



THE EDGAR

RIVERSIDE

HOME IS HERE, AT THE EDGAR.

Welcome to The Edgar, at the corner of Edgar Street and Lauzon Road in the neighbourhood of Riverside. Near the eastern edge of Windsor, Ontario, Riverside offers residents the tranquility of tree-lined streets and proximity to the waterfront beauty of the Detroit River. Here, you will find spacious parks, green spaces and trails amid vibrant shopping and dining venues in one of Windsor's most beloved areas.

Find your perfect fit in an intimate collection of 36 suites, all well appointed with luxurious and contemporary finishes that evoke a sense of elegance and create an environment of comfort and modern luxury.

Enjoy the blend of city amenities with access to the peacefulness of nature and fall into a lifestyle that offers effortless convenience and luxury.

Make everyday extraordinary at The Edgar - 7887 Edgar Street, Riverside, Ontario.



PREVIOUS PROJECT - THE FAIRVIEW

ARTISTIC RENDERING FRONT ELEVATION



ARTISTIC RENDERING REAR ELEVATION



ENJOY UNPARALLELED LIVING AT THE EDGAR



Experience the best life has to offer, in every season, at The Edgar. Elegance and quality permeate every nuance of The Edgar, in surroundings that provide a mix of vibrancy, convenience and tranquility.

EXCEPTIONAL QUALITY AT THE EDGAR

The timeless architecture at The Edgar makes a bold statement while complementing the neighbourhood history and charm.

With cold form steel and precast floor planks being the primary construction materials for the super structure, The Edgar is built to stand the test of time while providing unparalleled quality and comfort for its residents.

Every aspect of this project reflects a commitment to deliver quality construction with attention to every detail. At The Edgar you will recognize brand names that you love and trust such as Kohler, Blanco, Whirlpool, KitchenAid and more.

Why not come home to a suite that is not only designed to delight but built to last?

“Being both the Developer and the Builder we are able to ensure customer satisfaction. We are a family business and take great pride in our hands-on approach as we continue our legacy of quality construction dating back to 1957.”

Christian LeFave
President



FIRST FLOOR LOBBY - ARTISTIC RENDERING

DISCOVER THE EDGAR

What makes The Edgar an unparalleled experience in city living?

- A boutique building offering 36 elegant condominium suites across 4 floors with floorplans that include spacious 1-bedroom, 1-bathroom, or 2-bedroom, 2-bathroom with configurations offering 681 to over 1,600 square feet of living space
- Private parking with optional upgrade to enclosed parking units
- The 2nd through 4th floors are easily accessible by elevator or two sets of stairs
- Courtyards on ground floor suites or private balcony on upper floors
- Conveniently located near a spectacular wellness trail, shopping, dining, sports venues, transit, major highways and all parts of Essex County and the United States

It's time to live in a home that reflects your hopes and dreams. Come to The Edgar and open the door to take in the unmatched beauty of this luxurious new condominium project. Here you will find a path to something exceptional.



PREVIOUS PROJECT - THE FAIRVIEW

AT HOME IN A SUITE THAT REFLECTS YOU

At The Edgar, you can design your suite with a level of personalization that is usually only available in custom homes.

Fulfill your vision for your luxury living space by choosing the finishes, materials and colours that reflect your specific tastes. Our team will collaborate with you to deliver profound elegance with attention to every detail.

Nothing is better than a home and lifestyle that is made just for you.



PREVIOUS PROJECT - THE FAIRVIEW

EXCEPTIONAL FINISHES & FEATURES

Our well-appointed suites balance a beautifully thoughtful and aesthetic design with desirable features and quality finishes, creating a delightful space that is sure to impress.

