

*experience
waterloo*



EDGEMONT HOMES

LOUIE

live lavishly at louie

Louie is a new eight-storey contemporary condominium coming soon to Waterloo. Located at the corner of Albert and Columbia, Louie is poised to bring a new air of class to one of southern Ontario's most sought-after cities.

With plush fixtures and luxury amenities, Louie is a new mid-rise built for the modern professional with a classic sensibility.



Exterior Rendering



Exterior Rendering



*love at
first sight*

From the street, Louie will be a marvel. The exterior features a ruby red brick veneer with charcoal, chestnut and arctic frost accents.

Inside, the contemporary design elevates the common areas, including cutting-edge fitness facilities, co-working spaces and debonair dining areas and terraces.



premier suites

Louie features a variety of premium one and two-bedroom suites with and without dens. Stainless steel appliances, smart door entry and smart thermostats all come standard, as do quartz countertops, ceramic mosaic backsplashes, and high pressure/low flow faucets and showers.

Suites are not only built to optimize comfort, but also efficiency. Thermal glazed windows and state-of-the-art individual metering means you can easily monitor your water and energy usage and your utility costs.



Interior Rendering



Lobby Rendering



Lobby Rendering



Lounge Rendering



Google Room Rendering



louie

Rooftop Terrace Rendering

Waterloo is blossoming into a new cultural hub. It hosts more than 60 year-round arts and cultural festivals, including the largest Oktoberfest outside Munich. Its shops and restaurants feature products and cuisines from all over the world.



cultural revelry

Location is everything, and within walking distance of Louie, there is a sushi house and Thai kitchen fast casual Italian, breakfast and brunch eatery, Mexican cuisine and Korean cuisine grill & bar with Canadian fare, and a fusion cafe.

Walk 15 minutes south from Louie and you're in Waterloo Park, a charming green space and lake with sporting courts and trails. In the winter, it's also the site of hundreds of colourful light displays during the Wonders of Winter festival.

an artistic renaissance

For the artistically inclined, there are galleries only minutes away from Louie. The town's world class universities often host exhibits that are attractions in their own right. The Kitchener-Waterloo symphony plays regularly at the performing arts centre.

Waterloo also features a public art mandate to articulate the city's identity, increase accessibility to art for all residents, and stimulate the growth of arts-related businesses. The city's current collection features 22 pieces presenting an array of community narratives from renowned artists. They're plotted along an art walk winding through the city's downtown.

Community/Recreation

1. Waterloo Park
2. Waterloo Memorial Complex
3. Waterloo Tennis Club
4. Stork Family YMCA
5. Albert McCormick Centre
6. Hillside Park
7. Bechtel Park
8. Breithaupt Centre
9. Early ON (YMCA Early Years)
10. Westmount Golf & Country Club

Retail

31. Waterloo Central Supermarket
32. Central Fresh Market
33. Vincenzo's
34. Conestoga Mall
35. Sport Chek
36. Dollarama
37. Value Village
38. Food Basics
39. LCBO
40. Zehrs

Dining/Entertainment

11. Hemlock Street Burger Bar
12. Morty's Pub
13. Swiss Chalet
14. McDonald's
15. Ctrl V
16. Kelsey's Original Roadhouse
17. The Lancaster Smokehouse
18. Kuro Restaurant & Bar
19. East Side Mario's
20. Tim Horton's

