



DESIGNED BY RYAN DESIGN INTERNATIONAL



Defining
**URBAN
LIVING**
IN KITCHENER-WATERLOO



Spur Line Common Sales Office
95 King St. S., Unit C102 Waterloo, ON





SPUR LINE URBAN TRAIL







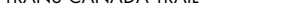




Once just a dirt trail running beside the CN railway tracks, the Spur Line Trail was paved in 2016 to provide a biking and walking path that directly connects downtown Kitchener and uptown Waterloo.

Now the 2.4 km Trail is taking the next bold step in its evolution as the location of Spur Line Common, a condominium community catering to a new generation of trailblazers working, living and playing.

Fitting in comfortably with the fabric of the neighbourhood in both its scale and style, at the same time Spur Line Common will be the perfect fit for your lifestyle, connected to all the amenities that matter most to you.





-  SPUR LINE TRAIL
-  BECHTEL PARK TRAIL
-  FORWELL TRAIL
-  HILLSIDE TRAIL
-  GEO TIME TRAIL
-  IRON HORSE TRANS CANADA TRAIL
-  LAUREL TRAIL
-  RIM PARK MANULIFE SPORTSPLEX TRAILS
-  UPTOWN LOOP
-  WALTER BEAN TRAIL
-  WESTSIDE TRAILS

One of the area's most important landmarks, the Spur Line Trail is the spine that physically connects the sprawling and diverse Midtown area.

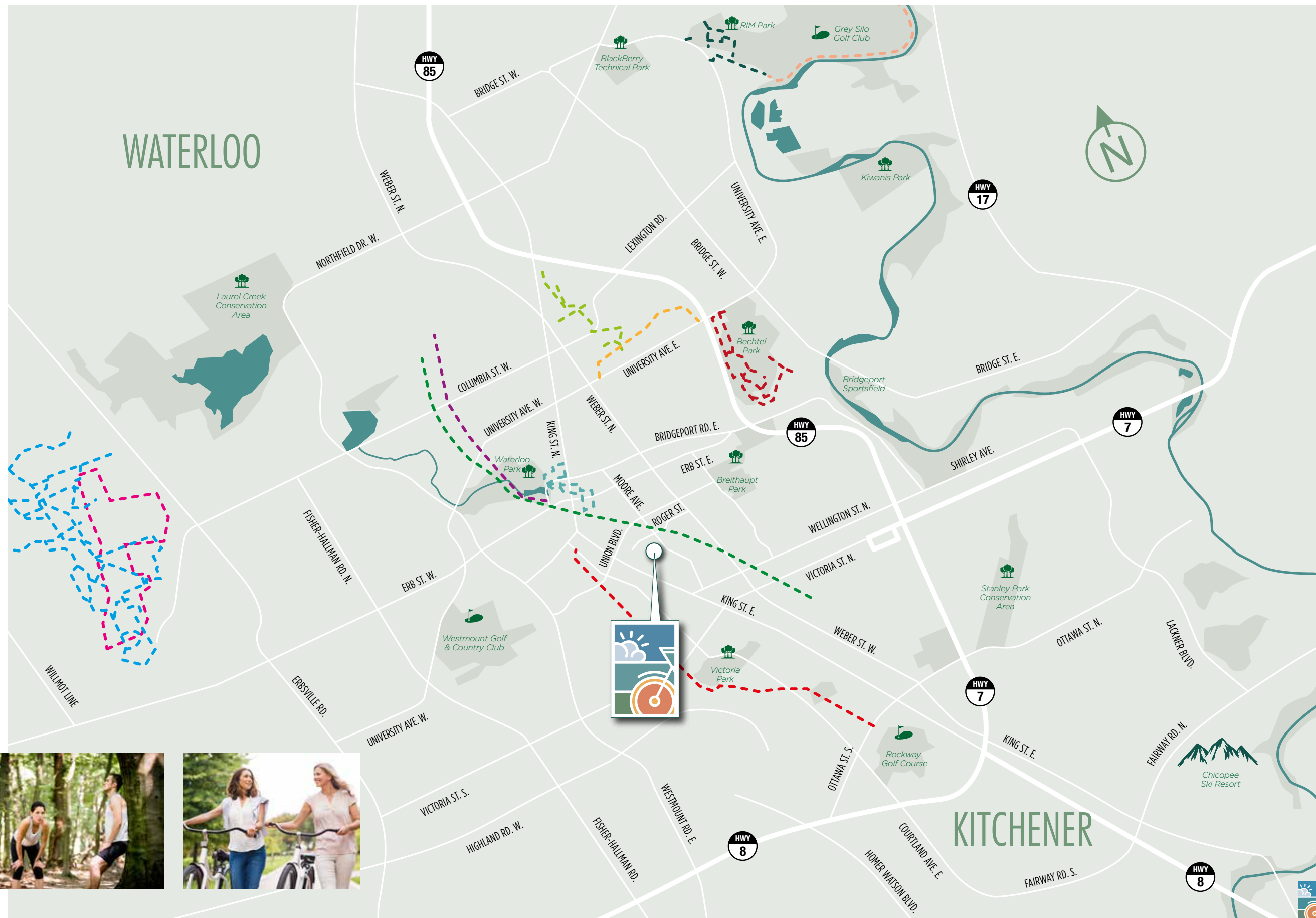
Two entrances to the trail – at Moore Avenue and Roger Street – are both within a block of the new Spur Line Common community.

The Trail's accessibility makes it easy to walk or cycle to work, the market or the library, with K-W's downtown offices and uptown restaurants all just minutes away.

It's a location that lends itself beautifully to healthy and sustainable transportation by bike or foot. And the Trail connects to the over 150 kilometres of other trails that wind through the area, inviting you to explore and discover all that Mother Nature has to offer.

TRAILS

IN THE KITCHENER-WATERLOO AREA





WALKING DISTANCE TO EVERYTHING

discover food
and fun!

Uniquely straddling both Kitchener and Waterloo, Spur Line Common is a distinctive spot in the city where its residents can access both the quiet and dynamic facets of the two cities.

It's easy to hop on a bike and shop for fresh produce at **Central Fresh Market - 1.3 kms** or **Chelsea Market - 1.1 kms**, both conveniently located on King Street, as well as the **Kitchener Market - 3.1 kms** – a popular Saturday morning destination.

Ride your bike in the other direction and you are in the heart of **Uptown Waterloo - 1.5 kms**. Drop by **Abe Erb Brewing Company - 1.5 kms** for drinks with friends or enjoy a dose of funky 1920s history at the **Prohibition Warehouse - 1.6 kms** with its open fire pits for year-round relaxing.

Enjoy a homemade muffin and coffee from the local bakery down the street **Ce Food Experience - 180 M** (housed in a converted factory) or stop by the corner of Roger Street and Moore Avenue where we've created "**Common Corner**", a park populated with public art and places to sit and chat.

Shopping, dining, pubs, recreation, schools, services... they're all around you at Spur Line Common with easy access to Highways 7, 8 and the 401.

LIVE
CONNECTED
TO THE CITIES





SPUR LINE COMMON

EDUCATION

- 1 Elizabeth Ziegler Public School
- 2 Our Lady of Lourdes
- 3 Resurrection Catholic Secondary School

HIGHER EDUCATION



RECREATION & ENTERTAINMENT

- 1 Downtown Community Centre
- 2 Waterloo Memorial Recreation Complex
- 3 Waterloo Tennis Club
- 4 Granite Club Rink In The Park
- 5 Breithaupt Centre
- 6 Museum
- 7 Rockway Centre
- 8 Bridgeport Community Centre
- 9 YMCA Early Years
- 10 Centre in the Square
- 11 Spur Line Trail

SHOPPING

- 1 Central Fresh Market
- 2 Vincenzo's Groceries
- 3 UpMarket
- 4 T & J Seafoods
- 5 Pharmasave Central
- 6 Home Hardware
- 7 Food Basics
- 8 Highland Park Shopping Centre
- 9 Sobeys
- 10 Walmart
- 11 Canada Computers
- 12 Canadian Tire
- 13 Shops at Waterloo Town Square

SERVICES

- 1 Service Canada
- 2 KW Library of Things
- 3 Little Free Library
- 4 Kitchener Public Library
- 5 Service Ontario

