

**Immediate
Occupancy**

*Isn't it time
you moved up to*

THE
OAKS
CONDOMINIUMS

Adult Lifestyle in Oakville



**Now
Registered**

**G.S.T.
Included**

The Oaks is now registered and ready for immediate occupancy

Attention Metro Area empty nesters.

The Oaks Condominiums is a low-rise community for people of 55 and better in a residential area in northeast Oakville.

The 76-unit building has been built by Merrick (The Oaks) Development and Yorkhill (The Oaks) Enterprises.

"Our firm prides itself on creating a neighbourhood feeling wherever we build," says company president Saul Merrick.

"The Oaks condominium project is a much needed housing opportunity for those who want to be close to their families in Oakville and especially the River Oaks area, and who no longer want the responsibilities of maintaining a house," Merrick said.

There are four model suites available for viewing, with an over-all choice between 15 styles in two and three-bedroom suites.

Prices range from \$159,900 for a 1,041 sq. ft. two bedroom to \$209,900 for a 1,549 sq. ft. three bedroom unit. The purchase price includes five appliances.

The show suites are all on the ground floor and have nine-foot ceilings with windows reaching the full height. They are wonderfully bright and airy. The living rooms feature huge bay windows that help make the spaces most attractive.

Thoughtful touches include over-size shower stalls with a bench at one end and storage rooms in the suites. An impressive alarm system promises 24-hour response with buttons for help, fire and emergency, as well as a separate emergency button in the bedroom. The kitchens are large, with European style cabinetry in a choice

of designer finishes and colors. Pantry cupboards enhance the storage space. Indirect valance lighting under upper cabinets and luminous ceiling lighting are both standard features.

There are toys, too. The ironing board, for instance flips out of a kitchen cabinet. A lazy susan and microwave shelf are also a feature.

Ceramic tile is standard in the foyer and here residents will also appreciate the mirrored hallway closet. Bathrooms have ceramic floors. Soft step vinyl flooring is used in kitchen and breakfast areas, storage and utility rooms. The rest is carpeted.

Visitors will be impressed by the amount of storage space. In addition to the storage rooms and pantry cupboards, there are walk-in closets and most of the utility rooms are large enough to accommodate shelving as well as the washer and dryer.

The L-shaped four-storey complex is an attractive mix of red and yellow brick on the exterior, with parklike landscaped grounds. The interior owes its cozy ambience to mahogany panelling in the lobby and public rooms, chair rail trim in the hallways and the builder's use of colonial-style doors throughout.

Building access is easy, thanks to a no-step front entrance and ramps at rear exits. The elevators are oversized, with buttons set low enough to be reached from a wheelchair (or by anyone carrying parcels for that matter).

In order to keep monthly fees down, there is no concierge, simply touch-card entry for residents and TV channel viewing of visitors in the outer lobby.

The library and an adjoining gallery-like entertainment room, promise to be real gathering places on a day-to-day basis. They are on the ground floor, with a walk-out to a patio area. Architecturally the area is great, both rooms are lined by French doors, both have luxurious wood panelled wainscotting and the cozy library has a mansion-sized fireplace.

Here, too, residents will find a small gym, a workshop and even a billiards table.

For further fitness facilities, the River Oaks recreation centre is just a short walk along the Sixth Line. It has complete hydro-gym equipment, squash, raquetball and tennis courts and a comprehensive exercise schedule. Seniors will also appreciate that the Oaks building is adjacent to a convenience mall, with a pharmacy right on the Oak's driveway. There is also a video store, a couple of convenience stores, a bank, a medical centre, a hair salon and a drycleaner.

A bus pick-up is made each Tuesday morning to take residents of the Oaks and a neighbouring seniors' building to Oakville Place shopping centre. Public transportation passes the front door every half hour.

In an effort to make the move as worry-free as possible, the builder is offering a guaranteed sale of purchasers' existing homes.

The way it works is that the purchaser signs an agreement of purchase and sale on their chosen suite, with a condition on the builder guaranteeing the price of the purchaser's existing home. The home is evaluated and within 48 hours an offer is tendered by Merrick to buy the home.