

**Arbor West**

**ADVANTAGE  
TOWNHOMES**



# TWO IN ONE FREEHOLD RESIDENCES





# ADVANTAGE TOWNHOMES

## / TWO IN ONE

### TWO IN ONE FREEHOLD RESIDENCES

The Advantage Townhomes offer an incredible opportunity for you and your family. While you live in the Upper Residence, rent out the legal Lower Residence and generate income potential. This monthly cash flow can be saved or put towards your mortgage payments.

Don't need all 3 bedrooms and 2.5 bathrooms? You can chose to live in the Lower Residence and generate even more monthly income — or rent out both!

### LOWER RESIDENCE

Square Feet (incl. vestibule)	941
Bedrooms	1
Bathrooms	1.5
Parking	Up to 2*

\*Oversized surface parking + 1-Car Garage

### EXCEPTIONAL VALUE

## 1-BED RENTAL INCOME POTENTIAL



1 DEDICATED SEPARATE ENTRANCE

2 LEGAL SECONDARY SUITE

3 TWO-STOREY RESIDENCE

4 MAIN FLOOR LIVING

All Square Footages are based on "D" Elevation floor plans and include Finished Basement area. Despite the best efforts of Caivan and its affiliates, officers, directors, employees or agents (collectively "we", "us" or "our" as circumstances warrant) to provide accurate information, including but not limited to prices and availability of homes or lots, it is regrettably not possible to ensure that all information contained in this display is correct. We do not warrant the accuracy and completeness of information, text, graphics or items contained in this display. All dimensions provided are approximate and sizes and specifications are subject to change without notice.

Artist's concepts only. Actual usable floor space varies from indicated floor areas. Square footages include finished space in the basement. E. & O.E. 2024. THIS DISPLAY IS PROVIDED 'AS IS' WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. The information and specifications contained in this brochure are subject to change without notice and represent no commitment on our part in the future. All products and services are provided subject to applicable taxes and accompanying terms and conditions.



# ADVANTAGE TOWNHOMES

## / TWO IN ONE

### UPPER RESIDENCE

Square Feet	1,696
Bedrooms	3
Bathrooms	2.5
Parking	Up to 2*

\*Oversized surface parking + 1-Car Garage

### EXCEPTIONAL VALUE

3-BED RENTAL  
INCOME POTENTIAL



1 TWO-STOREY RESIDENCE

2 PRIMARY BEDROOM WITH ENSUITE

3 3<sup>RD</sup> FLOOR LAUNDRY

4 TWO OUTDOOR TERRACES

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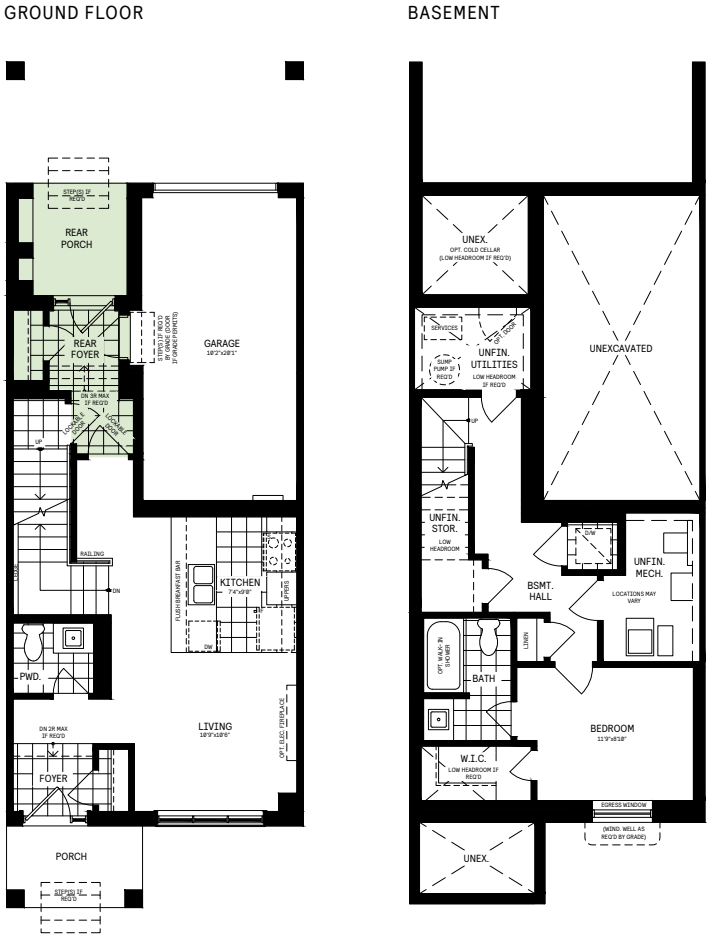


