

— CONDOMINIUM —
UPTOWN BURLINGTON





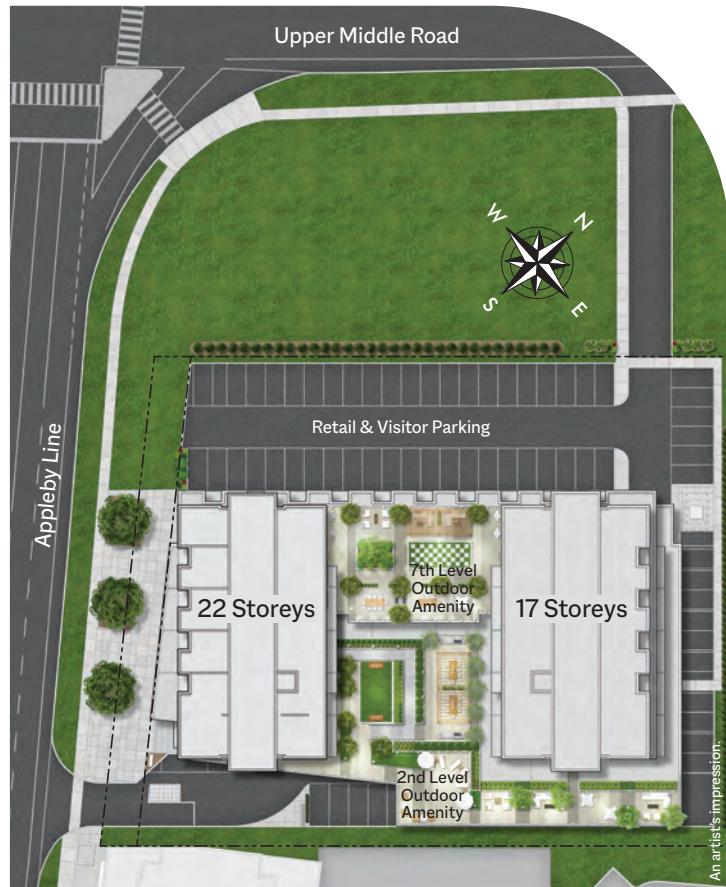
A FRESH LOOK AT CONDOMINIUM LIVING.

Experience the height of modern living in vibrant Uptown Burlington.

At the intersection of Appleby Line and Upper Middle Road, a short drive from the 403 and 407, close to downtown Burlington, and the serene lakeside, 1989 will offer unmatched accessibility.

With suites designed with comfort, livability and affordability in mind, 1989 is an opportunity to buy into an unprecedented lifestyle in the heart of a sought-after, up-and-coming neighbourhood.





ONE PODIUM. TWO TOWERS. 462 WELL-DESIGNED HOMES.

1989 CONDOMINIUM combines comfort, functionality, and value in a seamless living experience.

Every floor plan is meticulously designed for maximum efficiency, ensuring no space is wasted. The residence boasts a wide array of amenities designed to extend living spaces into communal and private activities.

The 17 and 22 storey towers share an extensive list of amenities including courtyard barbecue areas, wellness rooms perfect for yoga practice, luxurious private dining rooms, a fully equipped fitness centre, comfortable lounges, and dedicated co-working spaces.

This is a residence designed for living.



1989



WELCOME HOME.

Blending classic charm and modern elegance, the inviting red brick facade harmonizes beautifully with expansive windows and warm interior lighting, creating an atmosphere of upscale comfort.



1989





EXPERIENCE THE ELEGANT LOBBY.

Step into the sophisticated entryway, bathed in natural light, warm wood finishes and contemporary artwork. Comfort meets style in this welcoming space, outfitted with plush, stylish seating.



DISCOVER UPTOWN: THE HEART OF BURLINGTON.

Experience the pinnacle of urban living in award-winning Burlington. Named the "Best Mid-Sized City in Canada" by MoneySense and ranked as the "#1 City to Live in Ontario" by the Globe and Mail, it is a standout for its livability, accessibility, and community spirit.

