



CONDO
LIVING
IN THE
ROYAL
CITY





GUELPH, ONTARIO



AN UNCOMMON CONDOMINIUM

Nicknamed “The Royal City” by its founders two centuries ago, Guelph has grown from a farm town into a sophisticated city, proud of its rural roots, its world-class University and its thriving businesses.

Guelph’s residential heritage has grown with it, and continues to evolve with the arrival of REIGN. Here a new generation – a new “ruling class” of young entrepreneurs and creatives – is ready to make the city their own.

Welcome to a condominium that leaves the common and everyday behind. An urban living environment adds vibrance and excitement to this already charming and innovative community.

REIGN Condo. Live in luxury, live like Royalty.





A STately PRESENCE





DISTINGUISHED ARCHITECTURE IN EVERY DETAIL



With its tiered, 6-storey design, this modern mid-rise residence will be a landmark address, fitting in seamlessly with the fabric of the existing neighbourhood. Inside a collection of 86 one and two bedroom suites await, each appointed with its own private balcony or patio.





Guelph is a vibrant city, with its bustling downtown, shops and restaurants, arts, culture and recreation. REIGN puts it all at your doorstep, including Preservation Park, located just a short stroll away, with its 7.7km loop trail offering plenty of paths and places to explore, and a link to Hanlon Creek Conservation Area. It's easy to get wherever you're going, with Highways 6, 7 and the 401 offering easy access to Cambridge, Kitchener and Toronto.

Guelph EXPLORE YOUR DOMAIN

SHOPPING



DINING OUT



LOCAL CAFÉS



THE MARKET



- RECREATION/ENTERTAINMENT**
- 1 Galaxy Cinemas
 - 2 YMCA
 - 3 Movati Athletic
 - 4 GoodLife Fitness
 - 5 Guelph Grotto Indoor Climbing Gym
 - 6 Royal City CrossFit
 - 7 Victoria Road Recreation Centre
 - 8 River Run Centre
 - 9 The Sleeman Centre
 - 10 The Booksheld Cinema

- DINING**
- 1 Chuck's Roadhouse Bar & Grill
 - 2 St. Louis Bar & Grill
 - 3 Lazeez Shwarma
 - 4 **Pergola Commons**
State & Main Kitchen & Bar
Quesada Burritos & Tacos
Sunset Grill
Booster Juice
The Keg Steakhouse
Cherry Blossom Sushi Bar
 - 5 **Clair Marketplace**
Bento Sushi
Chocolats Favoris
Blaze Pizza
Kelsey's Original Roadhouse
 - 6 **Clairfield Commons**
Starbucks
Shoeless Joe's Sports Grill
Pizza Nova
 - 7 Olive Tree Mediterranean Bistro
 - 8 Borealis Grill & Bar
 - 9 Manhattans
 - 10 **Campus Estates Plaza**
The Kolkata Club
Bar Burrito
Buffalo Wild Wings
Cora's Breakfast & Lunch
Ray's Chinese
Popeyes Louisiana Kitchen
Thai Tonic
Pita Hot
The Shakespeare Arms
 - 11 **Stonegate Supercentre**
Milestones
Montana's
Swiss Chalet
Fionn MacCool's
Williams Fresh Café
Mucho Burrito
 - 12 Angel's Diner
 - 13 Café Greek Garden
 - 14 Rocky's Drive-in
 - 15 Bamboo Sushi
 - 16 Buon Gusto
 - 17 Mijidaa
 - 18 Bin 23
 - 19 Earth to Table Bread Bar
 - 20 Bar Mason
 - 21 39 Carden St.

- SHOPPING**
- 1 Zehrs
 - 2 Pet Value
 - 3 Remedy's Rx
 - 4 **Pergola Commons**
JYSK
Bulk Barn
Dollarama
 - 5 **Clairfield Commons**
Shoppers Drug Mart
Global Pet Foods
Bell
Food Basics
 - 6 **Clair Marketplace**
M&M Food Markets
Longo's
COBS Bread Bakery
 - 7 **Stonegate Supercentre**
Walmart
Canadian Tire
Bestbuy
Metro
Marks
 - 8 Stone Road Mall
 - 9 Staples



ON THE GO IN GUELPH

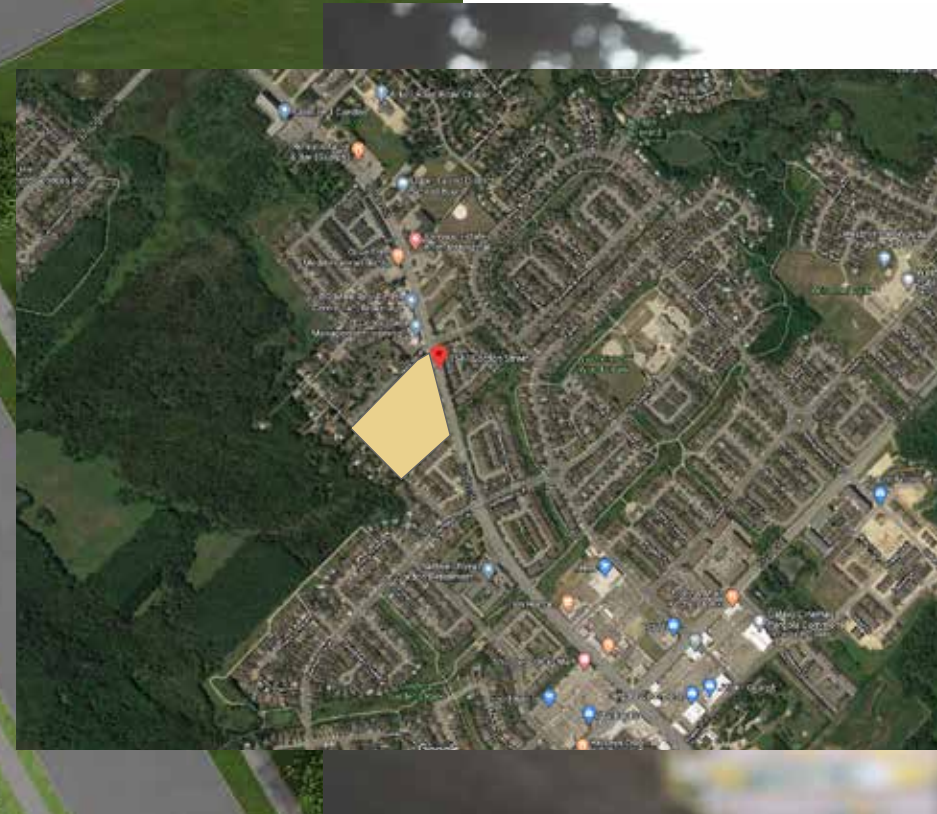


DETAIL OF DOWNTOWN CORE

CLAIRFIELD COMMONS <ul style="list-style-type: none">• Shoeless Joe's Sports Grill• Pizza Nova• Kenzo Guelph• Food Basics• Bell Store• Shoppers Drug Mart• Starbucks• Magicuts• TD Canada Trust• CIBC	<ul style="list-style-type: none">• Chuck's Roadhouse Bar & Grill• South St. Burger• Freshii• Firehouse Subs• St. Louis Bar & Grill• barBURRITO• Lazeez Shwarma• Pizzaville• Zehrs <ul style="list-style-type: none">• Body Systems Nutrition• LCBO• Pet Value• Tim Hortons• First Choice Haircutters• Lena's Nails• Orange Theory Fitness <ul style="list-style-type: none">• Kumon Math & Reading Centre• Guelph Public Library• LifeLabs Medical Laboratory Services	FARLEY DRIVE
CLAIR ROAD WEST <ul style="list-style-type: none">• Five Guys• Pita Land• COBS Bread Bakery• Blaze Pizza• Chocolats Favoris Guelph• Mary Browns• Kelseys Original Roadhouse• Bento Sushi• Longos• M&M Food Market• Bone & Biscuit• Studio So Lara	CLAIR ROAD EAST <ul style="list-style-type: none">• Twice The Deal Pizza• Booster Juice• Pita Pit• Sunset Grill• Quesada Burritos & Tacos• Cherry Blossom Sushi Bar• The Keg Steakhouse & Bar• Harvey's• State & Main Kitchen & Bar• Thai Express	PERGOLA COMMONS <ul style="list-style-type: none">• Bulk Barn• JYSK• The Beer Store• Dollarama• Nails For You• Sport Clips• Goodlife Fitness• Galaxy Cinemas
POPPY DRIVE WEST	POPPY DRIVE EAST <ul style="list-style-type: none">• Brock Road Nursery Garden Centre	HAWKINS DRIVE



