



# UPPER VISTA

LUXURY CONDOMINIUMS ON THE 18TH

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*Redefining Niagara Living*

Against the grand backdrop of the prestigious Thundering Waters Golf Club sits Upper Vista. Uniquely situated inside Thundering Waters Golf Club, Upper Vista offers instant access to world-class golfing. This outstanding boutique condominium is located adjacent to the 18th hole, and mere steps to the mighty Horseshoe Falls, one of the world's wonders, and all of Niagara Region's four season charms. Upper Vista is the first and only luxury condominium address in the heart of Niagara Falls.



#### DID YOU KNOW

*Thundering Waters is PGA star John Daly's first "signature" golf course in Canada. The golf course features his high-risk, high-reward style to enhance the excitement for players of all skill levels.*

## ESCAPE TO VACATION LIVING



3 kms

TO FALLSVIEW  
CASINO RESORT

5 kms

TO NIAGARA FALLS

7 kms

TO THE NEW PROPOSED  
FUTURE GO TRAIN STATION

8 kms

TO THE NEW  
SOUTH NIAGARA HOSPITAL

50 kms

TO THE BUFFALO  
NIAGARA INTERNATIONAL AIRPORT

120 kms

TO DOWNTOWN  
TORONTO



#### DID YOU KNOW

*Niagara Region is the only vacation destination in Ontario that offers such a diversity of activities and adventures, both indoors and outdoors, every day of the year. And now you can live here year round in a luxury condominium residence.*

UPPER VISTA'S LOCATION

SURROUNDED  
BY ALL THE  
EXCITEMENT  
OF NIAGARA





Architect concept model only.



## DID YOU KNOW

*Upper Vista is Niagara Falls' first and only luxury condominium residence, offering a range of suites from one bedroom vacation homes to three bedroom penthouses to accommodate every lifestyle.*

## NATURALLY INSPIRING

Upper Vista is inspired by Frank Lloyd Wright's Fallingwater, an intriguing home designed in 1935 that extends slightly over a thirty foot waterfall. Upper Vista shares Fallingwater's symmetry with cascading water; its transparent glass casing nurtures clear views of the surrounding golf course, the Falls, and forests beyond. Robust horizontal lines and wide cornices evoke natural strength. Many residences feature palatial terraces and floor-to-ceiling windows, linking the magnificent interiors to the breathtaking landscape beyond. Even Upper Vista's colours, its warm stone base topped with fluid glass and touches of green, suggest a connection to the earth. The building appears to emerge organically from the landscape.





## DID YOU KNOW

*More than six million cubic feet of water goes over the crestline of the Canadian Horseshoe Falls every minute during peak tourist hours, at a rate of 600,000 gallons per second! Water flows over the American Falls at a rate of 150,000 gallons per second.*

## THE ULTIMATE SENSE OF ARRIVAL

Upper Vista's porte-cochere is a truly graceful architectural feature. This elegant carriage entrance provides year round protection from the elements, as well as a sophisticated portal that announces to the world, you've indeed arrived.



*Illustrations are artist's concept.*





DID YOU KNOW

*There are 25 wineries dotting the landscape, less than 15 minutes from Niagara Falls in charming Niagara-on-the-Lake. In fact, the entire Niagara wine region along the shores of Lake Ontario is home to over 50 wineries. You can discover the best of the region's vineyards by following the Wine Route of Ontario through the countryside by car, bike, or guided tour.*

LOOKING EAST  
ACTUAL VIEW OF BUILDING





DID YOU KNOW

*Every residence at Upper Vista will enjoy  
unobstructed views in every direction,  
over the surrounding Thundering Waters golf course  
and Niagara countryside.*

