



INTRODUCING MARQUIS MODERN TOWNS
urban townhome living



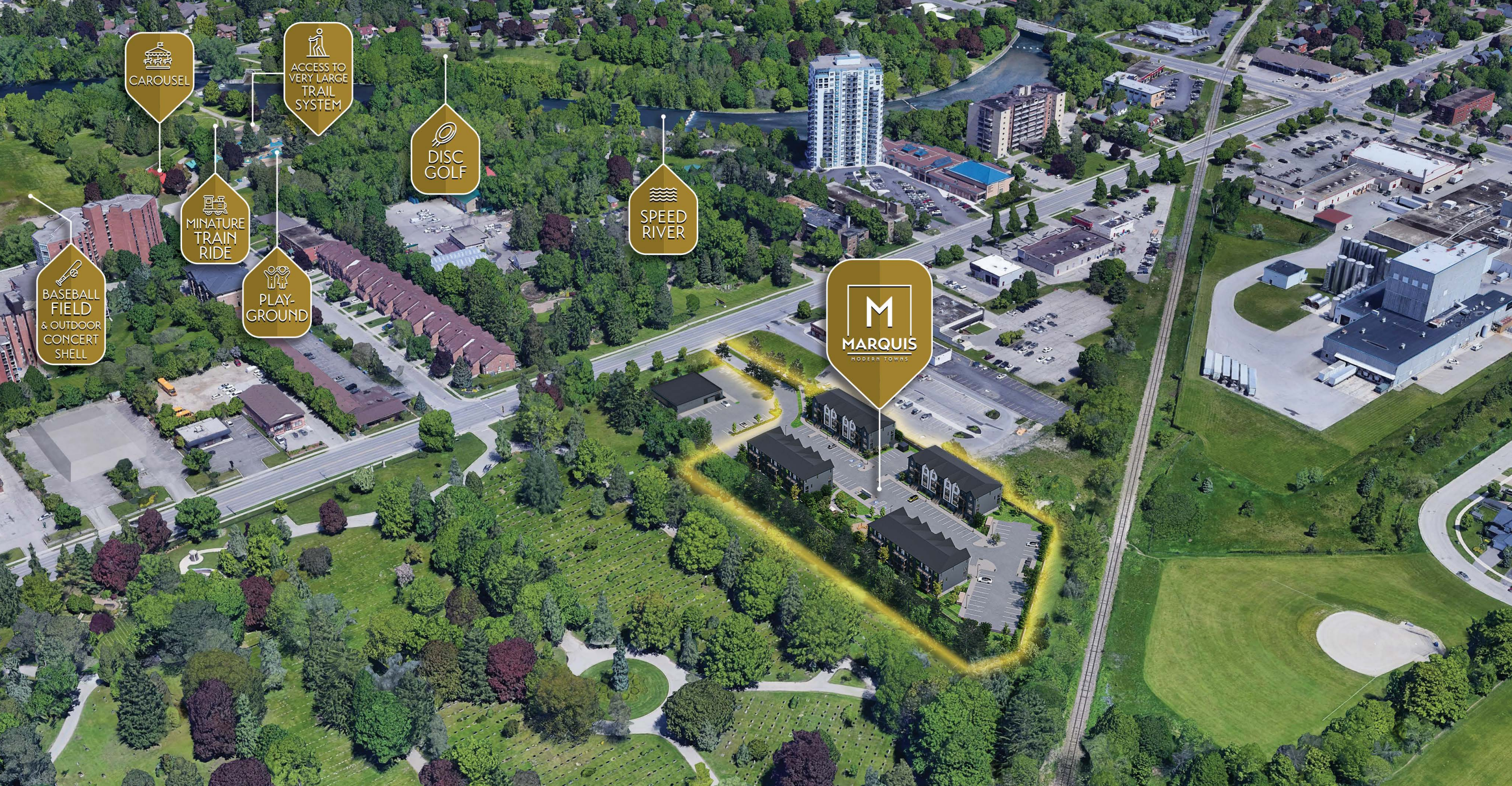
Artist's Rendering

WELCOME TO MARQUIS MODERN TOWNS

urban townhome living

Located in vibrant Guelph, rightfully nicknamed the “Royal City”, you will find this thoughtfully crafted community by Reid’s Heritage Properties and Equiton Living. Comprised of 96 modern 2 bedroom, 2 bathroom stacked townhomes for sale, surrounded by nature. Tucked behind Woodlawn Memorial Park and across from Riverside Park, Marquis encompasses 80 acres of land in close proximity to the Speed River. Enjoy a lifestyle featuring ample living space, bike storage, luxurious features and finishes as well as privacy.





WELCOME TO YOUR NEW
NEIGHBOURHOOD

SHOPPING

- 1 Walmart Supercentre
- 2 Home Depot
- 3 Canadian Tire
- 4 Home Sense
- 5 Michaels
- 6 The Brick
- 7 Winners
- 8 Willow West Mall
- 9 The Shops at Paisley
- 10 Staples
- 11 LCBO

GROCERY

- 1 Jones' No Frills
- 2 Food Basics
- 3 Zehrs Eramosa
- 4 Guelph Farmer's Market
- 5 Market Fresh
- 6 Food Basics
- 7 FreshCo Speedvale & Stevenson

BANKS

- 1 CIBC
- 2 BMO Bank of Montreal
- 3 TD Canada Trust
- 4 RBC
- 5 Meridian Credit Union
- 6 Scotiabank
- 7 TD Canada Trust
- 8 RBC
- 9 Duca Financial Services Credit Union

PARKS

- 1 Riverside Park
- 2 Woodlawn Memorial Park
- 3 Bailey Park
- 4 Exhibition Park
- 5 Norm Jary Park

RESTAURANTS

- 1 Boston Pizza
- 2 Kelseys Original Roadhouse
- 3 Swiss Chalet
- 4 Uptown Grill
- 5 Chuck's Roadhouse Bar & Grill
- 6 Stampede Ranch
- 7 Souvlaki Flame
- 8 Golden Fish & Chips Woolrich
- 9 Silvercreek's360 Grill
- 10 Blue Chopsticks
- 11 Pho Siagon
- 12 Stacked Pancake & Breakfast

