

# Serenity

IN KANATA NORTH

**ONLY 6 UNITS LEFT**

**Link where you live, work, and play.**





**THIS COULD BE YOUR VIEW**



## A BEAUTIFUL MODERN CONDO OVERLOOKING THE MARSHES GOLF COURSE

### Welcome to Serenity In Kanata North

We are offering a rare opportunity to enjoy panoramic views of a manicured golf course, glistening lakes, and lush forests beside NCC protected green lands, without leaving the comfort of your own home. Enjoy serenity and calmness, while being situated in Kanata North where the world's largest technology companies are located. Both your serenity and time are precious. We believe in increasing your happiness by linking where you live, work and play.





## UPGRADE YOUR LIFE WITH EXCEPTIONAL DESIGN

We are excited about our 32 premium residences. Understanding that your home is the place where every new day begins, we provide open-concept suites with 9 feet high ceilings and lots of windows for abundance of natural sunlight. Reward yourself to beautiful 5" wide hardwood floors, gourmet kitchens with additional pantries and quartz countertops, full-size stainless steel appliances, cozy bathrooms with porcelain tiles and modern faucets, as well as large private balconies for your enjoyment of the outdoors.

Serenity In Kanata North offers you all the conveniences of a maintenance-free, elegant condominium lifestyle with indoor fitness amenities, grand lobby, rooftop patio with barbeque, full-size elevator, heated underground parking, and indoor bicycle storage. Everything has been carefully designed to enrich your lifestyle, so you can live carefree and enjoy style, comfort and recreation.



## CLOSE TO EVERYTHING YOU NEED

At Serenity In Kanata North, you will enjoy living in close proximity to every amenity you need. From shopping malls, supermarkets, schools, fine dining and cafes, to an assortment of outdoor hiking trails, bicycle pathways and city parklands, everything is nearby.

Linking where you live, work and play. Serenity In Kanata North is situated minutes to major shopping and entertainment destinations including Kanata Centrum and Tanger Outlets. A walking distance to Canada's largest technology companies, and a short biking distance to Federal Government's new defence (DND) headquarters.

Finally, with The Marshes Golf Course conveniently at your doorstep, you will enjoy waking up each morning to the dew-covered greenery or dining outside on your private balcony in the warm summer breeze. Both are sure to add tranquility to your life. It's that extra scenery when you enjoy or dine outside that makes golf course living such a treat!