# PLAN 1 / 1E

## / TWO IN ONE

LOWER RESIDENCE

Vestibule / Shared Entrance



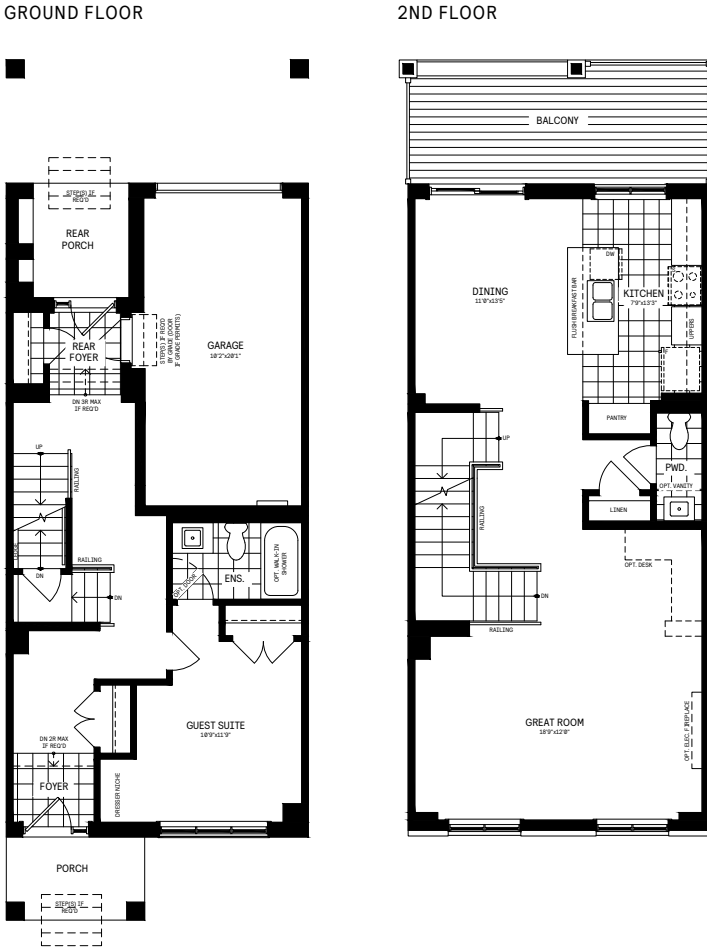
Square Feet (incl. vestibule)	906
Bedrooms	1
Bathrooms	1.5
Parking	Up to 2*