ENTERTAINMENT

- 1 Guelph Concert Theatre
- 2 River Run Centre
- 3 Sleeman Centre

COFFEE

- 1 Tim Hortons
- 2 Tim Hortons
- 3 Beaver Rock Coffee
- 4 Stiles Coffee
- 5 Tim Hortons
- 6 Puffle Cafe
- 7 M.E Cafe
- 8 Red brick Cafe
- 9 Coco Latte
- 10 Planet Bean Coffee - Wyndham
- 11 Balzac's Guelph
- 12 Found Coffee - Guelph

SCHOOLS

- 1 June Avenue Public School
- 2 Our Lady of Lourdes Catholic High School
- 3 Victory Public School
- 4 St. Francis of Assissi Catholic School
- 5 Willow Road Public School
- 6 Paisley Road Public School
- 7 St. James Catholic High School
- 8 Central Public School
- 9 St. John Bosco Catholic School
- 10 Guelph Montessori School
- 11 Guelph Collegiate Vocational Institute
- 12 John F Ross Collegiate Vocational Institute

CHURCHES

- 1 Guelph Baptist Mission
- 2 Riverside Community Reformed Church
- 3 Parkview Church
- 4 New Apostolic Church
- 5 Trinity United Church
- 6 Church of the City
- 7 First Baptist Church
- 8 St. Andrew's Presbyterian Church
- 9 Knox Presbyterian Church
- 10 Royal City Mission
- 11 All Saints Lutheran Anglican Church



CONVENIENT AMENITIES
LOCATED CLOSE BY

REASONS TO CHOOSE GUELPH

live the life you've always wanted in Guelph

For more and more people, Guelph is the place to be. The city has an invigorating youthful energy and takes immense pride in advancing sustainability throughout the community. Approaching a population of 150,000, it is an ideal mid-size city full of modern conveniences without urban sprawl. Here are 5 great reasons to set roots in Guelph!

1. COME FOR NATURE, STAY FOR THE HARMONY

We all strive for a healthy and harmonious balance in our lives, between work and play. Guelph makes it easy by offering all the big city amenities you could ask for, tucked into beautiful natural surroundings. Parks and trails proliferate along the banks of the Speed and Eramosa Rivers, and connecting one end of the city to the other.

4. ENTERTAINMENT REIGNS SUPREME

From local sports teams (the Storm, Royals and Nighthawks) to local entertainment held at the River Run Centre (plays, musicians, shows, and more), Guelph comes to life year-round. The downtown core is trendy and very walkable, so after enjoying a hockey game or a play, grab a bite to eat at one of many top-rated restaurants.

5. IN THE CENTRE OF IT ALL

Whether you work from home, the GTA or a city in-between, you're only a hop, skip and jump away. Located near major cities like Kitchener-Waterloo (30 minutes via Hwy 7), Hamilton (40 minutes via Hwy 6), and Toronto (one hour via the 401), your destination is never far. Even easier, you can sit back and relax and catch the GO Train to Toronto (one hour and 25 minutes). Toronto Pearson Airport is 45 minutes away and the Waterloo International Airport is 15 minutes away.

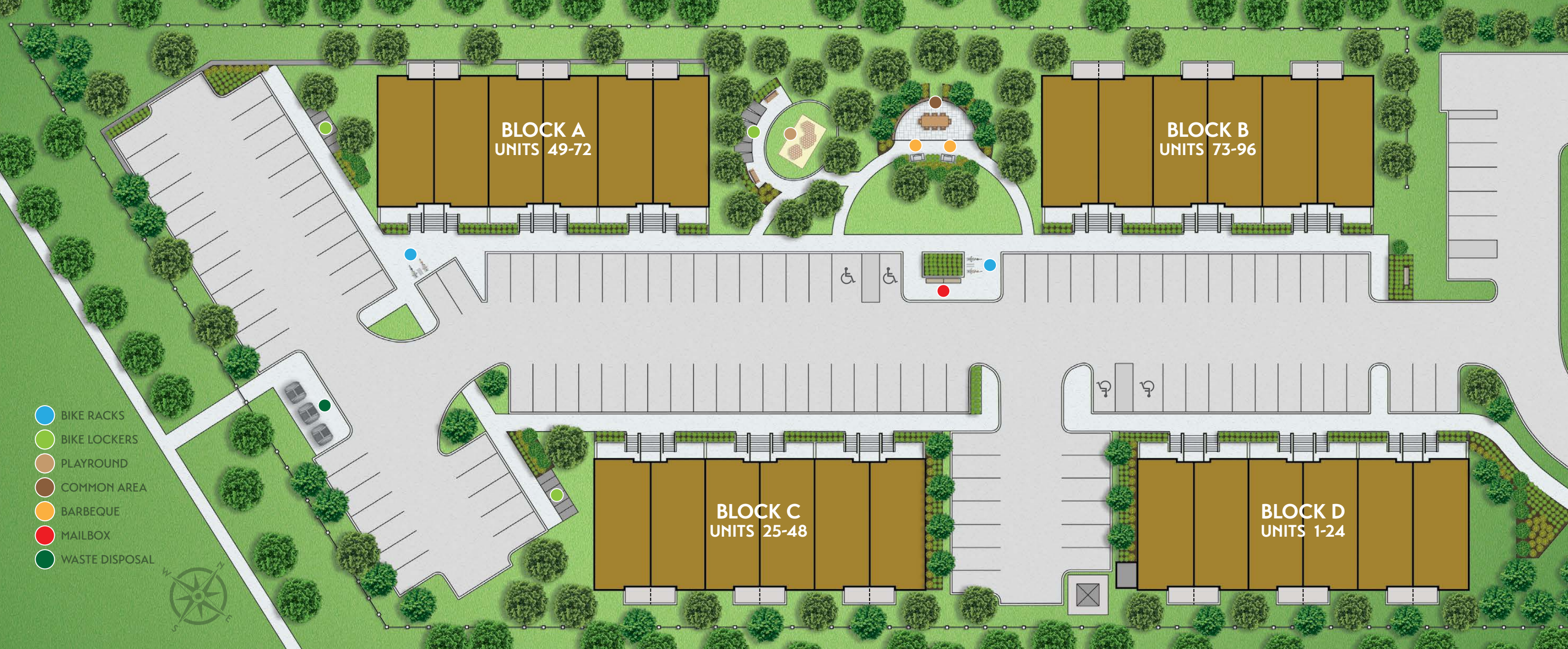
2. AMENITIES ABOUND

Marquis Modern Towns is ideally located in one of the most sought-after areas in Guelph – Riverside Park along with a multitude of grocery stores, banks, shops, restaurants and entertainment venues all just steps away.

