

**pri  
mont**

**MontVert**

The logo for primont, featuring the word "primont" in white lowercase letters on a blue square background.

*A 50-year family tradition  
of fine home building.*

A SIGNATURE OF EXCELLENCE.

For over 50 years, our company has followed the simple philosophy of building every home as if it's our own, and treating every customer like they're a member of the family.

MontVert





## A Celebration of Nature

Presenting luxurious urban style tempered by the sublime natural beauty of the surrounding area, MontVert by Primont Homes is a new community of one and two-bedroom suites in Brampton's Mount Pleasant Village.

TOWERS

2

STOREYS

12

UNITS

255

MontVert



# Project Location

MontVert

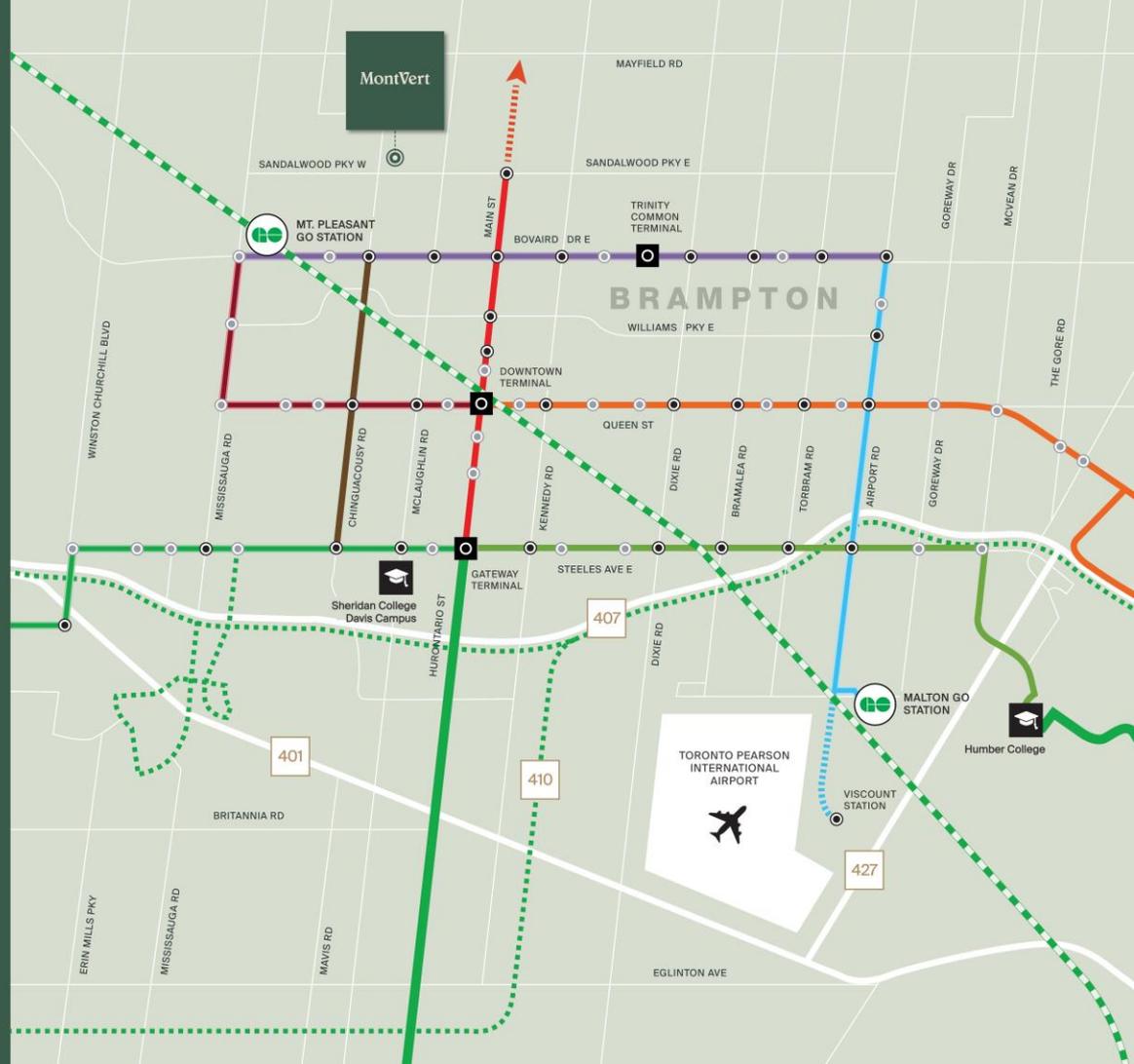


## URBAN TRANSIT VILLAGE

The urban transit village around Mount Pleasant GO station brings together GO train and bus service with Brampton's local transit, including the Züm bus rapid service along nearby Bovaird Drive.

Be whisked to Toronto from home in a half hour, travel to Waterloo, Guelph and Niagara in comfort, or get onto Highways 407, 410 and the 401 in just minutes.

