



# HIGHLINE CONDOS

BRANTHAVEN



BRANT**HAVEN**

HIGH LINE CONDOS  
IS AN INTIMATE  
SIX-STOREY RESIDENCE  
NEXT DOOR TO A  
PROTECTED FOREST ON  
MISSISSAUGA'S  
NINTH LINE.

With perfect life-styled amenities, Branthaven's signature Fresh Thinking™ features, and an array of stylish suites, High Line Condos is the perfect place to launch your life story.

# BOUTIQUE SCALE. HIGH-RISE STYLE.

Defined by its contemporary clean lines, sweeping glass expanses and a panoramic rooftop terrace, High Line Condos may be just six storeys, but it's high on style. All the right angles and materials – High Line's striking facade is a curated palette of pewter precast concrete, elegant bone white linear brick, graphite grey panels and warm wood accents make for a striking architectural statement. The ground floor's double-height space, welcoming canopy, and private garden suites are the perfect foundation for modern living.



EAST FACING VIEW FROM NINTH LINE.





# ELEVATE YOUR LIFESTYLE. UNPARALLELED OPPORTUNITY.

High Line Condos is a welcome addition to Mississauga's thriving Erin Mills community. With its stunning architecture, impressive array of suites, panoramic rooftop terrace and abundance of surrounding greenery - High Line is unlike any other condominium offering. This is the carefree condo lifestyle and attainable luxury you've always wanted.



DAWN OR DUSK, HIGH LINE'S STREETSCAPE CELEBRATES THE NATURAL CONNECTION TO NINTH LINE, CHURCHILL MEADOWS AND SURROUNDING GREENSPACES.

# URBAN SENSIBILITY. NATURAL SETTING.

Retreat from the hectic urban life with High Line's quiet suburban location. This rare boutique building is next door to the protected Churchill Meadows Forest, adjacent to a new Ninth Line trail corridor and just moments from a multi-sports facility, expansive greenspaces and a conservation area.



CONNECTING TO NATURE IS EASY WITH GROUND LEVEL GARDEN SUITES. STEP OUT AND ENJOY YOUR OWN PRIVATE PATIO. STEP OFF YOUR PRIVATE PATIO AND WALK THE DOG, GO FOR A JOG OR HEAD TO THE TRAIL.

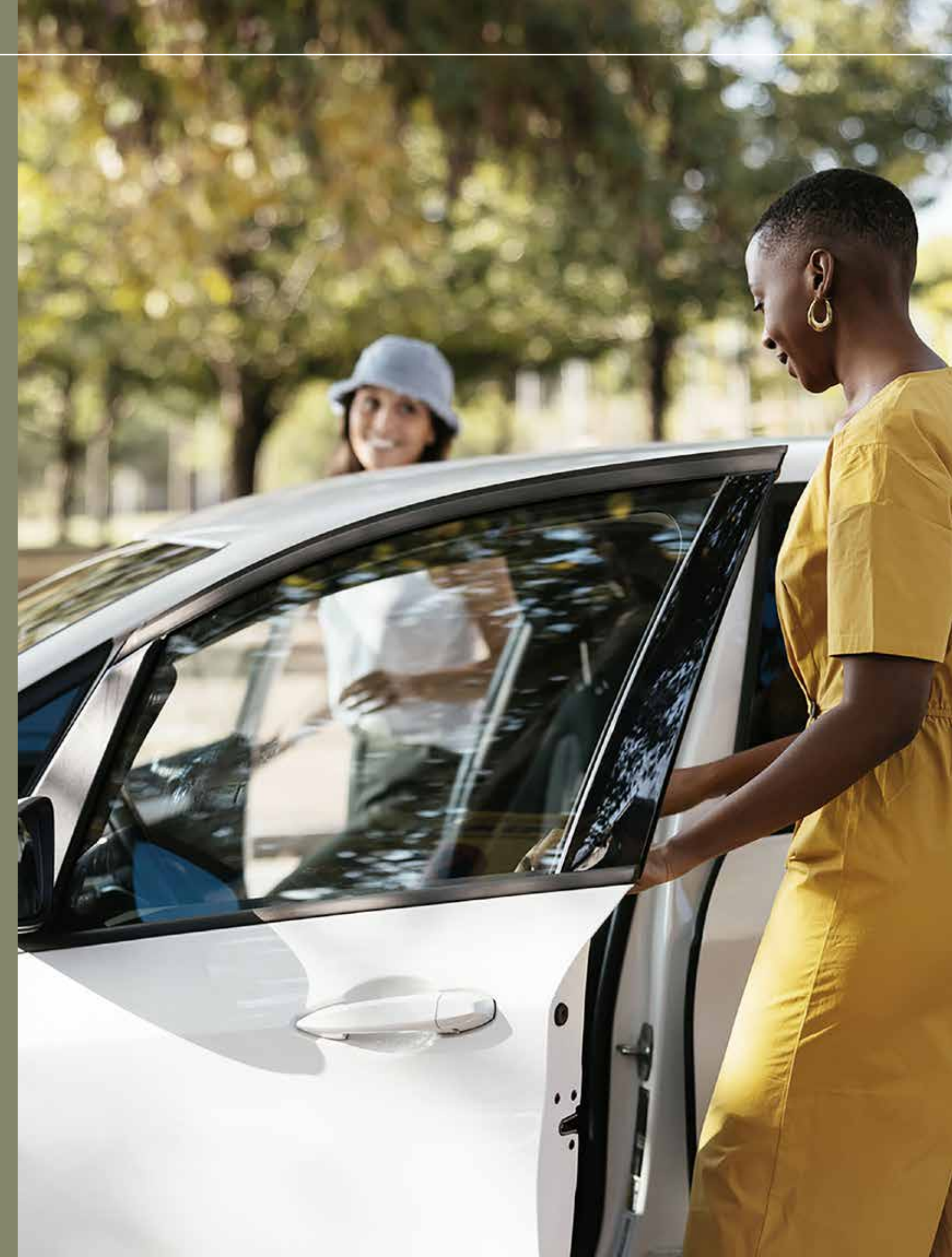




# WELCOME SIGHT LINES FOR YOU AND YOUR GUESTS.

Tucked in a private courtyard off Ninth Line, the main lobby entrance is nestled in an intimate corner with lush landscaping, contemporary outdoor furniture, convenient resident drop off and protected canopy.