3. SAFE & SOUND

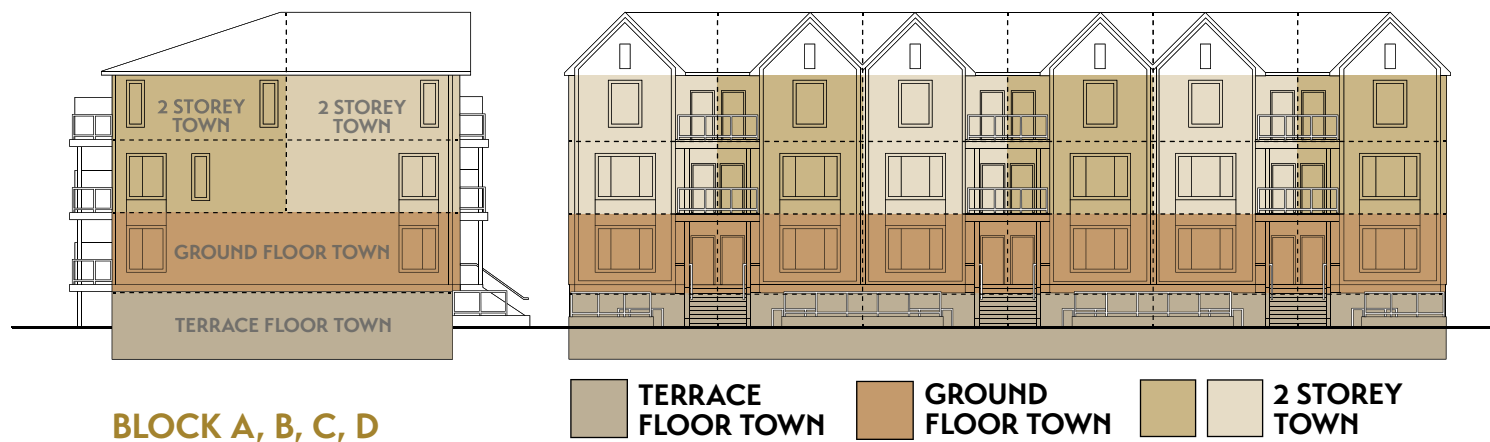
Guelph has a longstanding reputation as one of the safest cities in Canada. As recently as 2022, Wellington County (of which Guelph is its largest major city) was ranked #6. Whether you are planning on starting a family or relocating to lay down some roots, Guelph offers safe community living to call home.





MARQUIS SITEPLAN

ALL BUILDING RENDERINGS ARE ARTIST'S CONCEPTS AND DRAWING IS NOT TO SCALE. ALL MATERIALS, SPECIFICATIONS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E. ©REID'S HERITAGE PROPERTIES. 2022



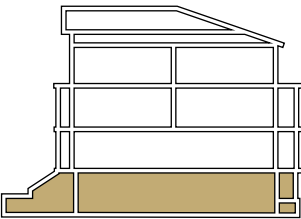
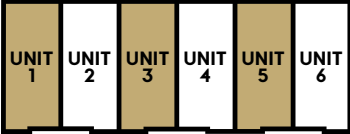


