

THE
MILLHOUSE
C O N D O M I N I U M S

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BRINGING "MODERN" TO MILTON

**THE MILLHOUSE
WHERE LIFE
MEETS LIFESTYLE**



WELCOME TO THE MILLHOUSE

Fernbrook has been building communities of distinction and style for over 50 years. This newest community, The Millhouse, is set to redefine Condominium living in downtown Milton. The Millhouse is situated just minutes from the Milton Go, Highways 407 and 401, as well as Milton's bustling downtown core and abundant natural amenities. The first two towers in the trilogy will stand 15 and 19 storeys tall connected by a 6-storey podium. In true Fernbrook style, every inch of this building has been thoughtfully designed to provide unrivaled amenities and functionality. Featuring state-of-the-art architectural design, world-class amenities, 24-hour concierge service and so much more, truly experience the Fernbrook difference with the Millhouse Condominiums.





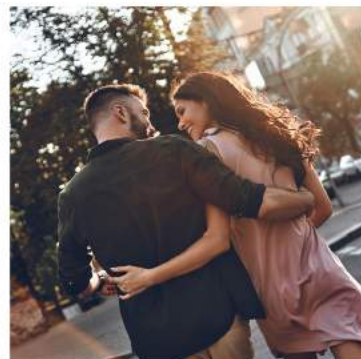
I N T H E H E A R T O F M I L T O N

The time to call Canada's fastest growing city home has arrived. Presenting Millhouse, an exquisite condominium offering that puts residents in the heart of everything Milton has to offer. Experience world-class amenities, a dynamic food scene, some of the area's most pristine conservation areas and trails along the infamous Niagara Escarpment, or easy and convenient access to transit and highways. All this and more awaits you.

HIGHWAY 401 - 5 MINUTES AWAY
GO STATION - 3 MINUTES AWAY
DOWNTOWN MILTON - 3 MINUTES AWAY



GLEN EDEN - 12 MINUTES AWAY
KELSO CONSERVATION AREA - 12 MINUTES AWAY
RATTLESNAKE POINT - 10 MINUTES AWAY





RISE ABOVE MILTON'S SKYLINE IN A LANDMARK COMMUNITY

NIPISSING ROAD

PARKS & RECREATION

The sprawling natural spaces that make up Milton's rich natural landscape are truly a sight to behold. Here, an array of immense conservation areas, kilometres of walking and hiking trails, pristine golf courses and so much more await just moments from The Millhouse.

Kelso/ Glen Eden Conservation Area • Rattlesnake Point Conservation Area • Crawford Lake Conservation Area
Hilton Falls Conservation Area • Rattlesnake Point Golf Club
Trafalgar Golf & Country Club • Royal Ontario Golf Club
Wyldeewood Golf & Country Club • Piper's Heath Golf Club



EAT

From timeless staples to locale favourites and refined dining, there's no doubt you'll be a regular at one of Milton's many superb restaurants.

Hood & Grill • Bryden's Pub & Restaurant
Pasqualino • Pretty Rad • I Heart Boba
Burger Factory Milton • The Green Eatery • Joya sushi
La Toscana • Tim Hortons • Starbucks
Silver Spoon Milton • Pizza Pizza • McDonalds
Marquee Steakhouse & Piano Lounge

SHOP

Boasting an eclectic mix of big box stores, brand name retailers and boutique shops, Central Milton has everything you need to cover your essentials while offering contemporary luxuries and a litany of hidden gems.

Food Basics • John's No Frills • Walmart Supercentre
Canadian Tire • Longo's Milton • The Home Depot
Best Buy • Milton Crossroads Shopping Mall
PetSmart • Staples • Sephora • Real Canadian Superstore
Smart Centres Milton • Peggy's of Milton • Hobby Lobby
The Vault Milton • Aiden N • Milton Health foods

PAMPER

Treat yourself to refined personal care services, spas, salons and more for a lifestyle of true leisure.

La Creative Salon & Spa • Allegra Organic spa & Boutique
Unique Touch Salon & Spa • Utopia Spa & Boutique
Beauty Lounge Milton • Salon Mangata
Modern Man Cut & Shave
Joseph & Mike's Barber & Styling Shop
Fade Tactics • Cheeky Monkey Beauty Bar & Spa



THE
BLUE ROOM
SPA & WAX BAR

EDUCATION

Students will excel in many of Milton's strong academic institutions with public, private & separate schools minutes from The Millhouse.