THE COURTYARD ELEVATION IS AN EMBRACE OF GARDEN SUITES, WIDE BALCONIES AND VAST GLAZING - TO CAPTURE THE SUNRISE OR SUNSET.



# SIMPLE LINES. BIG IMPACT.

From the moment you enter the courtyard lobby, you and your guests will delight in the modern lines, soaring spaces and the abundance of natural light creating a welcoming reception, curated for contemporary living.





SOPHISTICATED SOCIAL - FIRESIDE LOUNGE AND PRIVATE DINING ROOM.

The height of comfort and luxurious living, the ground floor's soaring social and entertainment spaces are the perfect spot to relax and entertain in high style.

**DESIGN  
LINES.**  
A NEW  
LEVEL OF  
LUXURY.







Big, bold and bright, the dynamic co-working space is your new welcoming, work from home office. Adjacent to the collective amenity spaces and also accessed via Ninth Line, this multi-functional space is perfect for working collaboratively at the communal banquettes by day and coming together later to enjoy cozy conversation by the fireplace.

# WORK & PLAY. WELL BALANCED DESIGN.



SOARING CO-WORKING SPACE AND SOCIAL LOUNGE.

ELEVATE YOUR WELLNESS - GROUND LEVEL FITNESS CENTRE.



# HIGH PERFORMANCE LINE UP.

Mind. Body. Spirit. Everything aligns when you have a fully equipped fitness area bathed in natural light and uplifting scenic views. Taking your routine outside to the trails and sports fields is easy from the ground floor facility.





This is outdoor living beyond your expectations. Take in the treetop views above, forest floor below and Niagara Escapement beyond from the expansive 7th floor Rooftop Terrace. The outdoor lounge offers al fresco dining, BBQ's, loungers, fire pit, pet run and gardens. Enjoy these while soaking up the sun with your forever panoramic views. Or take up big sky stargazing. The terrace views are unparalleled in Mississauga.

# UP ABOVE THE TREE LINE

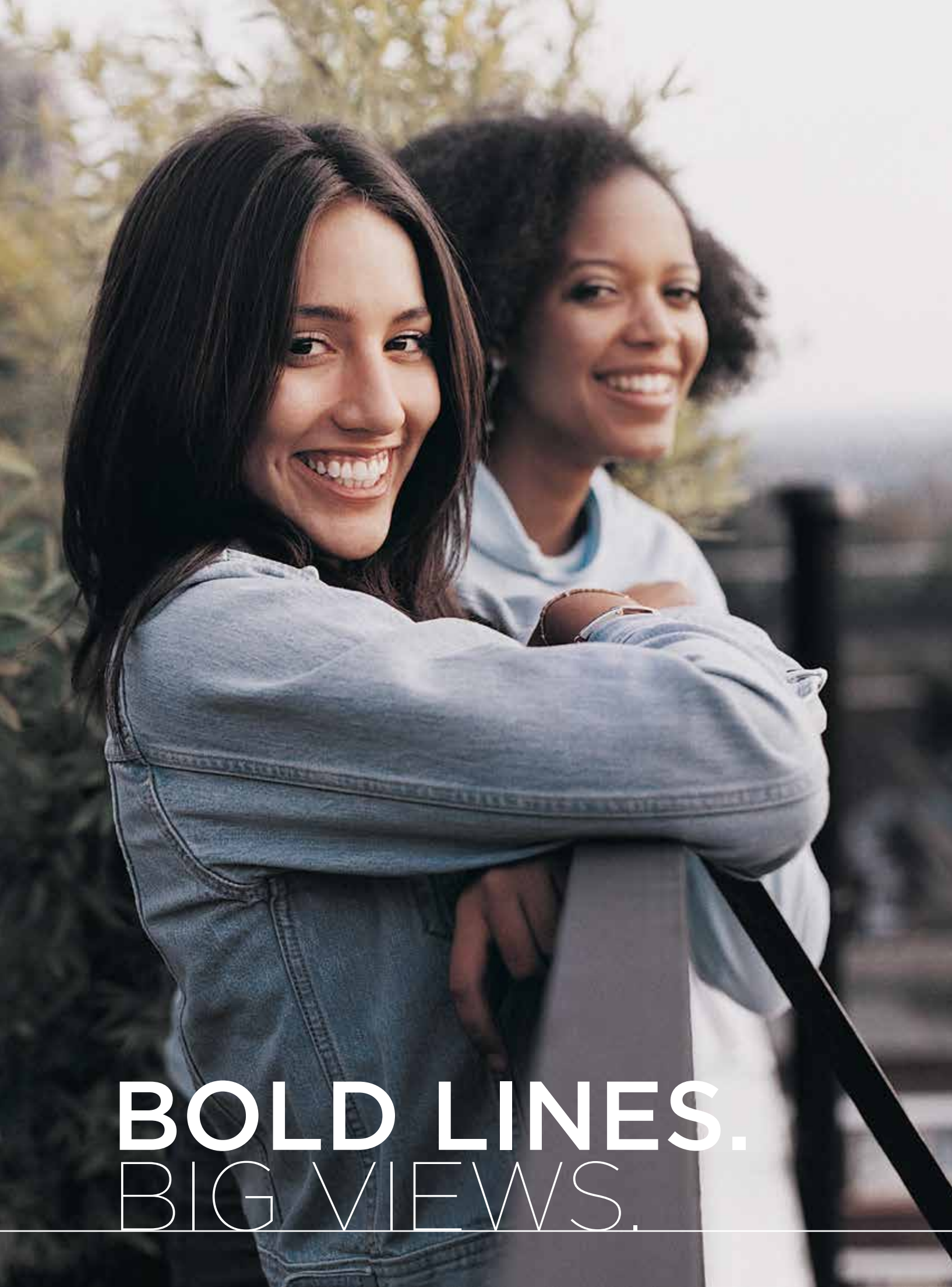
A RARE ESCAPE - EXPERIENCE ESCARPMENT VIEWS AND CITYSCAPES.