ENJOY THE GROUNDS



REIGN is nestled on a choice parcel of land facing Gordon Street, with its access from Lowes Road and steps from the city's Preservation Park. With a beautifully treed and landscaped perimeter, the grounds will incorporate a private parkette with seating areas for residents, and ample surface parking for their visitors.

Gordon Street, Guelph



REIGN ushers you and your guests into the gracious embrace of its lobby and reception area. With polished granite floors, striking accent walls and comfortable seating, it's a welcoming introduction, contemporary in its design and inviting in its ambiance.



You'll love entertaining in your suite at REIGN. But you'll also have the kind of space where you can spread out and relax with a larger group. REIGN's Party Room & Lounge provides the perfect place to do just that, whether you're planning a big anniversary party, a family dinner party for eight, or just cozying up in front of the fire with your BFFs.



Let's Get

TAKE
COSS



Gather Together and WATCH THE GAME

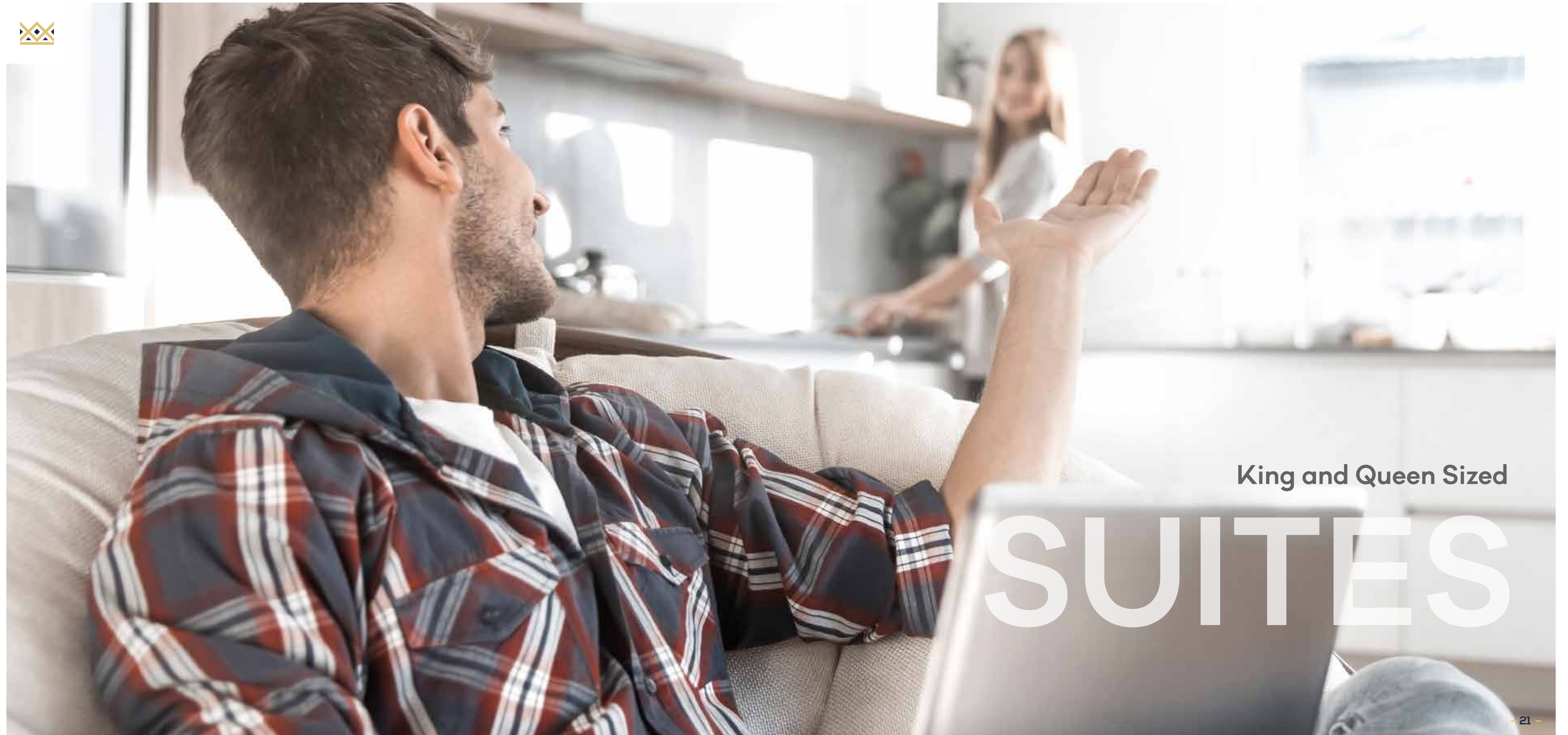
Enjoy private special screenings of your favorite movie, Oscar Night or watch the Big Game, you will feel part of all the action.



Grab a seat and SOCIALIZE

REIGN's Party Room is ready to accommodate you, whatever the occasion. Invite your guests to enjoy a glass of wine at the bar before enjoying hors d'oeuvres at the expansive dining table. With a convenient catering kitchen available, you can still be a part of the party while preparing and entertaining your guests.





King and Queen Sized

SUITES

Your home
IS YOUR
CASTLE

With features and finishes selected by a talented design team, your suite at REIGN is not only thoughtfully appointed but exquisitely crafted. From the gourmet kitchens to the living areas ideal for entertaining to your master bedroom and spa-inspired ensuite, nothing has been overlooked. It can all be yours at Reign Condo.