SPUR LINE TRAIL FROM WATERLOO TO KITCHENER

DINING

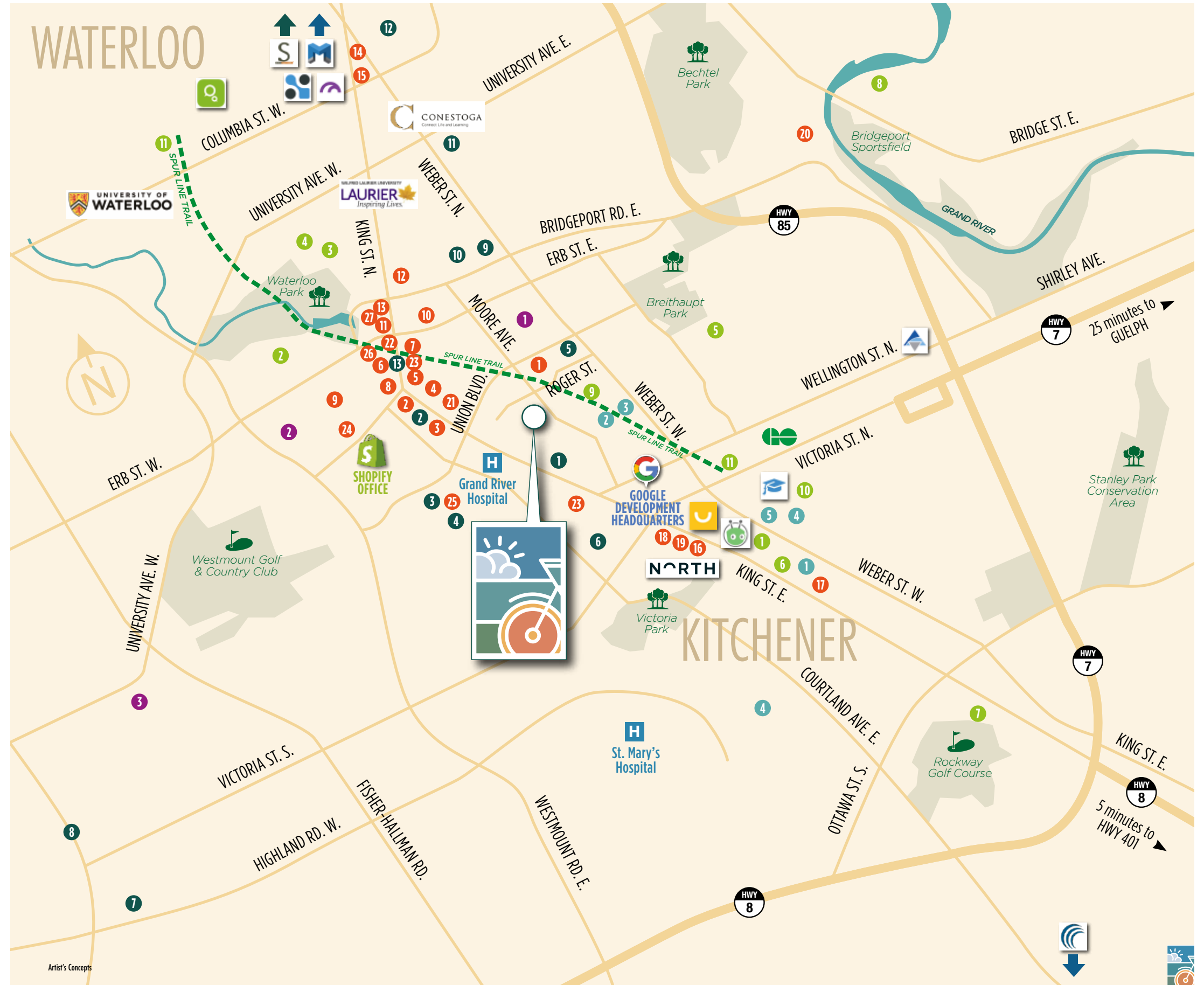
- 1 Ce Food Experience
- 2 The Bauer Kitchen
- 3 Sabletine Fine Pasteries
- 4 Marbles Restaurant
- 5 The Works Gourmet Burger Bistro
- 6 Famoso Neapolitan Pizzeria
- 7 Empress of India
- 8 The Red House
- 9 Cora Breakfast & Lunch
- 10 Owl of Minerva
- 11 Taco Farm
- 12 Death Valley's Little Brother
- 13 Settlement Coffee Roasters
- 14 Busan BBQ
- 15 Ennio's Pasta House
- 16 Kinkaku Izayaka
- 17 Nova Era Bakery
- 18 Gilt Restaurant
- 19 271 West Restaurant
- 20 The Lancaster Smokehouse
- 21 Q's Cakes & Café
- 22 Abe Erb Brewing
- 23 Copper Branch
- 24 Nougat Bakery
- 25 Graffiti Market
- 26 Four All Ice Cream Shop
- 27 Ace Ping Pond Lounge

HI-TECH COMPANIES

- 1 Google
- 2 Shopify
- 3 OpenText
- 4 North Inc
- 5 ApplyBoard
- 6 Intellijoint Surgical
- 7 Auvik
- 8 Smile.io
- 9 Axonify
- 10 Carehawk
- 11 Magnet Forensics
- 12 Six S Partners Canada
- 13 Vidyard

TRANSIT

- 1 ION Transit
- 2 GO Transit





SOME OF THE COOLEST PLACES TO WORK

1	Google	1.2 KM
2	Shopify	2 KM
3	OpenText Corp.	5.2 KM
4	North Inc	450 M
5	ApplyBoard	2.6 KM
6	Intellijoint Surgical	3.6 KM
7	Auvik	4.7 KM
8	Smile.io	1.7 KM
9	Axonify	4.7 KM
10	Carehawk	13.7 KM
11	Magnet Forensics	8.4 KM
12	Six S Partners Canada	5.6 KM
13	Vidyard	2.5 KM
14	eSafire Inc.	24 KM
15	Intelligent Mechatronic Systems	4.1 KM
16	Novocol Pharmaceutical	24.8 KM
17	TextNow Inc.	5.1 KM
18	Toyota Motor Manufacturing	18.2 KM
19	Allianz Global Assistance	2.1 KM
20	The Centre for International Governance Innovation	1.8 KM

Waterloo Region's high tech sector is growing faster than any other community in Canada, creating thousands of high tech jobs over the past decade. From big corporate names like Google and Shopify to numerous lesser-known but highly successful companies and start-ups, the area continues to show its strength as one of the country's top tech markets and a major engine of innovation for the Canadian economy.

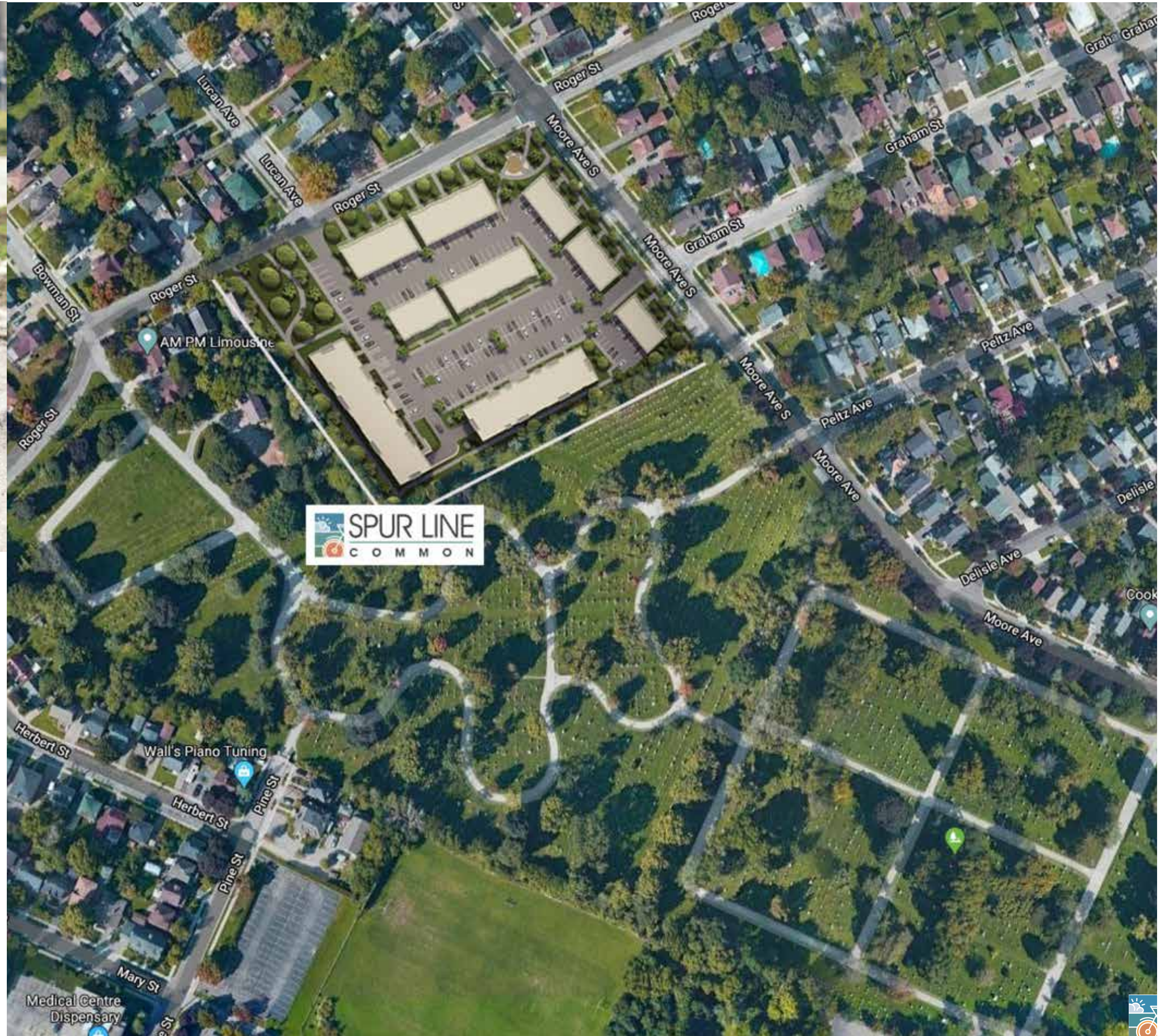
The Region also leads Canada in labour quality, with an army of experienced engineers and designers with degrees from the universities in the area, as well as providing countless other employment opportunities in traditional service and manufacturing industries.