Conveniently located between Toronto and Niagara Falls, Burlington has the perfect blend of natural beauty, community spirit, and urban amenities. It's a big city with a small-town feel, an incredible lakeside location, and excellent quality of life.

Uptown Burlington offers the perfect blend of bustling city life and tranquil green spaces. Enjoy effortless connections to nature with the Royal Botanical Gardens, sprawling parklands, and serene lakefront, all at your doorstep.

This isn't just a place to live — it's a place to thrive, surrounded by the best of outdoor activities, excellent schools, and a diverse community welcoming all. And the city consistently ranks as one of the safest in Canada, with a strong, close-knit community.

Whether you're taking in a concert, exploring local trails, or enjoying waterfront activities, life in Burlington is rich with opportunities.

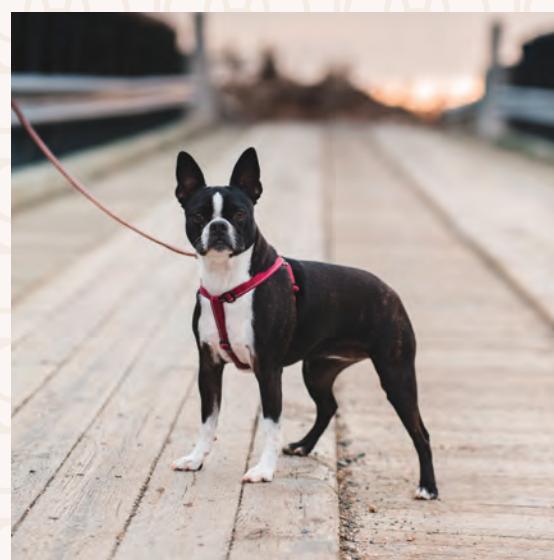




Paletta Lakefront Park



Burlington Beach





Spencer Smith Park



Royal Botanical Gardens



Royal Botanical Gardens



Millcroft Golf Club

NEVER FAR FROM NATURE.
Burlington's stunning natural surroundings are one of its most compelling features. With a breathtaking waterfront that includes Spencer Smith Park, at Brant Street Pier, and the Royal Botanical Gardens, residents are never far from a place to walk, relax and enjoy the view.

With highly ranked schools, conveniently located doctors' offices, shopping just steps away, and nature at your doorstep, Uptown Burlington offers a lifestyle rich with leisure and opportunity, all conveniently located between Toronto and Niagara Falls.

On a sunny day in the summer, you can swim, spend time by the water, kayak, sail, paddleboard – the options are limitless. The Waterfront Trail runs through the city and is perfect for cycling and jogging enthusiasts looking to take in the tranquil lakeside atmosphere.