Artist's Concept

Artist's Concept



Artist's Concept

BEDROOM

BUILDING AMENITIES

- Modern 6-storey residence clad in brick and EIFS panels
- Professionally landscaped grounds featuring private parkette
- Elegant, contemporary styled lobby with seating area
- Secured entrance with intercom system
- Mailbox room adjacent to lobby
- Multi-purpose party room with kitchenette, ideal for entertaining
- Fully sprinklered throughout the building
- Visitor parking for your guests' convenience
- Dedicated outdoor bicycle parking racks

CONNOISSEUR KITCHENS

- Your choice of designer kitchen cabinets, from Vendor selections
- Your choice of granite or quartz countertops, from Vendor selections
- Your choice of ceramic backsplash tiles, from Vendor selections
- Undermount single bowl stainless-steel sink with single lever faucet
- 4-piece stainless steel appliance package including fridge, stove, dishwasher and over-the-range microwave, as selected by Vendor
- White stackable washer/dryer selected by Vendor, as per plan

BEAUTIFUL BATHROOMS

- Your choice of bathroom cabinets, from Vendor selections
- Your choice of granite or quartz countertops, from Vendor selections
- Undermount vanity sink with single lever faucet
- Acrylic tub with full-height ceramic tile surround, as per plan
- Walk-in showers with framed glass enclosures, ceramic tile surround, and ceiling pot light, as per plan
- Pressure balance/temperature control valve in tub/shower units
- Designer-inspired vanity mirrors in all bathrooms
- Chrome towel bars and fixtures in all bathrooms

FABULOUS FLOORING

- Your choice of luxury vinyl plank flooring throughout suite, with a range of styles and colours from Vendor selections



Artist's Concept

- Solid slab suite entry door
- Patio and balcony doors, as per plan
- Low-E argon double-glazed windows
- Screens on all operating windows

ENTRY DOOR AND WINDOWS

- Solid slab suite entry door
- Patio and balcony doors, as per plan
- Low-E argon double-glazed windows
- Screens on all operating windows

INTERIOR DOORS/TRIM/HARDWARE

- Suite entry doors with lever passage and deadbolts, pre-selected by Vendor
- Modern style interior doors with matte black lever handles
- All hardware from Vendor selection
- Single wire shelving with integrated rods in closets and linen shelves, as per plan
- 5" baseboards and 3" casings with a modern profile

REGAL FEATURES AND FINISHES

DRYWALL & PAINTING

- California knock-down ceiling (9' high except at dropped ceiling locations) finish throughout except at laundry, mechanical and bathroom locations
- All finished walls and trim to be painted
- Walls to be flat latex white paint throughout, from Vendor's standard selection
- Trim to be semi-gloss latex finish in white

ELECTRICAL AND HVAC

- 100-amp electrical service with breaker panel
- Electrical light fixtures as per Vendor-supplied selections
- Ceiling light fixtures in all bedrooms, living room and kitchen
- Heavy duty outlets for electric dryer and stove
- Smoke detector as per fire code
- CO detector as per building code
- Standard utilities metering to each suite
- 1 GFI exterior outlet on balconies

- 2 USB outlets – one in kitchen and one in master
- 2 Data outlets – one in living and one in master
- Decora switches
- Individual fan coil unit with integrated Energy Recovery Ventilation (ERV) and outdoor condensers
- Hot water tank (on rental basis)

WARRANTY

7-year TARION Warranty, in accordance with the Ontario New Home Warranties Plan Act



Artist's Concept

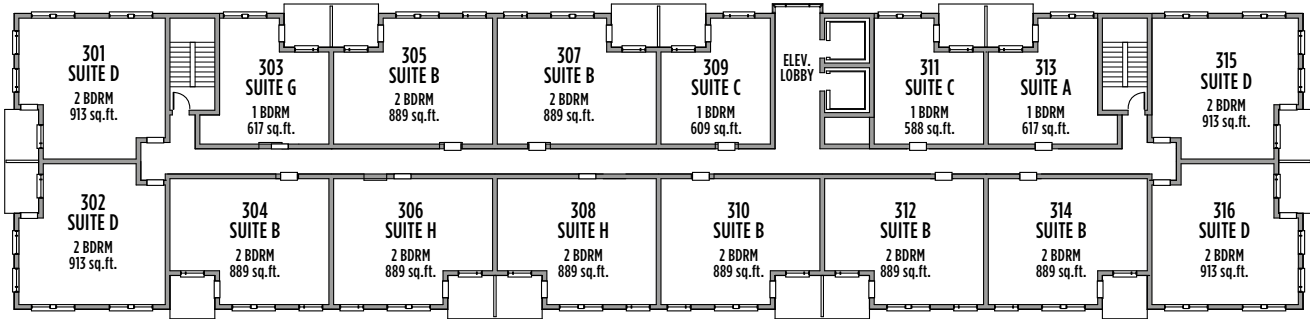
LIVE IN LUXURY IN GUELPH

Actual usable space may vary from stated area. Dimensions, specifications and architectural detailing are subject to changes without notice E. & O.E.

