

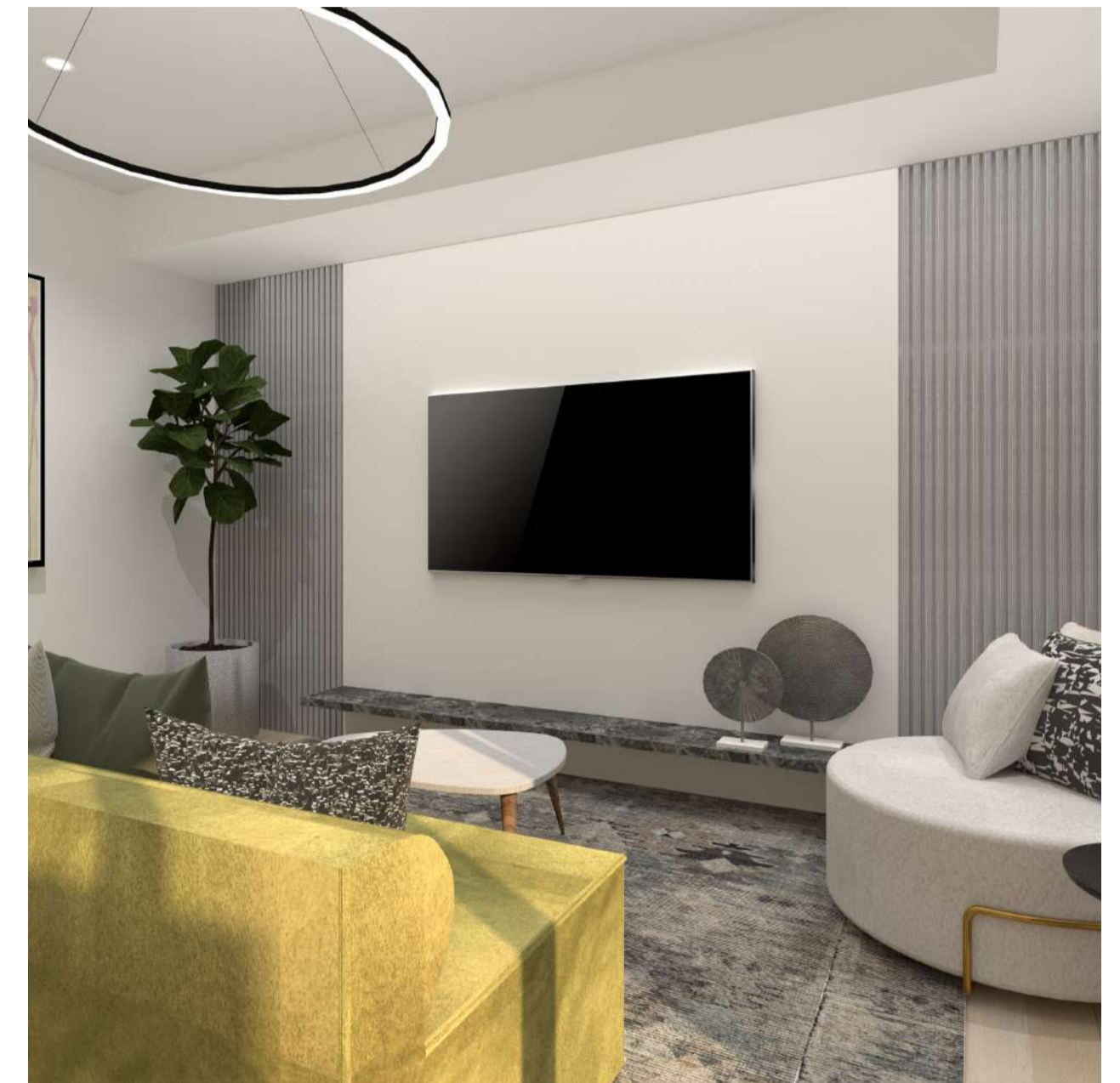


**NEW CONDOMINIUMS
IN THE HEART OF RIVERSIDE**

CIRCA

— TWENTY ONE —

A LOVE LETTER TO RIVERSIDE



6475 Wyandotte St E

Windsor, Ontario

ANOTHER QUALITY BUILD BY

petretta

CONSTRUCTION INC.





