

EDGEWATER



Making waves in downtown.

Located at 71 Wyndham Street S., in beautiful Downtown Guelph is Edgewater Condominiums. Here, you will live an inspired urban life in a setting filled with cutting edge amenities and a suite full of style.

WELCOME TO EDGEWATER.



Downtown Guelph's premier condominium residences.

EXCEPTIONALLY EDGEWATER. Rising 14 storeys from the prominent and pedestrian focused Wyndham Street in Guelph, Edgewater is an address for those seeking a sense of serenity in their living environment inside, balanced by an engaging urban energy outside. At Edgewater you can expect extraordinary living that exceeds every expectation.

Come home to panoramic views in an idyllic city setting amidst the backdrop of the forks of the Eramosa and Speed rivers. Here, 139 finely crafted residences are housed in architectural details that are both bold and timeless. Composed of a cascading facade inspired by the rivers below, Edgewater will emit a striking silhouette on the downtown skyline. Elegant design, impeccable interiors, and a backdrop of natural beauty are woven into the fabric of remarkable residences that you will be proud to call home.



LUXURIOUS LOBBY



GUELPH

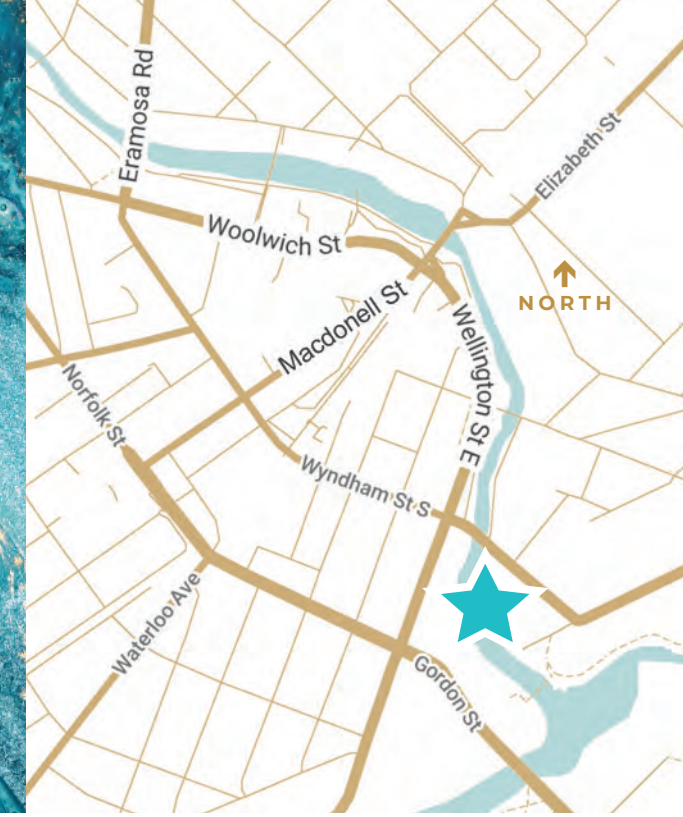
ON THE EDGE

of
Extraordinary.

Culture & convenience converge in a vibrant downtown core.

DOWNTOWN EDGE, EVERYDAY ACCESS. The best of city living is right outside Edgewater's doors. Downtown Guelph is a place of art and culture. It embraces the energy of an urban lifestyle without ever losing its sense of self. New life has been breathed into streets lined with century-old buildings, now filled with acclaimed restaurants and thriving boutiques. From green-space and parkland to recreation, theatre, world-class learning and more, Guelph is brimming with things to do.

Guelph is one of the most environmentally sustainable cities in Canada with a strong vision for an eco-friendly future. From emissions reduction to alternate energy initiatives, environmental stewardship is a priority throughout the community. This vibrant and culturally rich city provides everything you need for a healthy, convenient and connected lifestyle.