SILICON VALLEY NORTH



PARKS & RECREATION IN EVERY DIRECTION

It's not just trails that surround you at Spur Line Common – there's a multitude of parks within Kitchener and Waterloo that provide the perfect place to walk the dog or throw a Frisbee. That includes massive conservation areas, golf courses, hockey arenas, sports fields and community centres. If you enjoy an active lifestyle, you'll love living at Spur Line Common.



PARKS WITHIN KITCHENER-WATERLOO

Victoria Park - 3.7 KM
Kitchener, ON
Storied, urban park with a historic clock tower featuring a lake, multi-sport spaces & a playground.

Waterloo Park - 2.2 KM
Waterloo, ON
Sizable recreation area with a splash pad, farm, mill replica, picnic sites & sports facilities.

Kiwanis Park - 6.6 KM
Kitchener, ON
Riverside park featuring an outdoor pool, a playground & volleyball, plus shelters and a dog park.

Huron Natural Area - 10.1 KM
Kitchener, ON
Natural park with 264 acres of forest, wetlands and meadows traversed by hiking trails & a creek.

McLennan Park - 7.1 KM
Kitchener, ON
Green space on a former landfill with walking paths, a skate park, playground and splash pad.

Lakeside Park - 5.1 KM
Kitchener, ON
Natural park featuring a lake surrounded by woods, plus seasonal ice skating and tobogganing.

Homer Watson Park - 10.7 KM
Kitchener, ON
Tranquil park featuring trails popular among artists and photographers for river & forest scenery.



THE SITE PLAN

Set in a well-established neighbourhood, residents of Spur Line Common simply need to bring their belongings to start feeling right at home. This is an area of town that perfectly captures Kitchener Waterloo's own unique version of urban living, where everyone is welcome and appreciated. Just like the eclectic mix of historic brick homes fusing seamlessly with 50s style bungalows and contemporary architecture, young professionals and freshly minted empty nesters both mingle harmoniously with longtime residents.

The first mid-rise condominium residences will soon be complemented by a second mid-rise condominium, along with a collection of spacious townhomes, all coming together to create a truly master-planned community.

live right here!



YOUR VERY OWN URBAN OASIS



In the corner of the Spur Line Common community is an inviting parkette, a tranquil oasis beckoning you to sit and relax, with your choice of both sunny and shaded seating areas. It's the perfect place to gather with old friends or meet new neighbours, or simply to enjoy as you walk through its greenery. Beautifully landscaped and well-maintained, it will be an integral part of the lifestyle you enjoy here in this coveted Kitchener-Waterloo location.



THE COMMON AT SPUR LINE

PANORAMIC VIEWS

Spur Line Common is an intimate boutique condominium that is a world apart from the highrise towers on King Street. Rising just 6 storeys, it offers the discerning purchaser a splendid selection of one and two bedroom suites, all nestled in a master planned community that fits seamlessly with the existing neighbourhood.

THE SPUR LINE CONDOMINIUM



Artist's Concepts





Artist's Concepts

STRIKING MODERN & WELCOMING

Your guests will be impressed by the sleek and sophisticated lobby at Spur Line Common the first time they visit and every time thereafter. With its clean lines and contemporary styling, it's an inviting space from the gleam of its polished granite floors to the shimmer of its modern light fixtures above.





LET'S GET THIS PARTY STARTED

The amenities at Spur Line Common are built for real living – not wasteful, seldom used “showrooms” or facilities that are expensive to maintain. If you prefer spending a night in rather than a night out, the building’s party room provides an ideal venue to entertain your friends, including a dining area and catering kitchen.



QUALITY BUILDING AMENITIES

- Modern 6-storey residence clad in brick and EIF panels
- Professionally landscaped grounds featuring private parkette
- Elegant, contemporary styled lobby with seating area
- Secured entrance with intercom system
- Mailbox room adjacent to lobby
- Multi-purpose party room with kitchenette, ideal for entertaining
- Fully sprinklered throughout the building
- Easily accessed waste and recycling chute on each floor
- Underground and surface parking
- Visitor parking for your guests' convenience
- Dedicated outdoor bicycle parking racks

CONNOISSEUR KITCHENS

- Your choice of designer kitchen cabinets, from Vendor selections
- Your choice of granite or quartz countertops, from Vendor selections
- Your choice of ceramic backsplash tiles, from Vendor selections
- Undermount single bowl stainless-steel sink with single lever faucet
- 4-piece stainless steel appliance package including fridge, stove, dishwasher and over-the-range microwave, as selected by Vendor
- White stackable washer/dryer selected by Vendor, as per plan

BEAUTIFUL BATHROOMS

- Your choice of bathroom cabinets, from Vendor selections
- Your choice of granite or quartz countertops, from Vendor selections
- Undermount vanity sink with single lever faucet
- Acrylic tub with full-height ceramic tile surround, as per plan
- Walk-in showers with framed glass enclosures, ceramic tile surround, and ceiling pot light, as per plan
- Pressure balance/temperature control valve in tub/shower units
- Designer-inspired vanity mirrors in all bathrooms
- Chrome towel bars and fixtures in all bathrooms

FABULOUS FLOORING

- Your choice of luxury vinyl plank flooring throughout suite, with a range of styles and colours from Vendor selections



Artist's Concepts Shows Standard Kitchen

ENTRY DOOR AND WINDOWS

- Solid slab suite entry door
- Patio and balcony doors, as per plan
- Low-E argon double-glazed windows
- Screens on all operating windows

INTERIOR DOORS/TRIM/HARDWARE

- Suite entry doors with lever passage and deadbolts, pre-selected by Vendor
- Modern style interior doors with matte black lever handles
- All hardware from Vendor selection
- Single wire shelving with integrated rods in closets and linen shelves, as per plan
- 5" baseboards and 3" casings with a modern profile

CONDOMINIUM SUITE FEATURES & FINISHES



Artist's Concepts

DRYWALL & PAINTING

- California knock-down ceiling (9' high except at dropped ceiling locations) finish throughout except at laundry, mechanical and bathroom locations
- All finished walls and trim to be painted
- Walls to be flat latex white paint throughout, from Vendor's standard selection
- Trim to be semi-gloss latex finish in white

ELECTRICAL AND HVAC

- 100-amp electrical service with breaker panel
- Electrical light fixtures as per Vendor-supplied selections
- Ceiling light fixtures in all bedrooms, living room and kitchen
- Heavy duty outlets for electric dryer and stove
- Smoke detector as per fire code
- CO detector as per building code
- Standard utilities metering to each suite
- 1 GFI exterior outlet on balconies

- 2 USB outlets – one in kitchen and one in master

- 2 Data outlets – one in living and one in master
- Decora switches
- Individual fan coil unit with integrated Energy Recovery Ventilation (ERV) and outdoor condensers
- Hot water tank (on rental basis)

WARRANTY

7-year TARION Warranty, in accordance with the Ontario New Home Warranties Plan Act

LIVE IN LUXURY

Actual usable space may vary from stated area. Dimensions, specifications and architectural detailing are subject to changes without notice E. & O.E.



Artist's Concepts Shows Upgraded Kitchen



Artist's Concepts



Artist's Concepts Shows Standard Bathroom

STAYING HOME IS A PLEASURE

Reid's Heritage Homes has an established reputation for luxury living – proven once again at Spur Line Common. Here every room in your suite is appointed with all of life's little luxuries and modern conveniences. All exhibiting the finest craftsmanship in every detail of design and construction.





SPACIOUS LIVING

In both the building's one and two bedroom suites, every room of your new home at Spur Line Common is generously proportioned, ideal for both special entertaining and just plain everyday living. And that elegant indoor space is enhanced with the outdoor living provided by your own private balcony, offering beautiful views of the grounds and surrounding cityscape.

GOURMET DELIGHTS

Spur Line Common shows off its good taste everywhere but especially in each suite's own gourmet kitchen. Here the epicure will enjoy creating meals - from simple breakfasts to elaborate dinners, in an environment designed for master chefs. From the granite countertops to the array of stainless steel appliances, the kitchens at Spur Line Commons have been carefully crafted with the most discerning chefs in mind.