## THIS COULD BE YOURS RARE PANORAMIC GOLF AND LAKE VIEWS

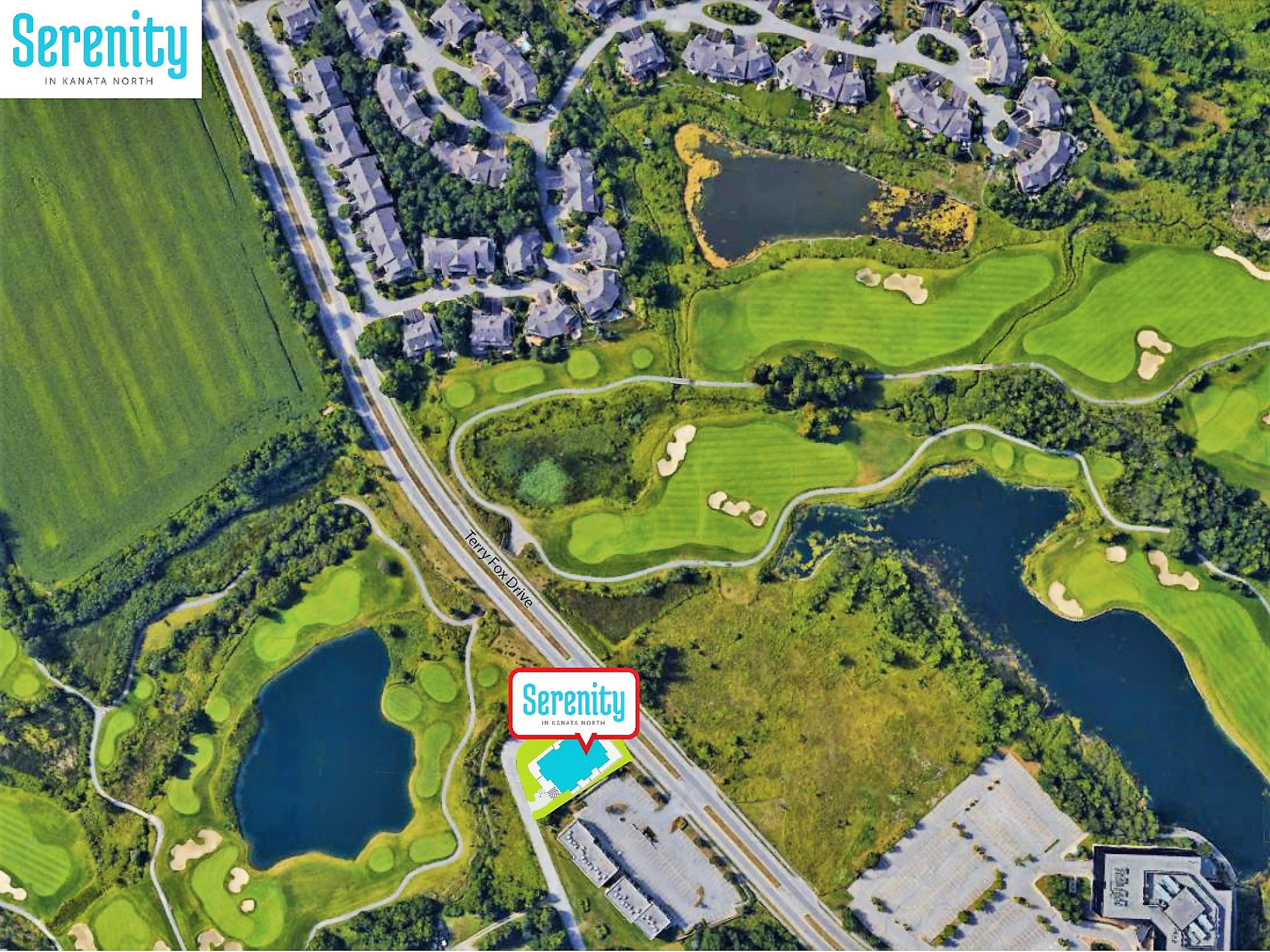
Serenity in Kanata North is a very limited offering overlooking one of Canada's most prestigious, award-winning golf courses. With a vibrant ambiance, it's a place that fills your desire for lake and land! Enjoy natural wide open spaces and explore miles of winding trails through NCC protected green lands.

With only 32 suites, Serenity is centred on connections: connections with community, with nature, and with innovation. All of this makes Serenity In Kanata North an enjoyable area for people seeking an active, outdoor lifestyle and a very desirable place to live. Imagine your life here made effortless. Relax, unwind, and greet each day with a fresh sense of rejuvenation.





**Serenity**  
IN KANATA NORTH



**Serenity**  
IN KANATA NORTH





# Kanata North

Map is provided by The Kanata North BIA



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kanatanorthbia.ca



CANADA'S **LARGEST** TECHNOLOGY PARK



## AMENITIES IN KANATA NORTH

### Restaurants

1. Burger King
2. Subway
3. Papa Sam's
4. Phu-Yen
5. The Barley Mow
6. Urban Turban Indian Cuisine
7. Neptune Kitchen
8. B Cafe
9. Perspectives Restaurant
10. Ironstone Grill
11. A&W
12. Tim Hortons
13. Wendy's
14. Indian Punjabi Clay Oven
15. Hockey Sushi
16. Cora
17. Tim Hortons
18. Lone Star Texas Grill
19. Jo-Jo's Pizzeria
20. Luna Crepes & Cafe
21. Royal Oak
22. La Maison du Kouign-Amann
23. Big Rig Brewery