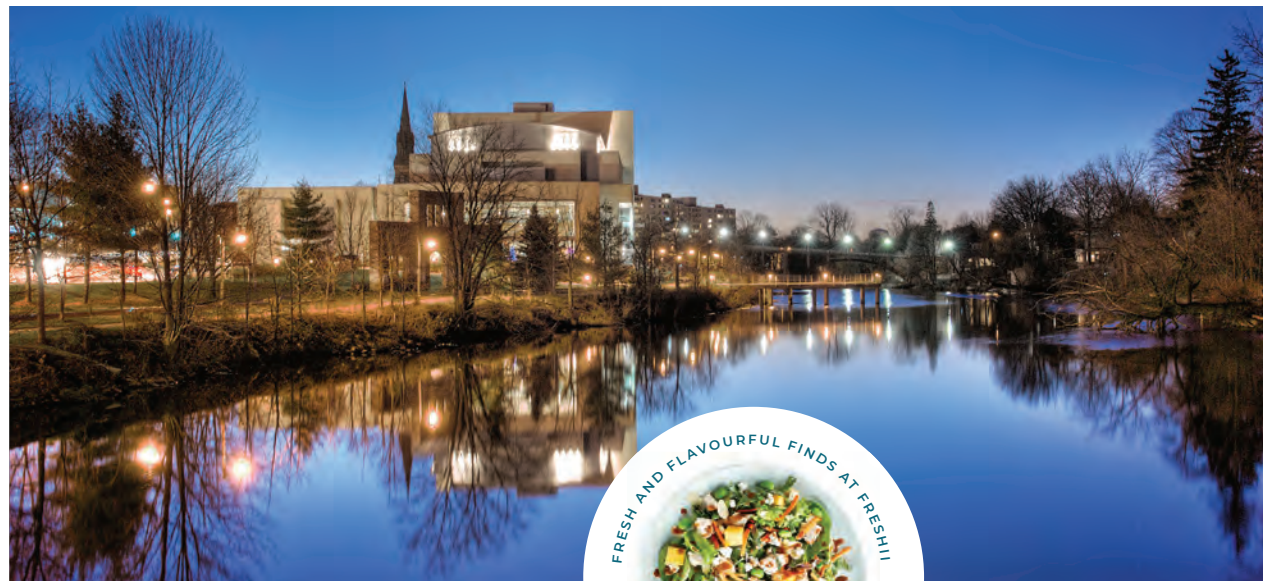


Places to go...

RIVER RUN CENTRE

35 WOOLWICH ST.

A premier local venue hosting concerts, musicals, plays, dance, family entertainment and much more.



DOWNTOWN SHOPPING

Unique shops line the streets in and around the core. Stop in at the Art of Denim for the trendiest attire or Sidonio's to be perfectly suited in a classic piece tailored just for you.



THE BOATHOUSE

116 GORDON ST.

Locally sourced products offered in a tea room and ice-cream parlor to be enjoyed with beautiful views of the Speed River.

Stay connected to your community with hundreds of local businesses just steps away.



RED BRICK CAFÉ

8 DOUGLAS ST.

Located in the heart of Downtown Guelph, the Red Brick Café offers specialty coffee, craft beer, and live music.



GUELPH CENTRAL STATION

79 GARDEN ST.

Go anywhere from Guelph Central Station including daily GO Transit to Toronto, Kitchener-Waterloo and beyond.



BROTHERS BREWING

15 WYNDHAM ST. N.

Brothers Brewing offers unique beer as well as exciting activities and entertainment.

SPRING MILL DISTILLERY

43 ARTHUR ST. S.

Spring Mill Distillery embraces traditional distilling techniques to create premium spirits. Handcrafted copper stills brings the art of time-tested distillation to both new and experienced tasters alike.



SUGO ON SURREY

105 GORDON ST.

Sugo on Surrey is a casual fine dining restaurant with Italian influence. Sugo takes pride in offering amazing food and great service.



EARTH TO TABLE BREAD BAR

105 GORDON ST.

Trendy cafe and bakery serving house-made pizzas, shared plates & desserts with a fresh, seasonal focus.

SLEEMAN CENTRE

50 WOOLWICH ST.

Home to the Guelph Storm, this 4,715 seat multi-purpose facility hosts concerts, sporting events, trade shows and conferences.



MARKET FRESH

10 PAISLEY ST.

Upscale grocer offers local produce, freshly prepared meals, wine & more.

CUTTEN FIELDS

190 COLLEGE AVE. E.

Cutten Fields offers outstanding tradition with superior service in a first-class private golf and tennis club. Experience this classic Stanley Thompson designed course with a private clubhouse and the best patio view in Guelph.