Artist's Concepts

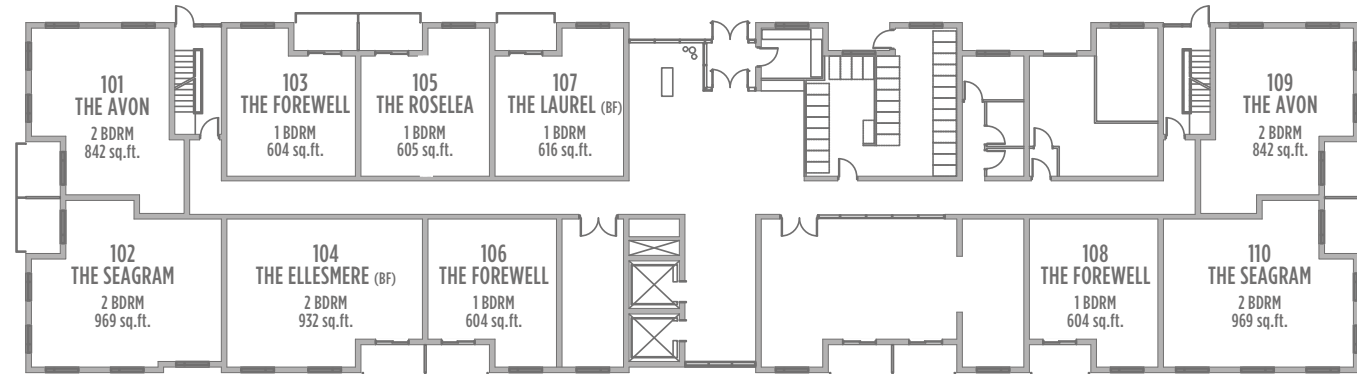
Artist's Concepts Shows Standard Features and Finishes



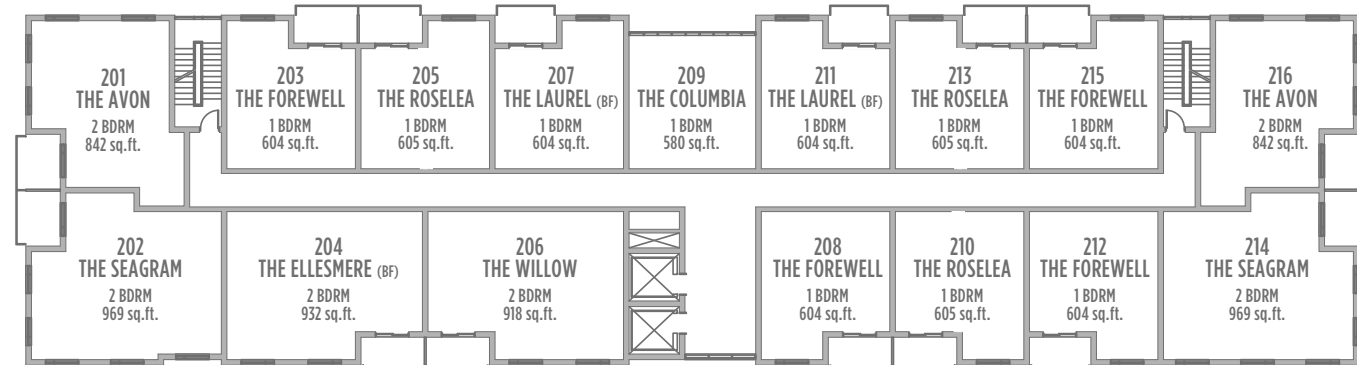
SPUR
LINE
COMMON

6-STORY CONDOMINIUM - BUILDING A

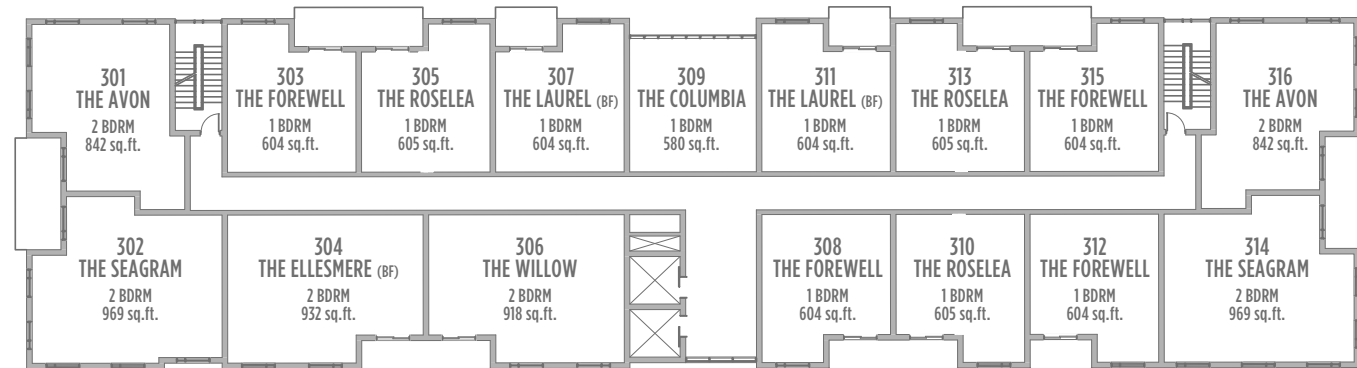
CHOOSE THE SUITE THAT IS RIGHT FOR YOU



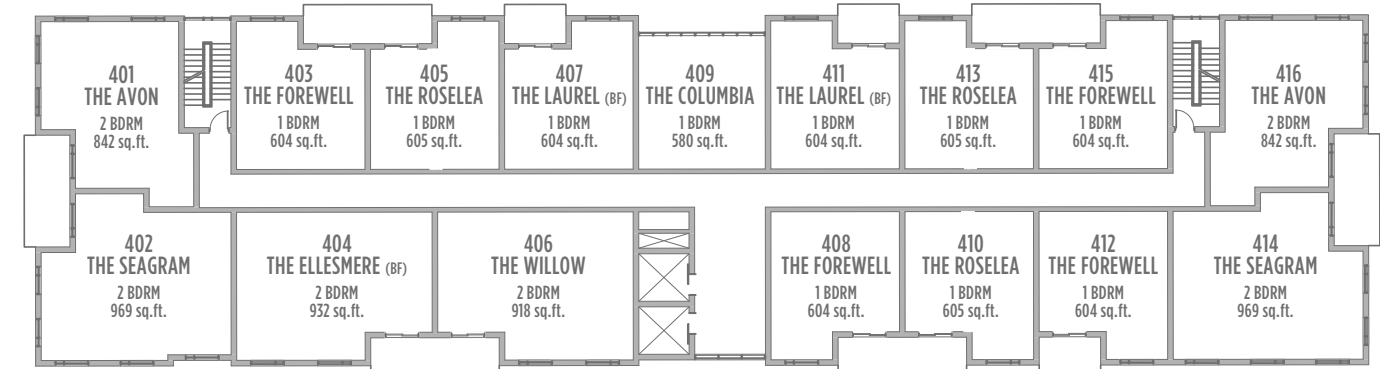
FIRST FLOOR



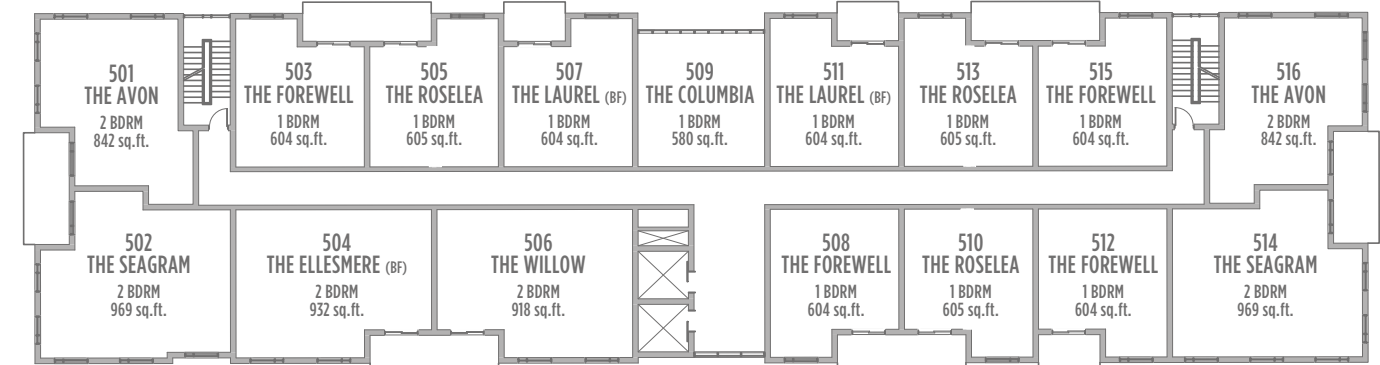
SECOND FLOOR



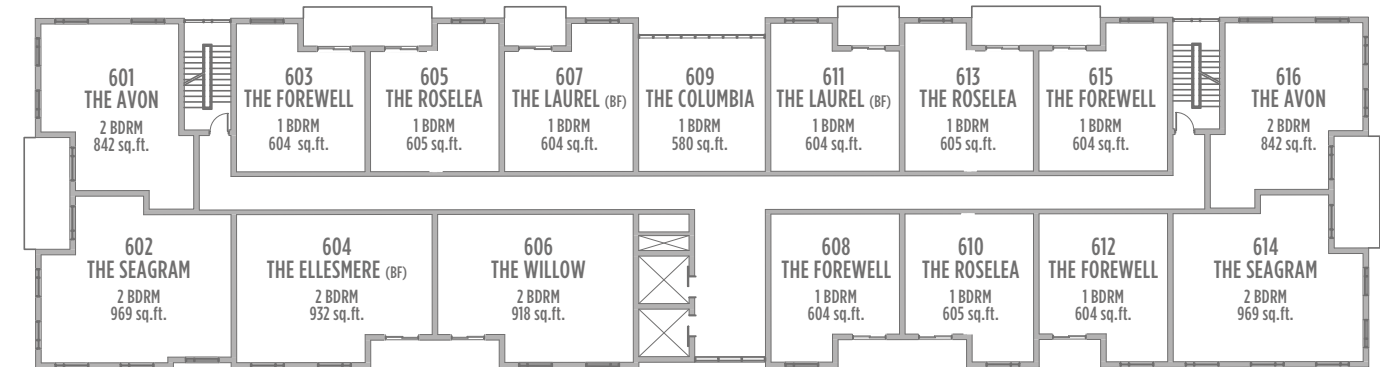
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. The unit shown may be the reverse of the unit purchased. All illustrations are Artist's concept only.