Employment

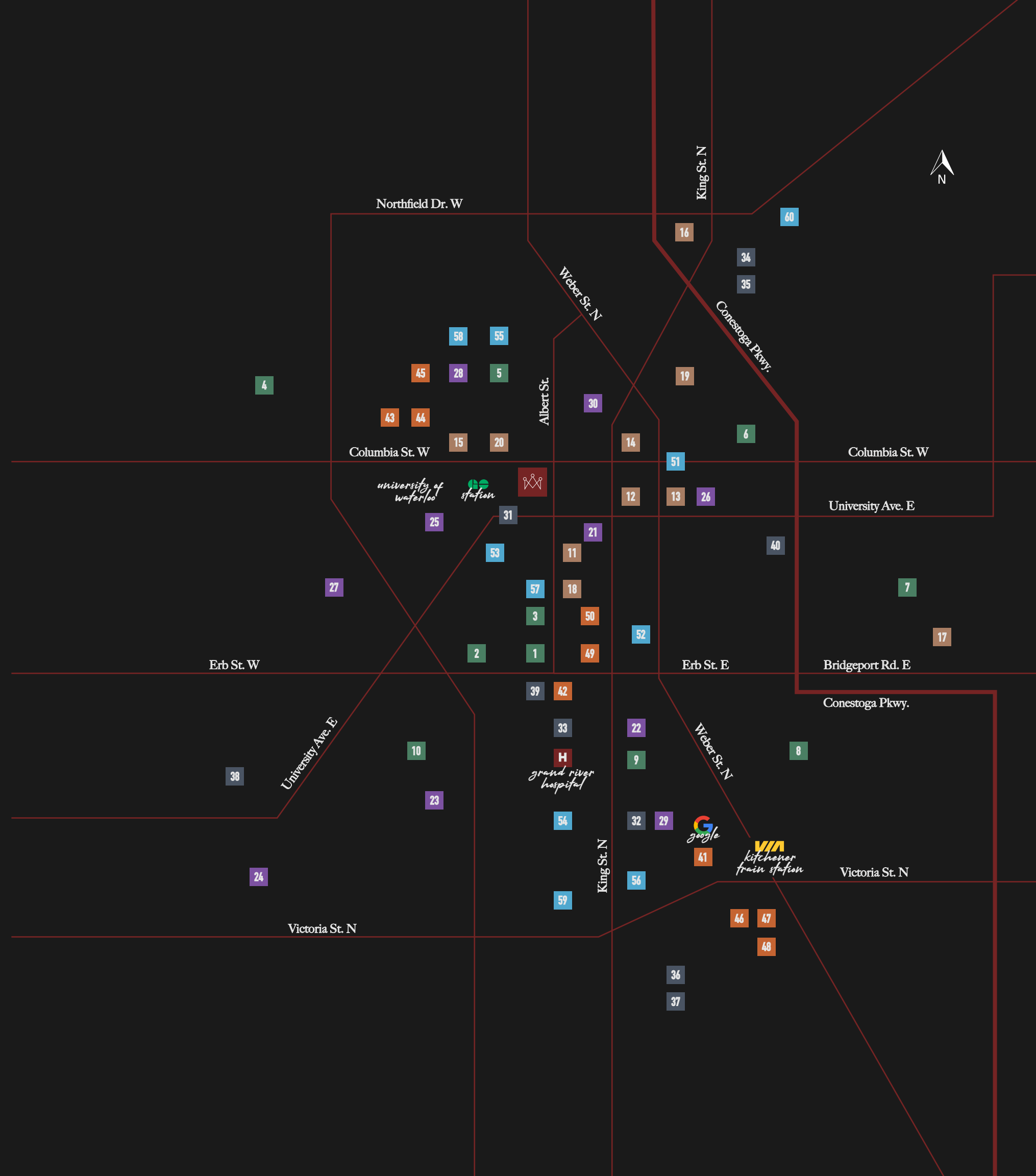
41. Google
42. Shopify
43. OpenText
44. AstraQube
45. SSIMWAVE Inc.
46. Smile.io
47. Vidyard
48. ApplyBoard
49. Arc Media
50. Waterloo Networking Company

Education

21. Wilfred Laurier University
22. Elizabeth Ziegler Public School
23. Our Lady of Lourdes School
24. Resurrection Catholic School
25. University of Waterloo
26. Conestoga College - Waterloo
27. Centennial Public School
28. David Johnson Research & Tech.
29. King Edward Public School
30. St. David Catholic Secondary

Fitness/Health

51. Goodlife Fitness Waterloo
52. Anytime Fitness
53. Connect Fit Studios
54. myFitness Waterloo
55. Foundation Fitness
56. Centre For Family Medicine
57. Dentistry in Waterloo
58. Parkdale Animal Hospital
59. Sehgal Jaishree Dr
60. Northfield Family Health Centre





why waterloo?

Waterloo meets all the requirements of a prosperous location for real estate investment, some of which include: low vacancy rates, growing population, highly skilled workforce, increasing rent rates, millions invested for office space by well known tech companies such as Google, and billions invested in new infrastructure.