THE CROWN

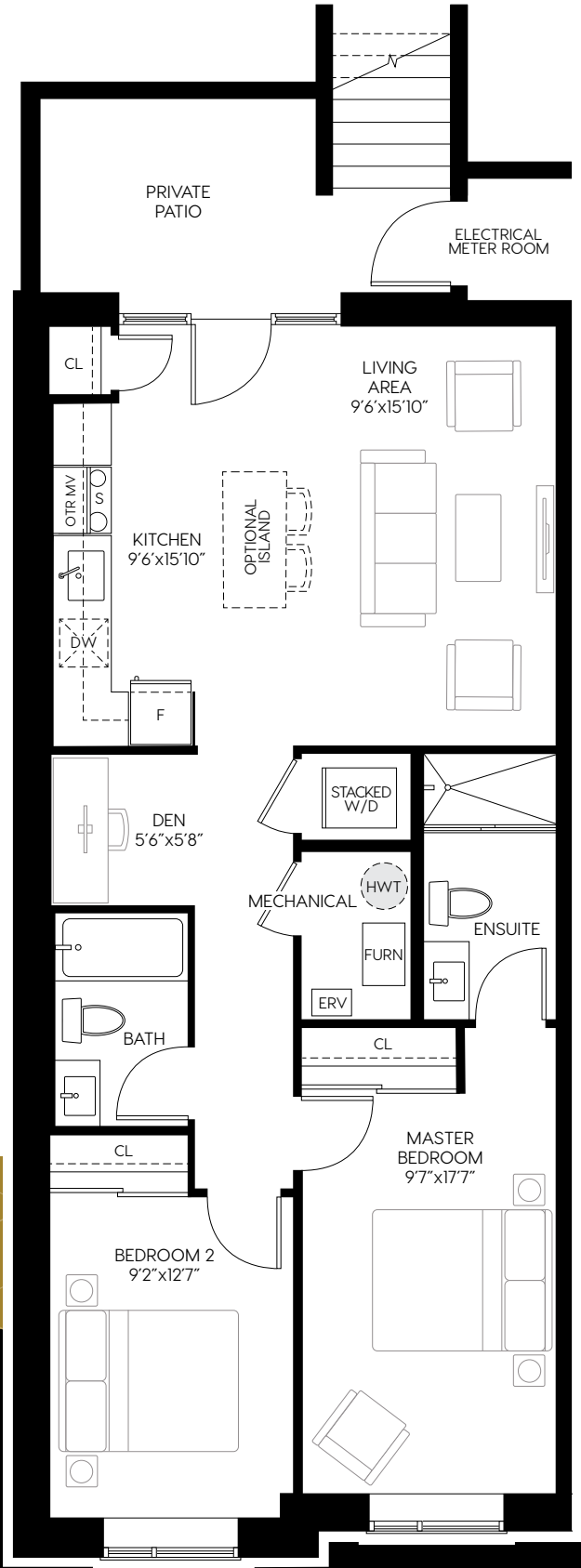
UNITS 1, 3, 5

980 SQFT

TERRACE FLOOR



CROSS SECTION - UNIT LOCATION



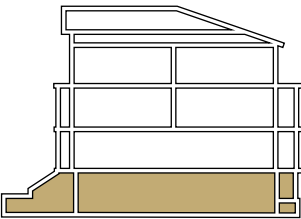
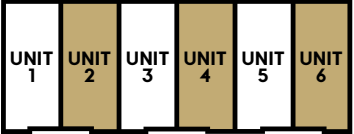
TERRACE FLOOR UNITS 1, 3, 5

THE MONARCH

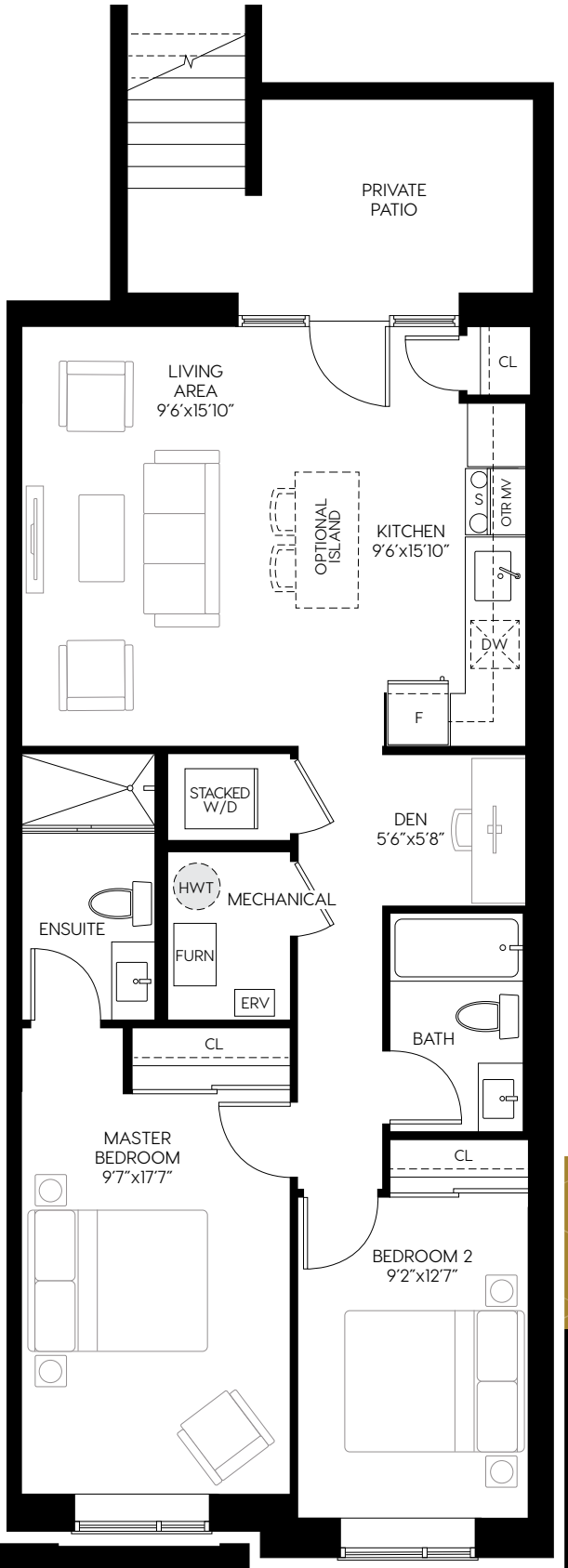
UNITS 2, 4, 6

980 SQFT

TERRACE FLOOR



CROSS SECTION - UNIT LOCATION



TERRACE FLOOR UNITS 2, 4, 6

MARQUIS

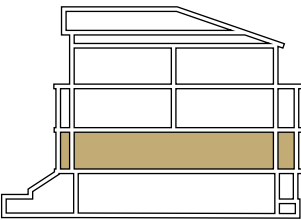
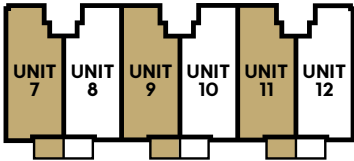
FLOORPLANS

FLOORPLANS ARE ARTIST'S CONCEPT. ALL MATERIALS, SPECIFICATIONS, AND FLOOR PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USABLE FLOOR SPACE MAY VARY FROM STATED FLOOR AREA. E. & O. E.