Robert Baldwin Public School • JM Denyes Public School
Milton Christian School • Learning Blocks Montessori School
Academy of Music (Milton) • Sam Sherratt Public School
St. Benedict Catholic Elementary School
Milton district High School
Our Lady of Victory Catholic Elementary School



GETTING AROUND

Quick access to a variety of transit options gives you the freedom to explore Halton, the GTA and beyond with ease.

Highway 401
Highway 407
Milton Go Station



ENJOY THE BEST MILTON HAS TO OFFER


EAT

- 01 Luigi's Lasagna and Pizzeria
- 02 Pasqualino
- 03 Bryden's Pub and Restaurant
- 04 Hood and Grill
- 05 Coffee Culture Cafe & Eatery
- 06 Sushi-Ya Japan
- 07 The Green Eatery
- 08 Joya Sushi
- 09 Locanda
- 10 The Works
- 11 Casa Americo Italian Bistro and Restaurant
- 12 Symposium Cafe Restaurant & Lounge
- 13 EddieO's PourHouse and Kitchen
- 14 Thai Oasis
- 15 Cora Breakfast and Lunch
- 16 Lone Star Texas Grill
- 17 Turtle Jack's Milton
- 18 Galito's
- 19 Portabello's Italian Bistro
- 20 Goodfella's Wood Oven Pizza
- 21 The Rad Brothers Sports Bar and Tap House

SHOPPING

- 01 Metro Supermarket
- 02 Indigo
- 03 Michaels
- 04 John's No Frills
- 05 Best Buy
- 06 Longo's Milton
- 07 The Home Depot
- 08 Lowe's Home Improvement
- 09 Milton Mall
- 10 Winners
- 11 Toronto Premium Outlets
- 12 Rabba Fine Foods
- 13 Shopper's Drug Mart
- 14 LCBO
- 15 BauHound Haus Inc. Pet Store

TRANSIT

-  Milton GO Station

EDUCATION

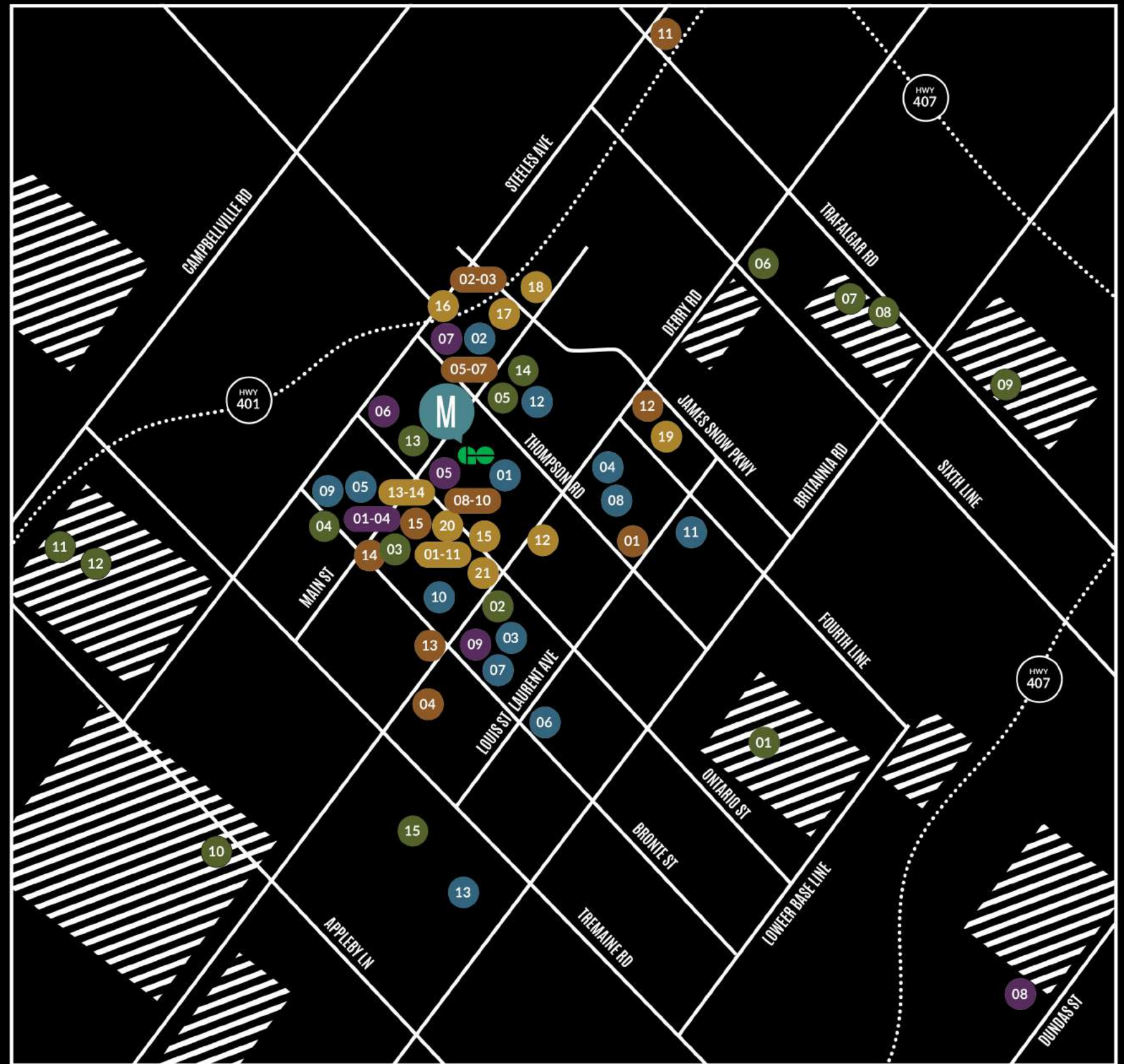
- 01 E.W Foster Public School
- 02 Chris Hadfield Public School
- 03 Anne J. MacArthur Public School
- 04 Irma Coulson Public School
- 05 Martin Street Public School
- 06 Saint Francis Xavier Catholic School
- 07 St. Benedict Catholic Elementary School
- 08 Guardian Angels Catholic Elementary School
- 09 Holy Rosary Catholic School
- 10 Milton District High School
- 11 Craig Kielburger Secondary School
- 12 Bishop P.F. Reding Catholic Secondary School
- 13 Milton Education Village