PLANET BEAN

2 WYNDHAM ST. N.

Local café focused on certified fair-trade and organic gourmet arabica coffees.





ROBUSTA CAFÉ

160 MACDONELL ST.

Robusta offers a delicate, fresh menu for breakfast, lunch and dinner as well as specialty crafted beverages by talented baristas.

ACQUA SALON

98 WYNDHAM ST.
30 QUEBEC ST.

Look and feel your best all while enjoying a luxury, pampered experience at Acqua Salon. This talented team offers clients the finest skills and the latest trends in haircutting, styling, design and makeup.



BUON GUSTO

69 WYNDHAM ST. N.

The recently renovated and expanded Buon Gusto is a fixture in Downtown Guelph. The restaurant uses fresh, seasonal ingredients and prepares them with love and simplicity. Serving wood-fired pizza, fresh pasta, fine Italian wine and excellent service ensures guests leave with a lasting impression.



People to see.

Elevated amenities designed for exceptional living experiences.

A REFRESHING CONCEPT. From the moment you enter the lobby you will delight in the evidence of exceptional design. Edgewater offers exclusive features throughout, creating an all-encompassing lifestyle experience to elevate the way you live.

Common spaces are designed with intention so residents can truly unwind, engage, play and entertain right at home. With an emphasis on both sophistication and serenity, Edgewater provides a luxurious way of experiencing your living environment. Boasting grand spaces, exquisite detailing and a curated selection of amenities, Edgewater is your sanctuary.



4TH FLOOR LOUNGE + LIBRARY

FITNESS THAT'S FLEXIBLE

Push yourself to the edge and eliminate travel time to the gym. Enjoy use of professional fitness facilities on your schedule with inspiring views of green space and the river.

PRACTICE YOUR GOLF GAME

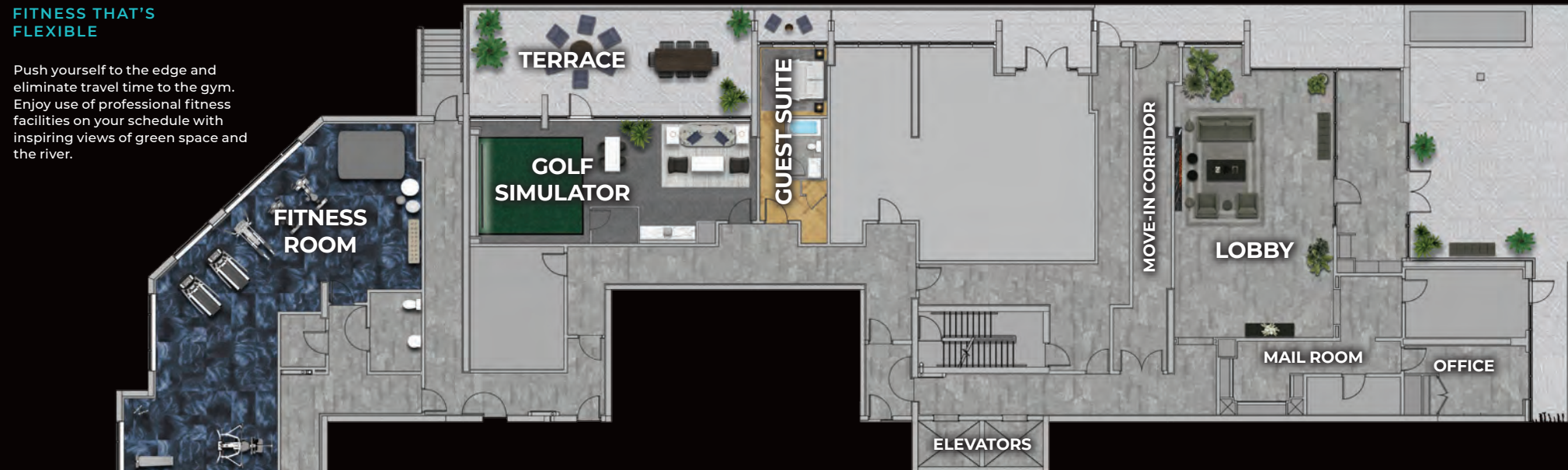
Get your game on year-round in the state-of-the-art golf simulator room. The outdoor terrace invites larger gatherings and a breath of fresh air.