### Banks

1. Scotiabank
2. RBC Royal Bank
3. HSBC Bank Canada

### Gas Station

1. Shell
2. Esso
3. Ultramar

### Shopping

1. The Wine Garden
2. Metro
3. Rexall/Pharmas Plus
4. Home Hardware

### Gym

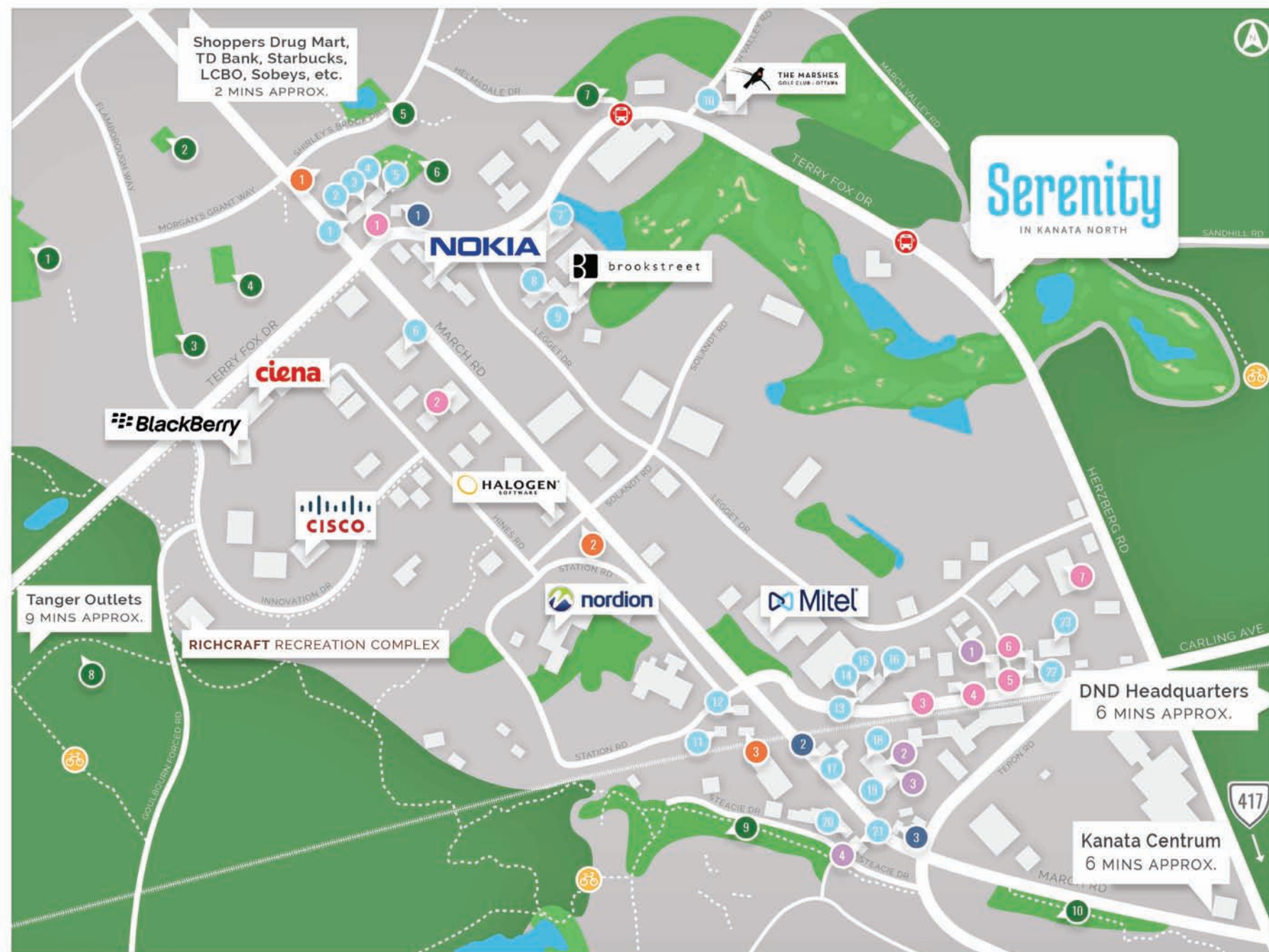
1. Inner Revolution Yoga Studio
2. Goodlife Fitness
3. Free Form Fitness
4. Greco Fitness
5. CrossFit Closer
6. Academy Pro-Style Martial Arts
7. Brown's Martial Arts