ABOUT THE BUILDER

petretta
CONSTRUCTION INC.

THE BUILDER: Circa 21 is being built by the highly reputable general contractor, Petretta Construction Inc., who has successfully built and sold 240 condominium units, and currently has over 300 additional condominium units under construction.

PETCON.NET



ABOUT THE DEVELOPMENT

CUSTOM FINISHES. QUALITY BUILD. GREAT LOCATION

CIRCA

— TWENTY ONE —

DEVELOPMENT CORP.

THE DEVELOPER: Circa 21 is being developed by local developer, Circa 21 Development Corp., which is owned and operated by Lot Enterprises and PLOT Development Corp.

**CONDOMINIUMS
STARTING AT**

\$554,900

ALL UNITS

TWO BEDROOM

TWO BATHROOM

SUITE FEATURES

- Pre-engineered hardwood flooring in the Living Room, Dining Area and Kitchen
- Carpet in Bedrooms
- Contemporary porcelain tile flooring in the Bathrooms and Laundry Room
- Drywall ceilings throughout
- Contemporary painted trim package inclusive of baseboards, door casings and door jambs/stops
- Interior walls primed and painted with two coats of low VOC latex paint
- Bathrooms and all trim painted with semi-gloss paint
- Solid core doors with lever hardware and privacy locks at Bathrooms
- Solid core-stained wood veneer fire rated entrance doors with security peeper and hardware
- Balcony access via full lite sliding door
- Energy efficient windows with casements and screens
- Balcony areas to have one exterior electrical receptacle

KITCHEN FEATURES

- Custom cabinetry
- Cabinets available in several standard paint, stain, or laminate finishes
- Stainless Steel Kitchen appliances (refrigerator, stove & dishwasher)
- Stainless Steel Wall-mounted hood fan
- Granite or quartz solid surface kitchen countertop with porcelain tile backsplash
- Double bowl stainless steel undermount sink
- Single lever kitchen faucet



BATHROOM FEATURES

- Contemporary porcelain tile flooring
- Porcelain wall tile and matching mosaic floor tile in Master ensuite shower
- Single piece Mirolin acrylic tub/shower enclosure in 2nd bathroom
- Contemporary cabinetry
- Cabinets available in several standard paint, stain, or laminate finishes
- White bathroom fixtures throughout
- Granite or quartz solid surface countertop
- Temperature controlled shower faucet
- Comfort height elongated toilet
- Undermount sinks



LAUNDRY ROOM FEATURES

- White stackable washer and dryer

ELECTRICAL SERVICE AND FIXTURES

- Individual electrical power service, separately metered
- Decora-style receptacles throughout
- Rough-ins for surface mounted light fixtures/chandeliers in all principle rooms
- Vanity light over sink in both bathrooms. Light fixtures are supplied by Owner, installed by Builder.
- Bedrooms are pre-wired to accept ceiling fans, supplied by Owner, installed by Builder
- 4" pot lights in laundry room, and showers

MECHANICAL

- Gas furnace (owned) and thermostat for individual climate control
- Individual electric hot water tanks (rented through company of Builder's choice)

SAFETY AND SECURITY

- Access control system to communicate with residents from the building lobby
- Secure card/fob access security system for all exterior doors
- Hard-wired smoke and carbon monoxide detectors