GORGEOUS GUEST SUITE

Give your guests a great rest. The guest suite provides impressive private accommodations for your overnight visitors.

LAVISH LOBBY

Greet the day in style. The gorgeous lobby welcomes you and your guests in style and designer fashion.



ALL FUN AND GAMES

Enjoy hosting friends and family for a social evening. Reminisce by the fire, enjoy a friendly game of pool or use the flex space for hobbies and games.

RELAX IN THE LOUNGE BAR

Adjacent to the outdoor terrace, the well-appointed lounge provides extra indoor entertaining space in calm and cozy comfort.



Stay and play.

THE EXCLUSIVE USE AMENITIES AT EDGEWATER ARE BOTH ELEGANT AND WELCOMING, IDEAL FOR SPECIAL OCCASIONS OR FOR A SIMPLE CHANGE OF PACE.



4TH FLOOR TERRACE



A life of leisure.

THE 4TH FLOOR COMMON AREAS OFFER STYLISH AND COMFORTABLE SPACES TO GATHER AND MINGLE BOTH INSIDE AND OUT.

TRANQUIL TERRACE

A sophisticated escape from the everyday! The scenic outdoor terrace is outfitted in designer furnishings, overlooks the river and offers gracious views of Guelph.



A LOVELY LIBRARY

A perfect place to sit back, relax by the fire and enjoy the calm of a good book. The residents' library offers a serene setting you can retreat to for some quiet time.

LOUNGE LIFESTYLE

Sip cocktails by the fire or catch up with some friends. The lounge provides the perfect ambiance for relaxation and conversation any time of day.

MADE TO ENTERTAIN

Host friends or family in the spacious bar and dining area. You will be fully equipped with all you need for larger gatherings or social get-togethers.





LOOK

SHARP

everyday
at Edgewater.

Designer finishes that create captivating spaces.

A HIGHER DEGREE OF DESIGN. Interior selections and finishes are carefully selected to appeal to the most discerning of tastes. Your suite will forever look sharp with sleek kitchens, tranquil baths, and design options with quality finishes that are hallmarks of Tricar luxury. At Edgewater, you will love the urban-inspired sophistication and attention to details throughout your new home.

Edgewater's stunning suites reflect the thoughtfulness that was poured into every aspect of the interior design selections. Every element has been carefully considered to create a home that's as comfortable as it is beautiful.



Impressive interiors that are truly a unique reflection of you.

MEET MODERN SOPHISTICATION. Each residence at Edgewater has been thoughtfully designed to deliver pure refinement in modern living. Edgewater offers a total of 139 highly livable 1, 2 and 3 bedroom homes.

At Edgewater, there's an elegance to the way every room unfolds. Meticulous attention to scale and form was thoughtfully integrated to maximize living environments with an aura of expansive openness.

Each suite offers a delicate balance of modern living and sophisticated luxury with a hint of downtown flair. Generous open living spaces are appointed with the utmost craftsmanship and style, and offer stunning views of the city.





OPEN CONCEPT LIVING



Above and beyond

Standard features.

- **TRADITIONALLY TRICAR:**
Our always beautiful and above standard finishes
- ★ **EXCEPTIONALLY EDGEWATER:**
Enhanced and exclusive features & finishes only at Edgewater.

THE BUILDING

★ **Fourteen storeys with 139 residential suites in the most prime, picturesque location in Downtown Guelph. At the edge of the Speed River, walking trails and parkland, with all the Downtown Guelph amenities at your doorstep.**

- Modern architecture with distinguished brick podium and over 2000 sq. ft. of commercial space fronting Wyndham Street.
- Designer lobby with dual high-speed elevators.
- Bright, extra-wide hallways lead to all our spacious suites.
- One secured entry underground parking space included with every suite. Additional spaces may be available for purchase. Limited number of electric vehicle spaces available for purchase.
- Storage lockers available for purchase.

AMENITIES

- ★ **Expansive ground floor social lounge and billiards room with outdoor dining & terrace space extending to the new City trails along the river.**
- Professionally appointed fitness centre with cardio and weight equipment, space for stretching and meditation.
- 4th floor amenity space with panoramic views of the trails, park, and river. Socialize with friends in

the lounge, entertain in the dining area or relax and enjoy a book in the quiet library room.