MontVert



NEIGHBOURHOOD TRANSIT

Public transit is at MonVert's doorstep for easy travel around the city.

The nearest transit stop is only a **minute away** and the nearest rail stop is a **3 minute drive** away.

MontVert



NEAREST RAIL TRANSIT STOP

**MOUNT PLEASANT  
GO STATION**

**2.49 km  
2 min. by car**



COMMUTE TO

**DOWNTOWN  
BRAMPTON**

**12 min. by car  
32 min. by bus**



COMMUTE TO

**DOWNTOWN  
TORONTO**

**45 min. by  
GO Train**



NEAREST STREET LEVEL  
TRANSIT STOP

**CHINGUACOUSY RD AT  
SANDALWOOD PKWY W**

**0.07 km  
1 min. on foot**

YOUR COMMUNITY AT A GLANCE

- GREEN SPACE AND GOLF COURSES
- GROCERIES AND DINING
- SHOPPING
- CULTURE & ENTERTAINMENT

MontVert



## NEIGHBOURHOOD PARKS AND REC

Montvert is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this development.

- ✓ 1 Pool
- ✓ 6 Sports Fields
- ✓ 5 Basketball Courts
- ✓ 2 Rinks
- ✓ 1 Skateboard Park
- ✓ 1 Fitness Room
- ✓ 4 Playgrounds
- ✓ 4 Tennis Courts
- ✓ 1 Splash Pad
- ✓ 1 Community Centre
- ✓ 3 Tracks
- ✓ 1 Sauna

MontVert



### MCKINNEY PARKETTE

SHELLBARK GARDENS  
1 Playground

**0.18 km**  
**2 min. walk** 

### CASSIE CAMPBELL COMMUNITY CENTRE & PARK

1050 SANDALWOOD PKWY W

**0.21 km**  
**3 min. walk** 

### FIDDLERS PARKETTE

10 FIDDLERS GREEN DR  
1 Playground

**0.38 km**  
**5 min. walk** 

## NEIGHBOURHOOD SCHOOLS

With excellent assigned and local public schools near Montvert, your kids will get a great education in the neighbourhood.

### NEARBY SCHOOLS

#### CHEYNE MS DESIGNATED CATCHMENT SCHOOL

236 QUEEN MARY DR.

- Grades 6-8
- Grade Level
- Elementary and Middle

**1 km**

#### ROWNTREE PS DESIGNATED CATCHMENT SCHOOL

254 QUEEN MARY DR.

- Grades PK-5
- Grade Level
- Pre-Kindergarten,  
Kindergarten and  
Elementary

**1.1 km**

#### BEATTY FLEMING SR PS DESIGNATED CATCHMENT SCHOOL

21 CAMPBELL DR.

- Grades 6-8
- Grade Level
- Elementary and Middle

**4.03 km**

#### É ÉLEM CARREFOUR DES JEUNES DESIGNATED CATCHMENT SCHOOL

375 CENTRE ST N

- Grades PK-6
- Grade Level
- Pre-Kindergarten,  
Kindergarten and  
Elementary

**4.03 km**

#### FLETCHER'S MEADOW SS DESIGNATED CATCHMENT SCHOOL

10750 CHINGUACOUSY RD

- Grades 9-12
- Grade Level
- High School

**0.6 km**

#### BRAMPTON CENTENNIAL SS DESIGNATED CATCHMENT SCHOOL

251 McMURCHY AVE S

- Grades 9-12
- Grade Level
- High School

**6.83 km**

#### ÉS JEUNES SANS FRONTIÈRES DESIGNATED CATCHMENT SCHOOL

7585 FINANCIAL DR

- Grades 7-12
- Grade Level
- High and Middle School

**9.57 km**

NEIGHBOURHOOD COLLEGES  
AND UNIVERSITIES

Montvert is an effortless commute  
to 2 college campuses that are less  
than 35 minutes away.

MontVert



SHERIDAN COLLEGE  
DAVIS CAMPUS

7899 MCLAUGHLIN RD  
Over 12,000 Students

**ONLY 14 MINUTES AWAY**

---

HUMBER COLLEGE

205 HUMBER COLLEGE BLVD,  
ETOBICOKE

**ONLY 31 MINUTE DRIVE**



NEIGHBOURHOOD SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a **Police Station**, a **Fire Station**, and a **Hospital** within 8.84 km.

MontVert



BRAMPTON  
FIRE STATION  
210

10530 CREDITVIEW RD

**1.47 km**



CASSIE CAMPBELL  
COMMUNITY POLICE  
STATION

1050 SANDALWOOD PKWY W

**0.11 km**



WILLIAM OSLER HEALTH  
SYSTEM BRAMPTON  
CIVIC HOSPITAL

2100 BOVAIRD DR E

**8.84 km**

ARCHITECTURE BY  
**CORE ARCHITECTS**



**TORONTO**

CORE Architects Inc. is an award-winning group of architects and interior designers based in Toronto. Since its formation in 1994, they have quickly distinguished themselves with an innovative yet thoughtful approach to design.