PAMPER & HEALTH

- 01 Cheeky Beauty Bar
- 02 Exquisite Medi Spa
- 03 Allegra Organic Spa and Boutique
- 04 The Blue Room Spa and Wax Bar
- 05 Sprint Mist Spa Milton
- 06 Tangled Spa and Boutique
- 07 Utopia Spa and Boutique
- 08 Oakville Trafalgar Memorial Hospital
- 09 Milton District Hospital

PARKS & RECREATION

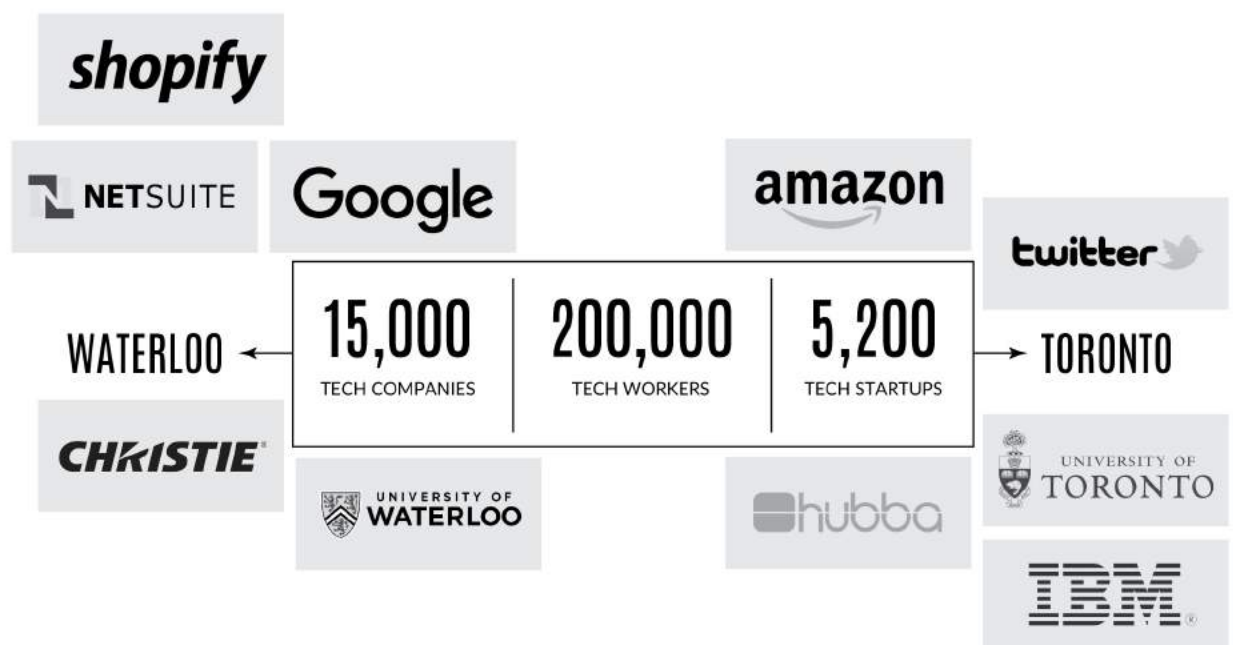
- 01 RattleSnake Point Golf Club
- 02 Milton Sportscentre
- 03 Milton Fall Fair
- 04 Aspire Climbing
- 05 Lions Sports Park
- 06 Trafalgar Gold and Country Club
- 07 Royal Ontario Golf Club
- 08 Wyldewood Golf and Country Club
- 09 Piper's Heath Golf Club
- 10 RattleSnake Point Conservation Area
- 11 Glen Eden
- 12 Kelso Conservation Area
- 13 Cirque Du Play Kids Indoor Playground
- 14 FirstOntario Arts Centre Milton
- 15 National Cycling Centre (Velodrome)