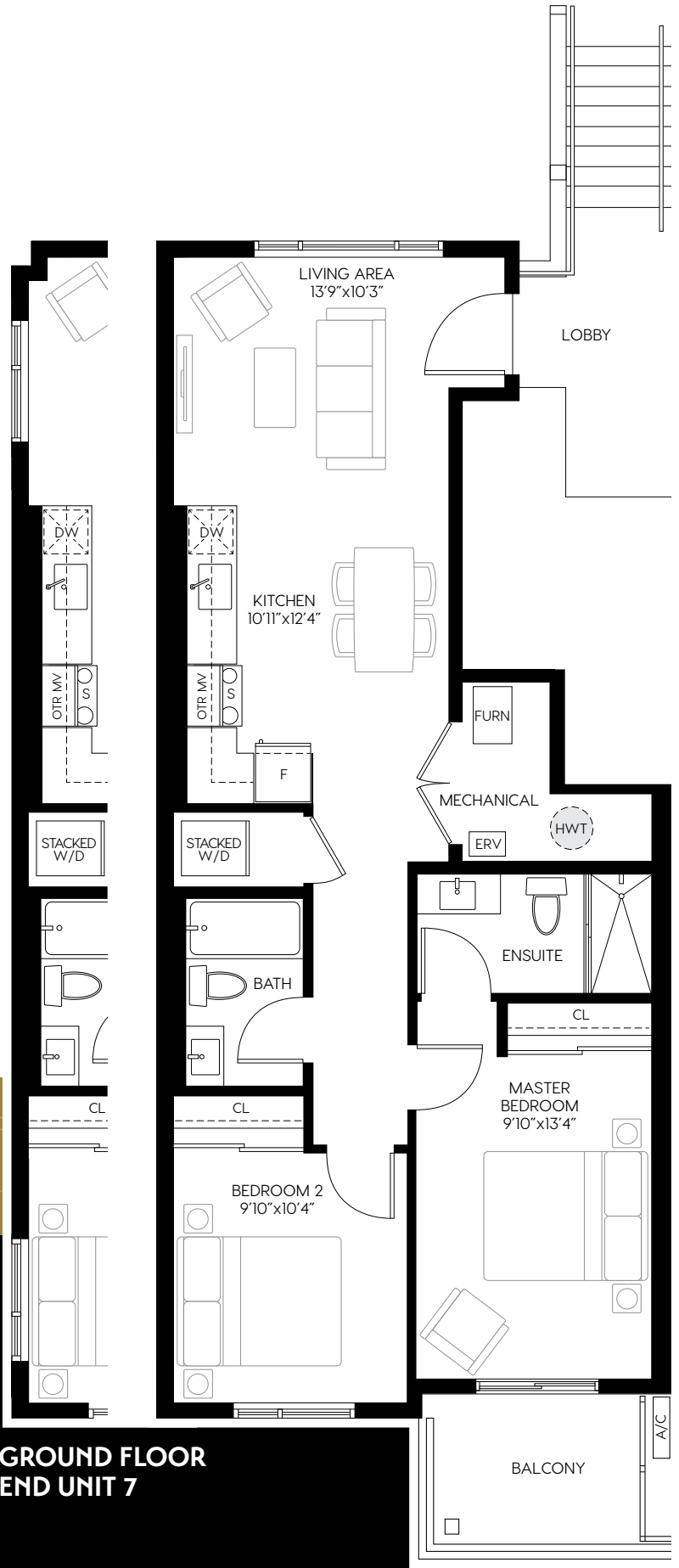
THE RUBY
UNITS 7, 9, 11

901 SQFT

GROUND FLOOR



CROSS SECTION - UNIT LOCATION



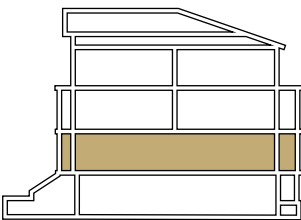
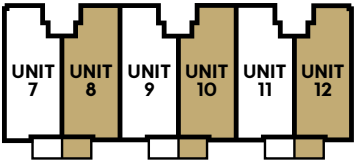
GROUND FLOOR
END UNIT 7