CORE has been responsible for the design of over 160 condominium projects, 55 of which are in Toronto's downtown core, the urban master planning for over 200 million square feet of residential development, as well as numerous private residences, and several recreational and retail spots, across Canada, the U.S., and internationally.



INTERIOR DESIGN BY  
**MIKE NIVEN**



**TORONTO**

Mike Niven Interior Design Inc. is a premium firm focused on leading edge residential, commercial and hospitality design. Driven by style as well as a strong creative synergy, Mike Niven and his team seek to bring a fresh, individual and global approach to the spaces they design. From transitional and architectural to contemporary and linear, the MNID approach is genuinely unique with a strong emphasis on client collaboration.



## Amenity Plan

### NORTH TOWER

- 1 Lobby
- 2 Bar/Dining
- 3 Games Room
- 4 Gym
- 5 Lounge

### SOUTH TOWER

- 6 WiFi Lounge





THE LIGHT-FILLED LOBBY



THE SOPHISTICATED BAR/DINING ROOM



MEET SOME FRIENDS IN THE GAMES ROOM

MontVert



UNWIND IN THE LOUNGE

MontVert

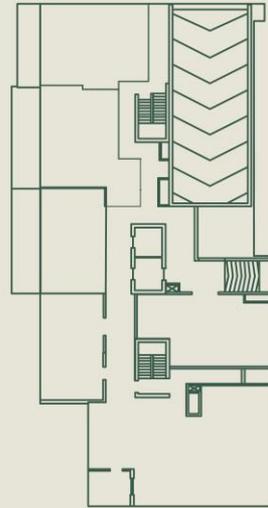




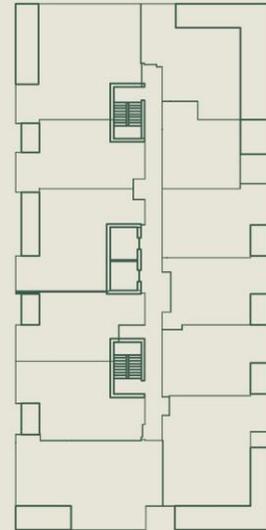
# South Tower Keyplate

GROUND LEVEL | LEVELS 2-3 | LEVELS 4-12

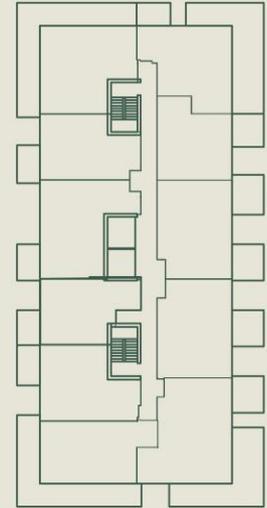
GROUND LEVEL



LEVEL 2-3  
SOUTH TOWER



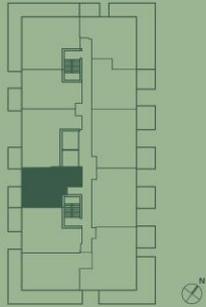
LEVEL 4-12  
SOUTH TOWER



# MVS 514

**514 SQ.FT.**

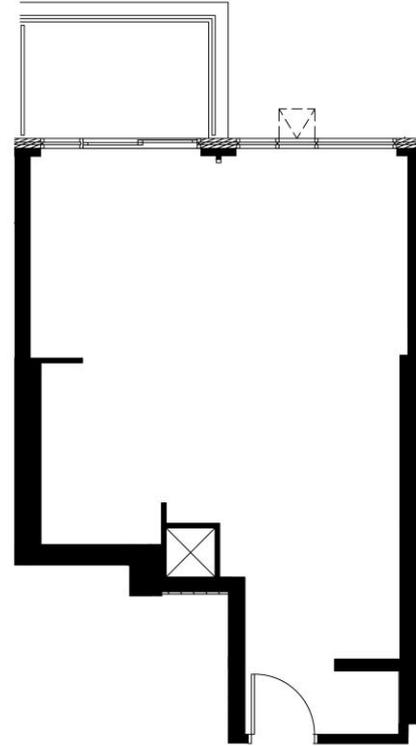
1 BEDROOM + DEN | INTERIOR 514 SQ.FT. | EXTERIOR 70 SQ.FT. / 97 SQ.FT.