COMMUNICATIONS

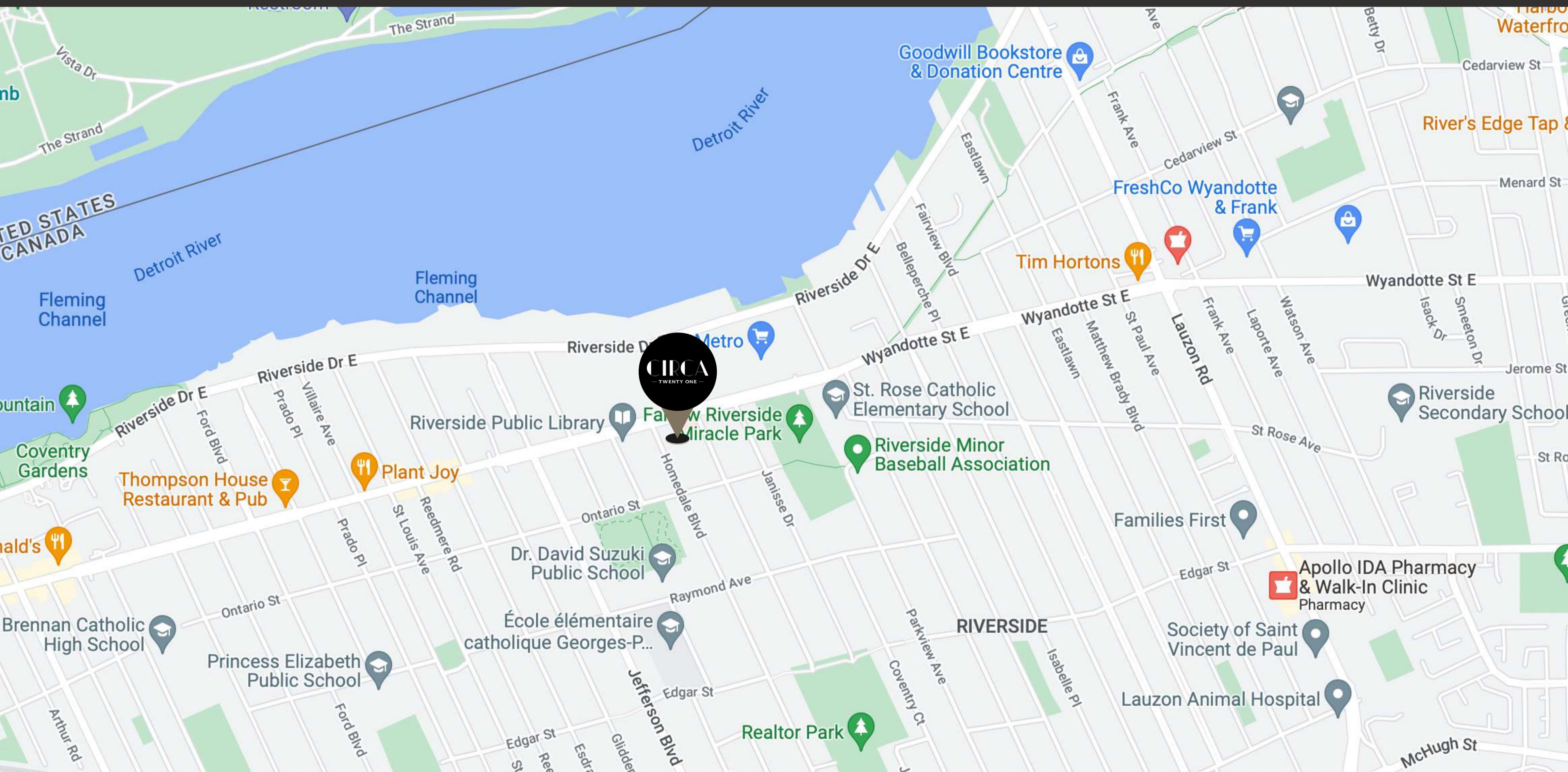
- Pre-wired telephone outlet in Living Room, Dining Area, Kitchen and Bedrooms
- Pre-wired for cable television in Living Room and Bedrooms
- Pre-wired for internet



LOCATION!
LOCATION!
LOCATION!