\*Oversized Surface Parking + 1-Car Garage

# PLAN 1 / 1E

## / FULL

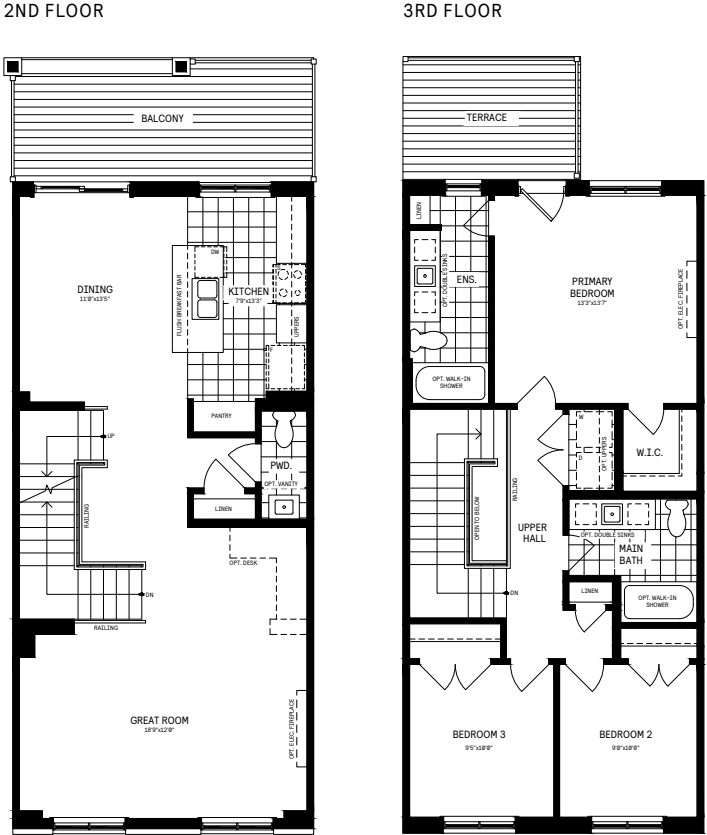
FULL RESIDENCE



Square Feet	2,552*
Bedrooms	5
Bathrooms	4.5
Parking	Up to 2**

\*Square Feet includes 358 Sq. Ft. Finished Basement  
\*\*Oversized Surface Parking + 1-Car Garage

UPPER RESIDENCE



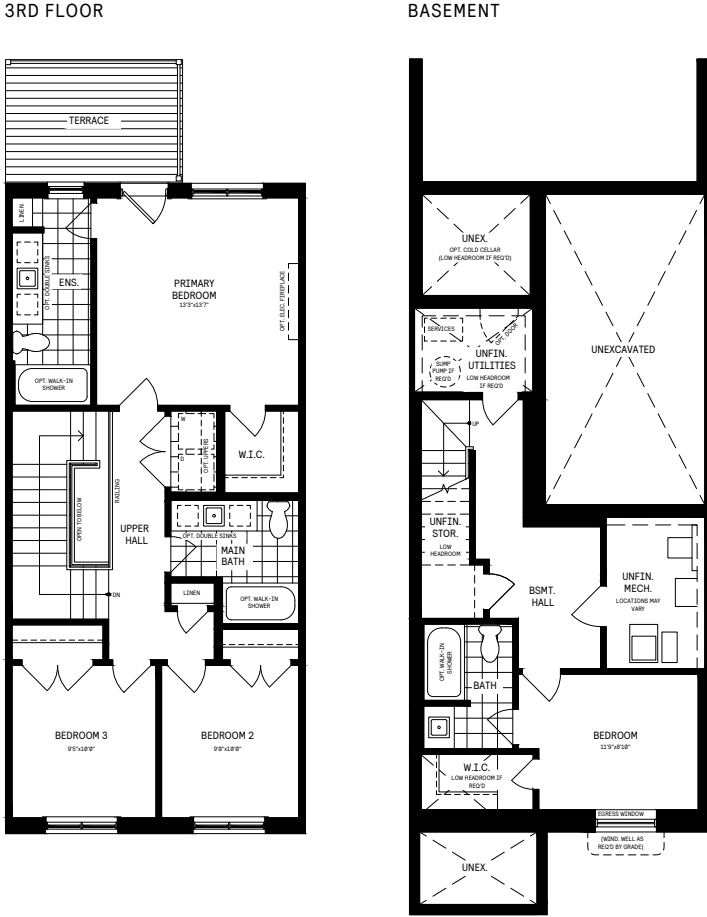
Square Feet	1,646
Bedrooms	3
Bathrooms	2.5
Parking	Up to 2*

\*Oversized Surface Parking + 1-Car Garage

DESIGNER OPTIONS  
AVAILABLE



To view the full selection of floor plans and layout options, simply scan the QR code.



