-term success of a condominium is determined by the things you can't see.

A well-managed condominium corporation helps protect owners from deferred maintenance, special assessments, and rapidly increasing maintenance fees. This ensures the building is properly maintained, financially stable, and prepared for major future expenses such as roof and window replacements, parking garage repairs, mechanical systems, and elevator modernization.

Before purchasing a condominium, it's important to review the Status Certificate. These documents provide insight into the financial well-being of the building, including the reserve fund, operating budget, planned capital expenditures, and any legal or financial concerns that may impact owners.



4 PRE-CONSTRUCTION IS ALWAYS MORE EXPENSIVE

One of the biggest misconceptions among buyers is that purchasing pre-construction somehow means getting a better deal. In reality, pre-construction units are priced at a premium compared to resale suites in comparable buildings. As a general rule, buyers should expect to pay roughly **20% more** for pre-construction than for an existing unit.

That doesn't mean pre-construction is a bad investment. There are advantages, including modern layouts, brand-new finishes, extended deposit structures, and the opportunity to customize certain features. However, it's important to remember that you're paying a premium for these benefits.



The best condominium experience comes down to more than just the unit you buy – it's about **the building you choose.**

**CHOOSE WISELY.
LIVE WELL.
INVEST SMART.**



How We Selected Oakville's Best Condominiums

The buildings featured in this guide were selected based on several factors including:



Reputation and quality of management



Financial health of the condominium corporation



Building age, maintenance history, and reserve fund strength



Owner-occupancy levels and rental policies



Unit layouts and overall livability



Location and access to amenities



Historical resale demand and value retention



Resident feedback and market reputation

No condominium is perfect for every buyer. However, these buildings have consistently distinguished themselves as some of Oakville's most desirable and well-regarded condominium communities.





Built 2009 | 12 storeys | Size Range: 810 - 4,990 square feet | 68 Units



ABOUT THIS BUILDING

Developer: The Daniels Corporation

Managed by: Larlyn Property Management

Amenities Include:

- | | | | |
|------------------|-------------------|----------------|--------------|
| • Concierge | • Party Room | • Guest Suites | • Media Room |
| • Security Guard | • Visitor Parking | • Gym | • Library |

Key Highlights:

- Well maintained & managed Boutique building in Downtown Oakville
- Mature, high net-worth residents
- Mainly owner occupied units
- Steps to shops, restaurants, amenities & transit
- Gorgeous views overlooking Sixteen Mile Creek & Oakville Harbour

Bluwater Condos | 3500 Lakeshore Rd West | Bronte



Built 2015 | 8 storeys | Size Range: 695 - 1,150 square feet | 204 Units



ABOUT THIS BUILDING

Developer: The Pemberton Group

Managed by: First Service Residential

Amenities Include:

- | | | | |
|----------------|---------------------|----------------|-----------------------|
| • Gym | • 24 Hour Concierge | • Party Room | • Spa & Jacuzzi |
| • BBQs Allowed | • Fire Pit | • Guest Suites | • Indoor/Outdoor Pool |

Key Highlights:

- Boutique waterfront building built on shores of Lake Ontario
- Steps to lakeside trails
- Resort-like amenities
- Close to Bronte Village
- Well designed suites

Emporium Condos | 2470 Prince Michael Drive | Iroquois Ridge North



Built 2000 | 8 storeys | Size Range: 530 - 1,562 square feet | 375 Units



ABOUT THIS BUILDING

Developer: The Ashley Group

Managed by: First Service Residential

Amenities Include:

- | | | | |
|---------------|--------------|----------------|-------------|
| • Indoor Pool | • Sauna | • Party Room | • Gym |
| • Games Room | • Media Room | • Guest Suites | • Concierge |

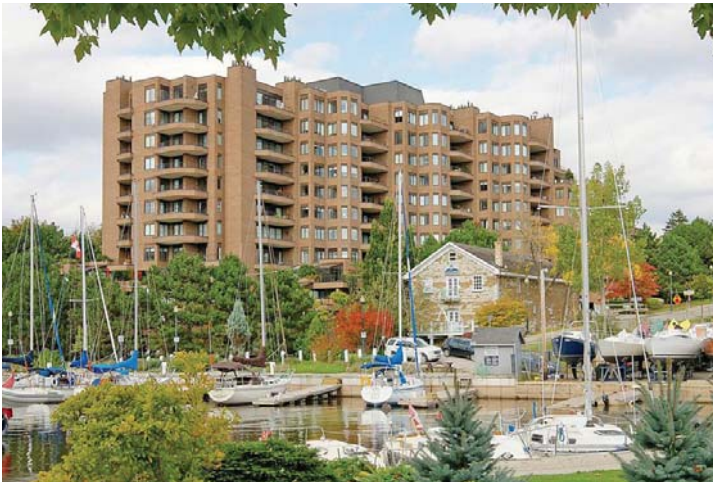
Key Highlights:

- Modern mid-rise development
- Steps to shops, transit, parks & schools
- Located in Joshua Creek
- Contemporary suite layouts

The Granery Condos | 100 Lakeshore Rd East | Old Oakville



Built 1987 | 11 storeys | Size Range: 1,140 - 3,037 square feet | 82 Units



ABOUT THIS BUILDING

Developer: Romain & MacDougald

Managed by: Central Erin

Amenities Include:

- Exercise Room
- Concierge
- Indoor Pool
- Party Room
- Guest Suites
- Bike Storage

Key Highlights:

- Boutique waterfront building
- Overlooks Sixteen Mile Creek
- Located in the heart of Oakville's Downtown Core
- Large floorplans



Built 2025 | 10 storeys | Size Range: 530 - 1,469 square feet | 319 Units



ABOUT THIS BUILDING

Developer: Distrikt Developments

Managed by: First Service Residential

Amenities Include:

- Party Room
- Games Room
- Gym
- Podium Sundeck
- Yoga Studio
- Pet Spa

Key Highlights:

- Modern mid-rise development
- Steps to shops, transit, parks & schools
- Located in the heart of new Oakville
- Contemporary suite layouts



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EXPERIENCE. KNOWLEDGE.

Results that move you.

With deep knowledge of the Oakville market and a client-first approach, I help buyers make confident, informed decisions and find the right condominium to fit their lifestyle.



LOCAL EXPERTISE

In-depth knowledge of Oakville's condo market.



CLIENT FOCUSED

Personalized service tailored to your goals.



PROVEN RESULTS

Strategies that deliver exceptional outcomes.



TRUSTED ADVISOR

Guidance you can count on every step of the way.



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