### Parks

1. Klondike Road Park
2. Gateshead Park
3. Morgans Grant Woods
4. Altonby Park
5. Shirley's Brook Park
6. McKinlay Park
7. Somerton Park
8. Monk Environmental Park
9. Logan Lea Park
10. Bethune Park

### Bike Paths

### Bus Stops











Serenity design &  
development inc.

## LIVE IN EXCELLENCE

Serenity Design & Development Inc. is an Ottawa family-owned development company focused on designing and constructing aesthetic communities where people live, work and play.

We are devoted to the quality of lasting architecture, whereby our development legacy are the places that people gaze upon and speak of. Over 40 years of experience in building places for families, companies, and institutions has taught us that attention to detail in how people live is the most important element of design.

From custom single-family residences to contemporary townhouses to luxury condominiums, every Serenity Home achieves the highest standards of excellence. We integrate the latest architectural trends, energy saving designs, and innovative construction practices to exceed industry standards. These features lead to higher levels of indoor comfort, environmental sustainability, and healthy living.

Serenity Design & Development Inc. is committed to providing you the very best in fine quality homes. Whether it is our personable approach to serving clients with uncompromising integrity and honesty, our dedication to beautiful and functional layouts, or our notable history of construction excellence and enduring value...

Every homeowner can be proud of their Serenity Home !



## FEATURES & FINISHES

### INTERIOR SUITE FINISHES

- Ceiling heights are 9 feet +/- on all levels, except 10 feet +/- on penthouse level ++
- Choice of 5" wide engineered hardwood flooring\*\* in living, dining, kitchen, den, foyer, hallway and laundry closet\*
- Choice of porcelain floor tiles\*\* in bathroom(s)
- Ceramic tiles in utility/laundry room\*
- Choice of 40 oz. carpet\*\* in bedroom(s)
- Contemporary designer selected 4-1/2" painted baseboards and 2-3/4" painted interior door casings
- Contemporary slab style interior doors\*
- Contemporary lever-style door handles
- Laundry with stacked front-loading washer and front-loading dryer\*
- Smooth painted ceilings throughout
- Flat off white latex paint on all walls and ceilings, except low sheen off white latex paint on bathroom walls. Semi-gloss white latex paint on interior doors, baseboards and casings.

### KITCHEN

- Quartz countertop in kitchen and island
- Kitchen pantry closet\* with shelving
- Brand name kitchen appliances:
  - 30" stainless steel refrigerator,
  - 30" stainless steel self-cleaning electric range, 24" stainless steel dishwasher, over-the-range microwave
- Choice of cabinets\*\* with contemporary handles and pot/pan drawers\*
- Kitchen island included in Units with greater than 800 square feet of interior living space:
  - 1 bedroom units larger than 800 square feet of interior living space will include 24"+/- deep kitchen island with flush breakfast bar\*
  - 2 bedroom units will include 30"+/- deep kitchen island with flush breakfast bar\*
- Stainless steel under-mounted sink\* and modern single-lever polished chrome finish faucet with retractable vegetable spray
- Designer selected ceramic tile backsplash

### BATHROOMS

- Quartz countertop in bathroom(s)
- Choice of cabinets\*\* with contemporary handles
- White under-mounted sink\* and modern single-lever polished chrome finish faucet
- Designer selected contemporary mirror and wall-mounted lighting
- 5' rectangular bathtub\* with designer selected ceramic wall tiles from floor to ceiling
- Walk-in shower\* with prefabricated base, single glass divider, and ceiling mounted light\* Designer selected ceramic wall tiles from floor to ceiling
- Pressure balanced shower faucets
- Bathroom exhaust fan and/or bathroom exhaust through HRV (at sole discretion of Builder)