RENT INCREASE

(26%) Increase in Rent
2015-2019 CMHC



TWO HOURS

To 4 International
Airports



4TH LARGEST

Community in Ontario
Population of 601,222



UNEMPLOYMENT RATE

(5%) Low
Unemployment Rate



\$27 BILLION GDP

Prosperous Economy
and City.



LOW LAND TRANSFER TAX

0.4% First Time Buyer
1.3% Repeat Home Buyer



HIGHER INCOME

Median household
income, compared to
GTA and Ontario.



TECH HUB

3rd Fastest Tech
Opportunity Market in
North America - CBRE



INVESTMENT VALUE

(11%) Avg. Annual
Residential Real Estate
Capital Appreciation



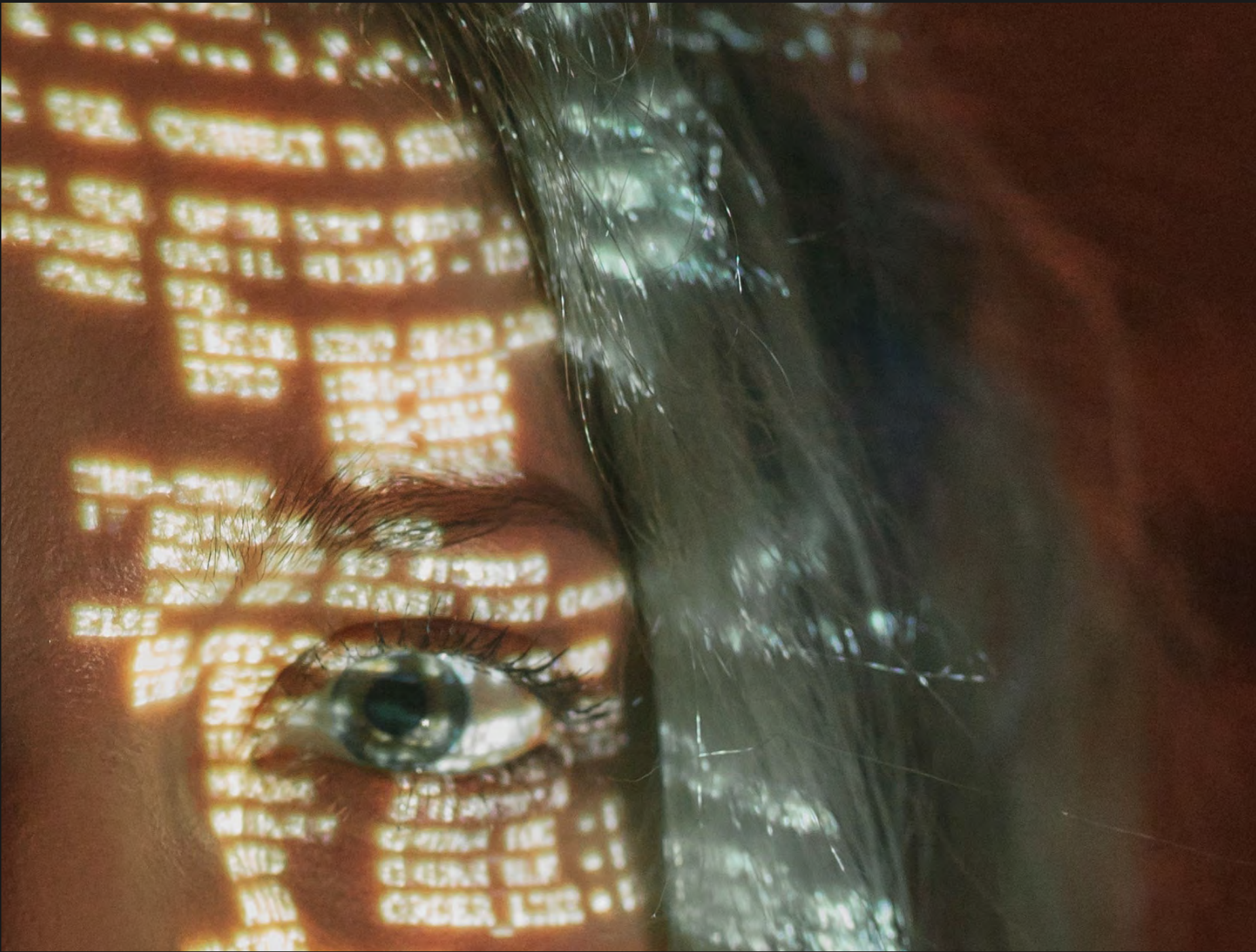
the creative capital

Waterloo has been attracting some of the greatest minds in the fields of science, technology and mathematics for decades. Before it became the real estate destination it is today, it was home to world-leading institutions, research and academic centres. RIM, Google, the Perimeter Institute for Theoretical Physics and the Institute for Quantum Computing are only a handful of the greatest draws for global leaders in their field. Two of the country’s most esteemed universities—the University of Waterloo and Wilfred Laurier University—are also within walking distance of Louie.