Bright and spacious, High Line suites are crafted for exceptional living. With thoughtful layouts that maximize natural sunlight, your sun-filled suite is a quiet refuge by day and a stylish entertaining space by night.



**STREAMLINED.**  
CONTEMPORARY.

LINEAR KITCHENS: DESIGN DETAILS.

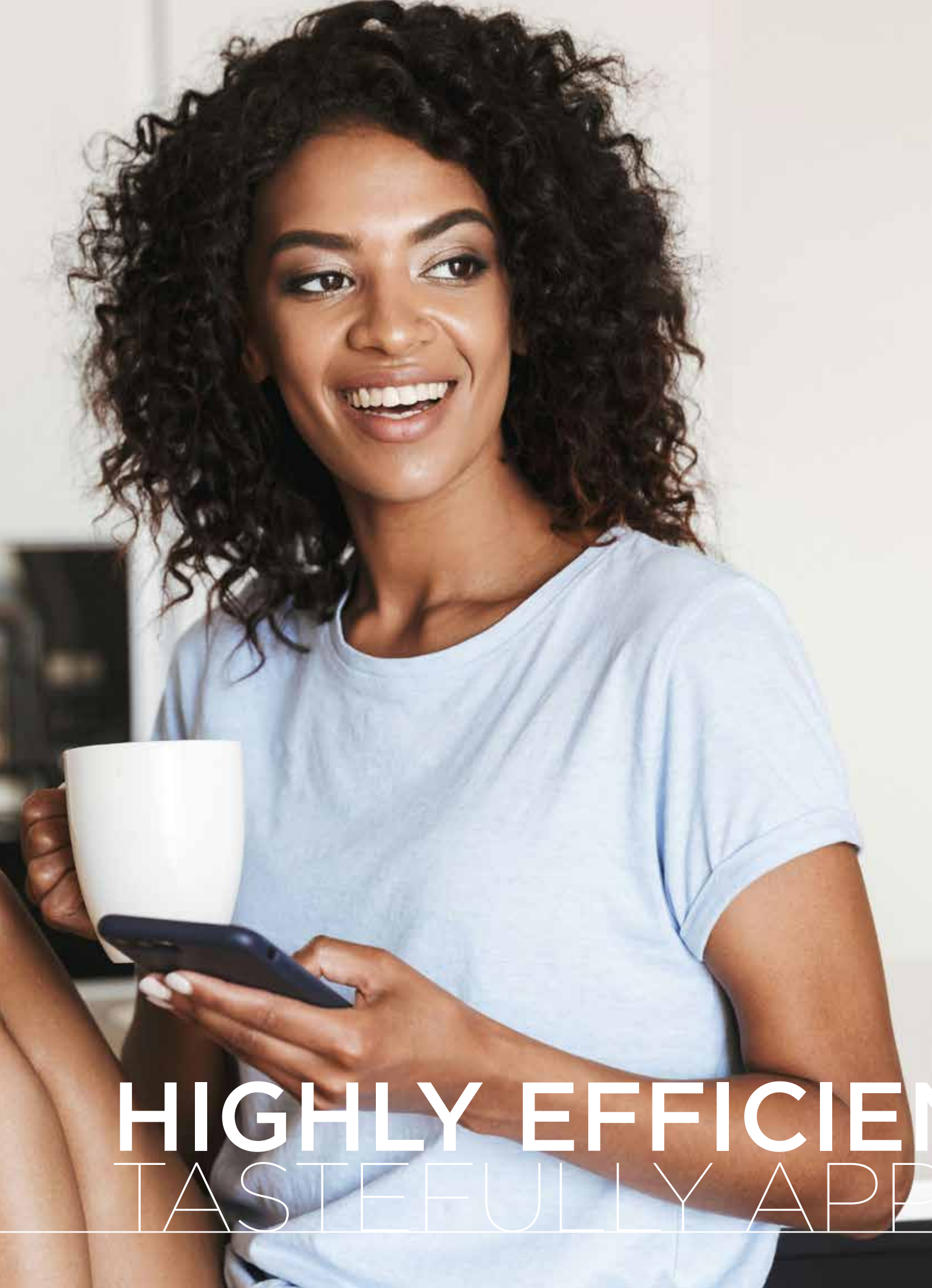


**BOLD LINES.**  
BIG VIEWS.

High Line's expansive windows, sweeping balconies and spacious terraces have clear glass and sleek railings for minimalist design and maximum views ensuring a seamless indoor suite connection to the natural panorama outdoors.



FURNITURE-SIZED OUTDOOR LIVING SPACES OFFER COMFORTABLE PLACES TO CURL UP OR STRETCH OUT.



High Line's contemporary cabinets, modern linear tile backsplash, coordinated quartz countertops and choice of designer selected colour palettes are just a few of the feature-filled Fresh Thinking™ Kitchen highlights. With open spaces and great circulation enjoy easy meal prep or entertaining guests around the central island.