LOOKING SOUTH WEST  
10TH FLOOR ACTUAL VIEW





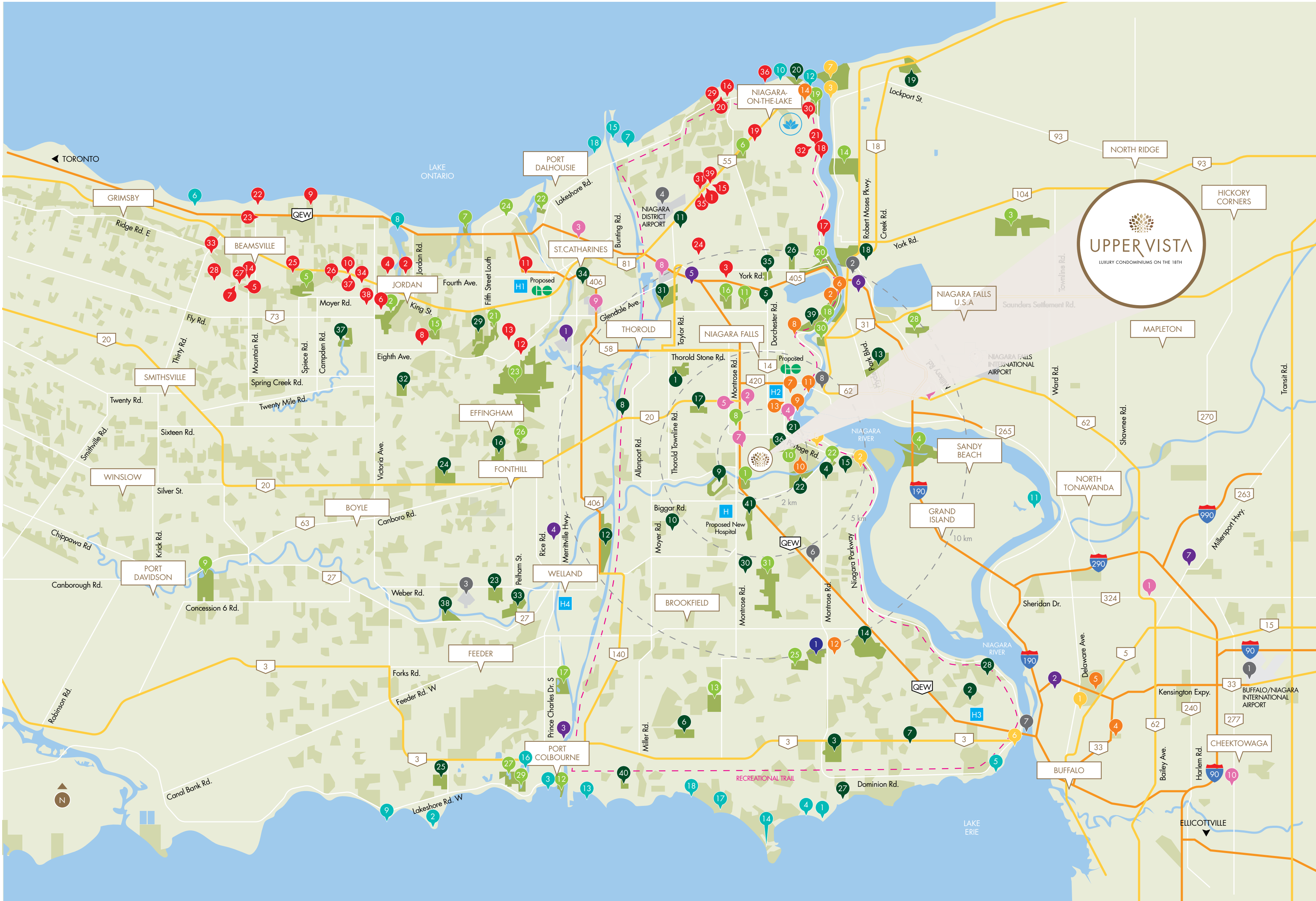
#### DID YOU KNOW

*March 29th, 1848 became known as the Day Niagara Falls Went Dry. This was due to an ice jam in the upper river for several hours. The flow was stopped enough that people actually walked out onto the Falls to discover artifacts.*

YOU'LL LOVE  
YOUR NEIGHBOUR  
AND THE  
NEIGHBOURHOOD

LOOKING NORTH  
5TH FLOOR ACTUAL VIEW





# WHAT WILL YOU DO TODAY?

*If you've got the time, we've got the place!  
The hardest part of your day: deciding what you'll do.*

## ATTRACTIONS & ENTERTAINMENT

- 1 Botanical Gardens
- 2 Butterfly Conservatory
- 3 Cineplex
- 4 Buffalo Museum of Science
- 5 Buffalo Zoo
- 6 Floral Clock
- 7 Greg Frewin Theatre
- 8 Great Wolf Lodge
- 9 Fallsview Casino
- 10 Marineland
- 11 Niagara Falls
- 12 Niagara Falls
- 13 Casino Niagara
- 14 Fallsview Indoor Waterpark
- 15 Bird Kingdom
- 16 Guinness World of Records
- 17 Journey Behind the Falls
- 18 Niagara SkyWheel
- 19 Ripley's Believe It or Not!
- 20 Safari Niagara
- 21 Scotiabank Convention Centre
- 22 Show Festival
- 23 Skylon Tower
- 24 Winter Festival of Lights

## BORDER CROSSINGS & AIRPORTS

- 1 Buffalo Niagara International Airport
- 2 Lewiston-Queenston Bridge
- 3 Niagara Central Dorothy Rungeling Airport
- 4 Niagara District Airport
- 5 Niagara Falls International Airport
- 6 Niagara South Airport
- 7 Peace Bridge
- 8 Rainbow Bridge

## BEACHES & WATERFRONTS

- 1 Bay Beach
- 2 Burnaby Bellevue Beach
- 3 Camelot Beach
- 4 Crystal Beach
- 5 Fort Erie Beach
- 6 Grimsby Beach
- 7 Jones Beach
- 8 Jordan Harbour
- 9 Long Beach
- 10 Mississauga Beach
- 11 Niagara Sailing Club
- 12 Niagara-On-The-Lake Sailing Club
- 13 Nickel Beach
- 14 Point Abino
- 15 Port Dalhousie Yacht Club and Marina
- 16 Quarry Pond
- 17 Sheraton Shores
- 18 Sunset Beach

## CULTURE & HISTORY

- 1 Albright-Knox Art Gallery
- 2 Chippawa Battlefield
- 3 Fort George
- 4 Fort Niagara
- 5 Oak Hall Art Gallery
- 6 Old Fort Erie
- 7 Old Fort Niagara