**LEVELS 4-12**

UNIT 411, 511, 611, 711, 811, 911, 1011, 1111, 1211

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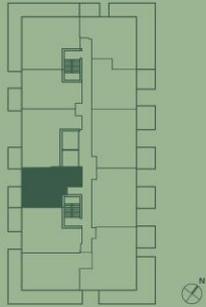


UNIT 411

# MVS 514

**514 SQ.FT.**

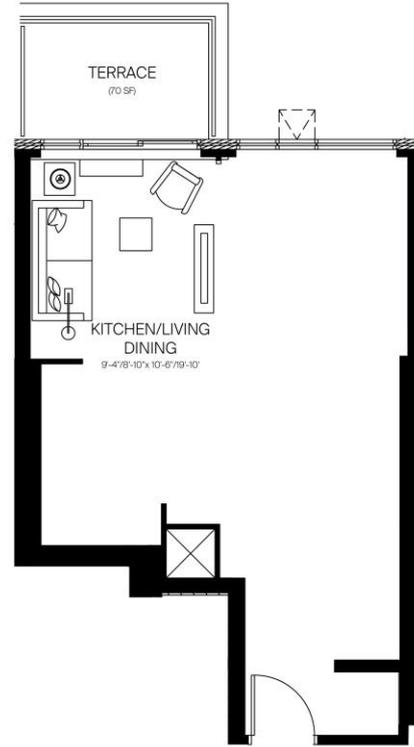
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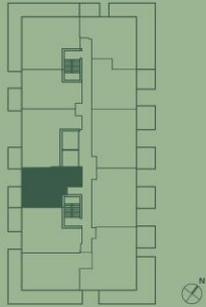


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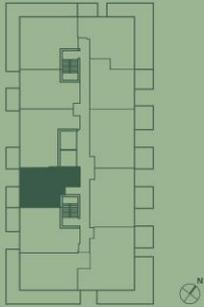


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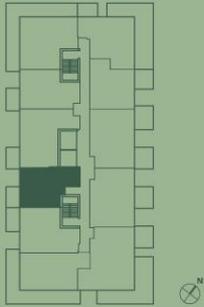


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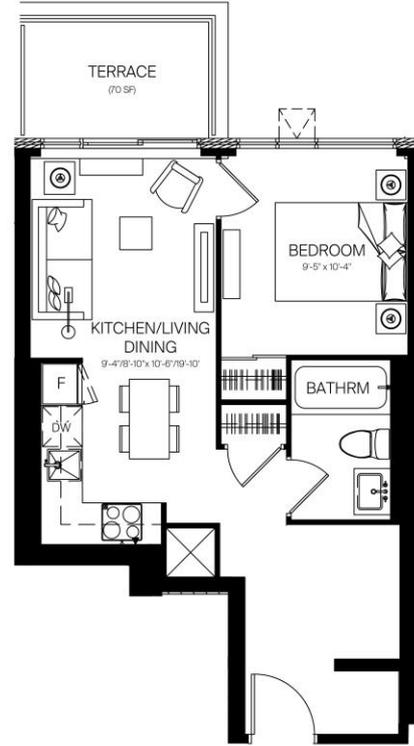
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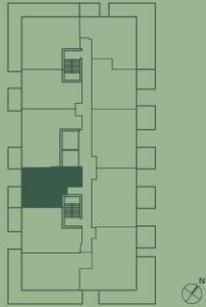


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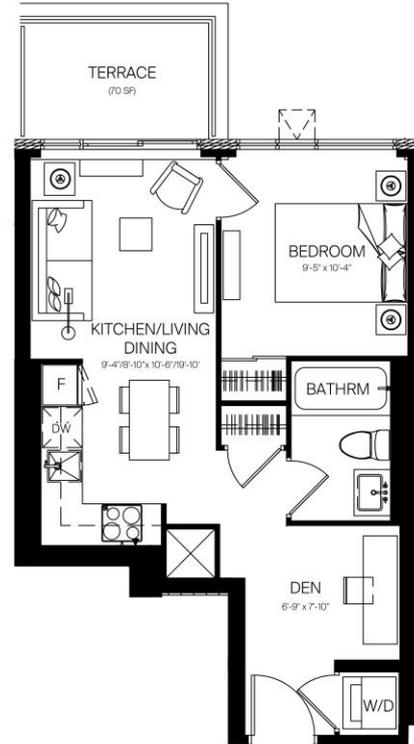
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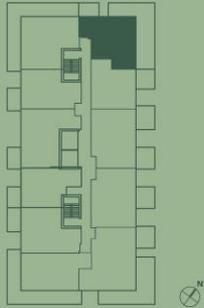


UNIT 411

# MVS 600

**600 SQ.FT.**

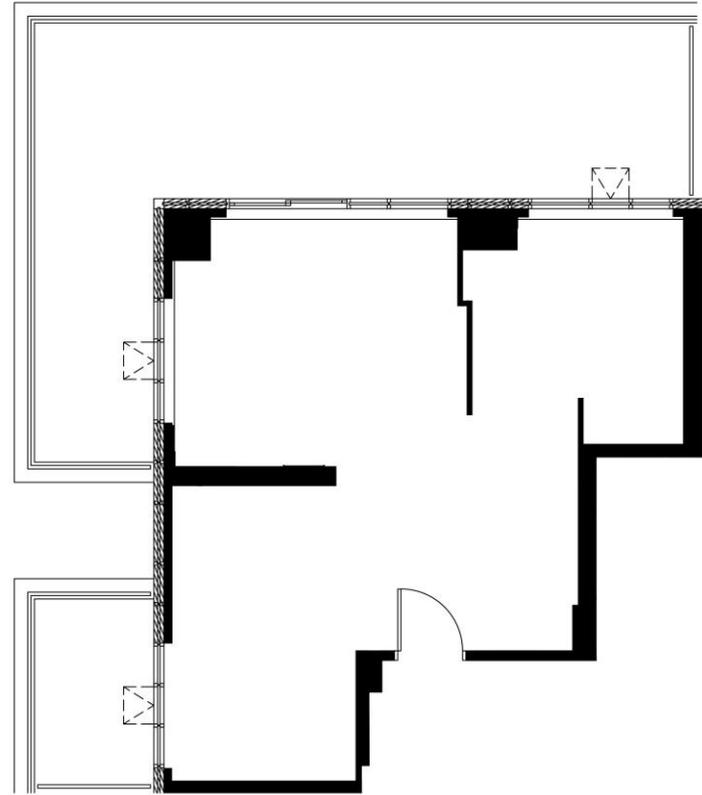
1 BEDROOM + FLEX | INTERIOR 600 SQ.FT. | EXTERIOR 477 SQ.FT. / 245 SQ.FT. / 265 SQ.FT.