DESIGNER OPTIONS  
AVAILABLE



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# PLAN 2

## / TWO IN ONE

LOWER RESIDENCE

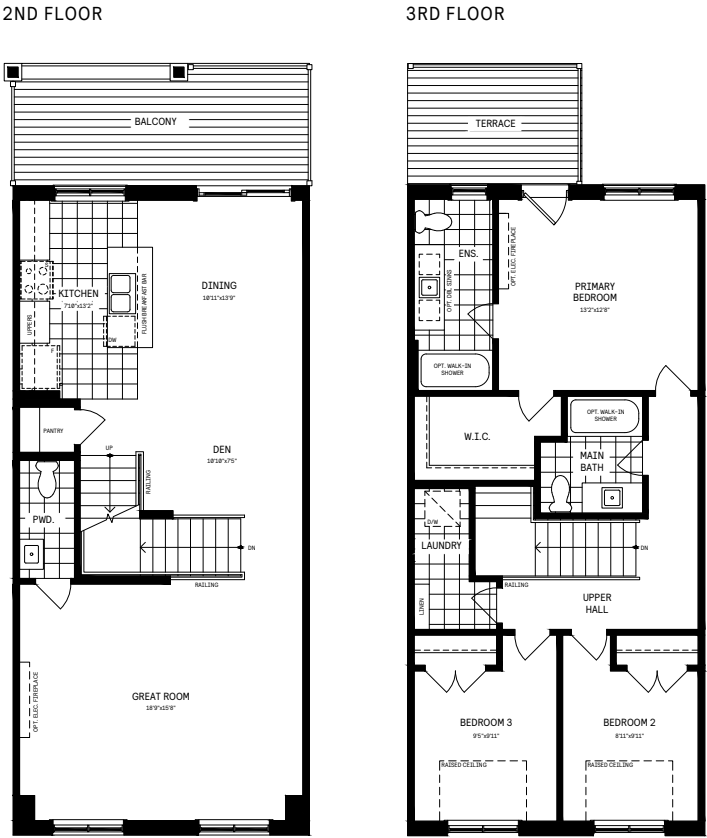
Vestibule / Shared Entrance



Square Feet (incl. vestibule)	905
Bedrooms	1
Bathrooms	1.5
Parking	Up to 2*

\*Oversized Surface Parking + 1-Car Garage

UPPER RESIDENCE



Square Feet	1,661
Bedrooms	3
Bathrooms	2.5
Parking	Up to 2*

\*Oversized Surface Parking + 1-Car Garage

