



GORDON SQUARE III
— CONDOMINIUMS —

**LOCATION IS EVERYTHING
& EVERYTHING IS HERE**

PREMIER LIVING IN A PREMIER LOCATION

**YOU WILL
LOVE LIVING
HERE**



A COMMUNITY LIKE NO OTHER

A vibrant lifestyle awaits you at Gordon Square; Guelph's Premier Condo Community centered in the city's most desirable and amenity-rich neighbourhood.

The final phase of this landmark community offers homeowners elegant and spacious suites and impressive building amenities. Gordon Square III invites you to enjoy recreation, leisure, outdoor trails and parkland all within your community. Discover the convenience that condominium living offers.

YOU WILL LOVE LIVING AT GORDON SQUARE





EMBRACE LIFE IN
**A COMMUNITY
CLOSE TO IT ALL**

Gordon Square blends neighbourhood conveniences and on-site amenities in one incredible location, making it a desirable community for everyone.

LOCATION IS EVERYTHING & EVERYTHING IS HERE

WALK TO EVERYDAY AMENITIES IN UNDER 10 MINUTES



SHOP FRESH AT LONGO'S



CATCH UP WITH FRIENDS OVER COFFEE



ENJOY A WALKABLE LIFESTYLE



STROLL THROUGH THE COMMUNITY PARK



EXPLORE CONSERVATION AREAS AND TRAILS



TEE OFF AT SPRINGFIELD GOLF & COUNTRY CLUB



SAVOUR DELIGHTS AT DOZENS OF RESTAURANTS



A WELCOMING ENTRANCE

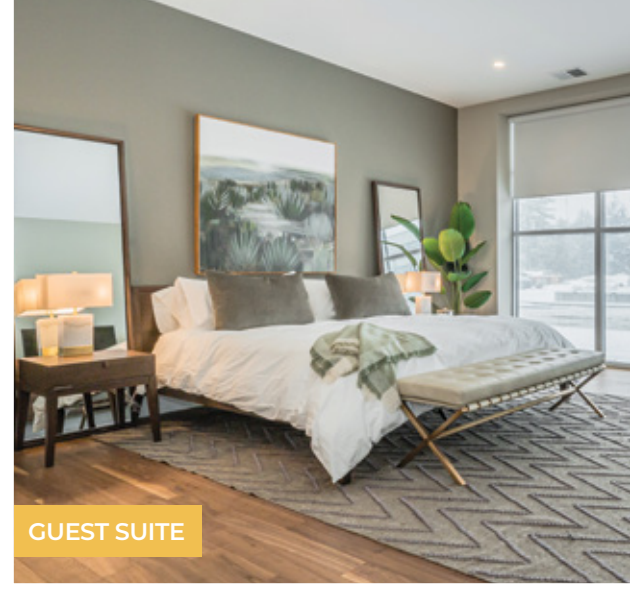
Rendering is artist's concept of the completed building and is subject to change. Illustration may show optional features which may not be included in the base price. Landscape areas and plantings are concepts only and may vary from finished landscape. See sales representatives for more information. E. & O. E.

ELEVATED AMENITIES FOR AN **ACTIVE & ENGAGED LIFESTYLE**

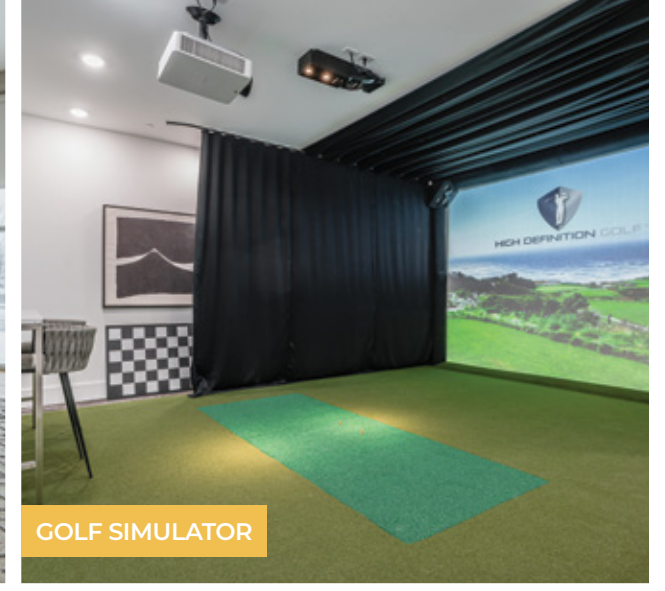
Whether you enjoy a morning jog or catching up with friends over coffee, Gordon Square III offers the amenities to support your lifestyle. This premier condominium is designed for comfortable, everyday living with features that make it easy to enjoy your time at home and in the community.



FITNESS CENTRE



GUEST SUITE



GOLF SIMULATOR

Amenity photos shown are from Gordon Square 1 & 2.