**LEVELS 4-12**

UNIT 404, 504, 604, 704, 804, 904, 1004, 1104, 1204

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UNIT 404

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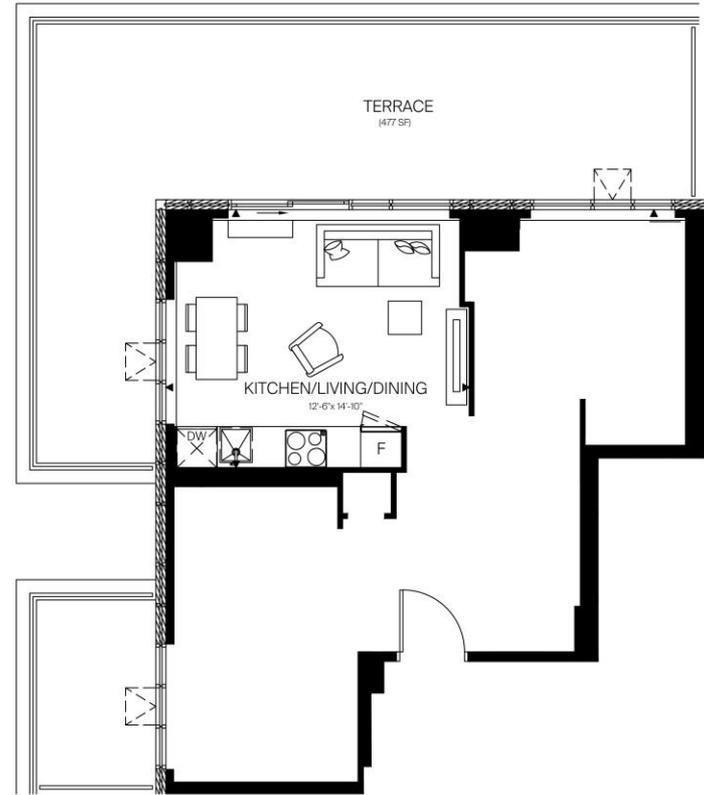
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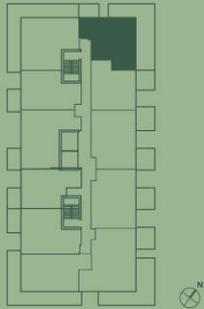


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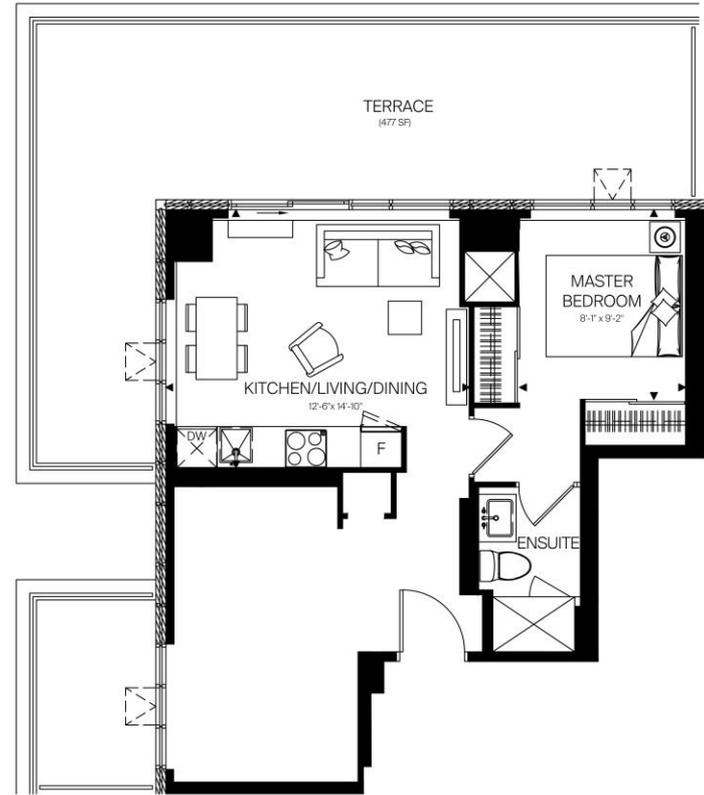
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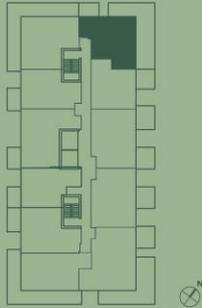