NOTE: Floor area measurements were calculated on the middle floor, such that units on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc., while units on higher floors may have more floor space.





Preferred method of transportation

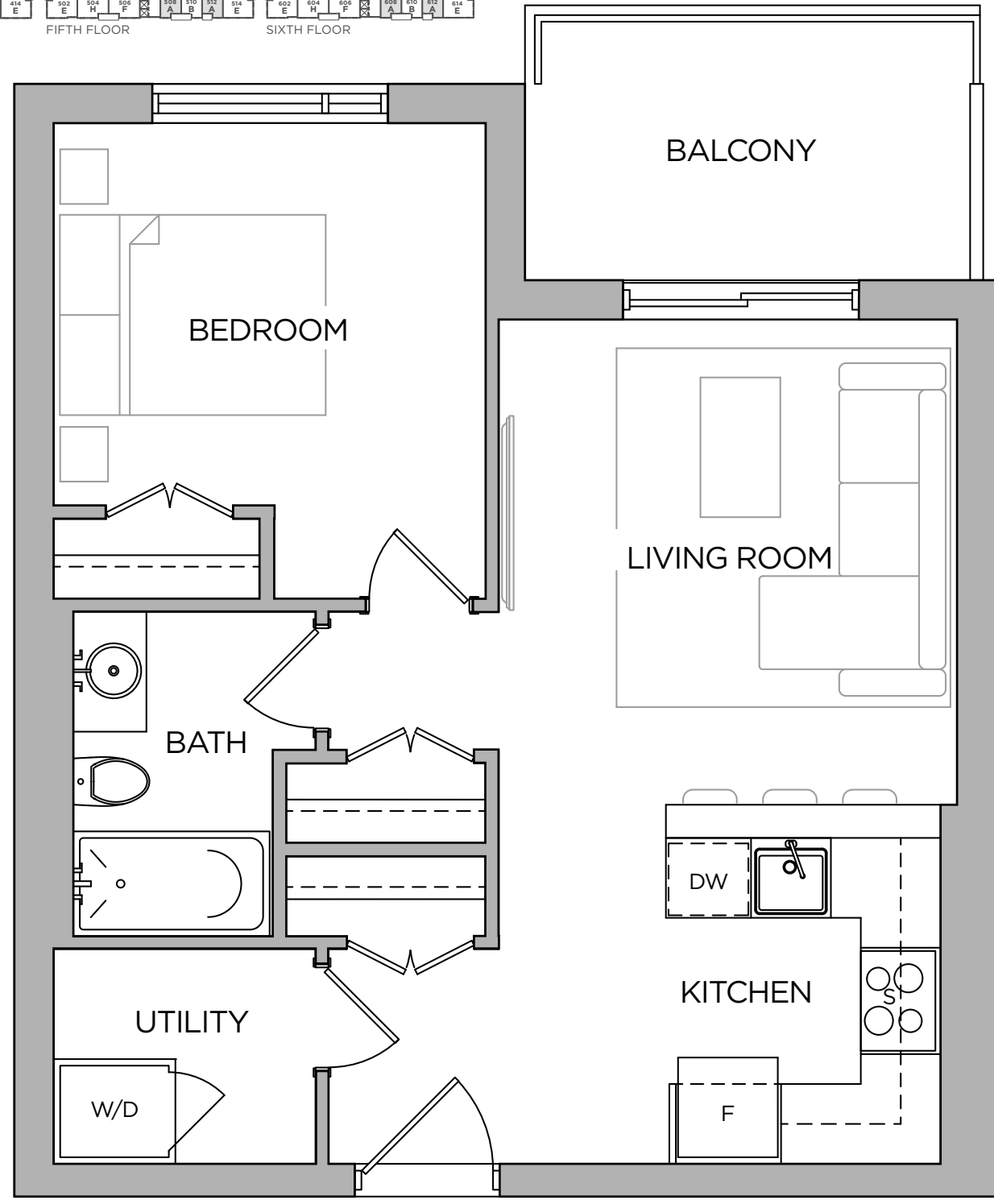
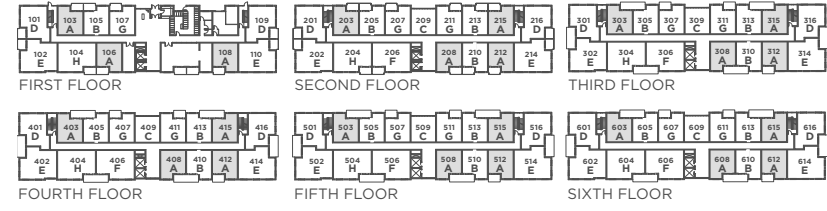
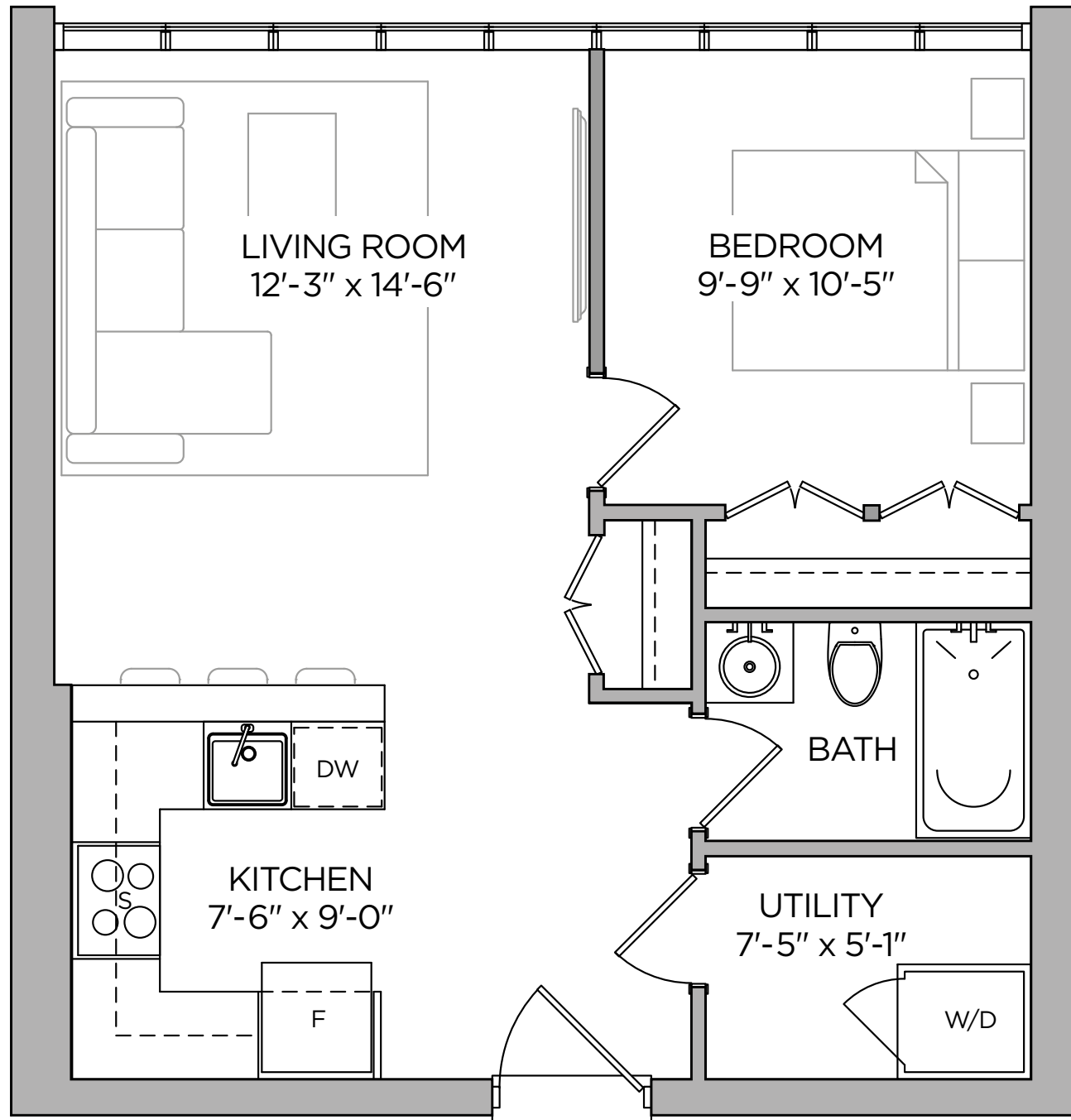
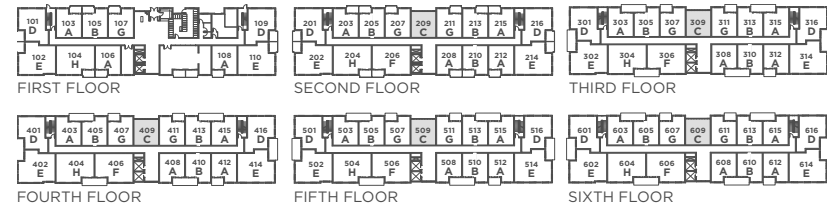
ONE BEDROOM PLANS