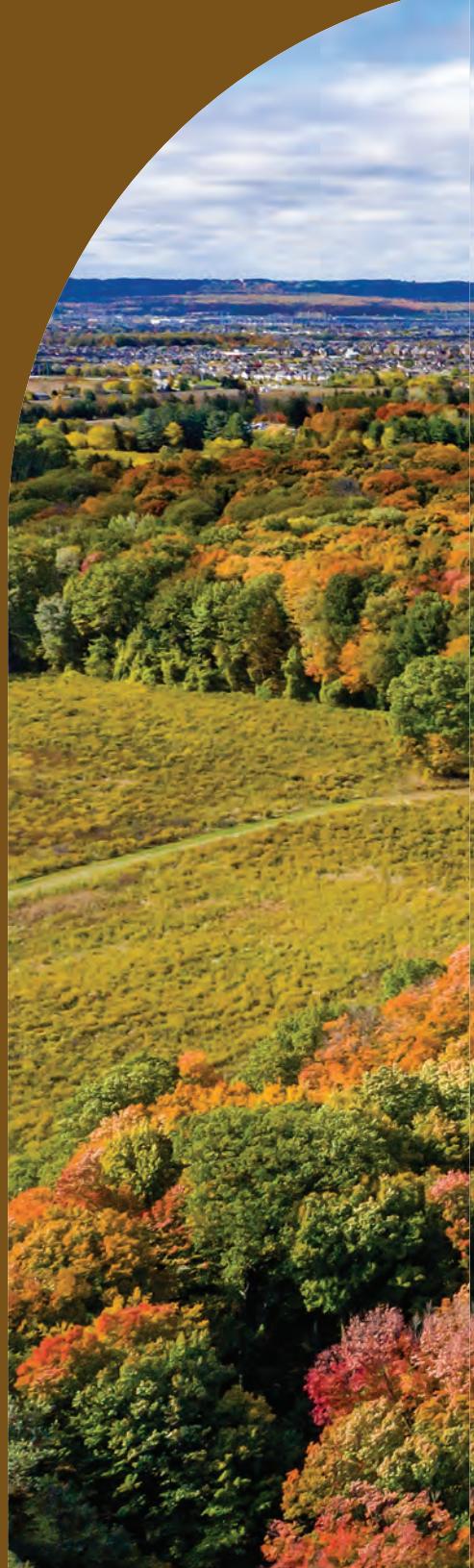
FROM HERE, YOU CAN GO ANYWHERE.

Experience the convenience of city escapes and easy commutes: Uptown Burlington is just minutes from the 403 and 407. Toronto is an easy 40-minute drive, with Oakville, Milton, and Mississauga also conveniently located nearby. Niagara is just an hour away and public transit is a breeze, with Appleby GO Station a 5-minute drive from your residence.

Driving times from Upper Burlington:

Oakville	15 min	Pearson Airport	35 min
Milton	20 min	Toronto	40 min
Hamilton	20 min	Waterloo	50 min
Mississauga	25 min	Niagara Falls	50 min





EXPLORE THE INCREDIBLE ESCARPMENT.

Escape to the Niagara Escarpment, a stone's throw away from Uptown Burlington. With breathtaking cliffs and endless waterfalls to explore, the Niagara Escarpment is recognized as a UNESCO World Biosphere Reserve. It is where you will find the oldest forest ecosystem and some of the most ancient trees in Eastern North America.

Immerse yourself in nature with hikes along the Bruce Trail, leisurely bike rides and tranquil bird watching opportunities. The Escarpment isn't just a landscape: it's a sanctuary where serenity and adventure coexist, ready to transform your weekends into memorable excursions among geological marvels and lush conservation areas.

Charming small towns, wineries, conservation areas and natural wonders are all a short drive away from Burlington. When you live here, there's no shortage of adventures waiting to be discovered.