## GOLF COURSES

- 1 Beechwood Golf & Country Club
- 2 Bridgewater Country Club
- 3 Cherry Hill Club
- 4 Chippawa Lions Club
- 5 Eagle Valley Golf Club
- 6 Emerald Pines Golf Club
- 7 Fort Erie Golf Club
- 8 Fox Run Golf Club
- 9 Grand Niagara Golf Club
- 10 Grassy Brook Golf Course
- 11 Heritage Woods Golf Course
- 12 Hunters Pointe Golf Course
- 13 Hyde Park Municipal Golf Course
- 14 International Country Club of Niagara
- 15 Legends on the Niagara
- 16 Lookout Point Golf Club
- 17 Niagara Falls Golf Club
- 18 Niagara Falls Country Club
- 19 Niagara Frontier Country Club
- 20 Niagara-On-The-Lake Golf Club
- 21 Oak Hall Par 3 Golf Course
- 22 Oaklands Golf Course
- 23 Pelham Hills Golf & Country Club
- 24 Peninsula Lakes Golf Club
- 25 Port Colborne Country Club
- 26 Queenston Golf Club
- 27 Ridgeway Shores Golf Club
- 28 Rio Vista Golf Course
- 29 Rockway Glen Golf Course & Winery
- 30 Rolling Meadows Golf
- 31 Royal Niagara Golf Club
- 32 Sawmill Golf Course
- 33 Sparrow Lakes Golf Course
- 34 St. Catharines Golf & Country Club
- 35 St. David's Golf Club
- 36 Thundering Waters Golf Club
- 37 Twenty Valley Golf & Country Club
- 38 Water Park Golf & Country Club
- 39 Whirlpool Golf Course
- 40 Whisky Run Golf Club
- 41 Willodel Golf Club

## NATURE TRAILS & PARKS

- 1 Baden Powell Park
- 2 Ball's Falls Conservation Area
- 3 Bond Lake Park
- 4 Buckhorn Island State Park
- 5 Cave Springs Conservation Area
- 6 Centennial Sports Park
- 7 Charles Daley Park
- 8 Charnwood Park
- 9 Chippawa Creek Conservation Area
- 10 Dufferin Islands
- 11 Firemen's Park
- 12 HH Knoll Lakeview Park
- 13 Humberstone Marsh Conservation Area
- 14 Joseph Davis State Park
- 15 Louth Conservation Area
- 16 Mewburn Road Recreation Area
- 17 Mud Lake Conservation Area
- 18 Niagara Glen Nature Reserve
- 19 Paradise Grove Park
- 20 Queenston Heights Park
- 21 Rockway Conservation Area
- 22 Royal Henley Park
- 23 Short Hills Provincial Park
- 24 Spring Valley Garden
- 25 Stevensville Conservation Area
- 26 St. John's Conservation Area
- 27 The Clay Pits
- 28 Veteran's Memorial Park
- 29 Wainfleet Wetlands Conservation Area
- 30 Whirlpool State Park
- 31 Willoughby Marsh
- 32 Conservation Area

## SCHOOLS

- 1 Brock University
- 2 Buffalo State
- 3 Georgian College
- 4 Niagara College
- 5 Niagara College (Niagara-On-The-Lake Campus)
- 6 Niagara State College
- 7 University of Buffalo

## SHOPPING

- 1 Boulevard Mall
- 2 Canada One Factory Outlets
- 3 Fairview Mall
- 4 Fallsview Casino Resort Galleria
- 5 Lundy's Lane at Factory Outlet
- 6 Niagara Falls Fashion Outlet
- 7 Niagara Square Shopping Centre
- 8 Outlet Collection at Niagara
- 9 The Pen Centre
- 10 Walden Galleria Mall

## SPAS

- 1 Oban Inn & Spa
- 2 Pillar & Post
- 3 Prince of Wales Hotel Spa
- 4 Queen's Landing Spa
- 5 Secret Garden Spa
- 6 Shaw Club
- 7 White Oaks Spa

## WINERIES

- 1 20 Bees Winery
- 2 Cave Spring Cellars
- 3 Château des Châmes Wines
- 4 Creekside Estate Winery
- 5 Eastwell Estates Winery
- 6 Featherstone Winery
- 7 Fielding Estate Winery
- 8 Flat Rock Cellars
- 9 Foreign Affair Winery
- 10 Greenlane Estate Winery
- 11 Harvest Estate Wines
- 12 Henry of Pelham Winery
- 13 Hernder Estate Wines
- 14 Hidden Bench Vineyards & Winery
- 15 Hillebrand Estates Winery
- 16 Hinterbrook Estate Winery
- 17 Ice House Winery
- 18 Inniskillin Wines
- 19 Jackson-Triggs Niagara
- 20 Konzelmann Estate Winery
- 21 Laidlaw Vineyard Wines
- 22 Legends Estates Winery
- 23 Magnolia Winery Beamsville
- 24 Maletta Estate Winery
- 25 Malvoire Wine Company
- 26 Megalomaniac Winery
- 27 Mike Weir Estate Winery
- 28 Organized Crime Winery
- 29 Palatine Hills Estate Winery
- 30 Peller Estates Winery & Restaurant
- 31 Pillitteri Estates Winery
- 32 Reif Estate Winery
- 33 Rosewood Estates Winery
- 34 Soney Ridge Estate Winery
- 35 Stratus Vineyards
- 36 Strewin Winery
- 37 Tawse Winery
- 38 Vineland Estates Winery
- 39 Wayne Gretzky Estates Winery