**HIGHLY EFFICIENT.**  
TASTEFULLY APPOINTED.

DESIGN-FORWARD KITCHENS SERVE UP SPACE FOR CASUAL DINING OR EASY ENTERTAINING.

# PRIMARY SUITE. PRIVATE RETREAT.



CLEAN LINES AND AMPLE STORAGE.

High Line's primary bedrooms and adjoining ensuites offer everything you need for rest, relaxation and rejuvenation. You'll find it an inviting and quiet refuge with plenty of space and storage.

Your ensuite is a private retreat with clean contemporary fittings and colour palettes designed to evoke a calm start and finish to your day.



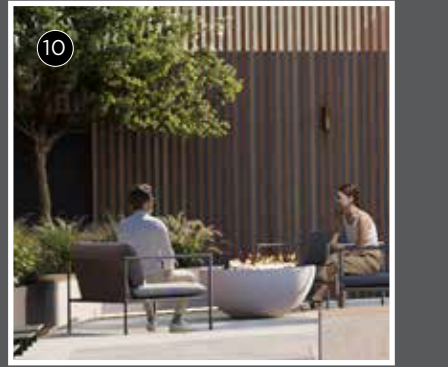
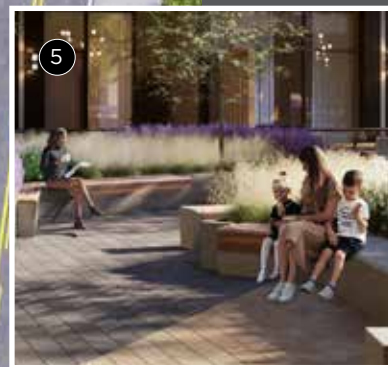
LARGE WINDOWS AND LIGHT FILLED BEDROOMS.

# BOTTOM TO TOP HIGH STYLE AMENITIES

HIGH LINE OFFERS RESIDENTS AND THEIR GUESTS A COMPLETE ARRAY OF BUILDING FEATURES AND AMENITIES.

## GROUND FLOOR

1. Co-Working Lounge
2. Fitness Facility
3. Entertainment Lounge & Private Dining Room
4. Courtyard Lobby
5. Lush, Landscaped Courtyard
6. Parcel Room
7. Moving Room
8. Elevators
9. Pet Wash



## 7TH FLOOR ROOFTOP

10. Outdoor Dining & Fire Pit
11. BBQ Area
12. Lounging Area
13. Enclosed Pet Run





QUARTZ KITCHEN COUNTERTOPS WITH UNDERMOUNT SINK



INTEGRATED USB CHARGING PORT



MOEN 'ALIGN' SINGLE-LEVER HIGH-ARCH KITCHEN FAUCET WITH PULL DOWN SPRAY



WIDE PLANK, WATER RESISTANT LAMINATE FLOORING



DEEP POTS AND PANS DRAWERS



3"x6" SUBWAY TILE BACKSPLASH



QUARTZ BATHROOM COUNTERTOPS WITH UNDERMOUNT SINK(S)