- 10 foot ceilings on floors 1 and 4 and 9 foot ceilings on floors 2 and 3
- Sleek interior trim, doors and hardware
- Abundant interior finish options
- Individually controlled heating and cooling
- Individually controlled water heaters
- In-suite laundry room
- Private courtyard or balcony
- Master bedroom walkin closets
- Acoustically engineered demising walls
- 100 amp electrical service
- Oversized residential style windows
- 8 foot patio door leading to the courtyard or balcony
- Secured front-lobby entrance with intercom and camera
- Private parking spot included
- 16 private garage units available for sale or lease



PREVIOUS PROJECT - THE FAIRVIEW

LUXURIOUS BATHROOMS

- Custom cabinetry with soft close doors and drawers
- Quartz or granite counter tops
- Tiled ensuite shower with glass door
- Kohler fixtures

CHEF-INSPIRED KITCHENS

- Custom cabinetry with soft close doors and drawers
- Large island for prep and seating
- Quartz or granite counter tops
- Tiled backsplash
- Stainless steel appliance package
- Undermount Blanco stainless steel sink
- Kohler pulldown faucet
- Under counter lighting



PREVIOUS PROJECT - THE FAIRVIEW

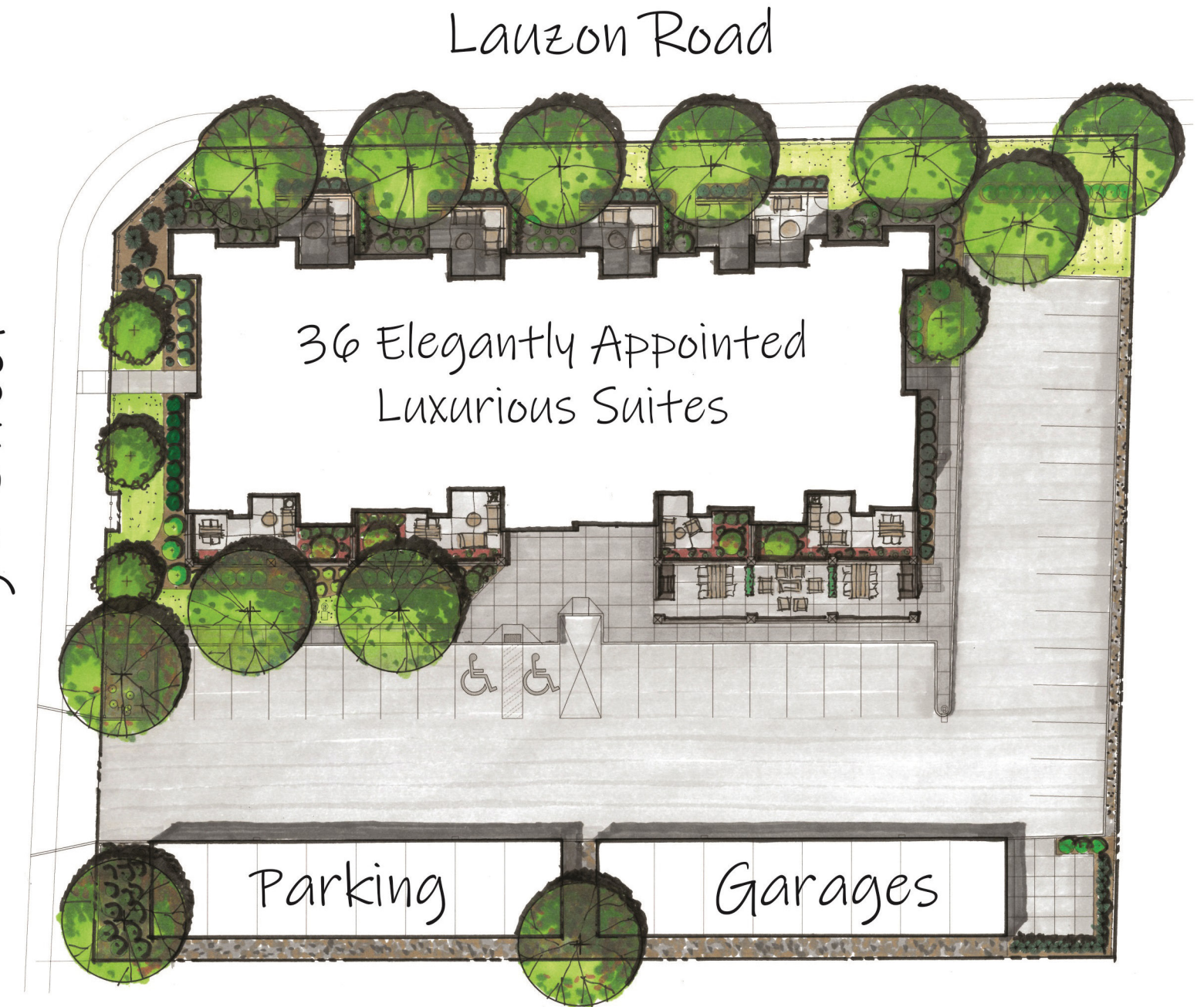
Spacious open-concept suites which are designed for entertaining or everyday living, feature chef-inspired kitchens, perfectly paired with modern cabinetry, hard surface counter tops, stainless steel appliances and elegant lighting.