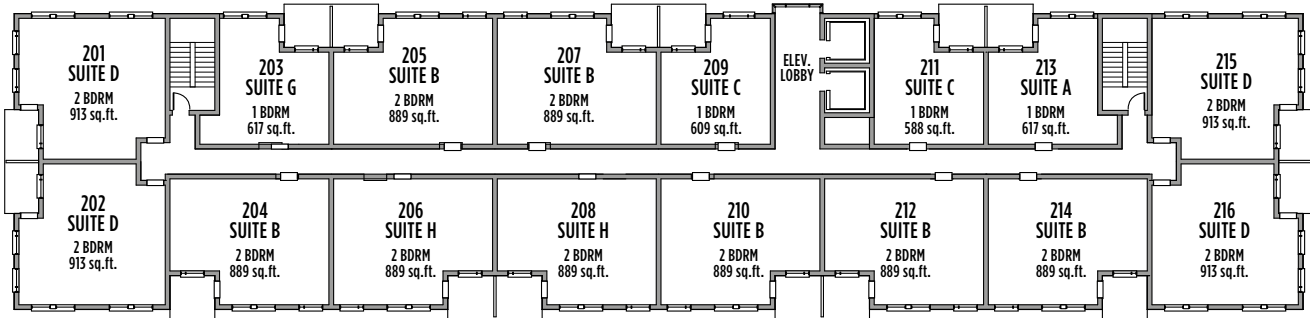


Artist's Concept

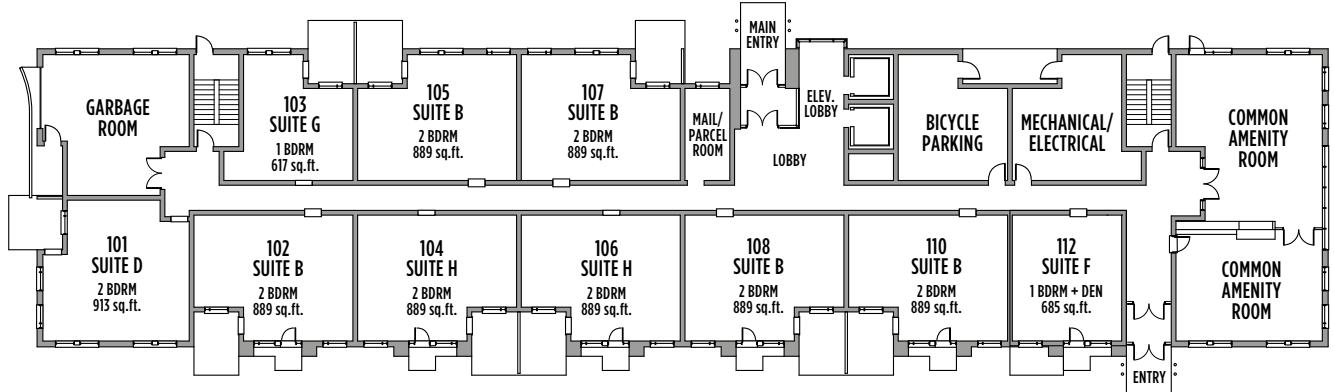
CHOOSE THE SUITE THAT IS RIGHT FOR YOU



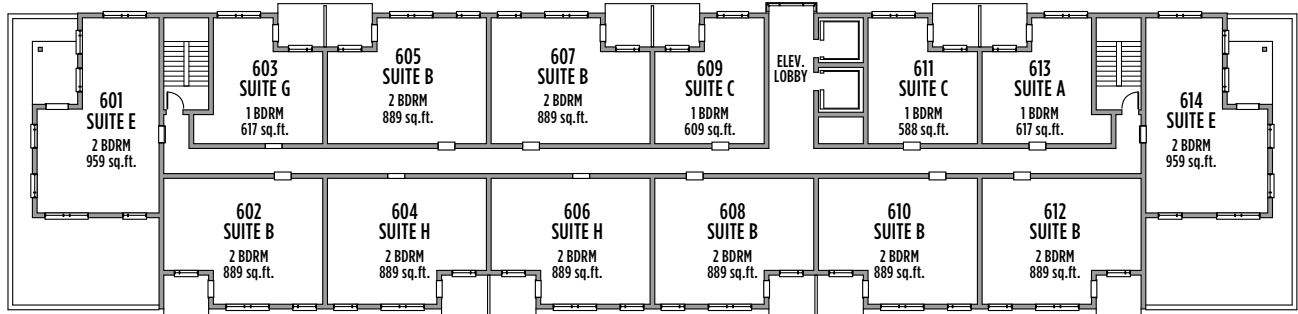
THIRD FLOOR



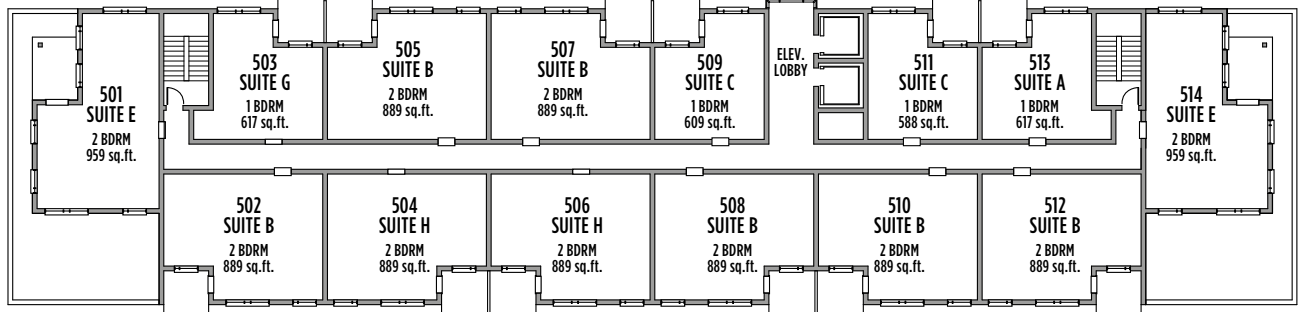
SECOND FLOOR



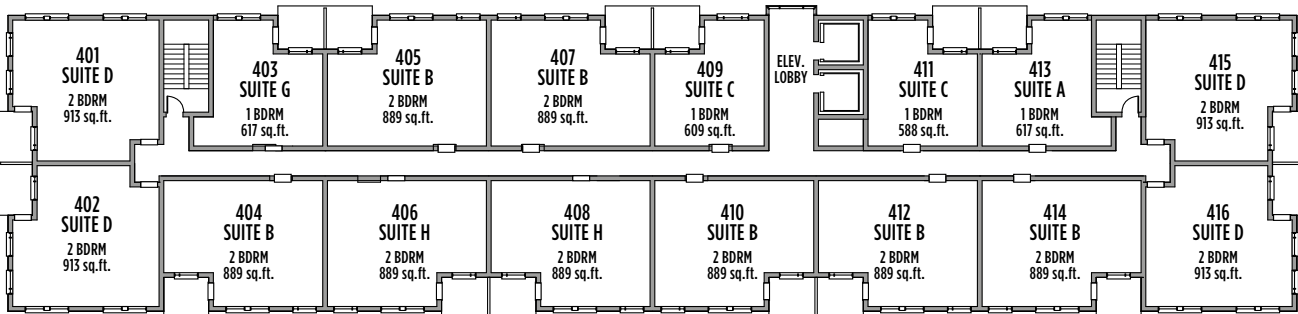
FIRST FLOOR



SIXTH FLOOR



FIFTH FLOOR



FOURTH FLOOR

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. The unit shown may be the reverse of the unit purchased. All illustrations are Artist's concept only.

NOTE: Floor area measurements were calculated on the middle floor, such that units on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc., while units on higher floors may have more floor space.