MODERN TRIM, CASING & DOOR STYLES



HOTEL-STYLE CORNER SHOWER CADDY



SEMI-FRAMELESS GLASS SHOWER ENCLOSURE



DESIGNER WALL-MOUNTED LIGHT FIXTURE ABOVE MIRROR

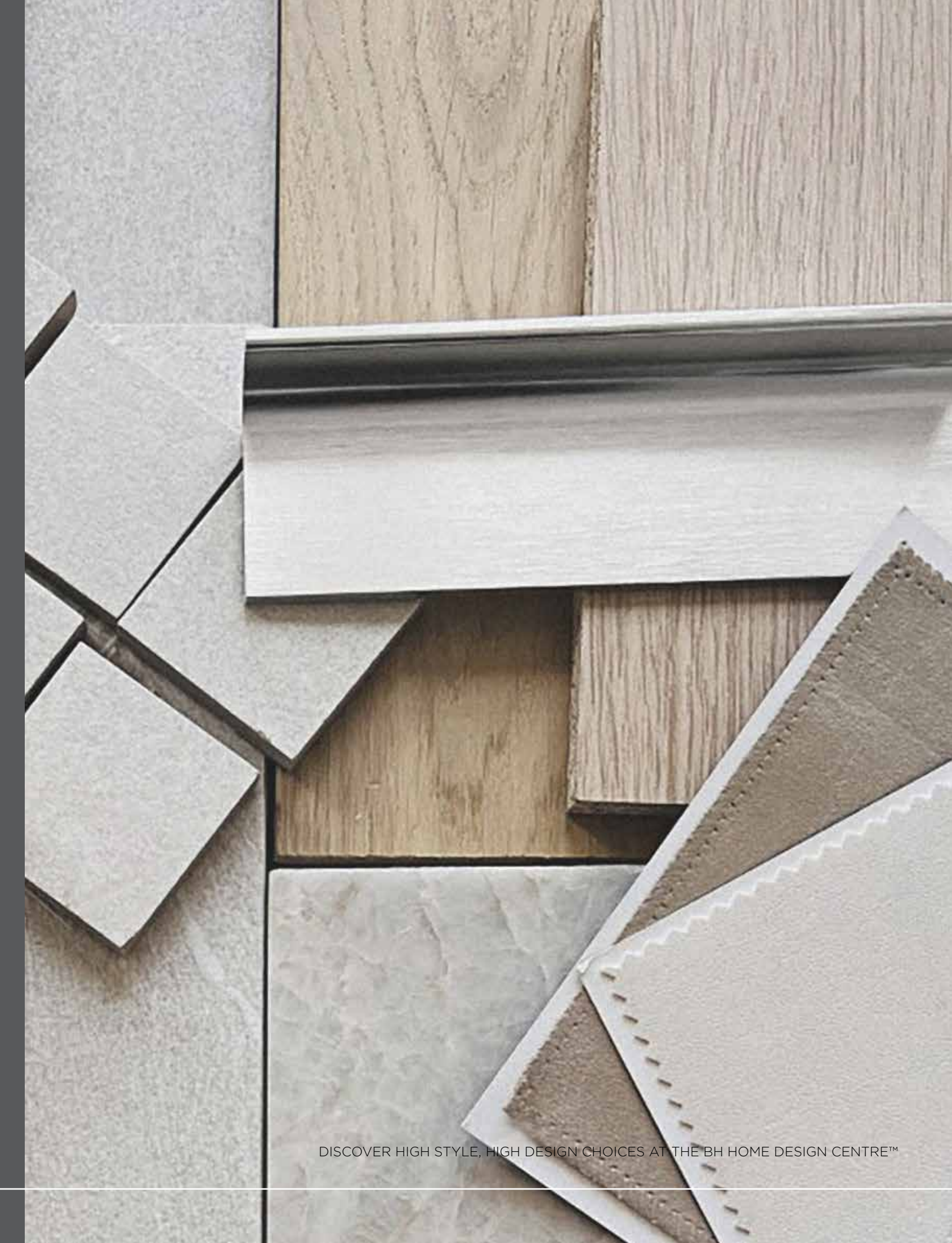


CHROME FINISH TOWEL BAR & PAPER HOLDER

- Wide plank, wear resistant laminate flooring
- Integrated USB charging port
- Contemporary Quartz solid-surface kitchen countertops
- 3"x6" subway tile backsplash in coordinated palettes
- Extended height upper cabinets
- Deep drawers convenient for storing pots and small appliances with soft close doors and drawers
- Moen 'Align' chrome finish, single lever high arc kitchen faucet & single handle vanity faucet in bathrooms
- Contemporary Chrome finish towel bar and paper holder
- Modern vanity cabinet with soft close doors and drawers
- Quartz countertop with undermount sink
- Square edge vanity mirror
- Designer wall mounted light fixture above mirror
- Shower enclosure with semi-frameless glass sliding door and acrylic base
- 4"x4" modern-style tile walls and ceiling pot light in shower
- Hotel-style chrome corner caddy in shower

# FRESH THINKING™

## HIGHER DESIGN, NO EXTRA COST.



DISCOVER HIGH STYLE, HIGH DESIGN CHOICES AT THE BH HOME DESIGN CENTRE™

# FEATURES AND FINISHES

ABOVE STANDARD - DISCOVER  
DESIGN FORWARD STYLE & QUALITY



## BUILDING FEATURES

- Fully furnished luxurious indoor and outdoor amenities designed by renowned Interior Design Firm, II BY IV Design Inc.
- Ground floor: Convenient and sophisticated Lobby entrance with connected state-of-the-art indoor amenities including Social Lounge & Dining, Fitness/Movement Studio and a Lofty and luxurious 2-storey Co-Work lobby/lounge.
- Rooftop terrace with forest views includes outdoor BBQ areas, dining and entertainment seating, fire side lounge, dog exercise area and architectural shade structure.
- Direct and convenient access from building to underground parking via building elevators.
- Secure Locker storage rooms conveniently located within underground parking levels.
- Indoor and outdoor Bicycle storage spaces available for use on a first-come first serve basis.
- Electric Vehicle (EV) charging infrastructure including transformer capacity and empty electrical conduit from electrical room to all resident parking stalls, as per plan.
- Fully installed level 2 Electric Vehicle charging adapters are sold separately and available for purchase through the Branthaven Home Design Centre.
- Low carbon emission geexchange heating and cooling system offering reliable, low- maintenance operation throughout the building and suites.
- **BH Home Technology™, an innovative and leading-edge Smart Building solution providing an integrated building / home access and control system.**
- **Secure, automated Parcel Management Solution integrated with BH Home Technology™.**
- Easy access to community Wi-Fi network throughout indoor amenity areas. Cost of this service is included in the condominium maintenance fee.
- Pet Wash Station, conveniently located on the ground floor with easy access from the interior and exterior of the building.

## GENERAL

- **Smooth ceiling finish throughout all finished suite areas.**
- Modern style interior doors and trim. Modern style trim includes approximately 4" painted baseboards, matching style door casing and 2-panel smooth finish painted doors.
- Interior swing doors are hung on fully cased jambs and are fully trimmed.
- Interior swing doors are approx. 8' high on Ground and Penthouse floors and approx. 7' high on floors 2 through 5 and at all suites with ceiling height of less than 10'.
- Drywall return at window and exterior door jambs and headers for a sleek and modern look. Solid surface, moisture resistant sills at all windows.
- Window, Door, and Balcony glazing may include bird-friendly frit pattern.
- Bedroom and Entry closets include sturdy wire shelving and free-slide hanging rails for easy organization. Double hanging shelves in bedroom closet, as per plan.
- Sophisticated satin nickel-finish interior lever door hardware with privacy locks on all bathrooms.
- All interior walls are primed and painted with two (2) coats of matte finish designer white, low-VOC (volatile organic compound) latex paint.
- All interior doors and trim are painted with Branthaven's semi-gloss latex designer white.
- Double pane exterior sliding patio door or swing door, as per plan.
- Interior bedrooms may include frosted glass entrance door or fixed panel, as per plan.
- Approx. 10' high ceilings on Ground and Penthouse floors
- Approx. 9' high ceilings on floor 2 through 5.
- Where dropped ceilings or bulkheads are required, the ceiling height will be lower. Bathroom ceilings are dropped. Further exceptions may arise due to architectural/ construction requirements.