RIVERSIDE

6475 Wyandotte St E
Windsor, Ontario



Whether you're part of a family or couple, a single professional, entrepreneur, or retiree, the Riverside area has something for you!

LOCATION

6475 Wyandotte St E, Windsor

LIVE THE RIVERSIDE LIFESTYLE

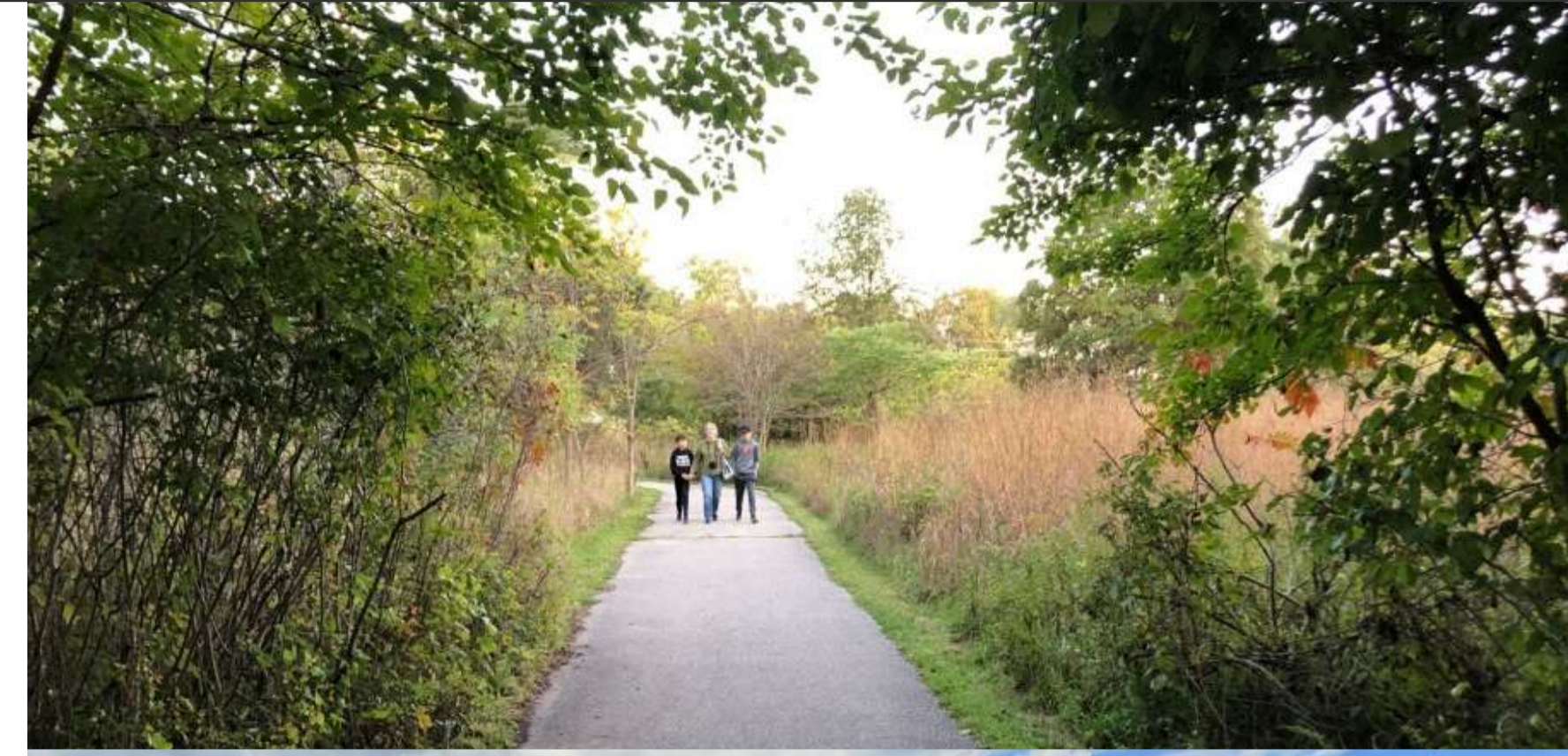
Easy access to major transportation routes. You can get where you need to go by way of personal vehicle, cycle trails, or reliable public transit.