### LIFESTYLE AMENITIES

- Indoor fitness room
- Barbeque rooftop terrace with views to golf course
- Elegantly designed lobby

### UTILITIES

- Suite individual hydro and gas metering

\* As per plan; \*\* Denotes finishes from choice of one of Vendor's designer selected interior finishes packages. Three (3) standard packages and two (2) upgrade packages; ++Ceiling heights are approximate and may be less where required by mechanical, electrical or structural. Prices & specifications are subject to change without notice. Materials & specifications are subject to availability, substitution & modification may occur without notice. Illustration is artist concept. E. & O.E.



## FEATURES & FINISHES

### FEATURES UNIQUE TO PENTHOUSE RESIDENTIAL UNITS

- Ceiling heights are 10 feet +/- on penthouse level ++
- Choice of upgraded two-tone designer selected cabinets\*\* for kitchen, and upgraded cabinets\*\* for bathroom
- Upgraded 5-1/2" baseboards and 3-1/2" interior door casings
- Choice of upgraded engineered hardwood flooring\*\*
- Choice of upgraded porcelain floor tiles\*\*
- Choice of upgraded berber carpet\*\*
- Upgraded designer selected ceramic tile backsplash

### FEATURES UNIQUE TO PENTHOUSE RESIDENTIAL UNITS LARGER THAN 1,600 SQUARE FEET OF INTERIOR LIVING SPACE

- Powder room with white pedestal sink\* and modern single-lever polished chrome faucet. Designer selected contemporary mirror and wall-mounted lighting
- Master ensuite with freestanding oval soaker tub\*, or rectangular alcove soaker tub\*
- Master ensuite with walk-in shower\* (in addition to soaker tub) with prefabricated base, single glass divider, and ceiling mounted light\* Designer selected

- ceramic wall tiles from floor to ceiling
- Master ensuite vanity with two under-mounted sinks and centre bank of drawers
- Porcelain floor tiles\*\* included in foyer and powder room\*
- Kitchen with stainless steel two-bowl under-mounted sink\*
- Extended kitchen island\* 36" +/- deep with flush breakfast bar\*
- Extended kitchen pantry closet\*
- Laundry room/closet\* with white utility tub\* and polished chrome faucet
- Side-by-side front-loading washer & dryer

### FEATURES UNIQUE TO GROUND FLOOR RESIDENTIAL UNITS

- Large outdoor terraces finished with unit pavers

### HEATING, AIR CONDITIONING AND VENTILATION

- Suite independent available year round heating and air conditioning
- Separate temperature controls for each unit via an individual programmable thermostat
- Individual heat recovery ventilation (HRV) unit, and individual air conditioning unit on balcony/terrace (at location to be determined by Builder)

- Individual rental high-efficiency tankless gas water heater, in combination with individual rental air handler

### SECURITY & SAFETY

- Phone entry system at lobby
- Solid-core fire-rated suite entry door
- Combination carbon monoxide and smoke detector in each unit
- Sprinklers located throughout as per building code

### ELECTRICAL AND COMMUNICATIONS

- Individual electrical panel with circuit breakers
- Prewired telephone outlet (cat 5 wiring) in living room, bedroom(s), and den
- Prewired cable outlet in living room and den\*
- Ceiling mounted light fixture in kitchen, hallway, and walk-in closet\*
- Capped wiring for dining room ceiling light fixture\*

### GARAGE & BICYCLE STORAGE

- Heated and ventilated underground garage, accessed by elevator
- Bicycle storage