WE HAVE
GREAT
PLANS
FOR YOU



ONE BEDROOM DESIGNS

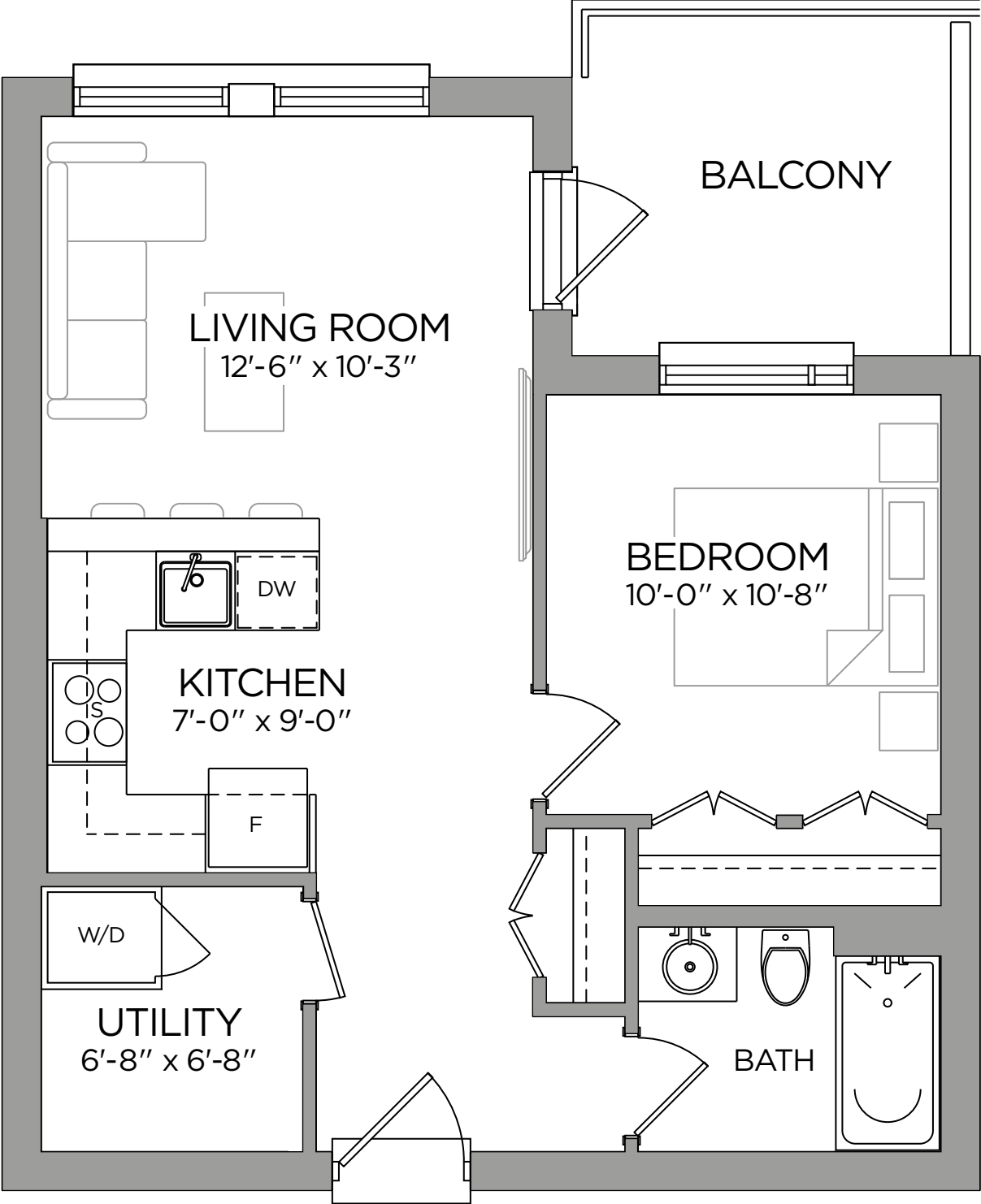


SUITE
C

588
SQ. FT.

1
BEDROOM

THE YORK - A



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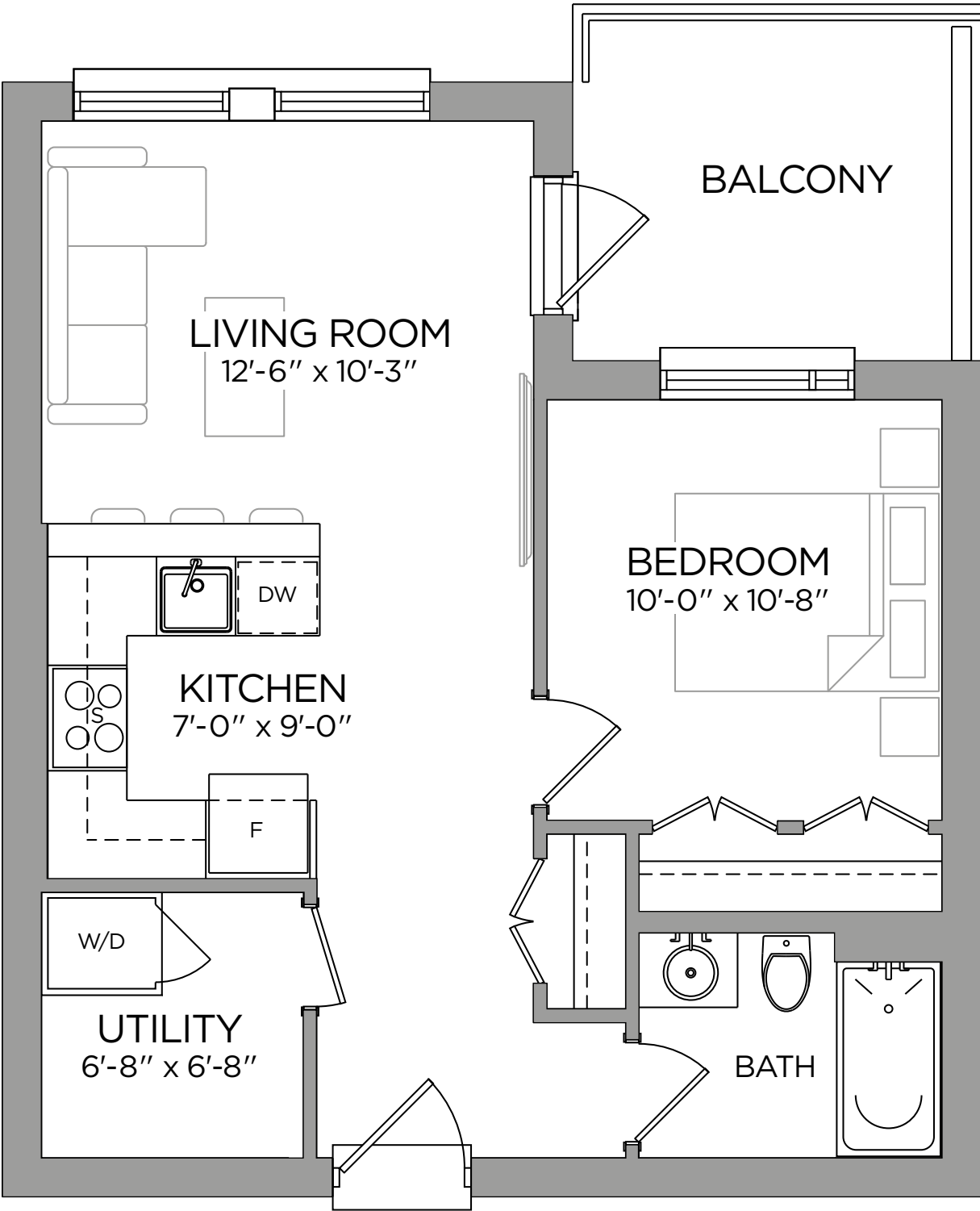


SUITE
C

609
SQ. FT.

1
BEDROOM

THE YORK - B



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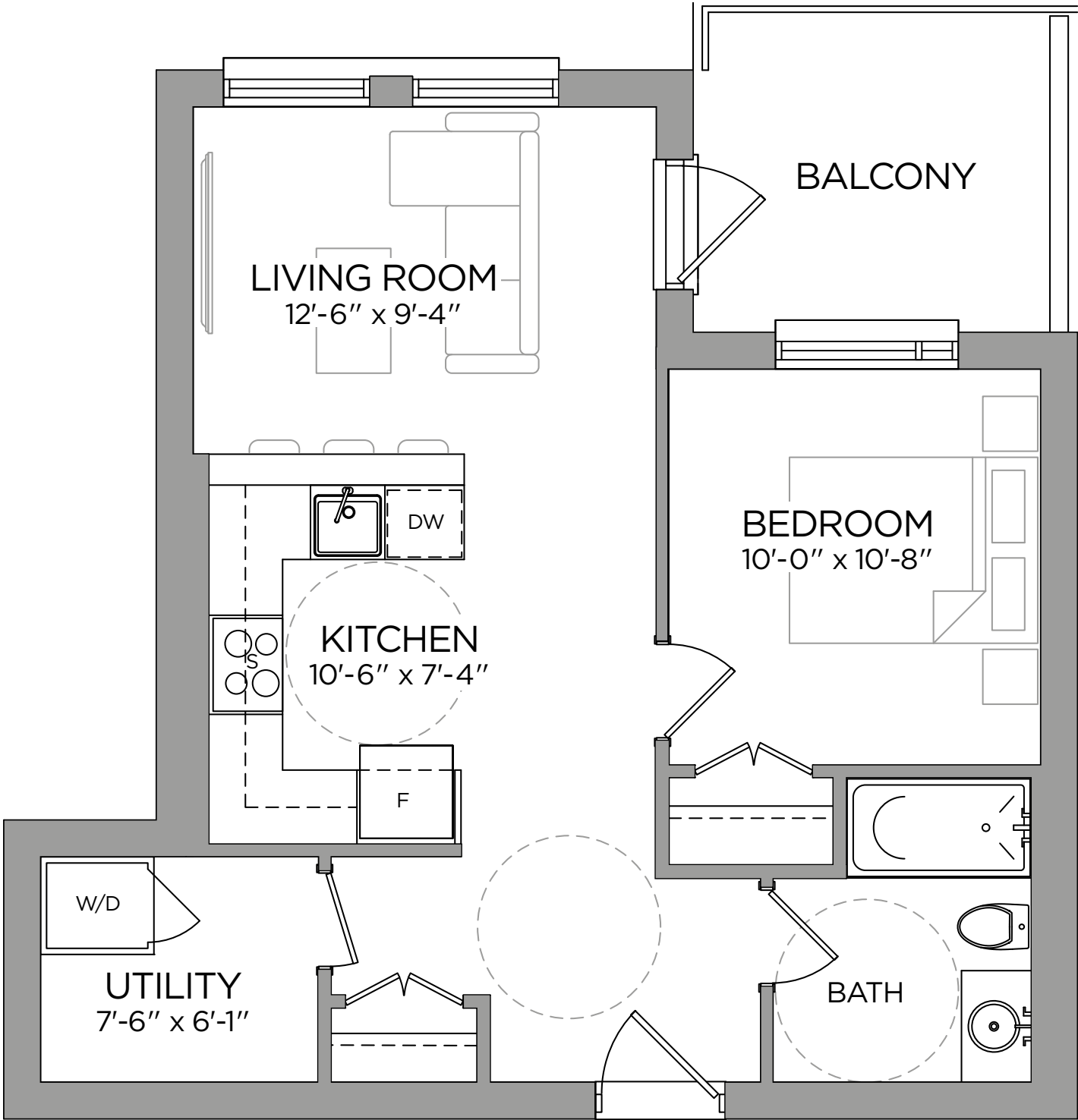