- A guest suite is available for overnight guests.
- Golf simulator with lounge seating.

SUITE FINISHES

- Spacious, open concept suites with quality, contemporary finishes.
- ★ **Engineered hardwood flooring throughout living areas and bedrooms with porcelain and ceramic tile options for foyer, kitchen, laundry, and bath areas.**
- Generous-sized windows provide expansive views and natural light.
- Roller screens are included on all windows.
- In-suite laundry including a full-size front-loading washer and dryer.
- Balconies and/or terraces (based on plan) to expand your living space to the outdoors and enjoy the fresh air and amazing views.

★ **Pot lights in living room, kitchen, foyer, and master bedroom.**

★ **Flat ceiling finish throughout.**

★ **Each living room is complete with a linear electric fireplace and full height drywall build out. Comes with painted tile drywall or porcelain/ceramic tile finish from builders' selections.**

★ **Modern trim, casing and interior door style.**

GOURMET KITCHENS

★ **Gorgeous Barzotti custom cabinets.**

★ **Cabinetry features soft close doors and drawers, crown moulding, quality hardware and a variety of finishes to complement your suite.**

- Under-cabinet valance lighting and 4" pot lights over the breakfast bar illuminate your kitchen.
- Granite or quartz countertops.
- Designer faucets, undermount stainless sinks and tile backsplash.

★ **Stainless steel appliances included - refrigerator, slide in stove, dishwasher, chimney style rangehood, and built-in microwave (or over the range microwave/exhaust fan as per plan).**

ENSUITE & BATHS

- Custom-designed vanities with soft closing doors and drawers, granite or quartz countertops, designer faucets and frameless mirrors.

★ **Rainshower head with hydrorail system included in ensuite for a spa like experience.**

- Main bath features a tub-shower combination or stand-up shower (as per plan).

★ **Ensuite baths include a stand-up shower. Some suites include freestanding bathtub in ensuite.**

- Baths and showers include choice of full-height porcelain or ceramic tile surround.

MULTI-MEDIA & ELECTRICAL/MECHANICAL

- Pre-wired for communications and electronics including fibre internet to each suite.
- Electrical outlet on exterior balcony or terrace.
- Energy efficient central heating and cooling system; individually controlled with programmable thermostats in each suite.
- Individually metered hydro service for each suite with a 100-amp breaker panel.

LIFE & SAFETY FEATURES

- Smoke detectors monitor each suite. All suites are individually sprinklered with a fire suppression system that is electronically monitored and controlled by a fire panel.
- Each resident can control visitor access via their phone.
- High-definition colour security cameras are stationed at all entrances and include night-vision and live-time recording to a DVR system.
- All exterior and garage doors are controlled by an electronic access system.
- Barrier-free door operation offers hands-free entrance to all residents.

Subject to change without notice E.&O.E.

Make it personal.



HARD SURFACE COUNTERTOPS

Choice of granite or quartz countertops are available in every level, colour and style.



MIX IT UP

Unique shapes and a blend of materials are making their way to mainstream design. Adding geometric shapes and patterns can add a wow factor to any room.



DESIGNER FIXTURES

Flawless function and fabulous form, choose from a variety of stunning plumbing fixtures that make any space flow.



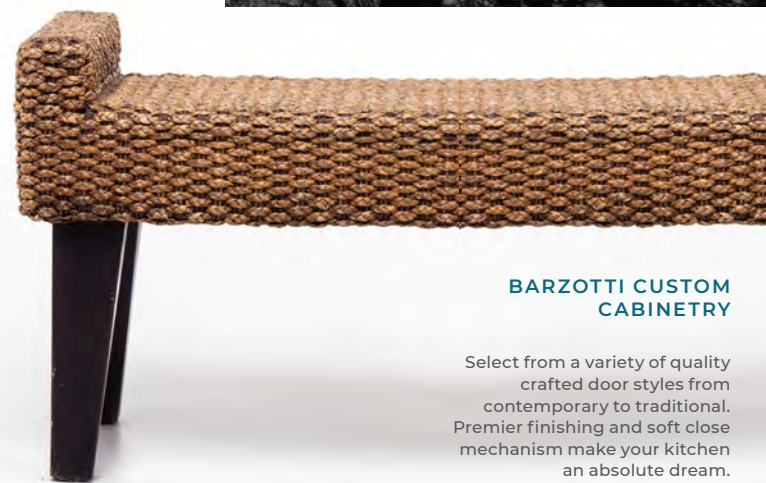
ENGINEERED HARDWOOD

Warm and natural tones blanket your living environment in luxury offering a stunning appeal and low maintenance finish.