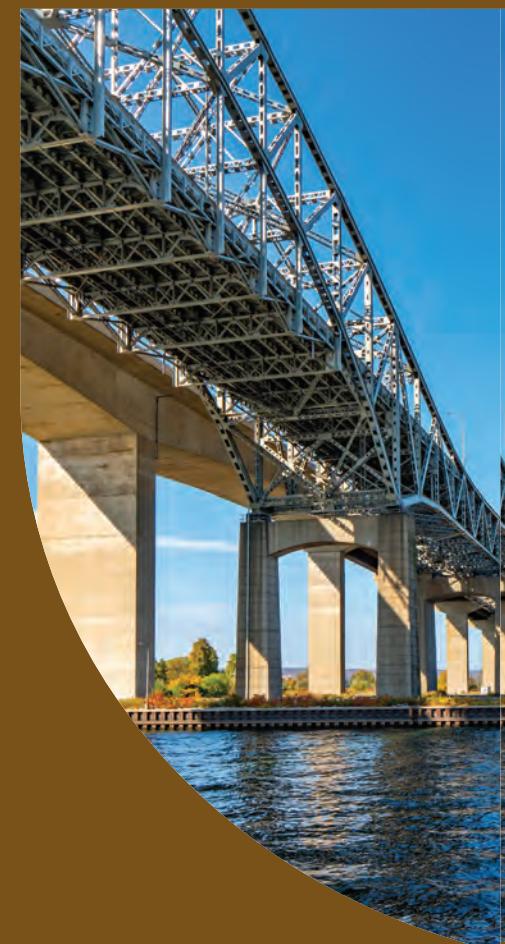
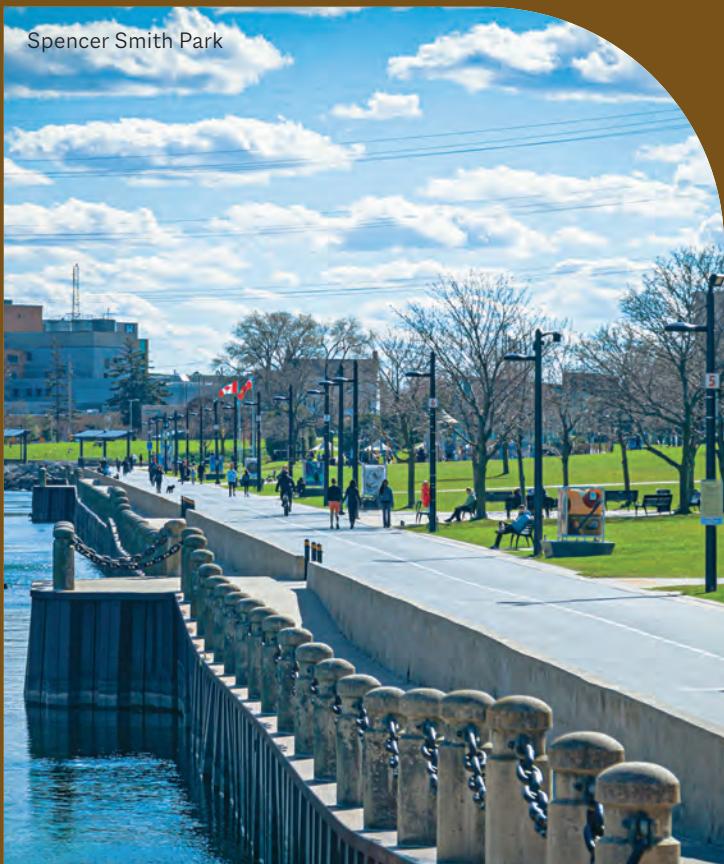
Bronte Creek Provincial Park



LIFE NEAR THE LAKE.

Uptown Burlington offers effortless access to the vibrant and scenic Lake Ontario waterfront. Enjoy the sandy beach, green spaces, and walking paths at Spencer Smith Park, or take a sunset stroll on Brant Street Pier. The area is bustling with marinas, yacht clubs, and an array of restaurants and bars. Embrace the lively community spirit with seasonal festivals and cultural events, all just a bike ride away.

Spencer Smith Park





Brant Street Pier

Burlington Bay
James N. Allan Skyway



Burlington Beach



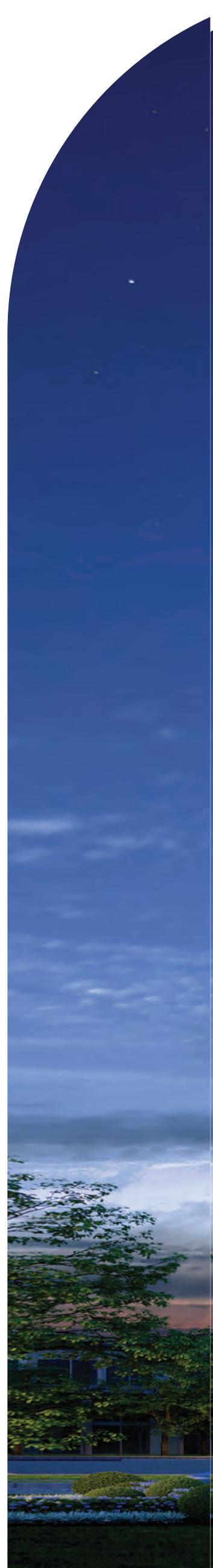
Spencer Smith Park



MODERN. SOPHISTICATED. URBAN.