RESIDENTS' LOUNGE

Rendering is an artist's concept of the completed building and is subject to change. Illustration may show features that are subject to modification. See sales representatives for more information. © 2023

EVERYTHING YOU WANT RIGHT AT HOME

Golf Simulator

Perfect your swing no matter the weather! Our state-of-the-art golf simulator allows you to practice or enjoy a virtual round on world-class courses, right from the comfort of your building. Ideal for both beginners and seasoned pros alike.

Fitness Centre

Enjoy top-tier cardio machines, strength-training equipment, and free weights. This bright, open concept space with floor-to-ceiling windows creates an inspiring environment to achieve your fitness goals.

Guest Suite

Hosting family or friends is now effortless with our fully furnished guest suite. Your visitors will experience all the comforts of home, just steps from your front door. It's convenience and luxury combined.

Lobby

Our elegant, modern lobby welcomes you and your guests with style and sophistication. It's the perfect space to meet, relax, or simply enjoy the atmosphere.

Residents' Lounge

Step into an atmosphere of refined luxury. Featuring multiple linear fireplaces, plush seating, and rich finishes, this space offers the perfect blend of comfort and sophistication. Whether you're hosting a gathering or simply unwinding after a long day, the warm ambiance and upscale touches create a welcoming retreat designed to elevate your everyday experience.



MAIN FLOOR AMENITIES 

DISCOVER PREMIER CONDO LIVING REDEFINED

THE BUILDING

- 8-storey building with 181 residential suites, the final phase of the premier Gordon Square community
- Located in South Guelph's most desirable, amenity-rich neighbourhood
- Sophisticated lobby with dual high-speed elevators
- Bright, extra-wide hallways lead to all of our spacious suites
- Each suite includes one secured underground parking space. Additional spaces may be available for purchase. EV spaces are available for purchase.
- Secure storage lockers available for purchase
- Secure bike storage located in the underground parking garage

AMENITIES

- Socialize with friends and family in the beautifully furnished billiards lounge with wet bar
- Fully equipped fitness centre with cardio and weight equipment, space for stretching
- A comfortable guest suite is available to rent for overnight guests
- Practice your swing year-round on the world's finest golf courses in the golf simulator

SUITE FINISHES

- Spacious open-concept suites with quality, contemporary finishes
- Porcelain tile through entries, kitchens and washrooms (as per plan)
- Luxury vinyl plank, low allergen flooring throughout suite living areas, including bedrooms
- Generous-sized windows provide expansive views and natural light
- Balconies feature tempered glass and aluminum railings to maximize your view and enjoyment of the outdoor living space
- Energy efficient central heating and cooling system that is individually controlled with programmable thermostats in each suite
- Flat painted ceilings and modern trim

- Pot lights included in the kitchen and living room
- Roller shade blinds included on all windows, with room darkening blinds in all bedrooms

IN-SUITE LAUNDRY

- In-suite laundry with full-size front loading washer and dryer

PREMIUM KITCHENS

- Custom cabinetry with quality hardware and soft close drawers and doors
- Under-cabinet valance lighting illuminates the workspace, while pot lights enhance the breakfast bar
- Elegant quartz counters, premium plumbing fixtures, undermount stainless sinks complete with backsplash
- Stainless steel appliances in each suite including slide-in ceramic top range, over-the-range microwave, counter depth refrigerator, and dishwasher

ENSUITE & BATHS

- Custom-designed vanities with soft close drawers & doors, quartz countertops, premium faucets and frameless mirrors extending full width of vanity
- Bathrooms feature a tub/shower combination and/or stand up shower with glass enclosure (as per plan)
- Select suites include jetted soaker tubs (as per plan)
- All baths and showers are finished with full-height porcelain tile

MULTI-MEDIA & ELECTRICAL

- Pre-wired for communications and electronics, including fibre internet to the suite, and CAT5e data lines for cable and phone services
- 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 the centralized 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 residents

GREEN FEATURES

- Eco-friendly green roof that enhances sustainability, improves insulation, and manages stormwater naturally
- Electric vehicle car charging spaces available for purchase
- Energy saving motion sensor lighting in common spaces
- LED lighting throughout
- High efficiency boilers
- Energy star appliances
- Tri-sorter garbage chute on each floor for convenient waste, recycling, and organics separation



FULL SIZE KITCHENS



SPACIOUS BEDROOMS



LUXURY ENSUITES

DISCOVER THE HEIGHT OF LIVING



DELIVERING A HIGHER STANDARD

IN GUELPH



The Tricar Group has been raising the standard of high-rise living for almost 40 years. Tricar has an impressive portfolio that has grown to over 8000 quality homes across Southwestern Ontario including both high-rise luxury condominiums and apartment rentals in Guelph, London, Kitchener, Sarnia, Woodstock, Waterloo, Cambridge, Burlington, and Stratford.

Innovation and quality craftsmanship has earned Tricar numerous awards for architecture and design excellence however, it is the elevated standard of customer service that truly defines the purchase experience for every homeowner. Tricar is one of Ontario's most trusted high-rise builders and is a Tarrion 9-time Top Performer and multi award winner of Tarrion's High Rise Builder of the Year.

For more information & suite availability contact gordon3sales@tricar.com



TRICAR



TRICAR.COM/GORDON3