SUITE
G

617
SQ. FT.

1
BEDROOM

THE MARLOW



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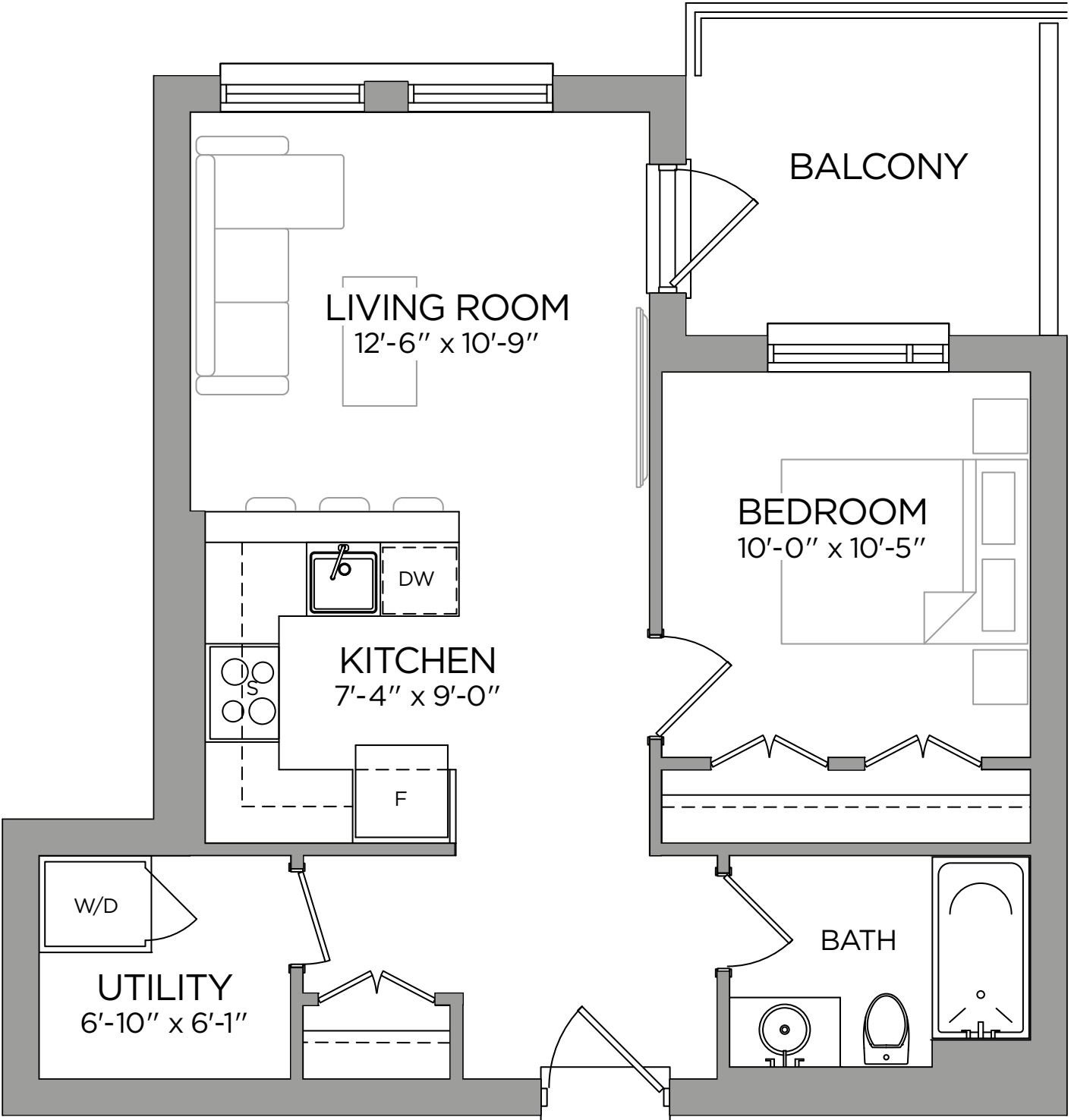