GROUND FLOOR INTERIOR UNITS 9, 11

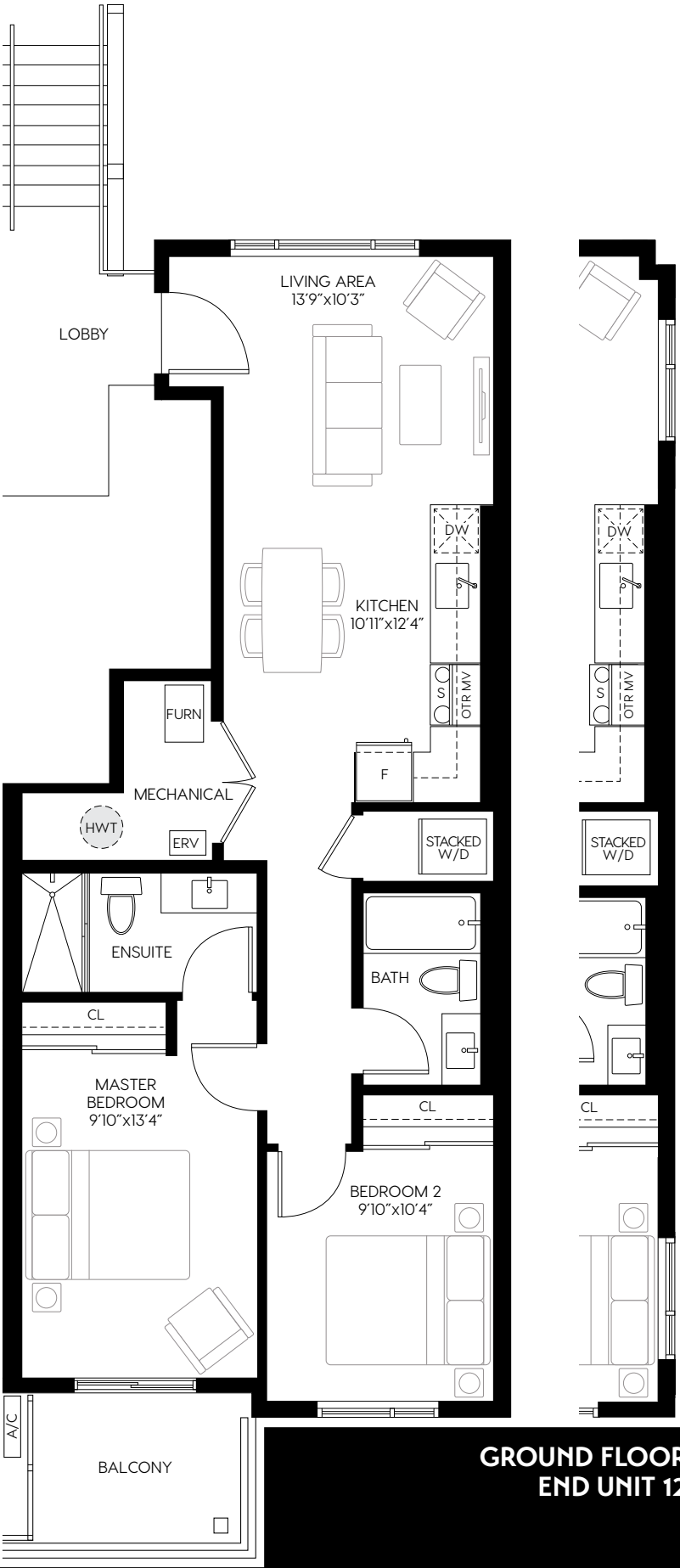
THE SILVER
UNITS 8, 10, 12

901 SQFT

GROUND FLOOR



CROSS SECTION - UNIT LOCATION



GROUND FLOOR
END UNIT 12

GROUND FLOOR INTERIOR UNITS 8, 10

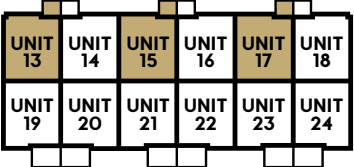
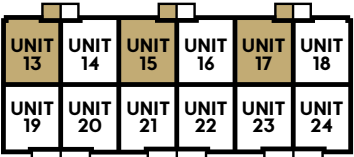
FLOORPLANS ARE ARTIST'S CONCEPT. ALL MATERIALS, SPECIFICATIONS, AND FLOOR PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USABLE FLOOR SPACE MAY VARY FROM STATED FLOOR AREA. E. & O. E.

THE DIAMOND

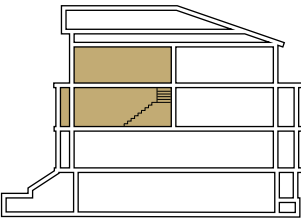
UNITS 13, 15, 17

1008 SQFT

SECOND FLOOR



THIRD FLOOR

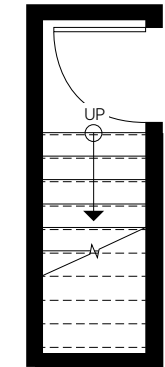


CROSS SECTION - UNIT LOCATION



SECOND FLOOR
END UNIT 13

SECOND FLOOR
INTERIOR UNITS 15, 17



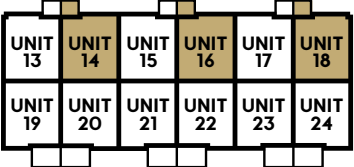
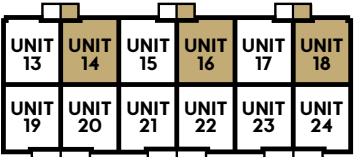
GROUND
FLOOR
ENTRANCE
13, 15, 17

THE SAPPHIRE

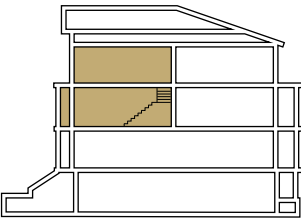
UNITS 14, 16, 18

1008 SQFT

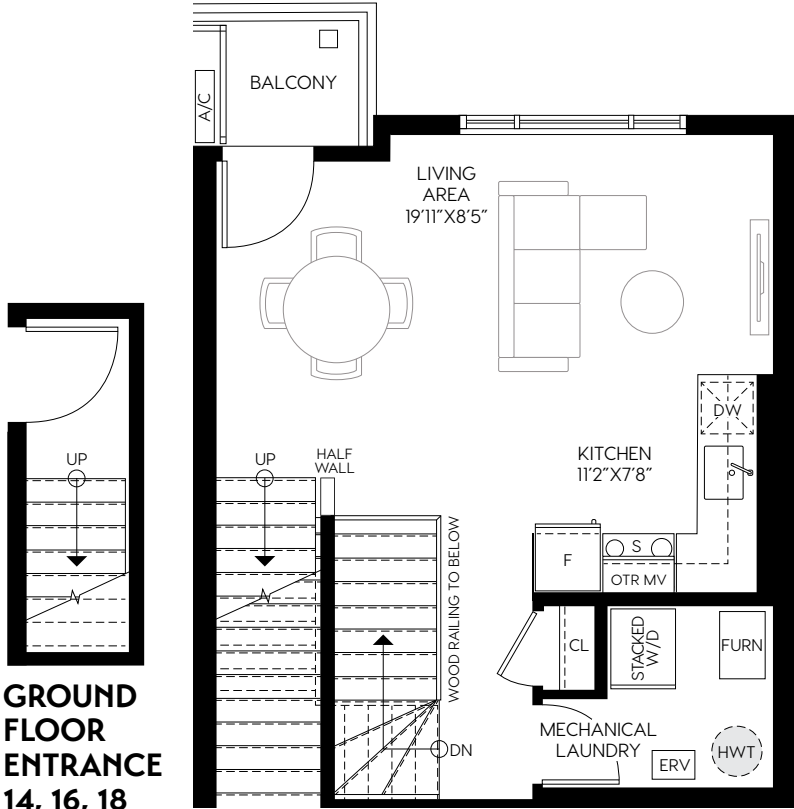
SECOND FLOOR



THIRD FLOOR

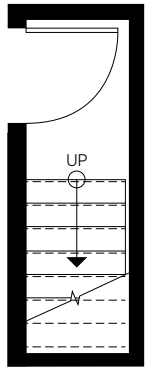


CROSS SECTION - UNIT LOCATION



SECOND FLOOR
INTERIOR UNITS 14, 16

SECOND FLOOR
END UNIT 18



GROUND
FLOOR
ENTRANCE
14, 16, 18



THIRD FLOOR
END UNIT 13

THIRD FLOOR
INTERIOR UNITS 15, 17



THIRD FLOOR
INTERIOR UNITS 14, 16

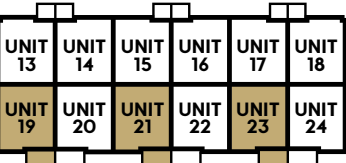
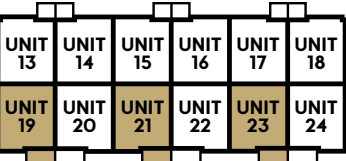
THIRD FLOOR
END UNIT 18

FLOORPLANS ARE ARTIST'S CONCEPT. ALL MATERIALS, SPECIFICATIONS, AND FLOOR PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USABLE FLOOR SPACE MAY VARY FROM STATED FLOOR AREA. E. & O. E.