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### GARDEN TERRACE SUITES

Name	Suite	Type	Living Space	Interior	Large Leisure Terraces	Price*
Verdura	101	2 Bed + Den	1902 sq.ft	1252 sq.ft	650 sq.ft	<b>SOLD</b>
Merion	102	1 Bed + Den	1175 sq.ft	817 sq.ft	358 sq.ft	<b>SOLD</b>
Melbourne	103	2 Bed	2053 sq.ft	1027 sq.ft	1026 sq.ft	<b>SOLD</b>
Cypress	104	1 Bed + Den	1000 sq.ft	729 sq.ft	271 sq.ft	<b>SOLD</b>
Sentosa	105	1 Bed + Den	997 sq.ft	729 sq.ft	268 sq.ft	<b>SOLD</b>
Augusta	106	1 Bed	890 sq.ft	745 sq.ft	145 sq.ft	<b>SOLD</b>
Granville	107	1 Bed + Den	1278 sq.ft	817 sq.ft	461 sq.ft	<b>SOLD</b>
Sunningdale	108	2 Bed + Den	2199 sq.ft	1391 sq.ft	808 sq.ft	<b>\$598,900</b>

### SECOND FLOOR SUITES

Name	Suite	Type	Living Space	Interior	Dine-Out Balcony	Price*
Verdura	201	2 Bed + Den	1349 sq.ft	1255 sq.ft	94 sq.ft	<b>\$524,900</b>
Merion	202	1 Bed + Den	911 sq.ft	817 sq.ft	94 sq.ft	<b>SOLD</b>
Melbourne	203	2 Bed	1121 sq.ft	1027 sq.ft	94 sq.ft	<b>SOLD</b>
Cypress	204	1 Bed + Den	816 sq.ft	729 sq.ft	87 sq.ft	<b>SOLD</b>
Sentosa	205	1 Bed + Den	816 sq.ft	729 sq.ft	87 sq.ft	<b>SOLD</b>
Limburg	206	2 Bed	1121 sq.ft	1027 sq.ft	94 sq.ft	<b>\$431,900</b>
Granville	207	1 Bed + Den	911 sq.ft	817 sq.ft	94 sq.ft	<b>SOLD</b>
Sunningdale	208	2 Bed + Den	1476 sq.ft	1382 sq.ft	94 sq.ft	<b>\$576,900</b>
Kingsley	209	2 Bed + Den	1202 sq.ft	1131 sq.ft	71 sq.ft	<b>\$476,900</b>

Serenity Sales Centre | 118 Iber Road, Ottawa, ON, K2S 1E9 | 613-836-3310 | [Sales@SerenityKanata.ca](mailto:Sales@SerenityKanata.ca)

[www.SerenityKanata.ca](http://www.SerenityKanata.ca)

**\*Limited Time Pricing - Prices Subject to Change Without Notice.** Suite prices include tax (net of all rebates to Qualified Purchasers). Actual usable floor space may vary from the stated floor area. Sizes, plans and specifications subject to change without notice. All renderings are artist's concept. Furniture not included. E. & O.E.



### THIRD FLOOR SUITES

Name	Suite	Type	Living Space	Interior	Dine-Out Balcony	Price*
Verdura	301	2 Bed + Den	1349 sq.ft	1255 sq.ft	94 sq.ft	<b>SOLD</b>
Merion	302	1 Bed + Den	911 sq.ft	817 sq.ft	94 sq.ft	<b>SOLD</b>
Melbourne	303	2 Bed	1121 sq.ft	1027 sq.ft	94 sq.ft	<b>SOLD</b>
Cypress	304	1 Bed + Den	816 sq.ft	729 sq.ft	87 sq.ft	<b>SOLD</b>
Sentosa	305	1 Bed + Den	816 sq.ft	729 sq.ft	87 sq.ft	<b>\$334,900</b>
Limburg	306	2 Bed	1121 sq.ft	1027 sq.ft	94 sq.ft	<b>SOLD</b>
Granville	307	1 Bed + Den	911 sq.ft	817 sq.ft	94 sq.ft	<b>SOLD</b>
Sunningdale	308	2 Bed + Den	1476 sq.ft	1382 sq.ft	94 sq.ft	<b>SOLD</b>
Kingsley	309	2 Bed + Den	1202 sq.ft	1131 sq.ft	71 sq.ft	<b>SOLD</b>