DESIGNER OPTIONS  
AVAILABLE



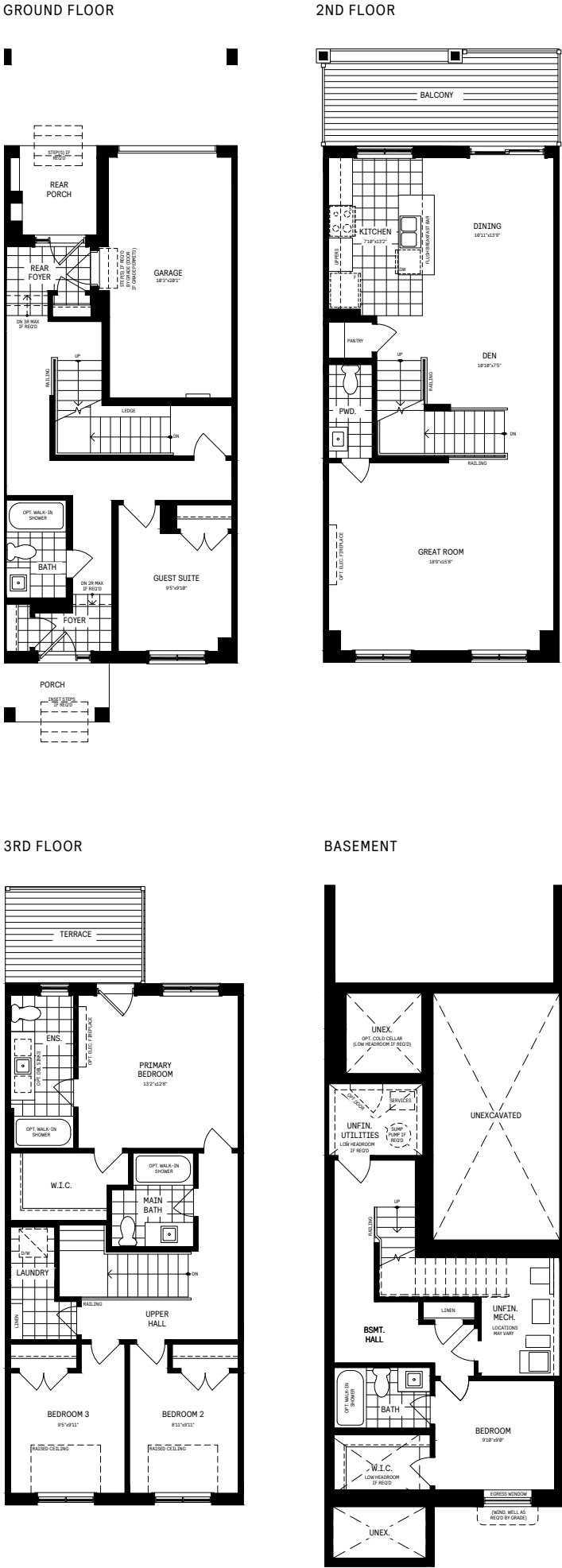
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# PLAN 2

## / FULL

FULL RESIDENCE



Square Feet	2,566*
Bedrooms	5
Bathrooms	4.5
Parking	Up to 2**

\*Square Feet includes 399 Sq. Ft. Finished Basement  
\*\*Oversized Surface Parking + 1-Car Garage

DESIGNER OPTIONS  
AVAILABLE



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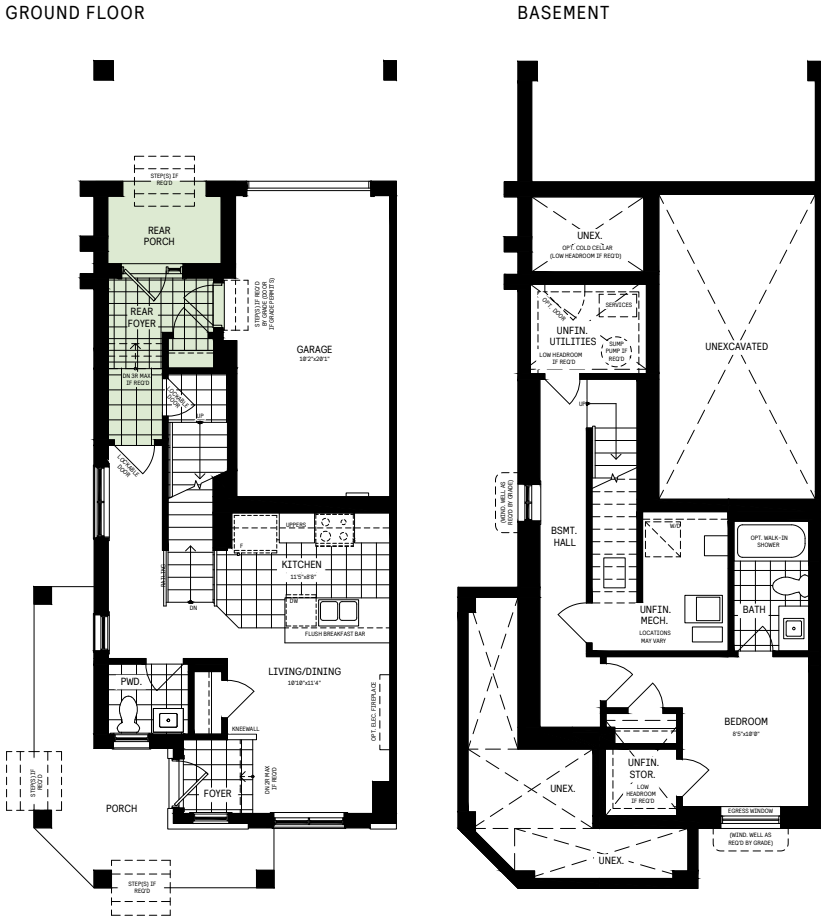