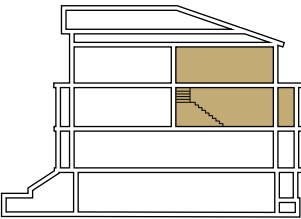
THE PLATINUM
UNITS 19, 21, 23

1003 SQFT

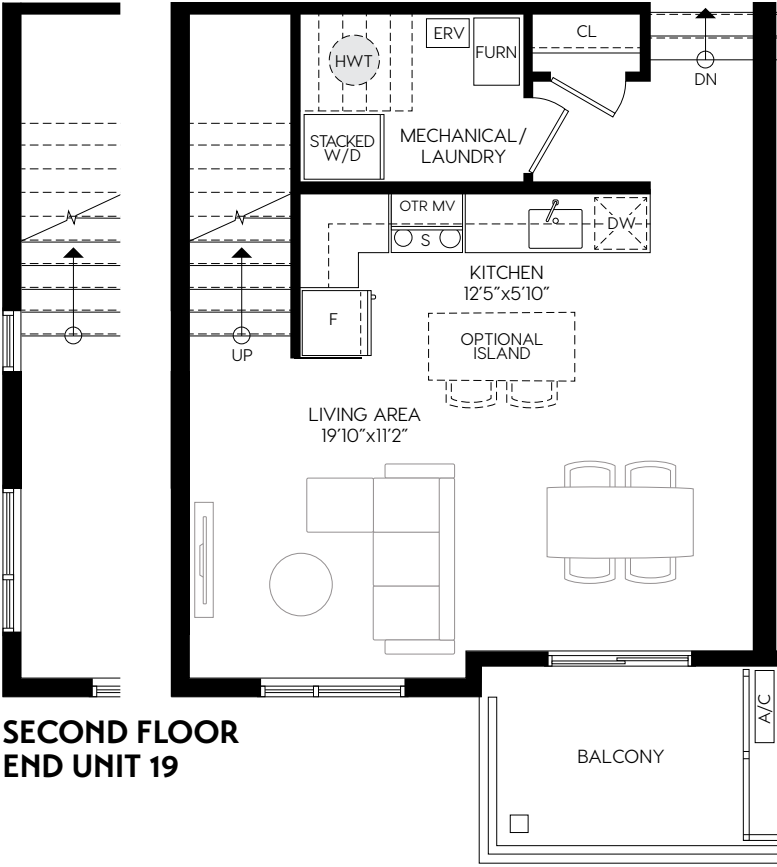
SECOND FLOOR



THIRD FLOOR



CROSS SECTION - UNIT LOCATION ■



SECOND FLOOR
END UNIT 19

SECOND FLOOR INTERIOR UNITS 21, 23



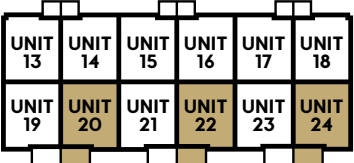
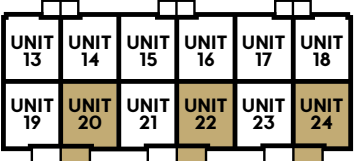
THIRD FLOOR
END UNIT 19