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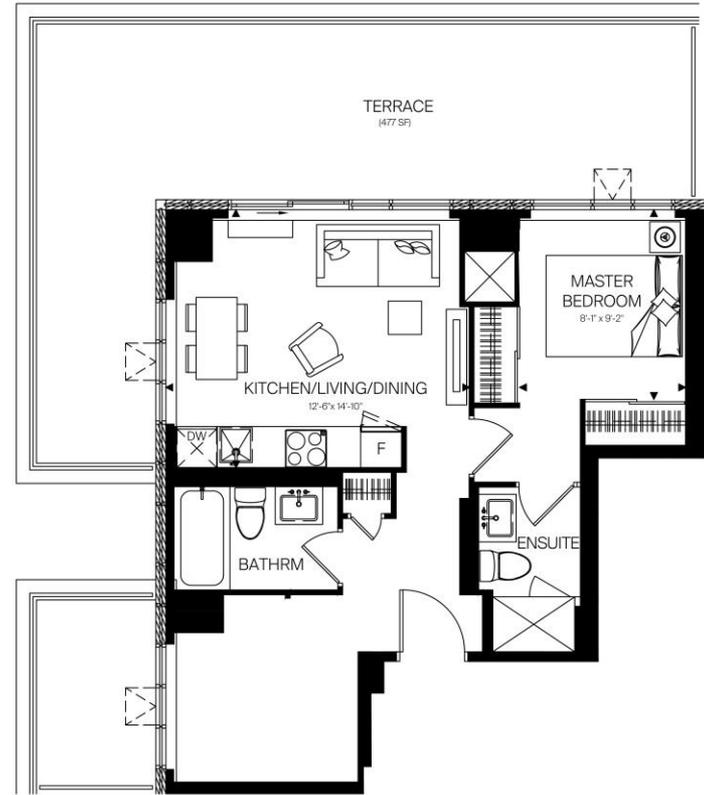
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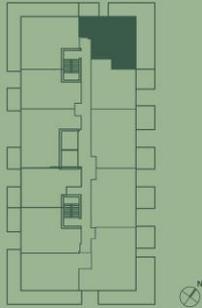


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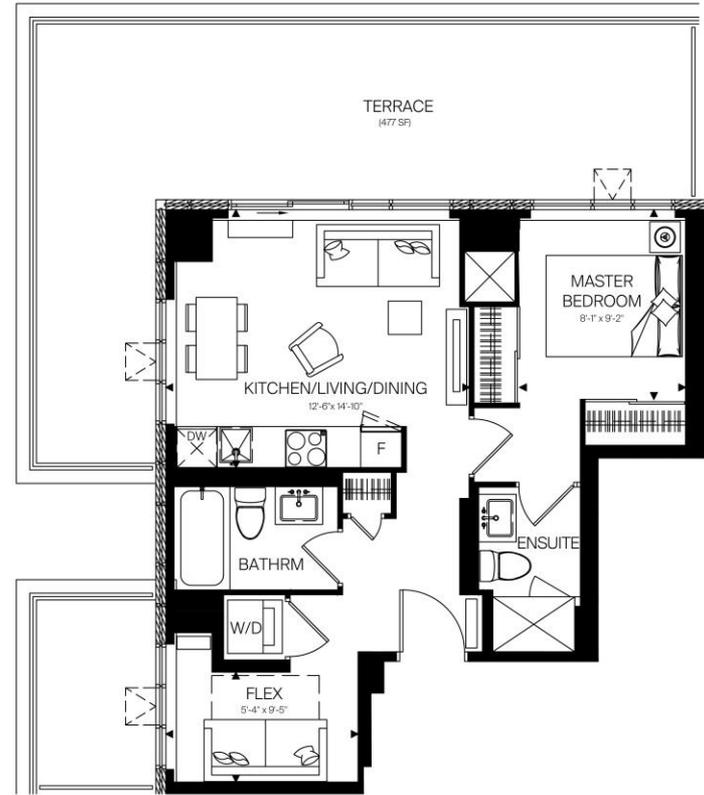
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UNIT 404