# PLAN 3C

## / TWO IN ONE

LOWER RESIDENCE

Vestibule / Shared Entrance



Square Feet (incl. vestibule)	901
Bedrooms	1
Bathrooms	1.5
Parking	Up to 2*

\*Oversized Surface Parking + 1-Car Garage

UPPER RESIDENCE



Square Feet	1,733
Bedrooms	3
Bathrooms	2.5
Parking	Up to 2

\*Oversized Surface Parking + 1-Car Garage

DESIGNER OPTIONS  
AVAILABLE



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# PLAN 3C

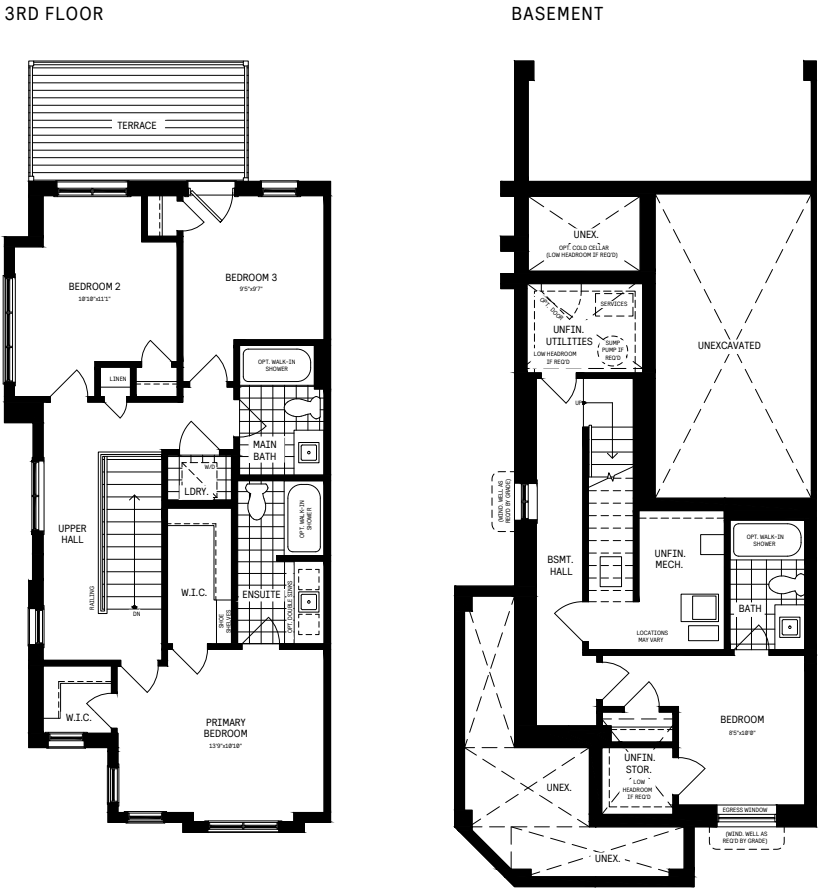
## / FULL

FULL RESIDENCE



Square Feet	2,633*
Bedrooms	5
Bathrooms	4.5
Parking	Up to 2**

\*Square Feet includes 387 Sq. Ft. Finished Basement  
\*\*Oversized Surface Parking + 1-Car Garage



DESIGNER OPTIONS  
AVAILABLE



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BRAMPTON'S BEST  
INVESTMENT OPPORTUNITY