When evening arrives, 1989 becomes a striking example of contemporary architecture, its red brick base and gleaming white towers catching the last light of day.

The area buzzes with nightlife: nearby eateries and pubs offer a dynamic food scene, with options ranging from trendy bistros to quaint coffee shops. The neighbourhood comes alive, with laughter and lively conversations bringing the community together.





An artist's impression.

LOUNGE





An artist's impression.

YOUR EXTENDED LIVING ROOM.

Several cozy, versatile lounges offer the perfect settings for relaxation and social gatherings. Whether you're unwinding with a book, catching the latest TV shows, or hosting friends for a lively game night or karaoke (machine included!), these spaces are designed to enhance your home entertainment experience.

CO-WORKING SPACE



WORK FROM HOME IN STYLE.

The building's beautiful co-working space is designed to boost productivity and creativity, with floor-to-ceiling windows offering natural light and excellent views. You will find a variety of workspaces, from comfortable seating areas to private meeting rooms — everything you need for a productive day is right here, ensuring a seamless transition from home to office environment.



An artist's impression.



PRIVATE DINING ROOM





An artist's impression.

ENTERTAIN IN ONE OF TWO PRIVATE DINING ROOMS.

Be the host with the most thanks to two elegant private dining rooms, one in each tower. Designed for maximum sophistication and functionality, they both feature full kitchens, large dining tables, bar seating, and expansive floor-to-ceiling windows, providing a luxurious setting for dinners, parties, and family celebrations.