THIRD FLOOR INTERIOR UNITS 21, 23

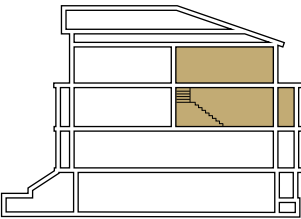
THE GOLD
UNITS 20, 22, 24

1003 SQFT

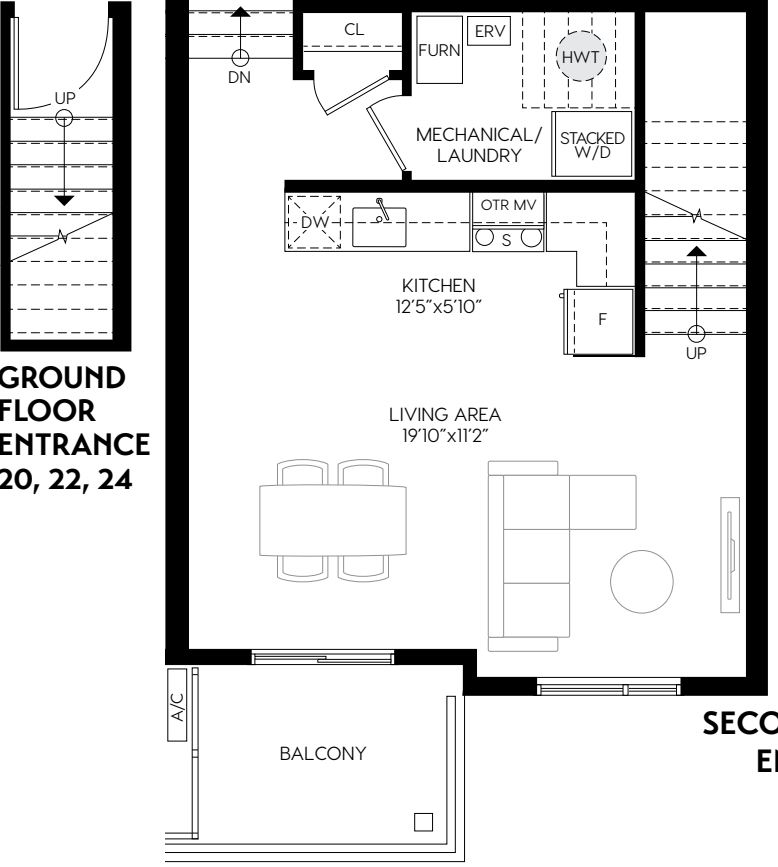
SECOND FLOOR



THIRD FLOOR



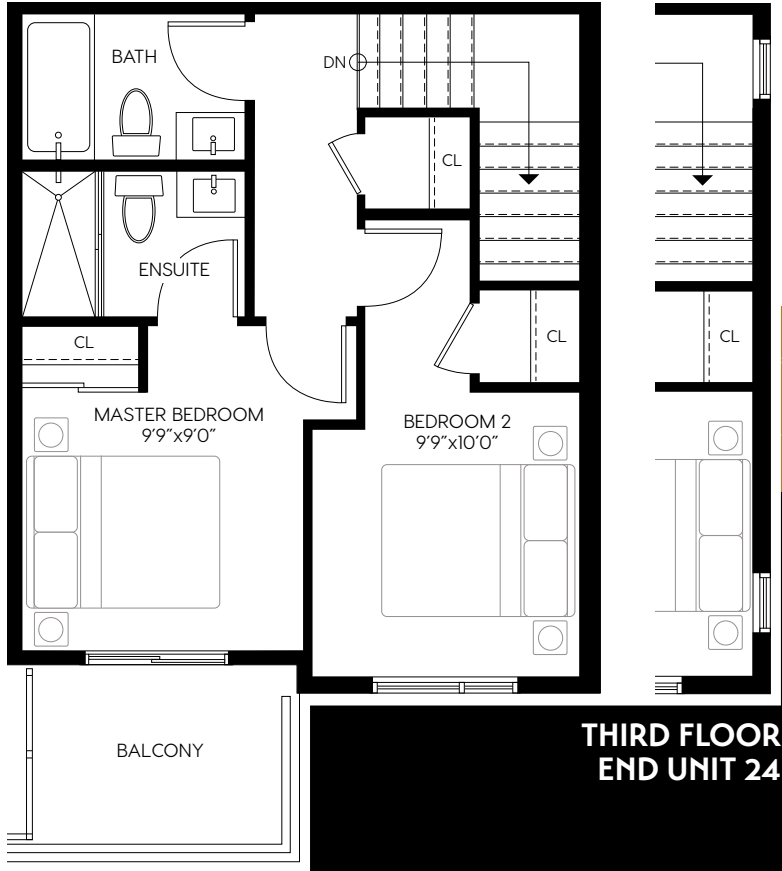
CROSS SECTION - UNIT LOCATION ■



GROUND
FLOOR
ENTRANCE
20, 22, 24

SECOND FLOOR
END UNIT 24

SECOND FLOOR INTERIOR UNITS 20, 22



THIRD FLOOR
END UNIT 24

THIRD FLOOR INTERIOR UNITS 20, 22

FLOORPLANS ARE ARTIST'S CONCEPT. ALL MATERIALS, SPECIFICATIONS, AND FLOOR PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USABLE FLOOR SPACE MAY VARY FROM STATED FLOOR AREA. E. & O. E.

FEATURES & FINISHES

CENTRAL AMENITIES

- 1. Secure bike storage lockers & visitor bike parking
- 2. Outdoor patio with landscape accents, children's natural play area and BBQs
- 3. Mailboxes conveniently located in central area
- 4. In-ground waste collection point with private pickup
- 5. Rough-in for future electric car hook-ups
- 6. Ample visitor parking
- 7. Secured hose bib centrally located

WELL-APPOINTED SUITES

- 8. Quality wood-frame construction with full height ceilings throughout excluding bulkheads and dropped ceiling area
- 9. Unit specific balconies or sunken terraces
- 10. Insulated metal 2-panel exterior suite entry door with lever passage with electronic lock in brushed nickel finish
- 11. Contemporary 2-panel interior doors and by-pass slider doors to all closets with brushed nickel hardware
- 12. Luxury vinyl plank in kitchen, family room and laundry closets
- 13. Plush carpet in the bedrooms, and carpet on interior stairway in two-storey unit
- 14. Stylish ceramic tile in washrooms
- 15. Interior of units painted throughout based on colour within chosen package
- 16. Bevelled 3 7/8" white painted trim and 2 1/2" door casing
- 17. Orange peel textured white ceilings except for flat ceilings at bulkheads and bathrooms
- 18. Modern surface mount lighting in suites and wall mounted vanity light

- 19. Designated laundry closets with white stackable front-load washer/dryer
 - 20. Wire shelving in closets
- ## MECHANICAL/ELECTRICAL SYSTEMS
- 21. Forced air gas heating and complete central air conditioning
 - 22. Pre-set water heater rental
 - 23. Water softener rough-in
 - 24. Unit-specific sub-meters for water, hydro, and gas
 - 25. Smoke and CO2 detectors as per fire code
 - 26. Contemporary white receptacles and switches throughout
 - 27. Dedicated USB ports in kitchen and bedrooms
 - 28. Rough-in for telephone and cable TV in fixed locations as per electrical drawings
 - 29. Dedicated communication box for telephone and cable
 - 30. Energy efficient LED lighting

CONTEMPORARY KITCHENS

- 31. 4-piece stainless appliance package – fridge, stove, OTR microwave, dishwasher
- 32. Quality crafted flat-panel cabinetry in a contemporary design to be selected from vendor's standard selections
- 33. Quartz countertops to be selected from vendor's standard selections
- 34. Double-bowl undermount stainless steel sink with Moen chrome single lever retractable pull-down faucets
- 35. Deep cabinet over fridge, soft close drawers, modern black hardware
- 36. Optional island with breakfast bar, and overhead pendant light for select suite types



BATHROOMS

- 37. Frameless vanity mirrors
- 38. Contemporary flat panel vanity with quartz counter and 3" quartz backsplash
- 39. Rectangle under-mount sink with Moen chrome single lever faucet
- 40. Full height ceramic wall tiles in shower and around skirted bathtub
- 41. Acrylic shower base with glass enclosure, 2-piece chrome hardware
- 42. Fixed mount adjustable curved chrome shower rod
- 43. Pressure balanced valve on all showers
- 44. Toilets with white elongated bowl



Interior renderings are artist's concept.



710 WOOLWICH ST. GUELPH, ON | [MARQUISTOWNS.CA](https://marquistowns.ca)

REID'S
Heritage Properties



EQUITON[®]

IN2ITION
REALTY BROKERAGE