THE FUTURE IS MILTON

A HUB FOR INNOVATORS

Milton is located in the Toronto-Milton-Waterloo Corridor, this is the second largest technology cluster in North America. The supercluster concept is a high-tech collaboration strategy aimed at bringing companies, academic institutions and not-for-profit organizations together to foster growth and create jobs. It's a made-in-Canada Silicon Valley, with Milton at it's geographic centre.



MILTON EDUCATION VILLAGE (MEV)

The Milton Education Village (MEV) is a comprehensively planned, modern neighbourhood with a focus on sustainability and the future that was conceived as a hub for innovators.



As the proposed future site of two post-secondary institutions a joint Conestoga College and Wilfrid Laurier campus. The site is intended to seamlessly integrate leading academic institutions with outdoor recreational opportunities along the Niagara escarpments, and provide residents with flexible office spaces, state-of-the-art research and design facilities, not to mention environmentally-conscious urban design and downtown amenities. When complete, the complex will house 2500 knowledge-based jobs.

This 400-acre site is located on the southwest corner of Tremaine and Derry Rd, adjacent to the Niagara Escarpment,

JUST 7 MINUTES FROM THE MILLHOUSE CONDOMINIUMS

THE LOBBY

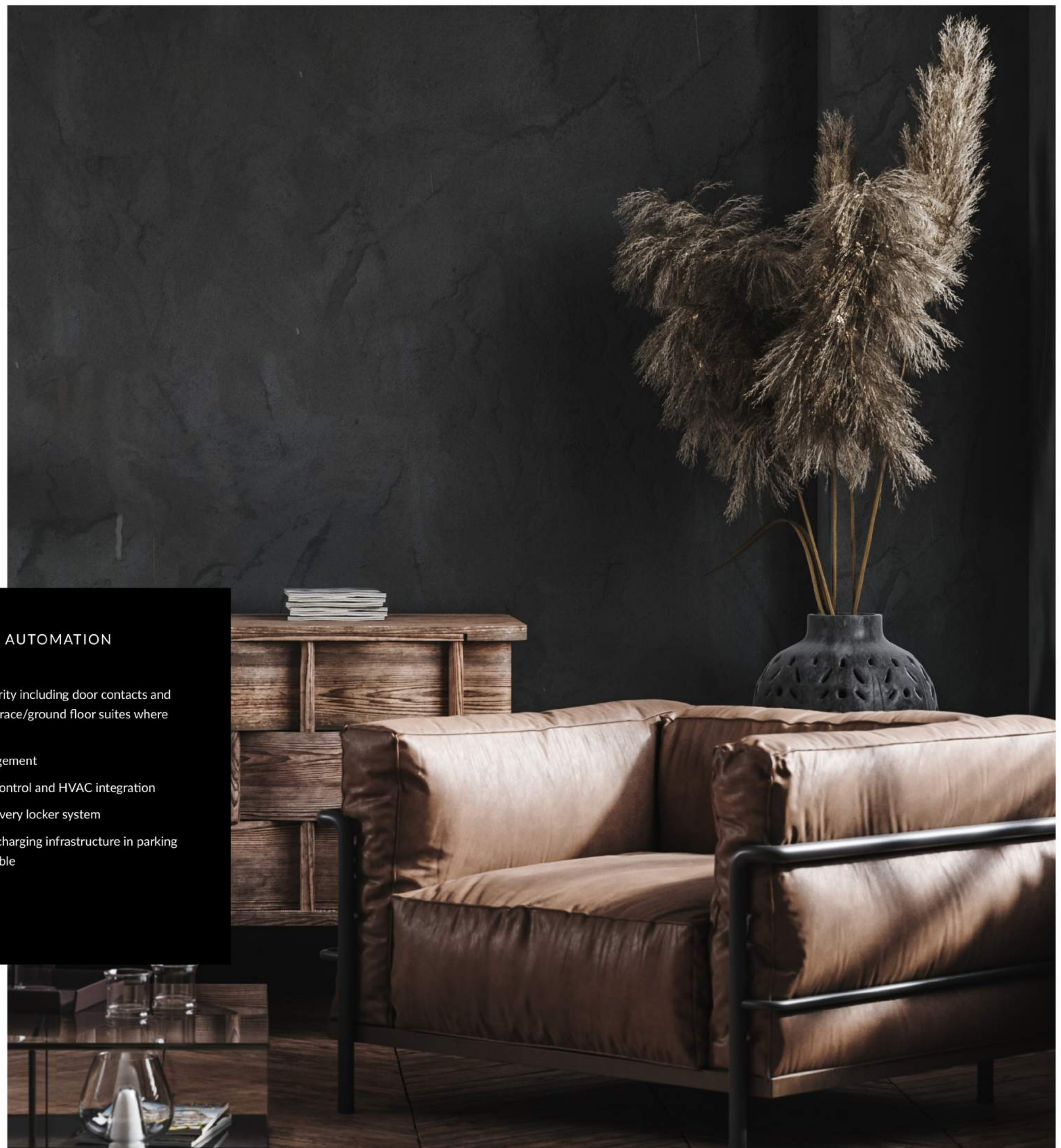


THE MILLHOUSE CONNECTED LIFESTYLE

At The Millhouse, advanced automation features and Smart Home technologies are at your disposal for a lifestyle of true pleasure and ease. From common areas and amenity spaces to inside the suites themselves, The Millhouse will take care of you in ways previously thought impossible.

YOUR SUITE AT THE MILLHOUSE WILL BOAST CUTTING-EDGE AUTOMATION TECHNOLOGIES LIKE:

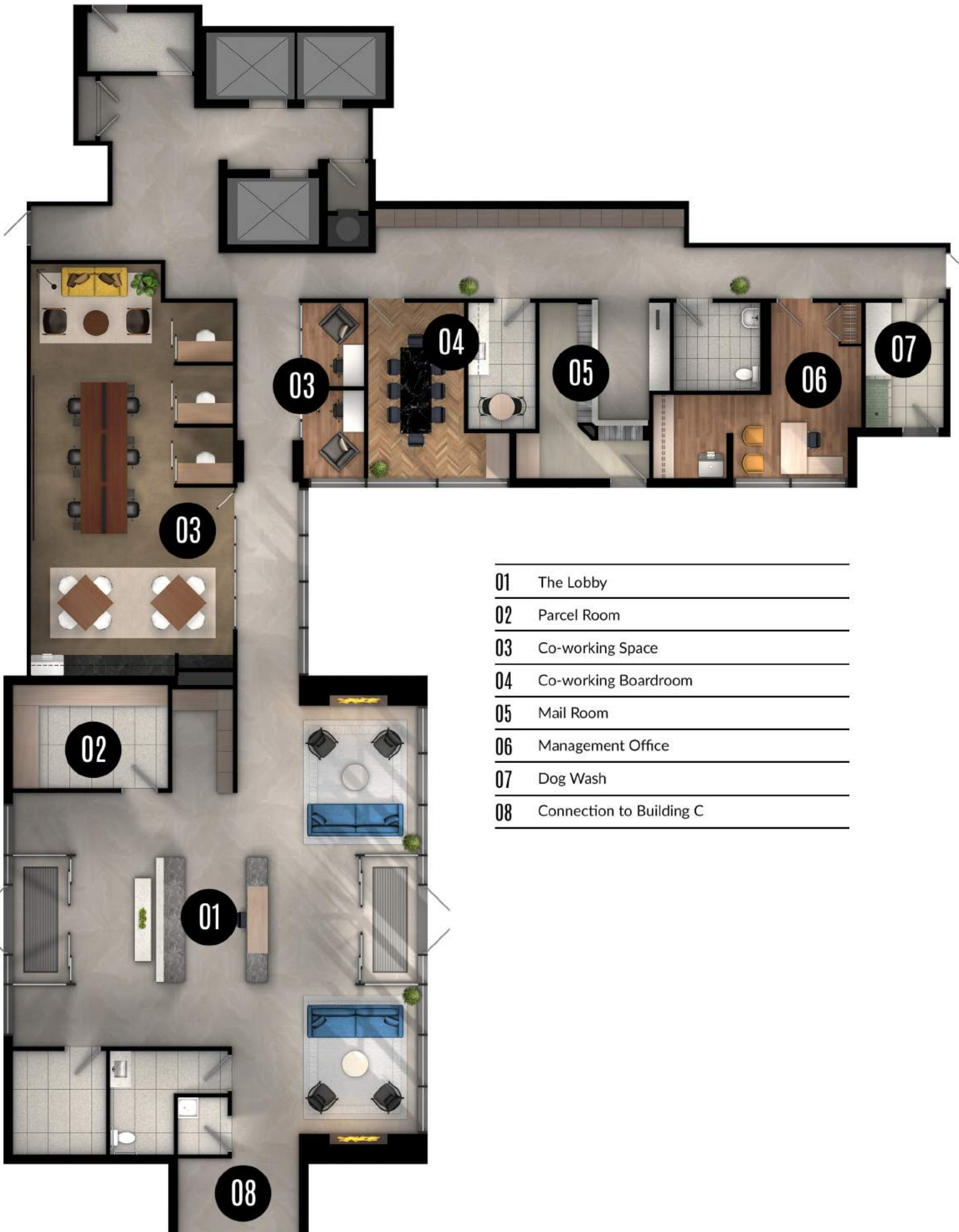
- Digital door locks for all suite entrance doors
- In-suite digital voice and touch enabled wall pad for residents to interact with the smart home and community functions
- Community App Experience allowing the resident to receive notifications, book amenities and interact with all smart community features from a smart phone
- Main entrance intercom system that is integrated to wall pad and mobile app
- State of the art keyless front door entry system for all units
- Integrated suite security including door contacts and motion sensor for terrace/ground floor suites where applicable
- Remote visitor management
- Remote thermostat control and HVAC integration
- Integrated parcel delivery locker system
- Electric Vehicle (EV) charging infrastructure in parking garage where applicable