## HOSPITALS

- H Greater Niagara General Hospital
- H2 Niagara Health Systems
- H3 Douglas Memorial Hospital
- H4 Welland County General Hospital

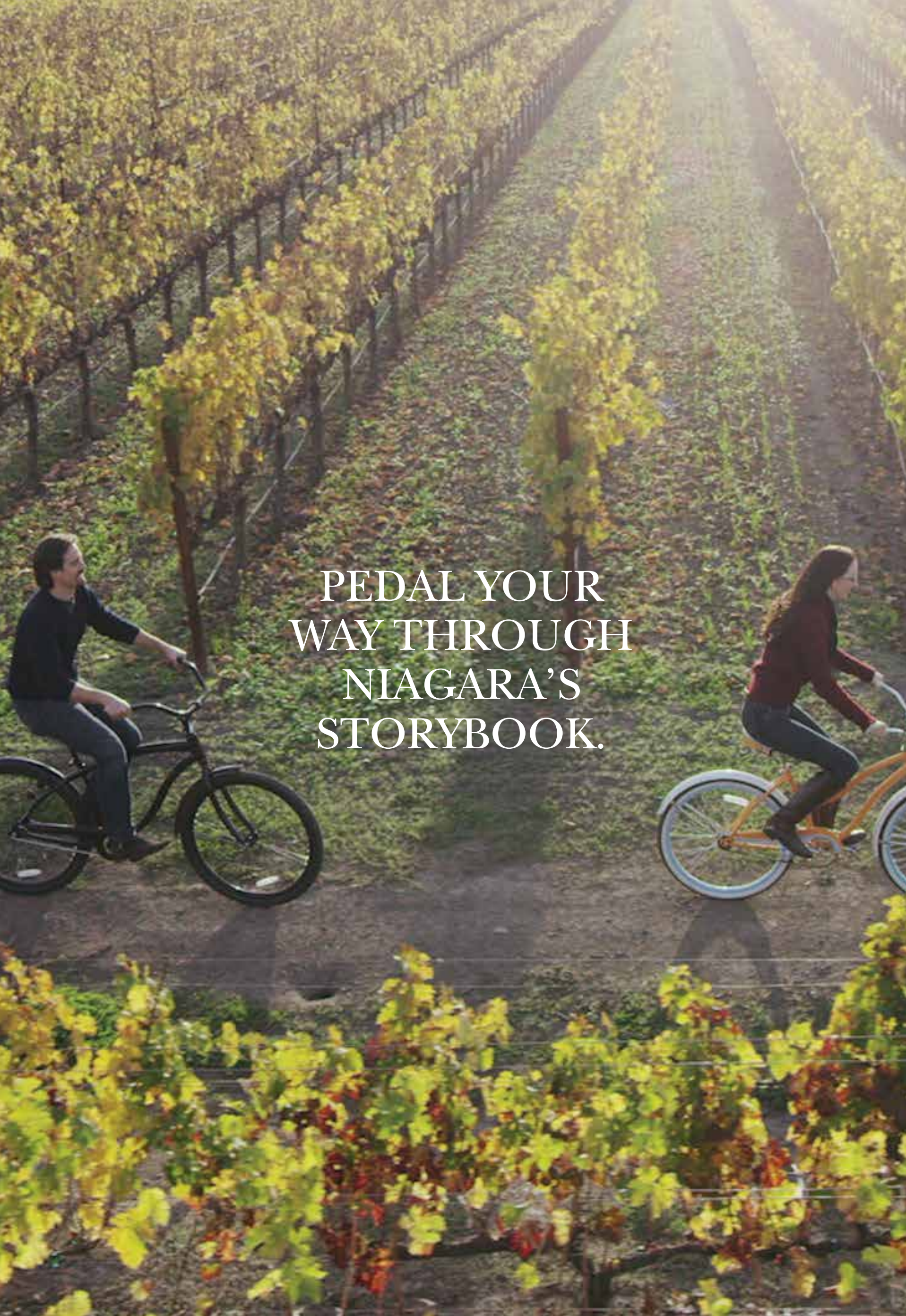
## DINING

Delectable international cuisine is the cornerstone of the best restaurant dining in Niagara Falls Ontario Canada, and the prolific Niagara Falls wine region lends a local flair to the diverse options. Elegant Fallsview dining and wine bars are ideal for romantic getaways, and a day trip to Niagara-on-the-Lake wineries will complete a culinary adventure. Equally abundant are family-style Niagara restaurants, from Clifton Hill to Skylon Tower, and casual pubs and grills. Whether you desire Asian or Indian, contemporary American or Caribbean, Jamie Kennedy's Windows Restaurant or Rainforest Cafe, the world awaits in Niagara Falls.