The good life



THE COLUMBIA
SUITE C
1 BEDROOM

580 SQ. FT.

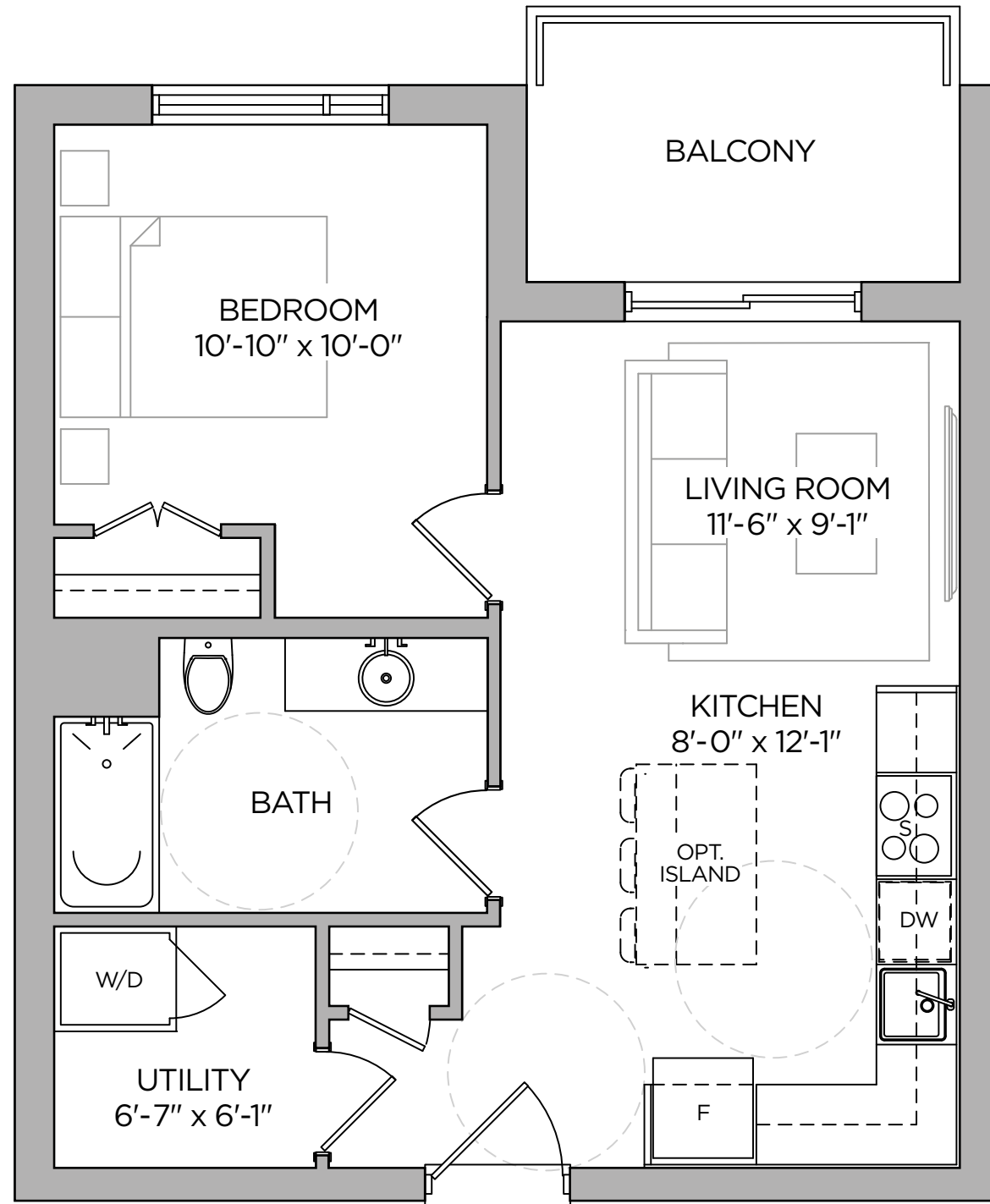
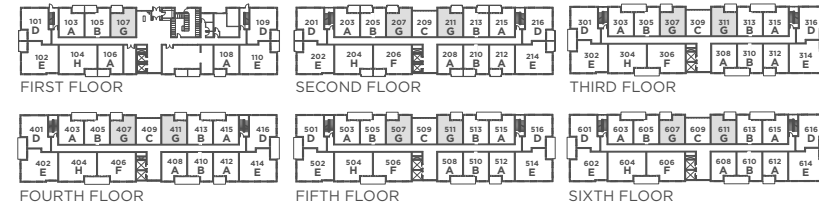