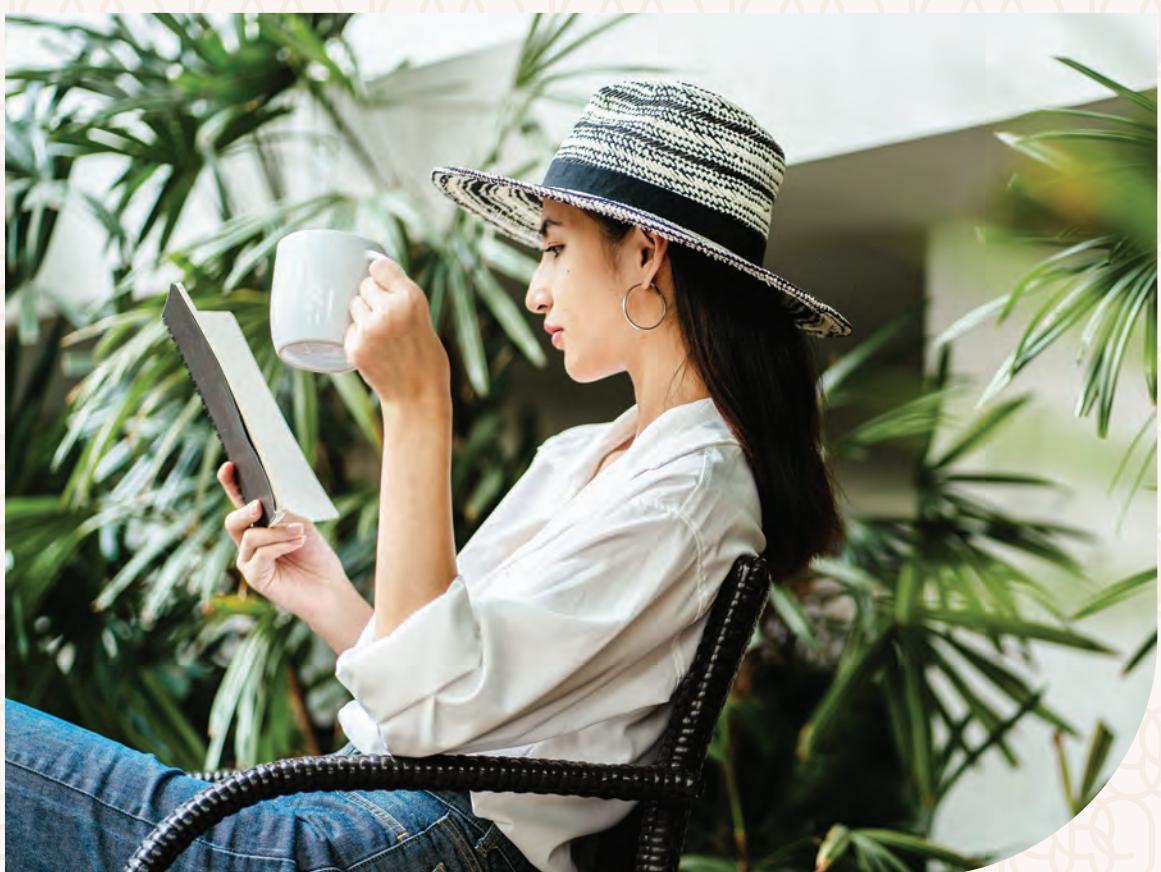


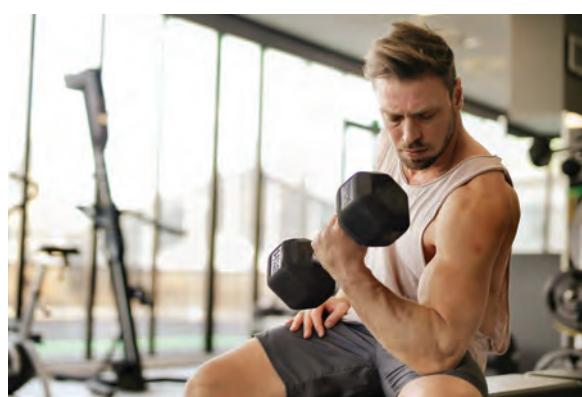
WELCOME TO CLUB 1989.

Spanning the seventh level, Club 1989 provides a luxurious extension of your living space. This is where you'll find the co-working and meeting areas, private dining rooms, a games room, and a children's play space for safe and colourful family fun.

The outdoor area invites you to enjoy grass, sunlit yoga sessions, or to simply relax with a book in the warm ambience.

7TH LEVEL AMENITIES





AMAZING AMENITIES.

Start your day in our fully equipped fitness centre, by using strength training machines, treadmills, and stationary bikes. Adjacent is the yoga studio, and outside, you'll find a relaxing green space, complete with comfortable seating, gas barbecues, fire pits, and dining tables, equally perfect for social gatherings or quiet moments.



2ND LEVEL AMENITIES

An artist's impression.

LATCH DEVELOPMENTS

Delivering over a decade of experience in development, design, and building, Latch Residential Developments (LRD) specializes in unique urban projects in the places people want to live. Their respected communities feature modern, livable spaces, with ground floor retail that increases walkability, enhances the pedestrian experience, and elevates the surrounding neighbourhoods.