SUITE
A

617
SQ. FT.

1
BEDROOM

THE WELLINGTON



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WE HAVE
GREAT
PLANS
FOR YOU

2



TWO BEDROOM DESIGNS

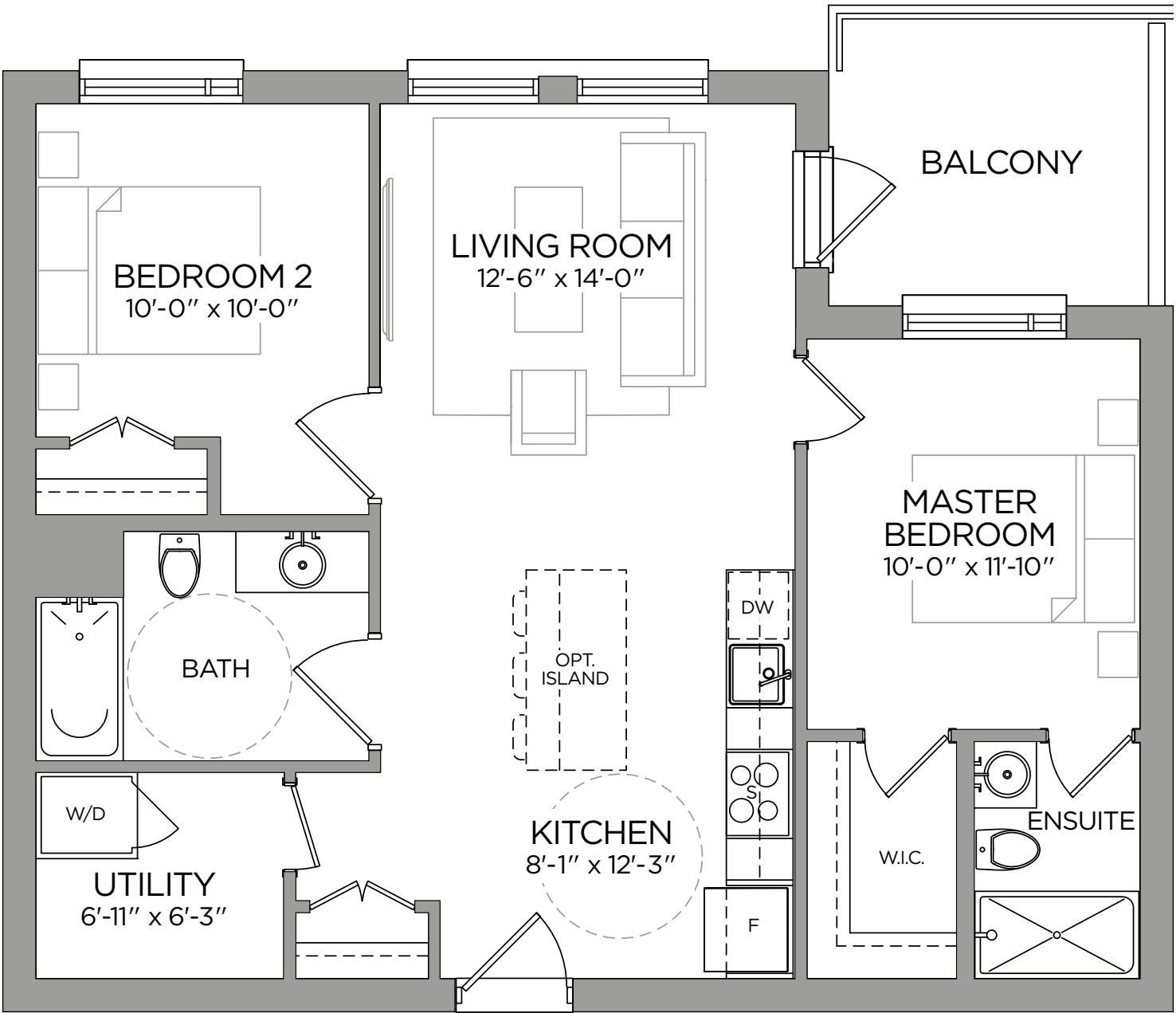


SUITE
H

889
SQ. FT.

2
BEDROOM

THE HARTWELL



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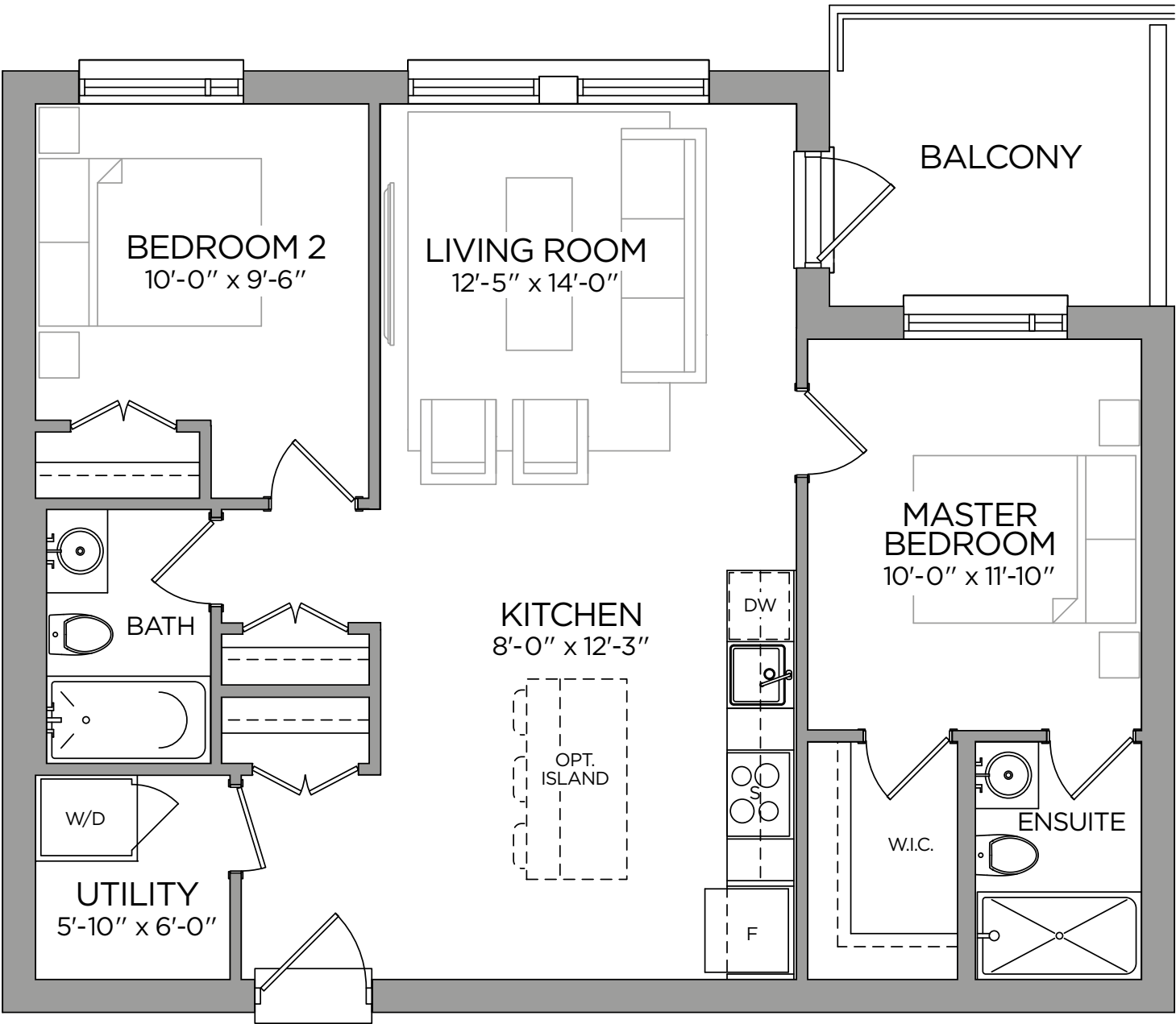


SUITE
B

889
SQ. FT.

2
BEDROOM

THE ALBION



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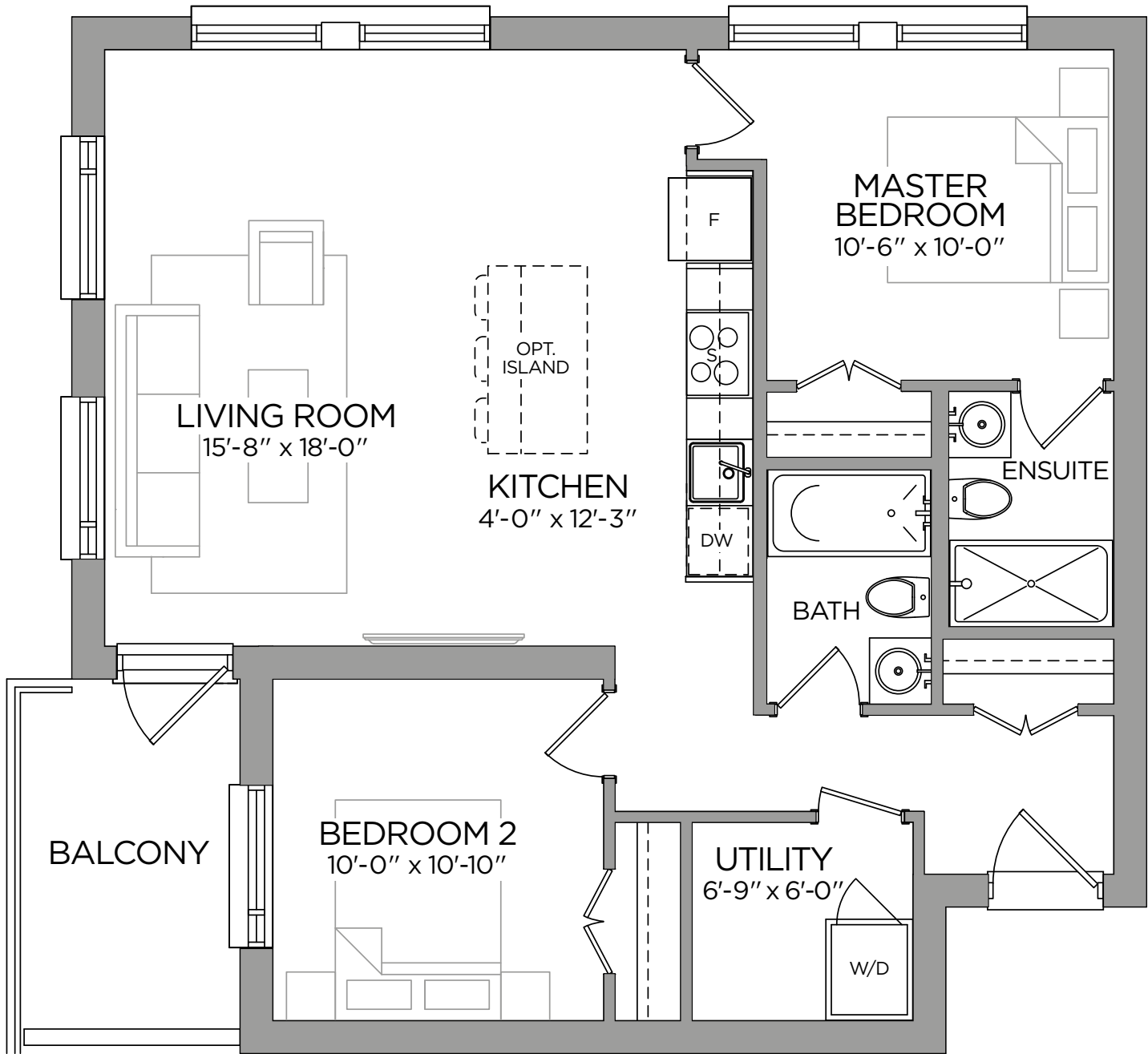