## FOYER

- Approx. 7' high suite entry door on floors 2 through 5 with viewer and high-security keyless Smart Lock, integrated with BH Home Technology™.
- Approx. 8' high suite entry door on Ground and Penthouse floors with viewer and high-security keyless Smart Lock, integrated with BH Home Technology™.
- **Stylish and modern wide plank, wear resistant laminate flooring from Branthaven's design packages.**

## KITCHEN

- **Stainless steel finish appliance package including full size Range, Dishwasher and 24" or 30" wide Fridge, as per plan.**
- **Quartz solid-surface kitchen countertops from Branthaven's design packages.**
- **Extended height upper cabinets.**
- **Modern 3"x 6" tile backsplash in material from Branthaven's standard design packages.**
- Quality kitchen cabinetry with choice of styles and colours from Branthaven's design packages.
- **Deep upper cabinet over fridge opening.**
- **Soft close cabinet doors and drawers.**
- **Moen 'Align' chrome finish, single lever high arc kitchen faucet, complete with pull down spray.**
- Stainless steel undermount single compartment sink.
- **Bank of 2 deep drawers, convenient for storing pots, pans and small appliances. Where applicable, as per plan.**
- **Stylish and modern wide plank, wear resistant laminate flooring from Branthaven's design packages.**

## LIVING, DINING, DEN, & BEDROOM(S)

- **Stylish and modern, wide plank, wear resistant laminate flooring from Branthaven's standard design packages.**

## ENSUITE & BATHROOM

- 12" x 12" imported ceramic tile from Branthaven's design packages.
- **Sleek Moen 'Align' chrome finish single handle plumbing fixtures at vanity, shower and tub, as per plan.**
- **Contemporary Chrome finish towel bar and paper holder.**
- **Modern vanity cabinet with storage drawers, as per plan.**
- **Soft close cabinet doors and drawers.**
- **Quartz countertop with undermount sink.**
- Square Edge vanity mirror.
- **Designer wall mounted light fixture above mirror.**
- **Low consumption, high efficiency elongated toilet.**
- Ensuite includes shower enclosure with semi-frameless glass sliding door, acrylic base, approx. 4"x4" modern-style tile walls and ceiling pot light.
- Main Bath includes skirted alcove Tub/Shower with 4"x4" modern-style tile walls and ceiling pot light.
- Safety-minded pressure balanced faucet in shower.
- Bathroom sinks fitted with mechanical pop up drain.
- **Hotel-style chrome corner caddy in shower for convenient storage of personal care products.**
- All plumbing fixtures are fitted with shut-off valves.
- White bathroom fixtures throughout.

## LAUNDRY

- **Fully installed, full-size front load stacked Washer and Dryer (white) vented to exterior.**
- 12" x 12" imported ceramic tile from Branthaven's design packages.

## TERRACES, BALCONIES & PATIOS

- Patio, balcony and terrace access via sliding patio door or swing door, as per plan. Step(s) within suite may be required, as per plan.
- Railings / privacy screening, as per architectural design.
- Individually controlled, in-suite heat pump air distribution system delivers year-round heating and cooling.
- Individual suite sub-metering for Electricity and Water consumption.
- In-suite Energy Recovery Ventilator (ERV) to help optimize humidity levels throughout the year while providing fresh air to improve indoor air quality and comfort for residents.

- **BH Home Technology™ integrated smart thermostat allows convenient access and climate control from a mobile device.**

## LIGHTING & ELECTRICAL

- Individual electric service panel with circuit breakers (each suite is separately metered).
- **White Decora style receptacles and switches throughout.**
- Ceiling light fixtures in foyer, hallway(s), kitchen, den, living room and bedroom(s), as per plan.
- Wall mounted light fixture in bathroom(s).
- Balcony and terrace areas include one weatherproof electrical receptacle.
- Patio, balcony and terrace lighting, as per architectural design.
- **Electrical receptacle with integrated USB charging port in 1 Bedroom and Main Living Area, as per plan.**
- Hard wired smoke alarm(s), heat detectors and carbon monoxide detectors, as per plan.

## SAFETY, SECURITY & COMMUNICATIONS

- **Bulk Internet package via Rogers**
- Security cameras located in strategic locations throughout the building and garage.
- Integrated network smart lock system to allow residents keyless access to building's amenities and suites.
- Integrated Digital, touch screen enter panel with facial recognition at main entrances to building includes convenient Building entry system - BH Home Technology™ allows residents to grant access to their guests into the building.
- Fire suppression sprinkler system provided throughout all areas of the tower and parking garage.

## BARRIER-FREE SUITES (DESIGNATED SUITES ONLY)

- Suite entry door sized to accommodate Barrier-free access.
- Barrier-free path of travel from the suite entrance to the Kitchen, Living Area, one Bedroom and one Bathroom.
- One Bedroom and one Bathroom include Barrier-free width doorway.
- Enlarged floor area in one Bathroom to accommodate Barrier-free turning radius.
- Reinforcement provided within wall assembly to accommodate future installation of future grab bar at toilet and shower or tub/shower in one Bathroom.

## ▪ INDICATES BRANTHAVEN FRESH THINKING™ FEATURE.

## \* INDICATES BH HOME TECHNOLOGY™ FEATURE.

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 and this determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the dwelling may vary from Vendor's samples as a result of normal manufacturing and installation processes. Natural materials may vary in colour. E&OE.

# EVERYDAY EFFORTLESS SMART HOME LIVING



DOWNLOAD THE SMARTPHONE APP TO MONITOR & CONTROL YOUR HOME FROM ANYWHERE IN THE WORLD.