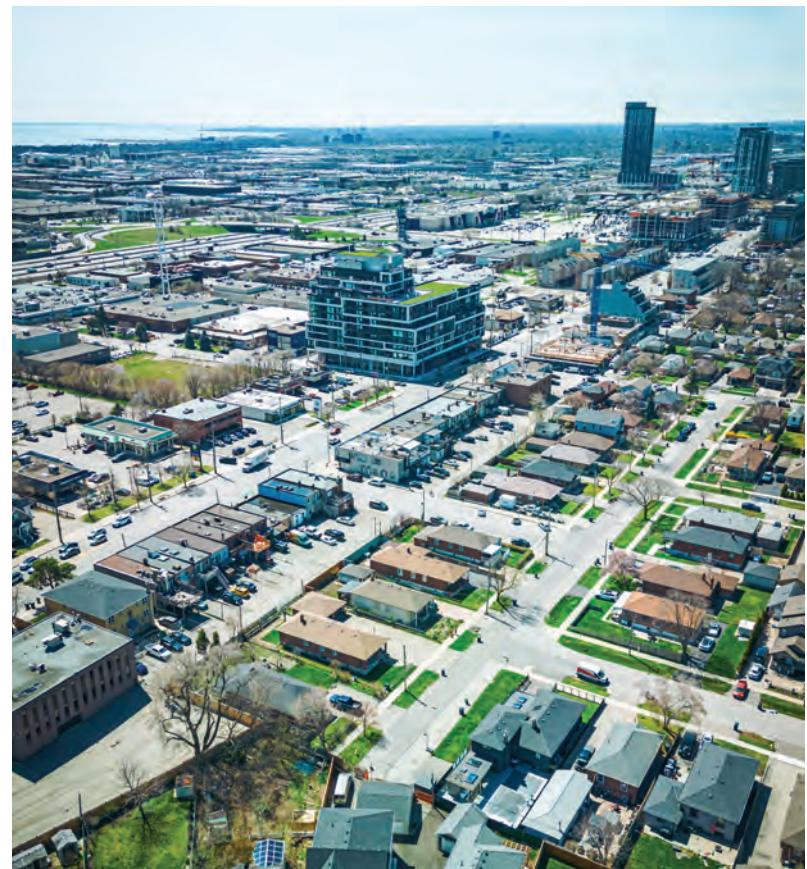
They have developed a number of high profile projects and have recently completed The Bennett at Bayview and Finch in North York and the 859West in the Queensway neighbourhood. Both feature a smart, unexpected aesthetic and Latch's signature focus on quality, function and usability paired with thought-provoking design.

Their vision for 1989 Condominium is equally ambitious, promising a collection of truly remarkable, liveable homes that will make Uptown Burlington the city's next residential hotspot. Focused on bringing their unique sensibility to Burlington and changing the urban landscape, Latch is now focused on another appealing build in a highly acclaimed location.

Latch consistently elevates urban livability with boutique homes in community-focused neighbourhoods. Every project strives for the optimal integration of live, work and play, while enhancing quality of life and local culture.

latch-developments.com





859 WEST WHERE DESIGN LIVES

The timeless curves of an Eames chair. The clean lines of a Noguchi coffee table. The bold strokes of a modern painting. These shapes and colours are the inspiration for 859West, a west-end residence with a smart, unexpected aesthetic. Located in the Queensway neighbourhood, it is a vital part of the area's renewal as an amenity-rich downtown alternative.

The building is thoughtful and beautiful, inside and out. And comfort never takes a back seat to good looks – the two work together.

The focus on design starts with the stepped, asymmetrical exterior. The bold shape and horizontal form gives it energy, inviting the eye and engaging the senses. Glass-enclosed street-level retail space adds texture and dimension.

And the exciting look doesn't stop with the exterior – the inside features the same touches of brilliance. From the clean, vintage-inspired pieces in the lobby to the sleek, modern finishes in each suite, this is unmistakably a residence for people who appreciate great design and gracious urban living.



THE BENNETT

This boutique residence, located at Bayview and Finch, has helped redefine what was once an under-the-radar neighbourhood, serving as an anchor to an exciting redevelopment that has made it a hot spot for sophisticated, central urban living.

Fourteen storeys rise above the street with a sculptural black-and-white design that evokes movement. Inspired by Ian Schraeger's iconic luxury hotels, The Bennett has a downtown vibe, with the large units and amazing local green spaces of a more suburban locale.

The building features clean lines, geometric shapes, Asian-inspired design and a luxury lifestyle. Spare interiors by Johnson Chou are on the cutting edge of design. It's elegant without being fussy, practical without being boring.