HARDWARE IN HARMONY

Hardware is the jewelry of your cabinetry. Complement your kitchen with some striking hardware selections.



BARZOTTI CUSTOM CABINETS

Select from a variety of quality crafted door styles from contemporary to traditional. Premier finishing and soft close mechanism make your kitchen an absolute dream.

A personalized experience at Tricar's award winning Condo Design Centre.



UPGRADED KITCHEN VIGNETTE

See it in person at our Condo Design Centre.

A PERSONAL REFLECTION. Say goodbye to pre-selected colour packages. Tricar offers a personal design experience with a variety of options available. Explore our many vignettes that will inspire you to create your own unique and impressive living space.

When you purchase at Edgewater, you work with our experienced design consultants to tailor your new condo suite so that it's a true reflection of your personal style. At our expansive Condo Design Centre, every selection has been carefully considered, curated and collected to create cohesive living spaces that are equally functional, artful and impressive.



CUSTOM KITCHENS

From beautiful Barzotti cabinetry to gleaming granite countertops, your new kitchen will be an oasis of inspiration.



BREATHTAKING BATHROOMS

Shower yourself in impeccable design and craftsmanship.



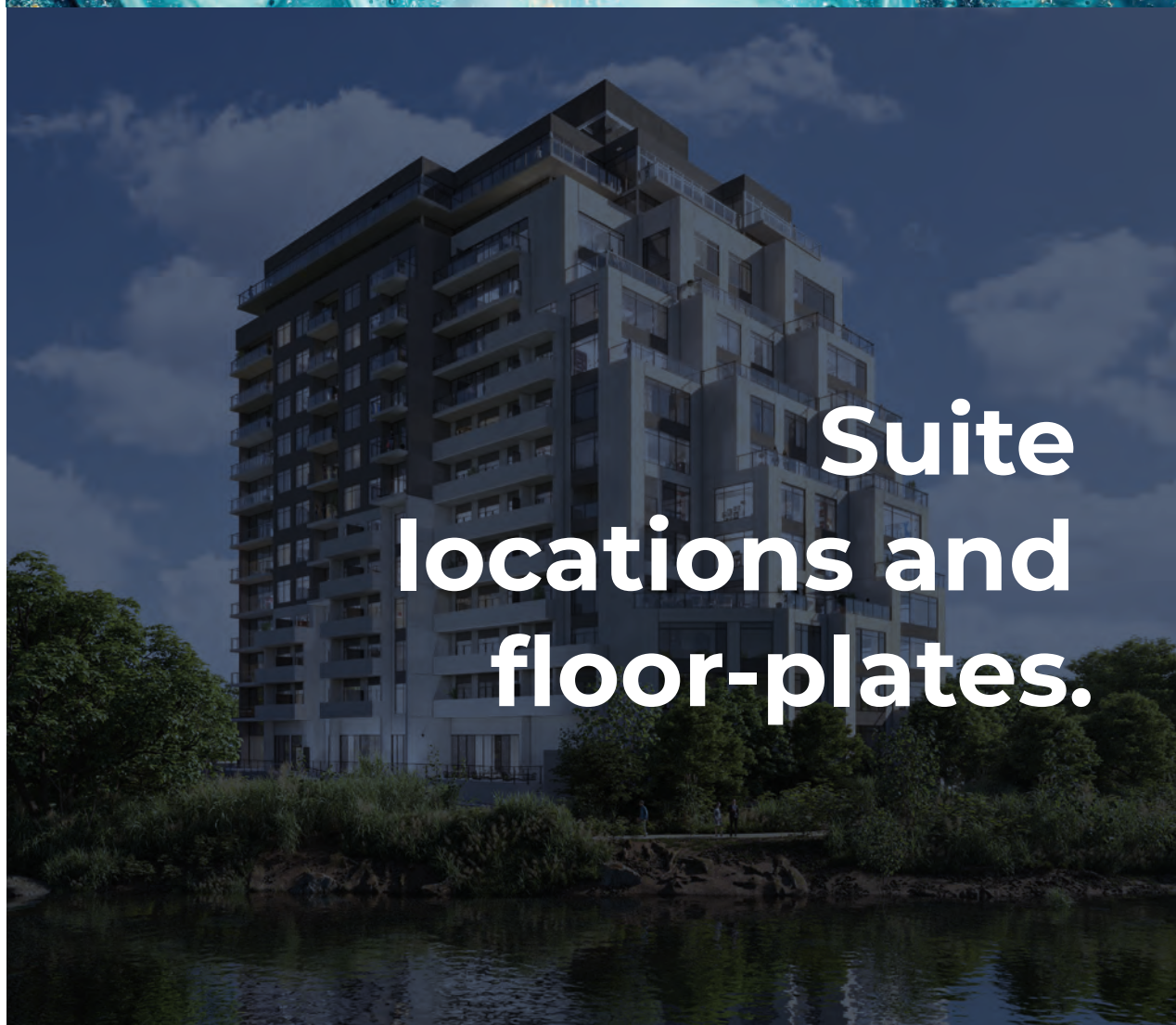
LUXURIOUS LIVING ROOMS

Enjoy an open-concept and airy ambiance, with spaces flooded in the warmth of natural light cascading in from expansive windows.

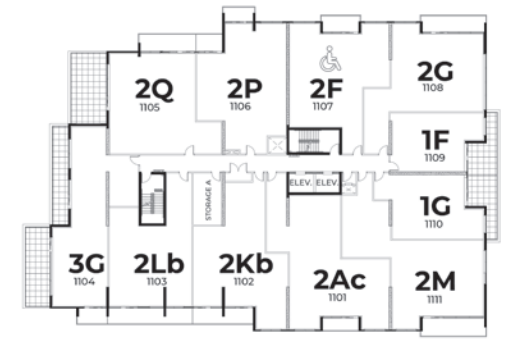


ELEGANT ENSUITES

Exceptional design continues through the master ensuite where gleaming countertops and designer tile selections enhance your space with sleek sophistication.



Suite locations and floor-plates.