# MVS 723

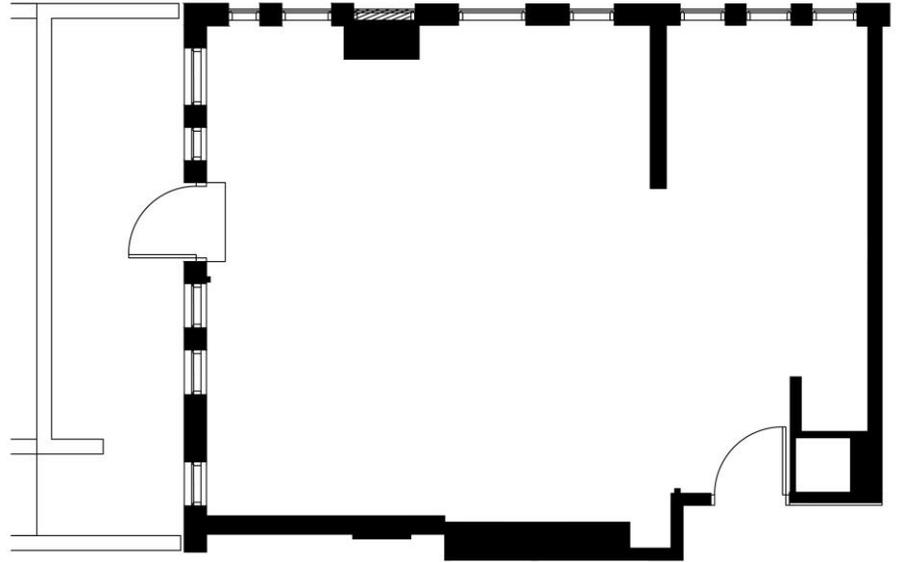
**723 SQ.FT.**

2 BEDROOMS | INTERIOR 723 SQ.FT. | EXTERIOR 157 SQ.FT.



GROUND LEVEL  
UNIT 103

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UNIT 103

# MVS 723

**723 SQ.FT.**

2 BEDROOMS | INTERIOR 723 SQ.FT. | EXTERIOR 157 SQ.FT.



GROUND LEVEL  
UNIT 103

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UNIT 103

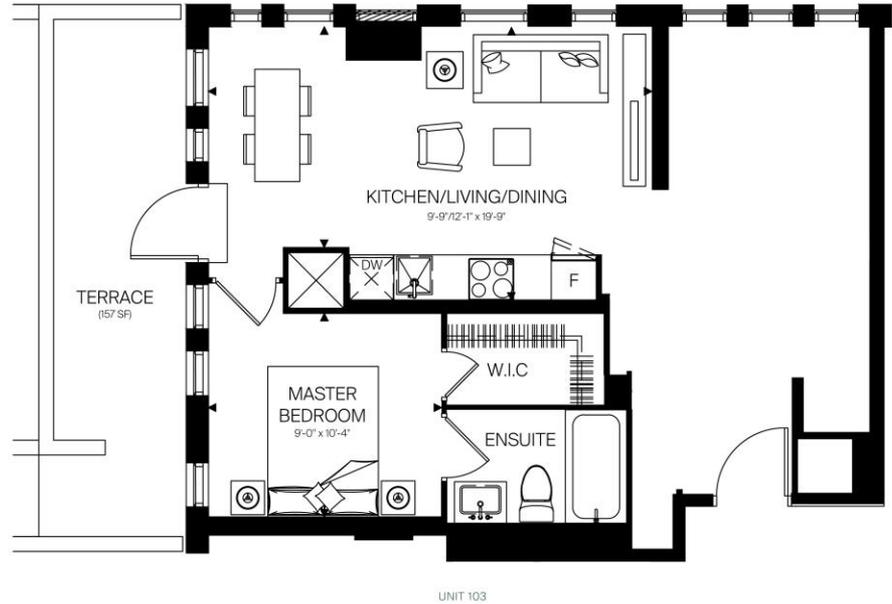
# MVS 723

**723 SQ.FT.**

2 BEDROOMS | INTERIOR 723 SQ.FT. | EXTERIOR 157 SQ.FT.



GROUND LEVEL  
UNIT 103

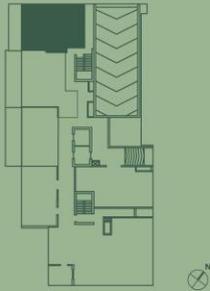


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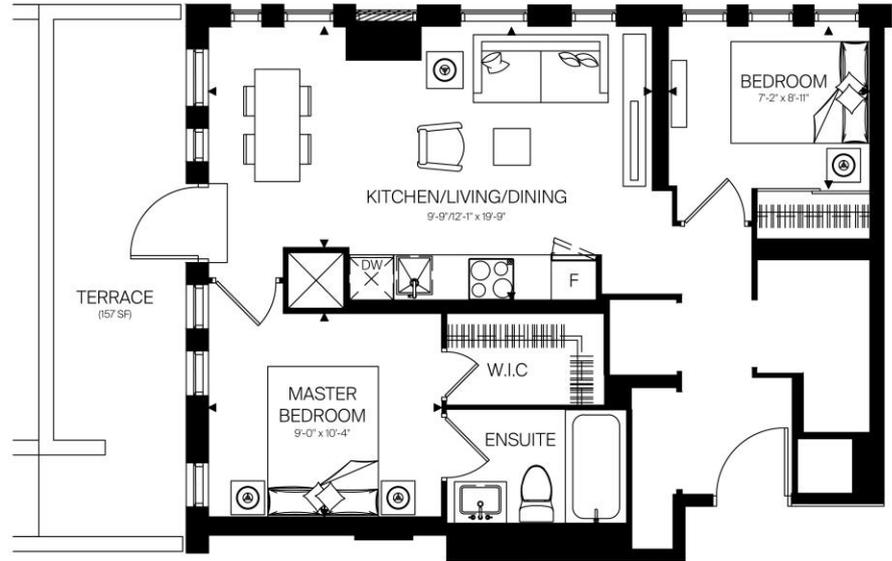
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GROUND LEVEL  
UNIT 103