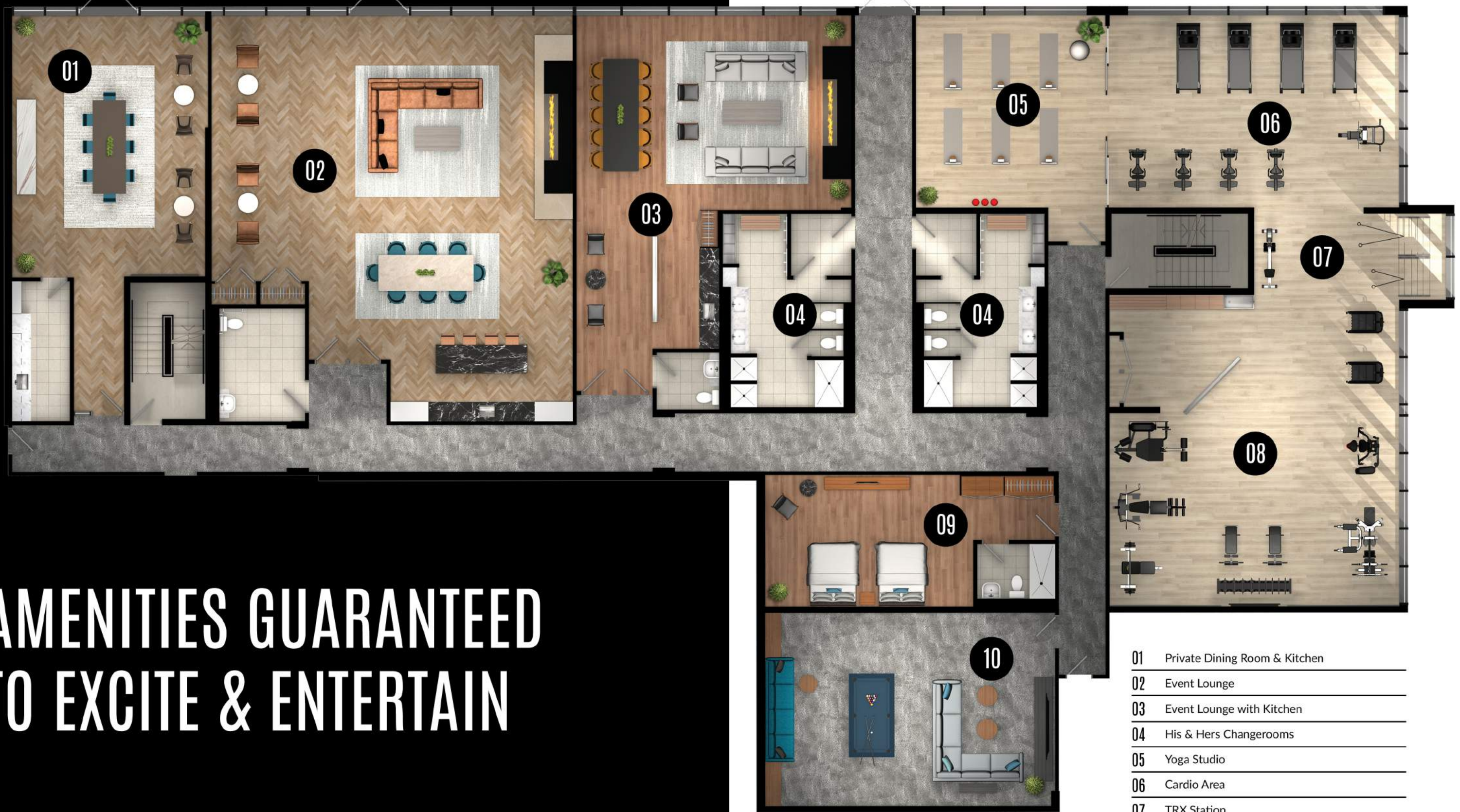


WHERE LIFE MEETS LIFESYLE

UNRIVALLED AMENITIES & FUNCTIONALITY



- 01 The Lobby
- 02 Parcel Room
- 03 Co-working Space
- 04 Co-working Boardroom
- 05 Mail Room
- 06 Management Office
- 07 Dog Wash
- 08 Connection to Building C



AMENITIES GUARANTEED TO EXCITE & ENTERTAIN

- 01 Private Dining Room & Kitchen
- 02 Event Lounge
- 03 Event Lounge with Kitchen
- 04 His & Hers Changerooms
- 05 Yoga Studio
- 06 Cardio Area
- 07 TRX Station
- 08 Strength Training
- 09 Guest Suite
- 10 Games Room & Viewing Lounge

ENTERTAIN, LOUNGE OR FOCUS ON FITNESS WITH EXCLUSIVE OUTDOOR AMENITIES



E N D L E S S

F U N

A W A I T S

**GAMES ROOM
& VIEWING
LOUNGE**



PRIVATE DINING





PROFESSIONAL CO-WORKING SPACE

THE EVENT LOUNGE



BODY AND MIND IN BALANCE



STRENGTH TRAINING



T H E
N A T U R A L
W A Y T O
S T A Y
F I T



OUTDOOR
FITNESS

THE POOL





OUTDOOR DINING

OUTDOOR LOUNGE



WELCOME TO FERNBROOK HOMES

At Fernbrook Homes we believe that taking care of our customers is our first and most important priority. From the moment you walk into one of our sales centres, to long after you've moved into your new home, we take care of you. We take care to ensure our home designs are as cutting edge as possible, customizing plans when necessary to better suit a family's individual needs and desires. We take care to ensure we build your home with the highest quality materials and workmanship techniques to last a lifetime. And most importantly, we take care to ensure you're completely satisfied with your new home purchase. Over the last three decades, we've taken good care of thousands of homeowners in dozens of our signature Communities. Come visit one of our fine communities today and see how we can take care of you.