ELEVENTH FLOOR



TWELFTH FLOOR



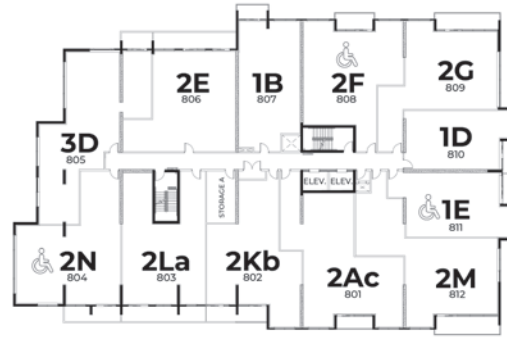
THIRTEENTH FLOOR



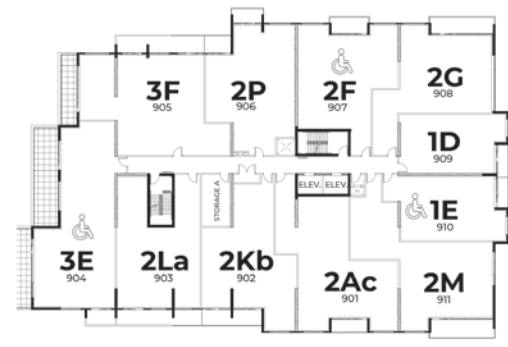
FOURTEENTH FLOOR



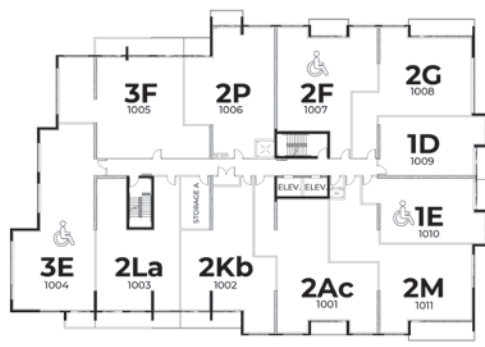
SEVENTH FLOOR



EIGHTH FLOOR



NINTH FLOOR

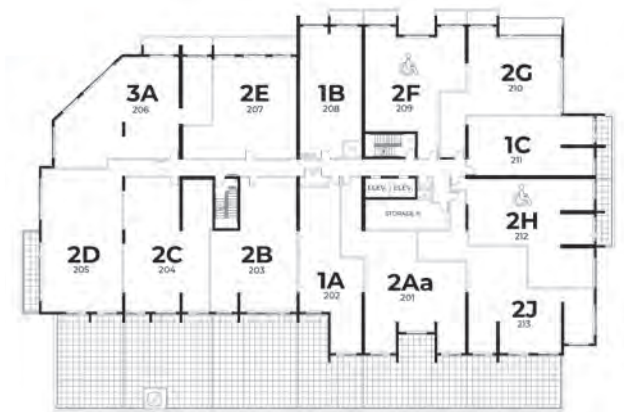


TENTH FLOOR

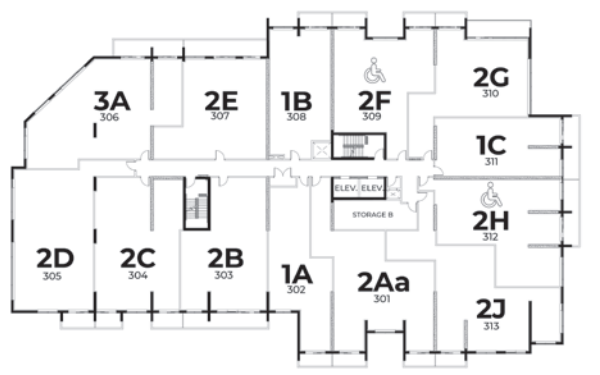


GROUND FLOOR

NORTH ↗



SECOND FLOOR



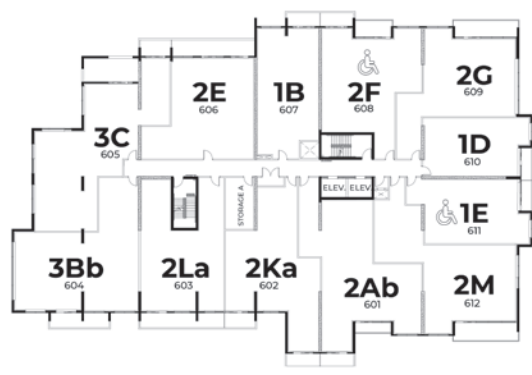
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



Experience the height of living.

A HIGHER STANDARD. The Tricar Group has been raising the standard of high-rise living for 35 years.

Tricar has an impressive portfolio that has grown to over 7000 quality homes across Southwestern Ontario including both luxury condominiums and high-rise apartments in Guelph, London, Sarnia, Woodstock, Kitchener, Waterloo, Cambridge, Burlington, and Stratford.

Our innovative and quality craftsmanship has earned us numerous awards for architecture and design excellence however, it is our elevated standard of customer service that truly defines the Tricar experience for our homeowners. Our personal and dedicated attention to superior customer care has been consistently recognized in the industry. We have been honoured as a six time finalist and three time winner of the prestigious Tarion Ontario High Rise Builder of the Year award.



AN AWARD WINNING BUILDER

- ★ 2021 Winner - CHBA Best Mid-to High-Rise Building
- ★ 2020 Finalist - Tarion Ontario High Rise Builder of the Year
- ★ 2020 Winner - OHBA Best Amenities
- ★ 2019 Finalist - OHBA Best Lobby
- ★ 2019 Finalist - OHBA Best High or Mid-Rise Condo Suite
- ★ 2018 Finalist - Tarion Ontario High Rise Builder of the Year
- ★ 2016 Winner - Tarion Ontario High Rise Builder of the Year
- ★ 2016 Winner - OHBA Most Outstanding High Rise Building
- ★ 2016 Winner - OHBA Best Design Centre
- ★ 2015 Winner - Tarion Ontario High Rise Builder of the Year
- ★ 2014 Winner - Tarion Ontario High Rise Builder of the Year
- ★ 2013 Finalist - Tarion Ontario High Rise Builder of the Year



WWW.TRICAR.COM

condo living on the edge of extraordinary

TRICAR



tricar.com/edgewater