THE FOREWELL
SUITE A
1 BEDROOM

604 SQ. FT.

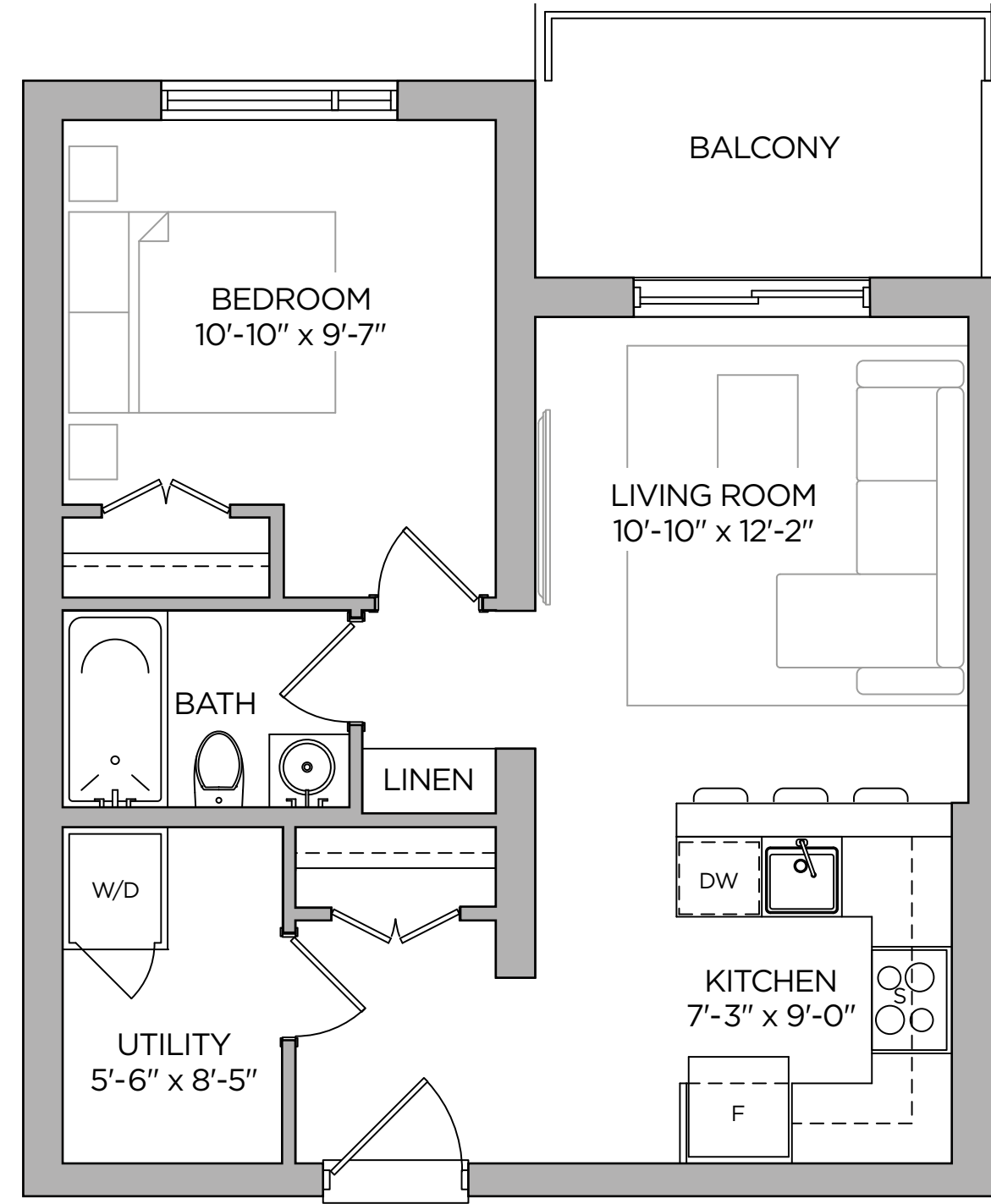
**THE LAUREL
SUITE G
1 BEDROOM**

604 SQ. FT.



**THE ROSELEA
SUITE B
1 BEDROOM**

605 SQ. FT.





Bike to work

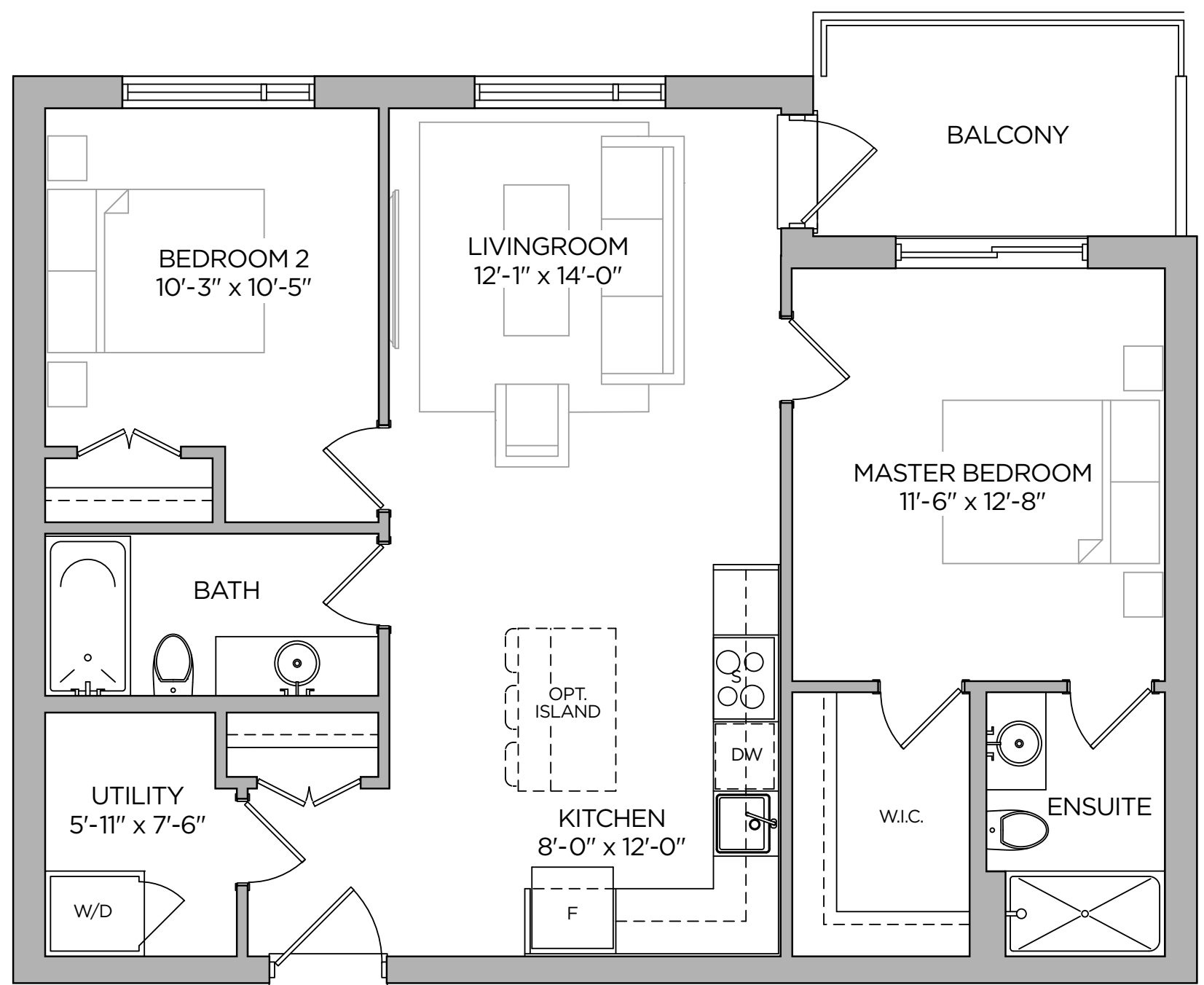
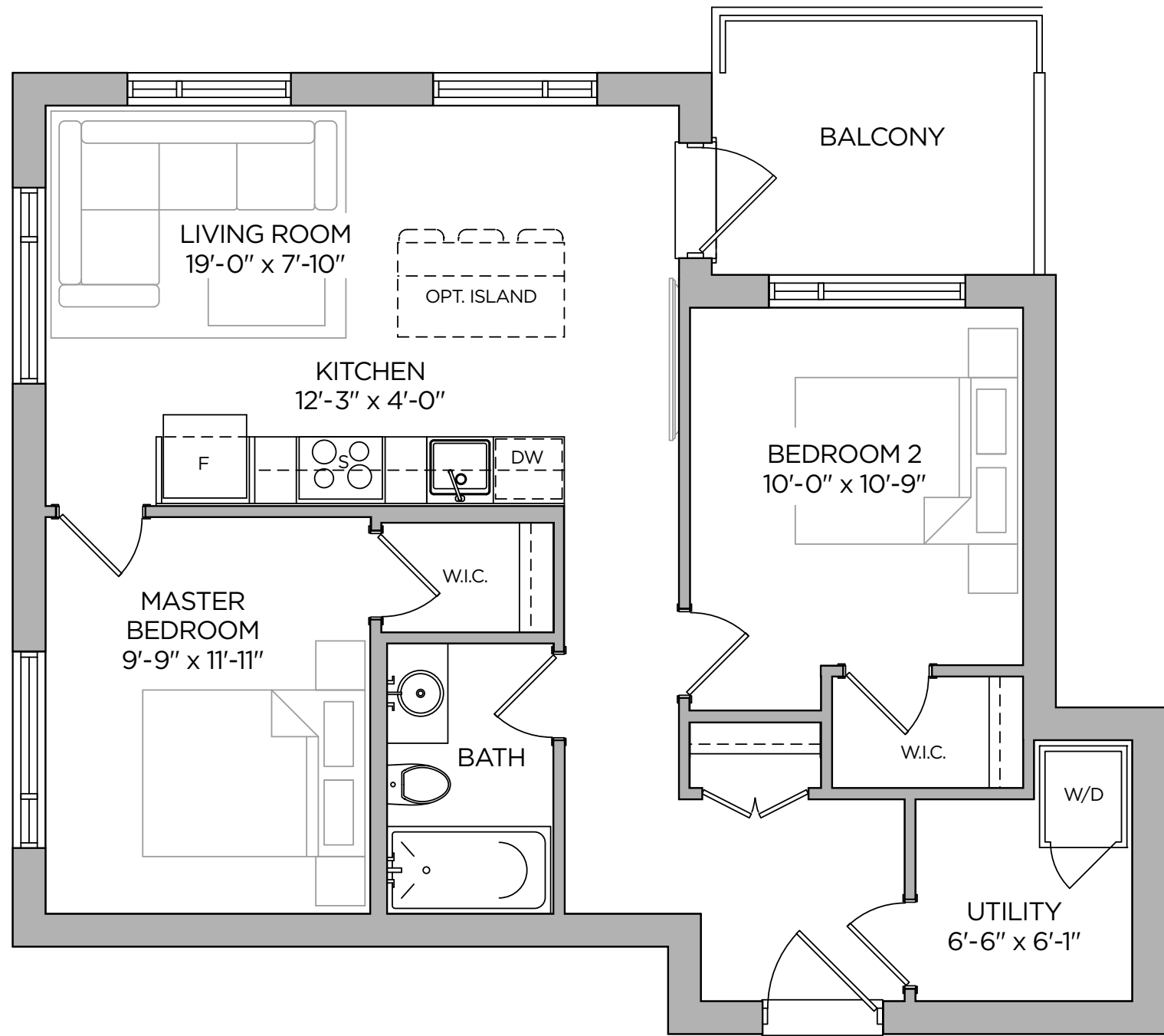
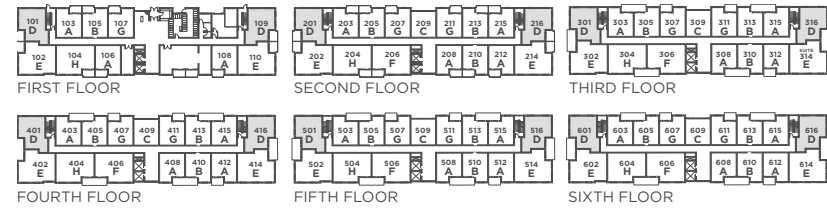
TWO BEDROOM PLANS

How suite it is!