YOUR HIGH LINE SUITE COMES OUTFITTED WITH **BH HOME TECHNOLOGY™** THAT ALLOWS YOU TO MONITOR AND CONTROL YOUR HOME FROM ANYWHERE IN THE WORLD.

#### HANDY SMART PHONE APP INCLUDES:

**KEYLESS DIGITAL ENTRY**  
Enter your building and unlock your suite using digital keys on your Smart Phone App.

**PACKAGE DELIVERY NOTIFICATIONS**  
Never miss another package delivery. As soon as your courier scans the parcel delivery - your app with notify you.

**ENHANCED VIDEO SECURITY**  
Video calling verifys visitors and access logs.

**ALLOW GUEST ACCESS**  
Create unique, time restricting PIN codes for your visitors to access the building and your suite.

**ONLINE AMENITY BOOKING**  
View availabilities and book building amenities from the BH Smart Tech App.



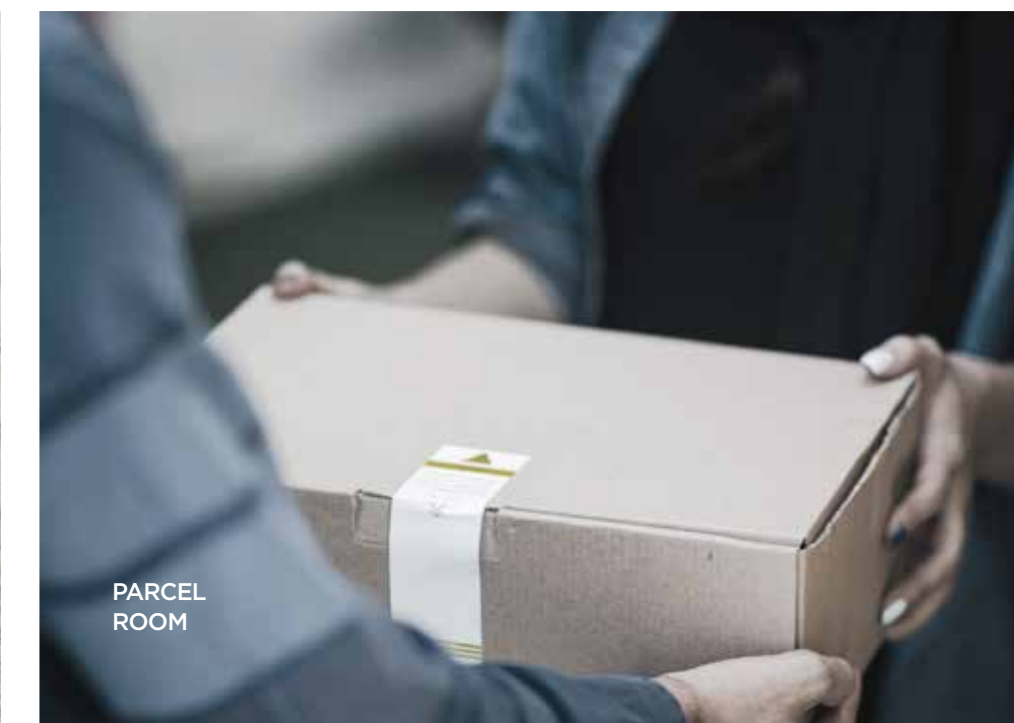
OPTIONAL EV CHARGING STATION



PET WASH STATIONS



ROOFTOP PET WALK AREA



PARCEL ROOM



WIRELESS SMART DOOR LOCK



CONTROL YOUR HOME ONLINE

#### HIGH LINE BUILDING FEATURES:

**PET FRIENDLY VIBES**  
Furry friends are welcome and can live the ultimate high life with a handy Pet Wash Station, Rooftop Pet Exercise Area and countless trails nearby.

**BE GREEN**  
With geothermal heating and cooling, Residents can feel good and can boast up to 100% decrease in carbon emissions compared with conventional heating and cooling.

**SMART SAVINGS**  
Investing in geothermal means lower long-term operating costs and reducing the exposure to future unpredictable energy, and maintenance costs.

**SMART DOOR LOCK**  
Introducing a new smart home lock from BH Smart Tech for your condo door. This state-of-the-art wireless deadbolt is smart, secure and stylish. (MODEL SHOWN MAY VARY)

**EV CHARGING STATIONS**  
High Line will be electric vehicle ready. Add an optional personal EV charging station in your parking spot for safe, easy and convenient recharging.



# YOU'RE IN THE CENTRE OF IT ALL.

High Line's Churchill Meadows location means you're minutes to Erin Mills, Square One, and Upper Oakville. With close proximity to major highways and Pearson International Airport you are perfectly connected for commuter ease.

High Line Condos are surrounded by established homes, essential shops, excellent services and only minutes to downtown Mississauga's dynamic retail, dining and entertainment lifestyle.

## SCHOOLS

1. Stephen Lewis Secondary
2. St. Joan of Arc Secondary
3. St. Bernard of Clairvaux School
4. Oscar Peterson Public School
5. Erin Centre Middle School
6. Sheridan College Hazel McCallion Campus
7. Sheridan College Oakville
8. U of T Erindale Campus

## PARKS & RECREATION

1. Osprey Marsh Conservation
2. Churchill Meadows Sports & Community Centre
3. Ninth Line Skate Park
4. Piper's Heath Golf Club
5. Joshua Creek Tennis Club
6. Joshua Creek Golf Club
7. Lions Valley Park
8. Royal Ontario Golf Club
9. Indoor Soccer Dome
10. Joshua's Creek Arenas

## RETAIL & RESTAURANTS

1. Erin Mills Town Centre
2. Erin Mills Ridgeway Retail Centre
3. Winston Churchill Power Centre & Costco
4. Square One Shopping Centre, Entertainment & Restos
5. Streetsville Boutiques & Restaurants
6. Hyde Park Gate Power Centre & Restaurants

## SERVICES

1. Credit Valley Hospital
2. Churchill Meadows Library & Older Adult Centre
3. Lullaboo Nursery and Childcare Centre
4. Cineplex Cinemas Winston Churchill & VIP
5. Cineplex JUNXION
6. Winston Churchill Transitway Station
7. ONE Transit / LRT, GO Buses

- ..... Dundas BRT Line
- ..... GO Train



High Line is a complete and connected community with all the neighbourhood amenities and attractions you'll appreciate.