## RECREATION

The Niagara region in Ontario Canada is surrounded by wondrous natural beauty, providing an opportunity to slow your pace and "smell the roses". Niagara Falls parks, trails and gardens are easily accessible to biking, hiking, walking – or even just a nice afternoon picnic. The Niagara Parks Botanical Gardens offers 40 hectares (99 acres) of beautifully maintained gardens to explore and is home to the Butterfly Conservatory, providing a truly enriching experience for all seasons. Niagara gardens such as the Parks Floral Showcase, Centennial Lilac Garden, Dufferin Islands, Oakes Garden Theatre, and Queenston Heights Park provide inspiration and delight. Whether by foot or bike, discover 56 kilometers (35 miles) of historical and horticultural sights along the Niagara River Recreational Trail. The Recreational Trail connects Fort Erie to Niagara-on-the-Lake, meandering through parkland with views of the Niagara River and winding past places of historical and cultural interest, Niagara Falls, wineries, and beautiful homes and inns.



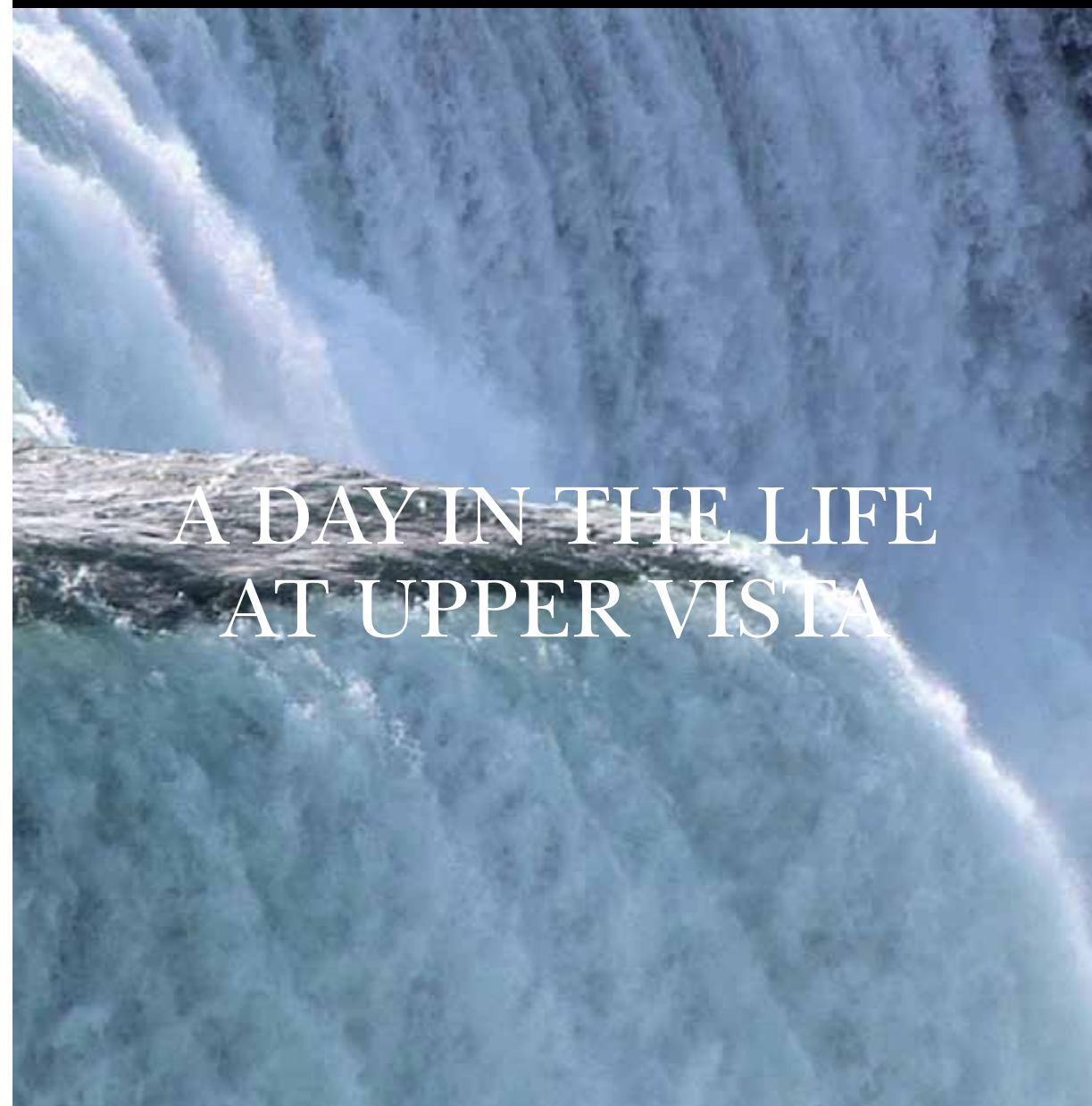


PEDAL YOUR  
WAY THROUGH  
NIAGARA'S  
STORYBOOK.



"At 10am I tee off with the guys at Thundering Waters, ready for 18 holes at Niagara's most prestigious club."