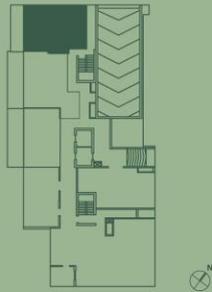
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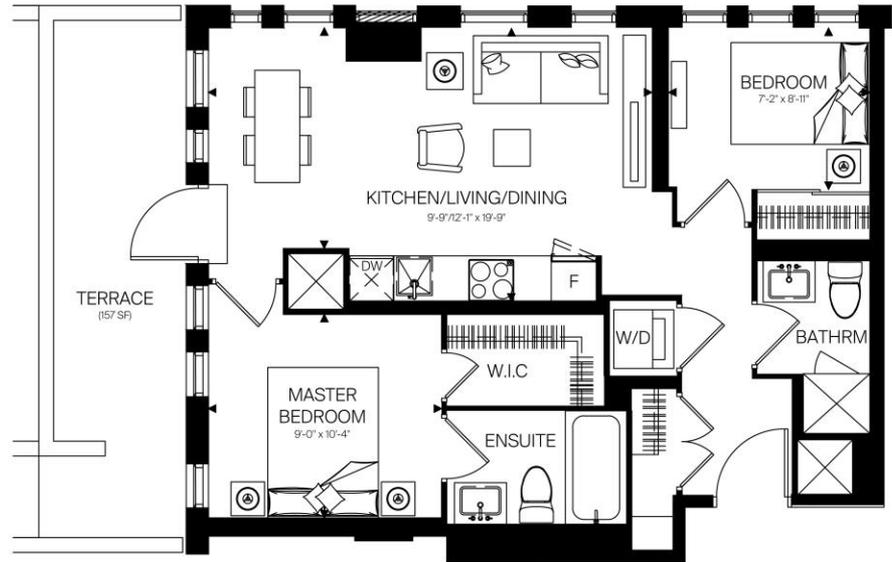
# MVS 723

723 SQ.FT.

2 BEDROOMS | INTERIOR 723 SQ.FT. | EXTERIOR 157 SQ.FT.



GROUND LEVEL  
UNIT 103



UNIT 103

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## Why Invest in Brampton



### CONTINUING POPULATION GROWTH

The total population of Brampton has grown within the past five years from 523,906 in 2011 to 593,638, which is an increase of **13.3%**. This contrasts with the rest of Ontario, which only had a **4.6%** growth rate during the same period.



### A REAL ESTATE INVESTMENT

Brampton has grown to be the ninth largest city with a population of about 500,000 people which is projected to increase to 725,000 by 2030 making it **a good future investment strategic city**. This makes Brampton real estate investment one of the viable ventures to invest in.



### RANKED FOR SUCCESS

Overall, Brampton ranked among the top 10 on the entire list for good weather, and among the **top 25 percentile for healthy population growth**. The city also scored well with low crime rates (number of reported crimes per 100,000 residents) and high household incomes.



### A SERENE LIFESTYLE

Brampton has been named **one of the safest cities in the world** by the World Health Organization (WHO). In fact, it's one of the 10 cities in North America and the first GTA municipality to be designated as an international Safe Community.

## Urbanization continues

### 3 KEY POINTS TO URBANIZATION

Housing **costs rising** and already  
out of reach for most

High-rise construction provides  
**more efficient** infrastructure  
(City does not need to build multiple water,  
electrical, communications networks)

Higher Population density equals to  
**greater tax** revenues for the city

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# How the Pros Invest

## CONDO REAL ESTATE

### 1. BUY PRE-CONSTRUCTION

Investments in condos under construction do not require you to spend your own time, **this type of investment works by itself**, without taking away your precious time.

### 2. CONDO WARRANTY

The new condo is covered by **Warranty during the construction period and after its completion.**

### 3. FLEXIBLE INVESTMENT

Allows you to **resell the contract at the end of construction, close the deal and resell after 1-2 years of renting the unit or use the condo as a long-term investment.**

### 4. NO MORTGAGE

Only this type of investment in Real Estate allows you to make initial investments without securing a mortgage.

### 5. RENTAL GROWTH

You have an opportunity to buy at great value in the areas which are developing that **will sell at much higher market value in the future.**

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 **PROSENSE**  
REALTY, BROKERAGE

**GURDEEP SAINI**  
BROKER OF RECORD

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