Discover Churchill Meadows' spectacular new Community Centre with Olympic size pool, indoor courts, sportsfields, playgrounds and walking trails.

Churchill Forest, Osprey Marsh Conservation Area, golf courses, tennis courts, and greenspaces offer a respite from city life.

Schools, shops, services and transit are conveniently moments away.



# LOCAL AREA HIGHLIGHTS.



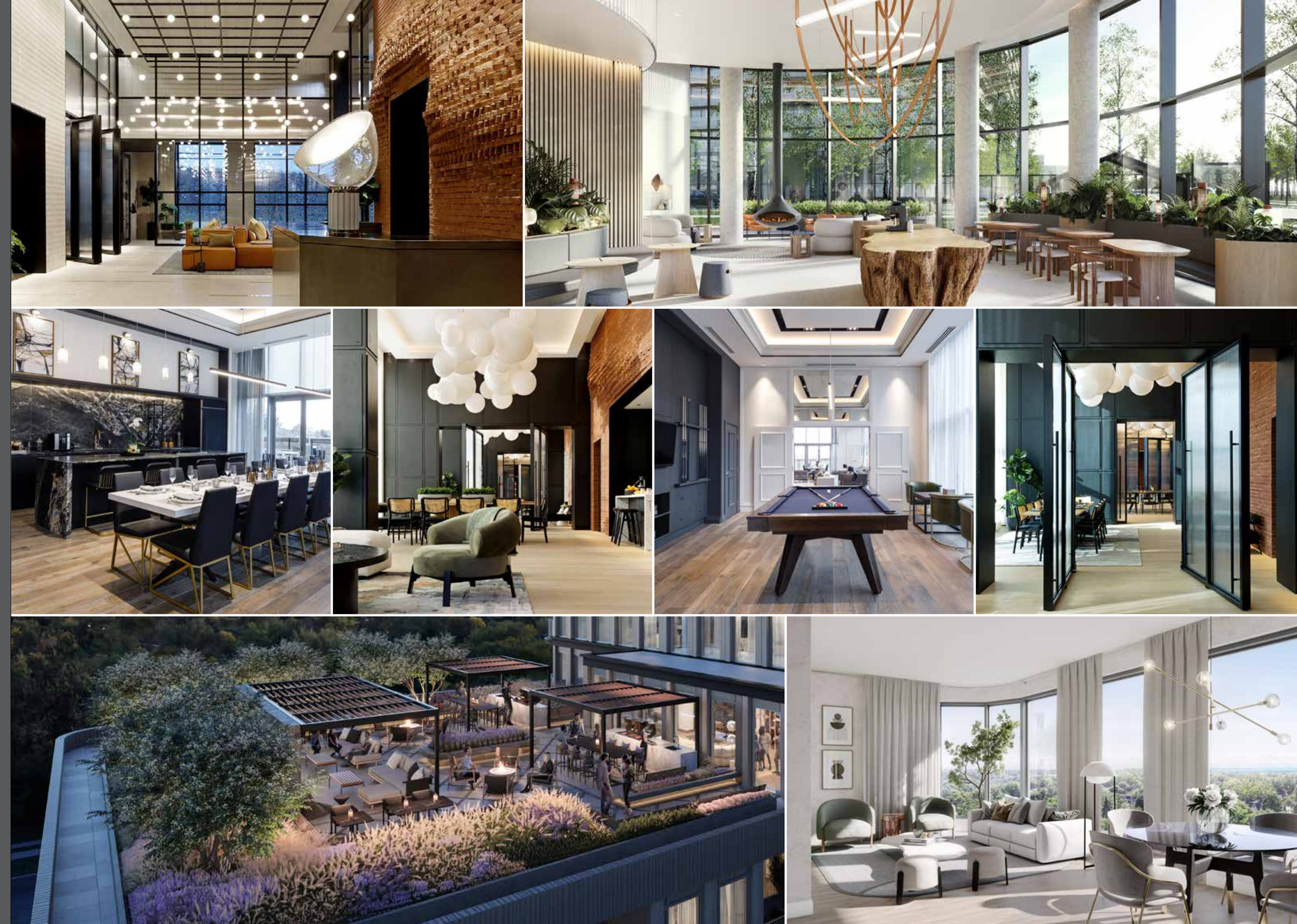
# BRANTHAVEN

## BRANTHAVEN IS A FAMILY-OWNED COMPANY CELEBRATING 50+ YEARS OF HOMEBUILDING EXCELLENCE.

Founded in Burlington in 1971, Branthaven is proud to continue our legacy of inspired homebuilding in the GTA West with High Line Condos in Erin Mills, Mississauga. We are committed to re-imagining the new home industry with our design-forward, high quality homes that offer an exceptional lifestyle to those who live in them and enhanced value to the communities in which they belong. Our ongoing commitment has never wavered. We build one-of-a-kind condo communities you'll be proud to call "home".



Renderings are artist's concept. Materials and specifications are subject to change without notice. E.&O.E.



# BRANTHAVEN