"At 9pm it's off to Casino Niagara for some thrills at the tables, followed by a nightcap at The Fallsview."



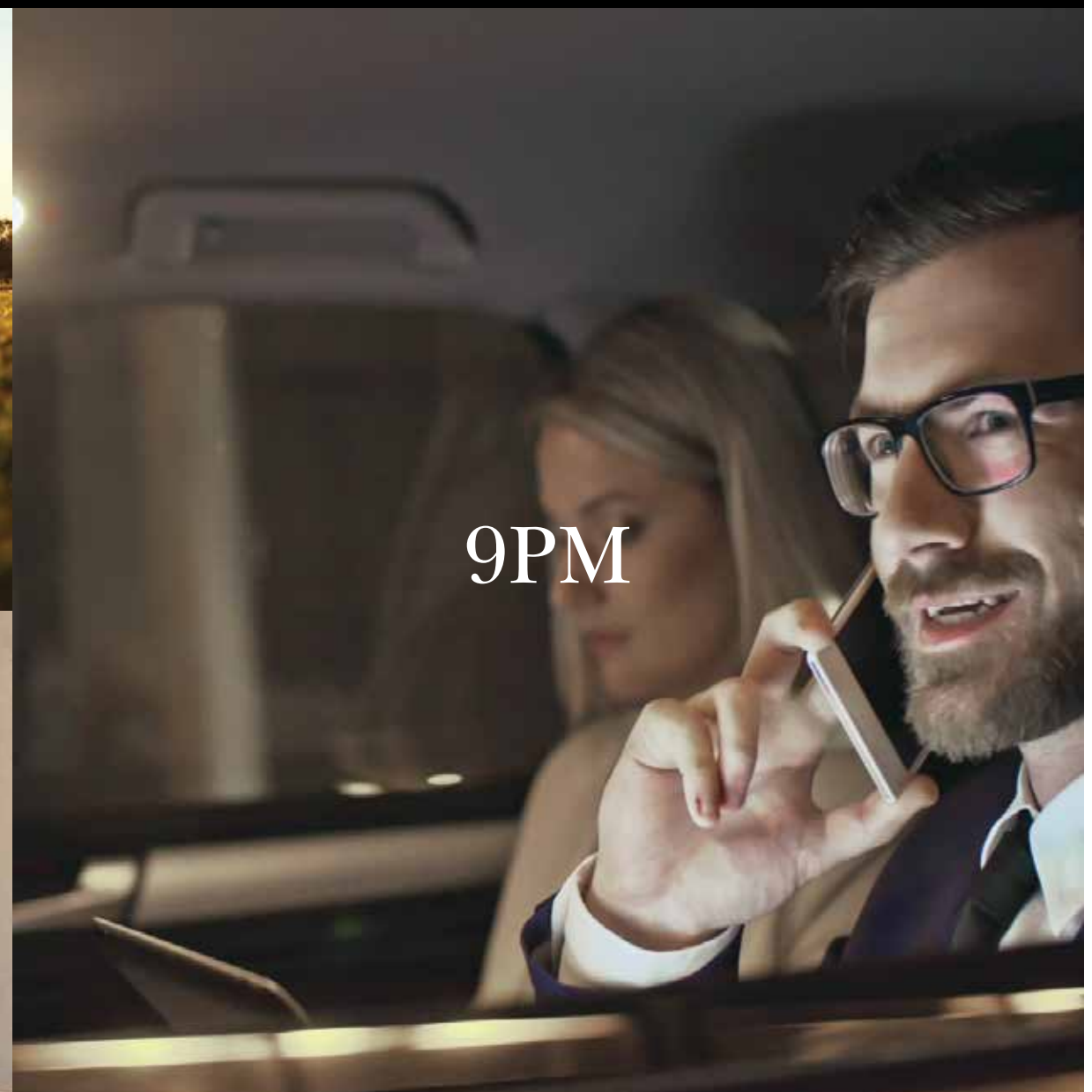
A DAY IN THE LIFE  
AT UPPER VISTA



10AM



3PM



9PM



8AM



6PM



11PM

"I start my day at 8am with a cappuccino, as I savour an exquisite view of Niagara from my beautiful home. I can almost feel the mist from the Falls on my face."

"At 3pm I indulge in chakra tune-up with a yoga class that re-energizes both body and spirit. Namaste."

"At 6pm we're sipping wine at one of the fabulous local wineries. What a perfect way to begin the evening! Dinner at a delicious nearby restaurant is next!"

"Home by 11pm to relax. Everything we need and desire surrounds us."





DID YOU KNOW

*Niagara Falls boasts over 15 four and five-star restaurants, as well as over 20 four and five-star hotels. Plus there are two exciting world-class casinos – Casino Niagara with over 1,500 slot machines and 45 gaming tables, and Fallsview Casino Resort with over 3,000 slot machines and over 100 gaming tables.*

A SOPHISTICATED ADDRESS

Upper Vista welcomes you in a lobby that features polished, classic finishes with a contemporary twist. Playful light fixtures, gleaming stone floors, an open staircase, which evokes waterfalls, and the artful zebra wood of the fireplace contribute to an aura of ultimate sophistication. Your concierge will be on hand behind an elegant Mother of Pearl desk, highlighted by a sparkling pebble-texture finish, and surrounded by ebony, high-gloss and zebra wood.