This safe and desirable neighbourhood is in a great school district and close to essential amenities.

Amenities nearby include Metro Grocery Store, Riverside Family Fitness, Farrow Riverside Miracle Park, Esso Gas Station, Convenient Stores, Riverside Public Library, Riverside Outdoor Swimming Pool, & so much more!

The area also features exceptional recreational and leisure programs for residents looking to get active. Our municipalities' programs and facilities offer exceptional experiences to meet others and get involved.

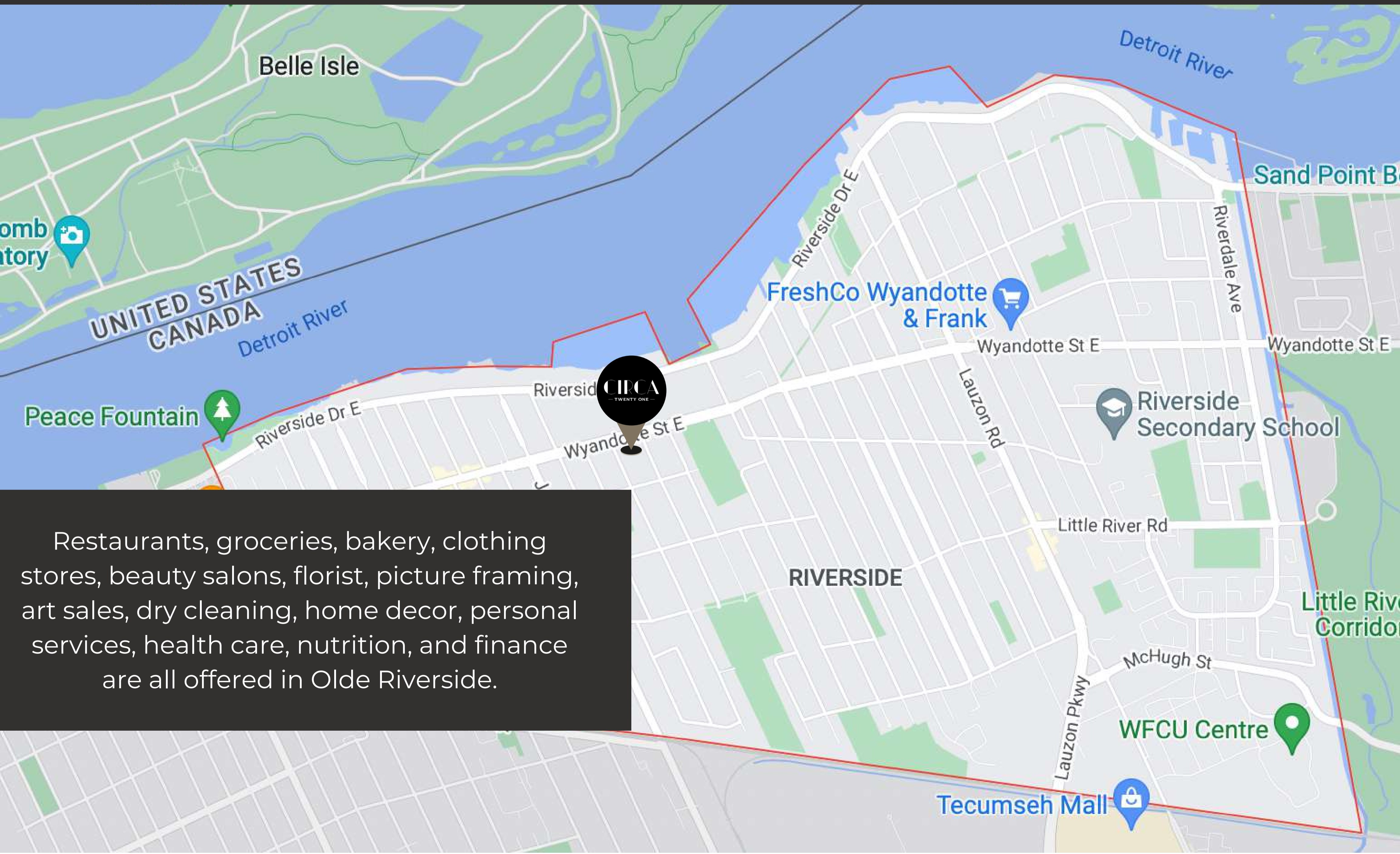
From biking to birding, our great outdoors offers a world of amazing options. Pedal your way along our scenic cycling trails, including our breathtaking waterfront trail along the Detroit River. Hike and explore our numerous forested parks and nature preserves.