SUITE
D

913
SQ. FT.

2
BEDROOM

THE OXFORD



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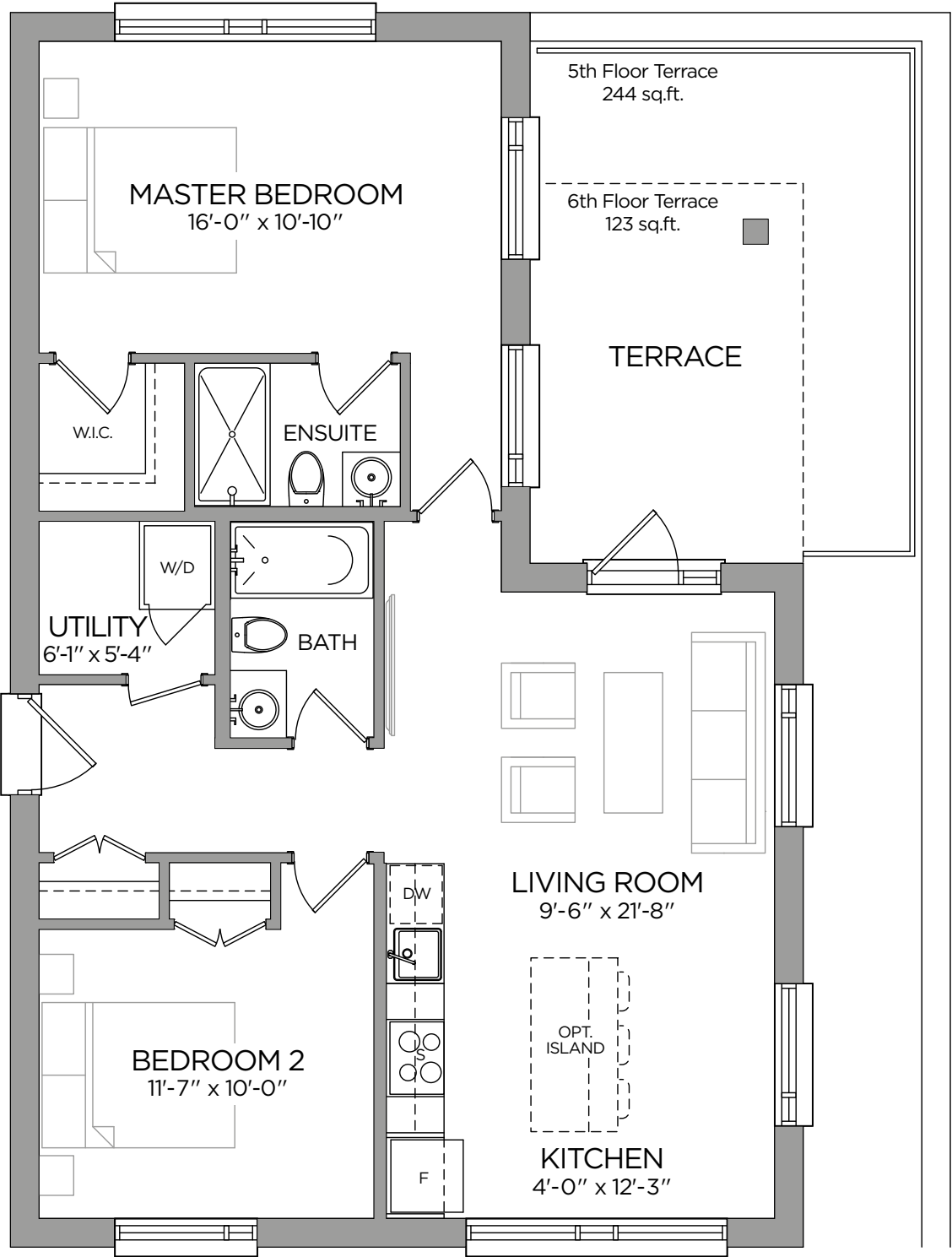


SUITE
E

959
SQ. FT.

2
BEDROOM

THE NORFOLK



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MEET YOUR **TRUSTED BUILDER**



Our craftsmanship and quality start from the very first design concept and go all the way through to every single tradesperson and supplier who walk through the door. We believe there is much more to buying a new home than just handing over a set of keys. There is a process that goes with it that is very individualized, very personal and that can only be delivered by a first-class team of customer care specialists, who work closely with purchasers to keep them fully informed, from the first time they walk through the sales office door to months and years after they've moved into their new home.

Built on a solid reputation of quality, integrity and service, Reid's Heritage Homes is one of Ontario's leading builders. For over 40 years, we have proudly developed homes ranging from single detached homes, mid-rise

condos, two-storey, executive and bungalow townhomes, to custom estates and active adult communities. Our dedication to our values and traditions has established us as an award-winning developer with hundreds of awards and accolades.

Our purchasers can be very confident in Reid's Heritage Homes delivering the very highest level of design, construction and customer service. That's demonstrated through our history, and our 40-year track record of offering consistent quality, generation after generation. We have customers who purchased from us and then who have purchased from us again. Their children have purchased from us, and their children's children. That's very exciting for us, and it's a testament to the assurance that the next buyer will have just as good an experience or better.

“When you consider how far we've come in the last 40 years with communities, technology, service, people and experience that we're personally proud of, it gives more than a little insight into what the next 40 years is going to look like.”

TIM BLEVINS
PRESIDENT, REID'S HERITAGE HOMES





REIDSHERITAGEHOMES.COM

DESIGNED BY RYAN DESIGN INTERNATIONAL



Reid's Heritage Homes
Discovery Centre & Sales Office
30 Clair Road West, Guelph, ON N1L 1G7

ReignCondos.ca