*Illustrations are artist's concept.*





#### DID YOU KNOW

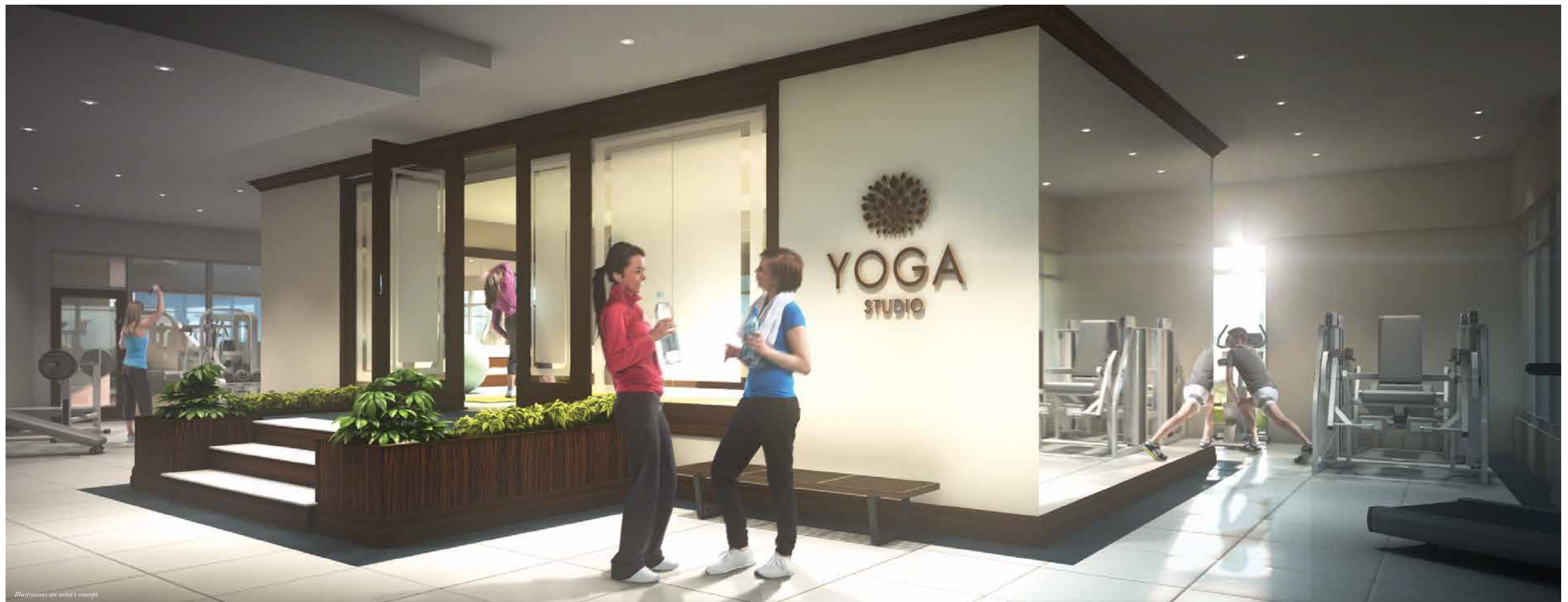
*Within 50 kms of Niagara Falls there are several international and regional airports, including Buffalo Niagara International, Niagara Falls, (NY), Niagara Falls, (Ontario), and Hamilton. Toronto's Pearson International Airport is just 100 kms away.*

#### ENTERTAIN IN STYLE

Upper Vista's Party Room is the perfect venue for sophisticated entertaining. This beautifully appointed space offers casual lounge seating, a dining room, and bar. A fully-equipped catering kitchen is ideal for preparing food for large gatherings. A delightful terrace provides extended space for enjoying the views of the golf course, and doubles as the perfect spot for al fresco entertaining.

*Illustrations are artist's concept.*





Illustrations are artist's concept.



## DID YOU KNOW

*The Niagara Region has hundreds of kilometers of hiking, biking and nature trails, including the 56 km paved Niagara River Recreation Trail. Part of larger trail systems, including the Trans Canada Trail, Waterfront Trail, and the Greater Niagara Circle Route, the Niagara River Recreational Trail runs along the Niagara River and extends from Fort George in Niagara-on-the-Lake, through Chippawa, to Historic Fort Erie. The region also has a number of sandy beaches including, Crystal Beach, Sherkston Shores, Lakeside Beach, and Nickel Beach.*

## ENERGIZED LIVING

When you live at Upper Vista, the ultimate gym is just an elevator ride away. Work up a sweat on the state-of-the-art cardio equipment, and build muscle with the latest in weight training equipment. Stretch and tone in the private Yoga Studio. Whatever fitness choices you make, you'll do so in a beautiful and luxurious environment, with views of the surrounding golf course.