LOCATION

6475 Wyandotte St E, Windsor

LIVE THE RIVERSIDE LIFESTYLE



Restaurants, groceries, bakery, clothing stores, beauty salons, florist, picture framing, art sales, dry cleaning, home decor, personal services, health care, nutrition, and finance are all offered in Olde Riverside.

WINDSOR ESSEX

WORK, LIVE, PLAY



Quality of Life! The Windsor-Essex region is surrounded on three sides by water – Lake Erie, the Detroit River and Lake St. Clair. We have plenty of opportunities for boating, fishing, kayaking and paddle boarding. A drive along our historic coast offers one breathtaking water view after another.

The City of Windsor offers world-class gaming, entertainment, fascinating historical and artistic landmarks, culturally diverse cuisine, and unmatched waterfront parks and gardens.

While currently booming, Windsor-Essex is still one of the most affordable places in Ontario to find the right property for you. We also feature one of the lowest worker commute times in Canada, with easy access to major transportation routes.

WINDSOR ESSEX

BE A PART OF A GROWING CITY!

Windsor is well-known as a two-nation destination, with even more offerings available a short hop away across the Windsor-Detroit border!

Windsor is a multicultural city where citizens share a strong sense of belonging. There is a great quality of life, which is reflected in the safe neighborhoods, vibrant cultural districts, formal gardens and walking & cycling trails.

The Windsor-Essex region is directly linked to the busiest commercial Canada-U.S. border crossing, handling approximately a third of all Canada-U.S. trade of approximately \$1 billion per day. Our central location has access to more than 200 million people within a 13-hour drive. Our prime location, great economic prospects and highly skilled workforce makes it an easy decision when considering an ideal place to grow your business.



AW4U THE REAL ESTATE GROUP

CIRCA21 EXCLUSIVE AGENT



Our team actively practices innovative marketing strategies that have helped build AW4U The Real Estate Group into a #1 Producing team. Our highly skilled agents are known for our unmatched devotion to our clients and commitment towards a proactive presence in the community.

When you sign on to work with AW4U you also gain access to the incredible team composed of eight full time agents, operations manager, creative director, and marketing coordinator to ensure a smooth transaction for every client. We are always working for you.

PAUL GERMANESE
Realtor®



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aw4u.ca

CIRCA

— TWENTY ONE —



CIRCA21.CA

NOW TAKING RESERVATIONS

519.818.2948 | info@aw4u.ca

a architectural
d design
a associates
inc. architect

petretta
CONSTRUCTION INC.

AW4U
THE REAL ESTATE GROUP
ALWAYS WORKING FOR YOU.

CIRCA
— TWENTY ONE —

ROYAL LEPAGE
Binder Real Estate
BROKERAGE
INDEPENDENTLY OWNED AND OPERATED