Life, enriched

There is more to Waterloo than just a booming tech industry. Throughout the city are thriving small business and start-up scenes that enrich life in one of the continuously fastest growing regions in Canada. After all, life doesn't stop after work.





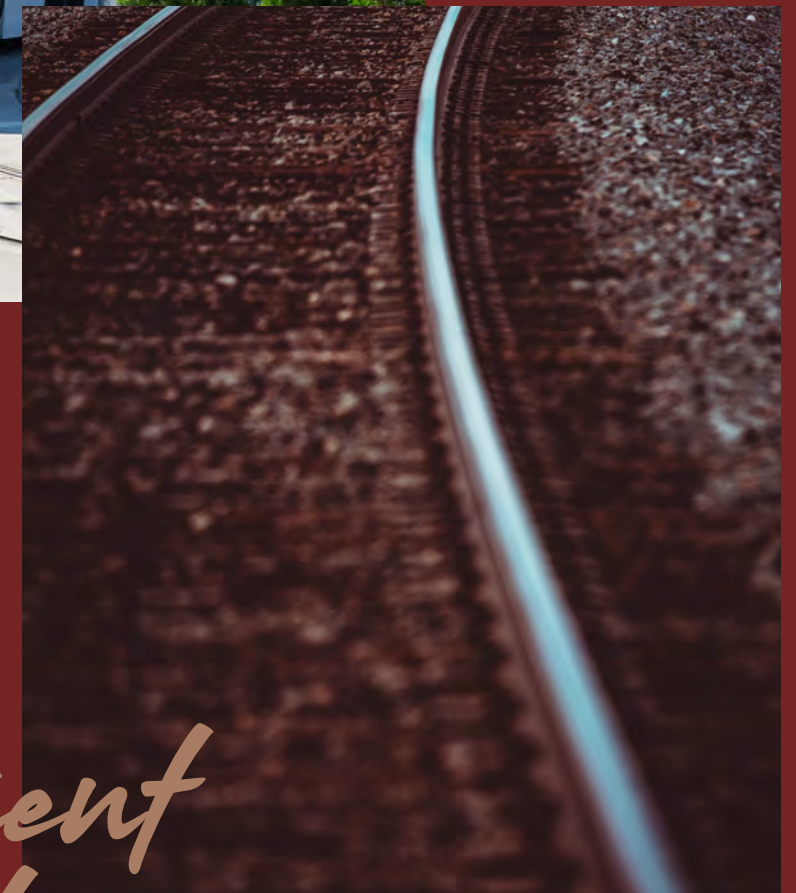
get away without leaving

Waterloo has an abundance of greenspaces in close proximity to Louie. Just a short walk down Albert street and you're in Waterloo Park. Sometimes called the "jewel of the city," it has a lake, animal farm, picnic areas, splash pad, sport fields, playgrounds and more.

The region also has more than 3,000 acres of parks, six conservation areas, and dozens of golf courses. The nearby Grand River, open year-round, has a reputation as one of the best managed waterways in the world.



Waterloo region is now better connected now than it's ever been, and more improvements are on the way. GO Train service to Toronto is increasing in both directions, and the city's ION light rail system is set to double in size in a few years. Wherever you're going, it's An easy trip from Louie.



*convenient
commuting*

the edgemont difference

At Edgemont, we create comprehensive, liveable, and affordable communities so homeowners can focus on what really matters to them. Edgemont's communities invite a new lifestyle that we like to call "living on the edge." We handle the essentials, diligently crafting our homes, amenities, and community offerings to give homeowners the freedom to shape their lifestyles unencumbered by unmanageable expenses or the expectations of the status quo. We help you live your life by your rules.





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