FEATURES AND FINISHES

1989 CONDOMINIUM SUITES

- _ 9' ceiling heights in all principal rooms (excluding bulkheads and where drop ceilings required)
- _ Solid core entry door with chrome lever hardware
- _ Slab interior doors with chrome lever hardware (privacy set in bathroom(s))
- _ Framed rolling closet doors in foyer[†]
- _ Floor to ceiling rolling door in bedroom(s)[†]
- _ Sliding closet doors in bedroom(s) and den[†]
- _ Vinyl flooring in foyer, hallways, bathroom(s), kitchen, living/dining room, laundry, bedroom(s) and den[†]
- _ 4" baseboards in all areas
- _ 2 1/2" interior door casings throughout
- _ White switches and receptacles throughout
- _ Interior walls primed and painted in white latex flat finish paint; bathroom(s), laundry closet and trim painted in white latex semi-gloss paint. All paint low VOC
- _ White textured ceilings in all areas, except bathroom(s) and drop ceilings (where bulkheads are present), which have smooth finish ceilings
- _ Poured concrete finish to all balconies

KITCHEN FEATURES

- _ Kitchen cabinetry from builder's design sample
- _ Engineered stone countertop with stainless steel undermount sink[†]
- _ Tile backsplash from builder's sample design package
- _ Stainless steel appliances, including refrigerator, self-cleaning range, 24" built-in Energy Star dishwasher (as per plan) and combination microwave/hood fan vented to the exterior
- _ Single-lever chrome finish kitchen faucet

BATHROOM FEATURES

- _ Bathroom cabinetry and vanity mirror from builder's sample package
- _ Stone countertop with undermount sink
- _ Chrome finish vanity and shower faucets
- _ White builder's standard toilet
- _ Soaker tub with full-height tile surround (where tub applicable)
- _ Ceramic wall tile in shower enclosure[†]
- _ Clear tempered glass shower panel in bathroom with full-height tile surround[†]
- _ Exhaust fan vented to exterior

LAUNDRY FEATURES

- _ White front loaded combined washer and dryer with wall mounted water control valves

MECHANICAL & ELECTRICAL

- _ Individual service panel with circuit breakers
- _ Pre-wired CAT 5 outlets for telephone and/or internet connections in living room, bedroom(s) and den[†]
- _ Ceiling light fixtures in foyer, kitchen and walk-in closets (as per plan); wall mounted light fixture in bathroom(s); and capped ceiling outlets in bedroom and dining room[†]
- _ All appliances connected and ready to use
- _ Two pipe fan coil system with auxiliary heat coil providing seasonal in suite heating and cooling

ADVANCED SECURITY FEATURES

- _ Enter-phone and cameras at visitor entrances
- _ Resident Key Fob access throughout common areas

[†] - as per plan

N.B. Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.

1. Natural products (i.e., granite, stone, wood and marble) subject to natural variations in colour and grain. Ceramic and porcelain tile and broadloom are subject to pattern, shade and colour variations. Colour, grain, texture, and appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications subject to change without notice.

2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least seven (7) days prior to notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser.

No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this

Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.

3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

4. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.

5. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.

6. All features, finishes, specifications, and materials are subject to change without notice.

7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace); if, as a result of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.

8. Floor and specific features will depend on the Vendor's package as selected.

9. The Purchaser acknowledges that various decorative items including light fixtures, window coverings, wall coverings and other decorative and upgraded items shown in the sales office and/or model suite are not included in the purchase price.

10. The Purchaser acknowledges that any furniture layout shown on any brochure, plans, renderings, advertising, or schedules are artist's concept and are not included in the purchase price.

11. Purchaser acknowledges and accepts that ceilings and walls maybe modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements.

12. Any description of any smart home type features, products and services, including, without limitation the mobile application to integrate property management, community messaging, amenity booking, thermostat control, and garage door entry are based on the information provided to the Vendor by the service provider as of the date of the Disclosure Statement provided to the Purchaser with this Agreement. Such features, products, and services are subject to change in the sole and absolute discretion of the service providers, including Rogers Communications Inc. depending on the features, products and services ultimately integrated with the Rogers Smart Community program at the time of installation. E.&O.E.

1989

— CONDOMINIUM —
UPTOWN BURLINGTON

latch-developments.com