### PENTHOUSES

Name	Suite	Type	Living Space	Interior	Dine-Out Balcony	Price*
Merion	PH1	1 Bed + Den	911 sq.ft	817 sq.ft	94 sq.ft	<b>SOLD</b>
Carlyle	PH2	2 Bed + Den	1937 sq.ft	1756 sq.ft	181 sq.ft	<b>SOLD</b>
Berkshire	PH3	2 Bed + Den	1937 sq.ft	1756 sq.ft	181 sq.ft	<b>SOLD</b>
Granville	PH4	1 Bed + Den	911 sq.ft	817 sq.ft	94 sq.ft	<b>SOLD</b>
Royal	PH5	2 Bed + Den	2300 sq.ft	2135 sq.ft	165 sq.ft	<b>SOLD</b>
Riviera	PH6	2 Bed + Den	1728 sq.ft	1634 sq.ft	94 sq.ft	<b>SOLD</b>

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**Tentative Occupancy Date**  
Late 2019

**Condo Fees**  
Estimated at \$0.31 /sq ft of interior suite,  
standard locker size, and full parking size

**Deposit Structure**  
5% on signing /  
10% at construction start

**Property Tax**  
Estimated at 1.2% of purchase price

Indoor Parking at \$30,000 plus tax. Locker Storage starting at \$3,500 plus tax. Suites are individually metered to ensure you pay only for your personal consumption of gas & hydro. Condo fees include property maintenance, common area utilities, domestic water, insurance, administration, and 20% reserve fund.

# Serenity

IN KANATA NORTH

NEW CAREFREE CONDO LIFESTYLE AROUND GOLF COURSE & LAKES

*Serenity - Living Well Means Living Right*

**KANATA'S NEWEST LUXURY CONDOS**

**LIVE AT THE MARSHES GOLF COURSE**

**ENJOY BEING CAREFREE**

No Yard Maintenance, Building Exterior Repairs, Shoveling Snow

**RECREATION AND AMENITIES AT YOUR DOORSTEP**

An Outdoor Lifestyle with Relaxing Golf Course, Parks, Lakes, Bike Pathways and Hiking Trails

**SERENITY & TRANQUILITY THAT COMES WITH HAVING SPACE TO BREATHE**

Enjoy Wide Open Landscapes, Lots of Windows, Privacy In A Safe Community

**LUXURY FINISHES ARE STANDARD**

9 Feet Smooth Ceilings, Luxury Wide Plank Hardwood, Porcelain Tiles, Quartz Countertops, Large Private Balconies

**CONNECTIONS TO WORLD-CLASS FACILITIES**

The Prestigious Brookstreet Hotel, Kanata Centrum, Tanger Mall Outlets, Bars, Cafes & Restaurants





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NEW CAREFREE CONDO LIFESTYLE AROUND GOLF COURSE & LAKES

## *Serenity - Living Well Means Living Right*

### KANATA'S NEWEST LUXURY CONDOS

#### A BOUTIQUE CONDOMINIUM THAT FILLS YOUR DESIRE FOR LAKE AND LAND FULL OF LIFESTYLE AMENITIES

- Rooftop Patio with Gas Barbeque, Patio Furniture, Spectacular Views Of Golf Greens, Lakes & Forests
  - Indoor Fitness Amenities | Storage Lockers in Separate Secure Room
  - Full Size Elevator From Underground Parking To Rooftop Patio
- Elegant Grand Lobby, Chandelier, Feature Walls, Accent Cove Lighting, Guest Seating, Heated Vestibule
  - Secure Heated Underground Parking | Indoor Bicycle Storage
- Kitchen Pantry Comes Standard In Every Suite | Stainless Steel Kitchen Appliances



**Serenity Presentation Centre:** 118 Iber Road - Suite 100, Ottawa, Ontario, K2S 1E9  
**T:** 613-836-3310 **E:** [Sales@SerenityKanata.ca](mailto:Sales@SerenityKanata.ca) **Website:** [www.SerenityKanata.ca](http://www.SerenityKanata.ca)  
Monday - Thursday: 10am-6pm | Closed Friday & Saturday | Sunday: 12pm-5pm