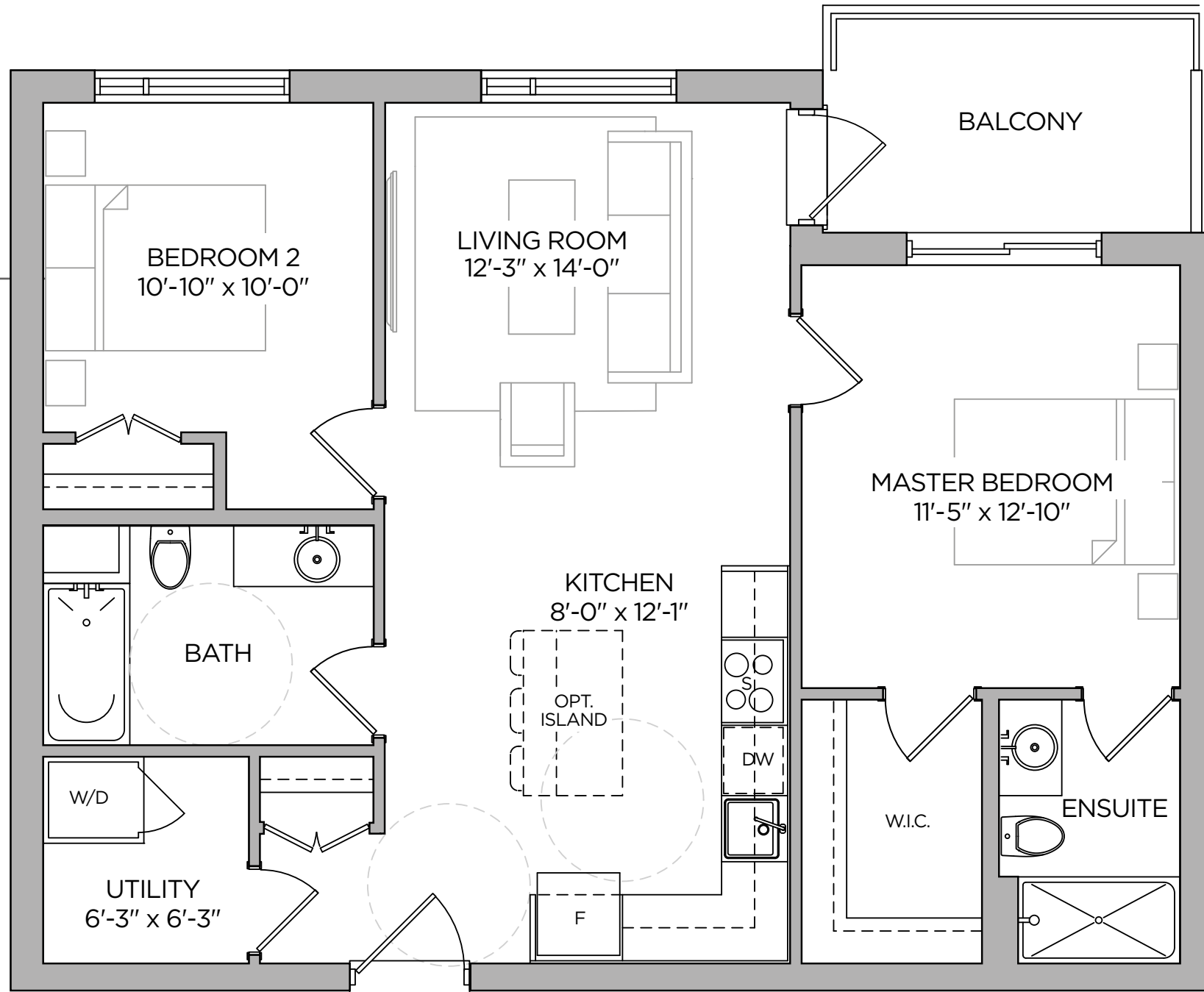
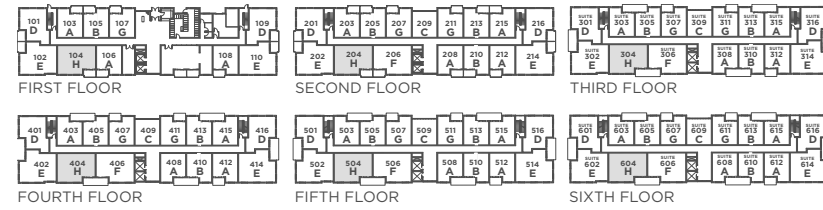
**THE AVON
SUITE D
2 BEDROOM**

842 SQ. FT.



**THE ELLESMERE
SUITE H
2 BEDROOM**

932 SQ. FT.

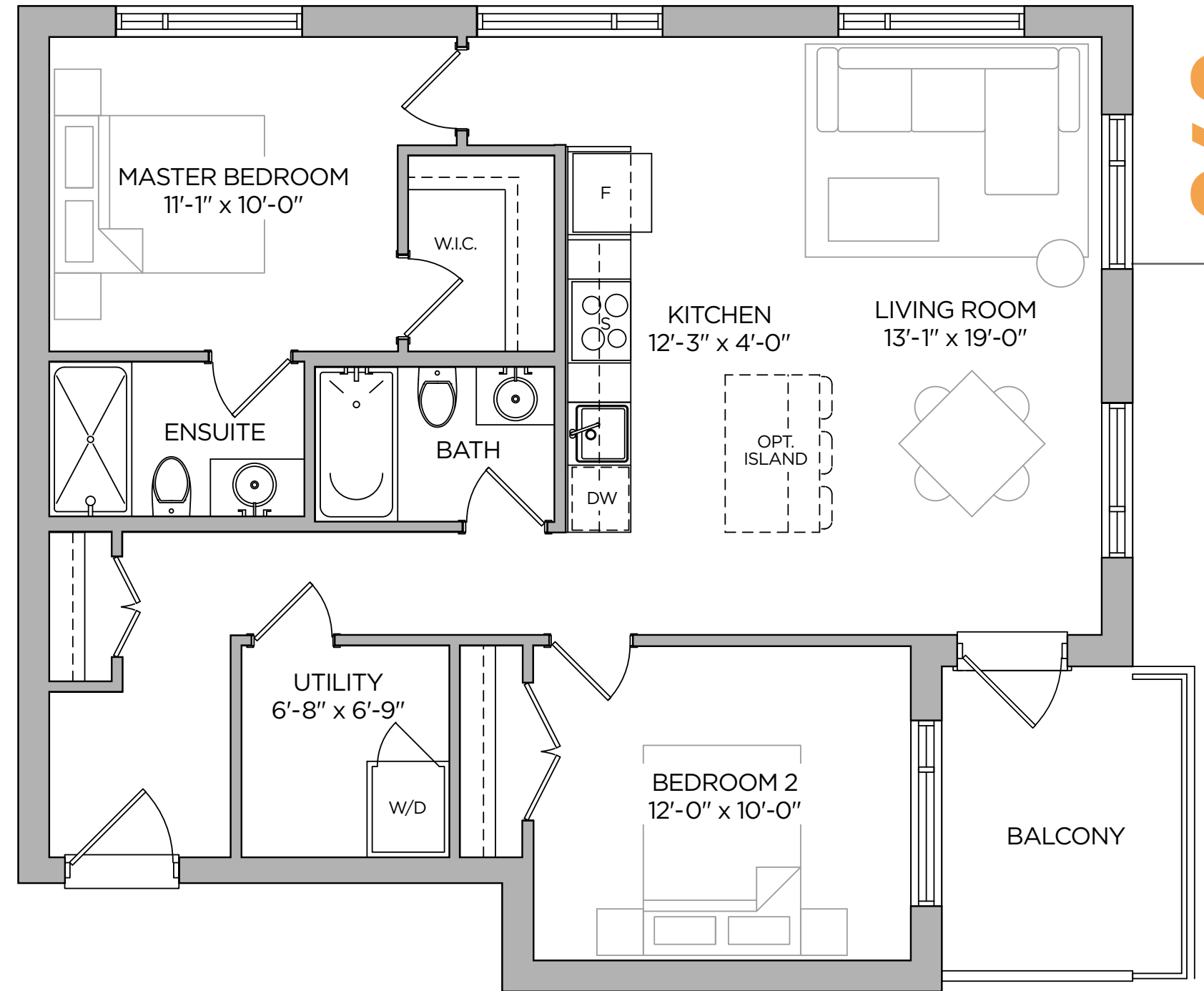


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**THE SEAGRAM
SUITE E
2 BEDROOM**

969 SQ. FT.



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MEET YOUR **TRUSTED BUILDER**



Our craftsmanship and quality start from the very first design concept and go all the way through to every single tradesperson and supplier who walk through the door. We believe there is much more to buying a new home than just handing over a set of keys. There is a process that goes with it that is very individualized, very personal and that can only be delivered by a first-class team of customer care specialists, who work closely with purchasers to keep them fully informed, from the first time they walk through the sales office door to months and years after they've moved into their new home.

Built on a solid reputation of quality, integrity and service, Reid's Heritage Homes is one of Ontario's leading builders. For over 40 years, we have proudly developed homes ranging from single detached homes, mid-rise condos, two-storey, executive and bungalow townhomes, to custom estates

and active adult communities. Our dedication to our values and traditions has established us as an award-winning developer with hundreds of awards and accolades.

Our purchasers can be very confident in Reid's Heritage Homes delivering the very highest level of design, construction and customer service. That's demonstrated through our history, and our 40-year track record of offering consistent quality, generation after generation. We have customers who purchased from us and then who have purchased from us again. Their children have purchased from us, and their children's children. That's very exciting for us, and it's a testament to the assurance that the next buyer will have just as good an experience or better.

“

When you consider how far we've come in the last 40 years with communities, technology, service, people and experience that we're personally proud of, it gives more than a little insight into what the next 40 years is going to look like.

”

TIM BLEVINS
PRESIDENT, REID'S HERITAGE HOMES