*Illustrations are artist's concept.*

## INDULGE YOURSELF

Open to the outdoors in summer weather, the glorious indoor pool at Upper Vista is the perfect place to refresh and relax. Here you can enjoy the calming sound of the waterfall as it cascades into the pool or simply chill out on a comfortable chaise lounge while you enjoy views of the grounds. A soothing hot tub offers respite from aching muscles, or the ideal place to unwind. The pool at Upper Vista is yours to enjoy year round.



## THE GARDEN BECKONS

Of course you'd expect a condominium in the heart of the fabulous Niagara parks region to feature creative and memorable landscaping. Upper Vista doesn't disappoint. Thoughtful plantings surround comfortable sitting areas where you can take in the beauty around you. The landscape designers have created a lush garden setting that delightfully complements the contemporary architecture and upscale lifestyle offered at Upper Vista. Through every season, the landscaping delights. Upper Vista is as beautiful on the outside as it is on the inside.



*Illustrations are artist's concept.*





## EVERTRUST

DEVELOPMENT GROUP CANADA INC

Evertrust Development Group was founded by Jiancheng (Ted) Zhou, a well-known scholar and successful entrepreneur from Putian, Fujian province in China, where he created and now operates 27 enterprises with an annual revenue of \$2.6 billion. Real estate development, health care, education, finance, logistics, and management consulting are among Mr. Zhou's core operations, employing over 3,000 people.

Over the past 13 years, his Chinese real estate company (Shanghai Oriental Capital Group) has built over 42 million

square feet of new mixed-use developments in China, including over 90,000 residential homes, offices, hotels, retail, schools, hospitals, public parks, recreation amenities, transportation and logistics infrastructure, and industrial facilities.

Most recently, Mr. Zhou's company completed construction on Danchengyipin, a 1.5 million square foot mixed-use condominium lifestyle development on Hainan Island; and currently under construction is the company's most ambitious project to date: Dongfangweiye Square, a 10 million

square foot mixed-use development in Zhuzhou, Hunan which includes 9,000 residential apartments.

In 2013, Mr. Zhou decided to explore opportunities to introduce his unique customer-focused, condominium lifestyle development model outside of China, so he moved his family to Canada where he set up Evertrust Development Group.

After spending the first two years educating himself on the local real estate markets, he chose Niagara Falls for his first residential development, called

Upper Vista. Already an established international and local vacation destination that is home to one of the natural wonders of the world, and nestled on the grounds of the prestigious Thundering Waters Golf Club, Mr. Zhou felt this was an ideal location for Niagara Falls' first and only luxury condominium resort residence.

Strategic partnerships with experienced local industry leaders, such as Ellis Don Residential Construction, are also key to Mr. Zhou's business approach and strategy for future success in Canada.

## OUR TEAM

### ELLIS DON

Ellis Don is a world-leading construction and building services company that completes in excess of \$3.5 billion worth of contracts annually, in every market sector across the globe. Over the last 65 years, the company has grown from being a general contractor to a multi-faceted company that can deliver any aspect of a project. Ellis Don has developed a "cradle to grave" business model that includes pre-construction, construction, and post-construction phases of a project, that enable them to provide solutions to clients that bring outstanding value, minimize risk, and guarantee success.

### EDWARDS DESIGNS INC.

Edwards Designs Inc. is an interior design firm co-owned by Mark and Wendy Edwards. The company has literally been a marriage of two people with complementary sets of talents. It's a dynamic combination that provides a complete package for their clients. Mark and Wendy Edwards have been operating the company for over 23 years in Niagara-on-the-Lake, Ontario, Canada.

### BLVD INTERNATIONAL

Considered a rising star in the design industry, BLVD has completed a range of architectural, interior design, landscape design and urban planning projects and is considered to be the premier waterfront design experts in China. BLVD is the recipient of many industry accolades. The company employs over 200 people and has offices in Canada and China. Principal, Ken Nilsen brings over 35 years experience to the team having designed numerous condominium projects throughout the Toronto GTA and abroad. He brings a quiet sophistication to every building he designs, making him a highly sought after architectural artist.

### JAMES McWILLIAM LANDSCAPE ARCHITECT

With a sterling background in landscape architecture and design, James McWilliam has an impressive portfolio that features sustainable design projects in a variety of sectors. He is a member of (Ontario Association of Landscape Architects) and (Canadian Society of Landscape Architects) and is the recipient of numerous awards and industry accolades.



# A PERFECT PARTNERSHIP



**THUNDERING WATERS**  
GOLF CLUB

A *John Daly* SIGNATURE COURSE



## NIAGARA GOLF COURSE OF THE YEAR

2005, 2006, 2007, 2009, 2011, 2012, 2014

*Thundering Waters Golf Club* is John Daly's first signature golf course in Canada, located within the Niagara Falls' Fallsview Tourist District and a mere 1,500 yards from the Horseshoe Falls. Designed in collaboration with Canadian golf architect Bo Danoff, Thundering Waters reflects John's risk-for-reward style of play on a course that combines parkland tranquility of Augusta National with the heathland treachery of British Open Championship golf.

*a* 6000 Marineland Parkway, Niagara Falls, ON L2G 0E3  
*t* 905.357.6000 *tw* @thundringwaters *zw* thunderingwaters.com