AMENITIES TO MAKE EVERYDAY EXTRAORDINARY



OUTDOOR COMMON COURTYARD

Edgar Street



ARTFULLY LANDSCAPED GROUNDS



SECOND FLOOR LOUNGE, ENTERTAINING ROOM - ARTISTIC RENDERING

We know our discerning clientele seek more than just a beautiful suite. Our client-centric philosophy ensures your new home will offer you a lifestyle of enjoyment. We pride ourselves on providing impeccable amenities. Enjoy a healthy and relaxing lifestyle at The Edgar.

- With a state-of-the art Fitness Centre open 24/7, 365 days of the year, you can schedule workouts when convenient
- Relax and unwind in the Yoga/Streching Room with a private adjoining balcony
- Store your bicycle in 1 of 2 Bicycle Rooms both with easy access to the outdoors
- Entertain family and friends in the elegant and well appointed Lounge and Entertaining Room located on the second floor which offers: lounge area, bar with stools, sink and fridge, television, large dining table and a private balcony with elegant patio furniture
- Relax with your favourite drink or dine al fresco with your family or friends under the stars in the Common Outdoor Courtyard featuring: 2 seperate barbecue and dining spaces as well as a fire pit surrounded by lounge chairs
- Enjoy sunsets and tranquil views from the Fourth Floor Lounge which offers: comfortable lounge chairs and a private balcony with elegant patio furniture

WORKOUT **IN STYLE 24/7**

Achieve peak wellness and fitness performance in the state of the art Fitness Centre which offers free weights and cardio machines.

Relax and unwind in the adjoining Yoga/Streching Room or on the private balcony dedicated to wellness.

Your direct access to heath and wellness is always just a short elevator ride away.



FITNESS CENTRE - ARTISTIC RENDERING

LIFE IN PERFECT PROXIMITY

Enjoy an exquisitely appointed condo suite in the lovely neighbourhood of Riverside, with everything you need just steps from your door. At The Edgar, Riverside's newest boutique condominium project, you will find a new level of comfort and connection.

A neighbourhood's appeal is personal to everyone, but great communities share essential qualities: appearance, amenities and accessibility. Living at The Edgar allows you to enjoy all 3, without compromise.

EXPERIENCE ALL THE RIVERSIDE AREA HAS TO OFFER

Rich history, idyllic surroundings and exciting discoveries set Riverside apart from other communities. The hamlet of Riverside became part of Windsor in 1966. Today, the area offers a mix of historic architecture and luxurious homes within a short drive to downtown Windsor, Essex County and the United States.

Only steps away you will find an abundance of conveniences including: retail, grocery, spirits, pharmacy, banks and a range of delicious cuisines at dozens of restaurants and café's, each waiting to be explored.





GETTING AROUND

With several Transit Windsor locations near The Edgar, you can access safe, reliable and affordable transportation. The Edgar's central location offers quick connectivity to: Riverside Drive, Tecumseh Road, E.C. Row Expressway, Highway 401 and Highway 3 which provides direct access to The Ambassador Bridge.

No matter where you want to go, what you want to do, or how you want to live, The Edgar is the perfect central location to call home.

Live the good life at The Edgar, with access to all of the amenities you will need, in a neighbourhood you will love.

When you are ready to take an afternoon stroll or a quick jog, the Ganatichio Trail which runs through The Little River Corridor, a naturalized 200-acre park, is moments away. Take in the vistas of the park's wildflower meadow, ponds and mature Carolinian trees such as Magnolia, Black Gum and Sassafras.

For a simple escape from city life, try Peche Island in the Detroit River and discover historic flavours of Windsor's past. A quick 20-minute paddle takes you through beautiful channels with local wildlife to appreciate and photograph. The Canadian-owned island also features walking trails, a beach and a swimming area.



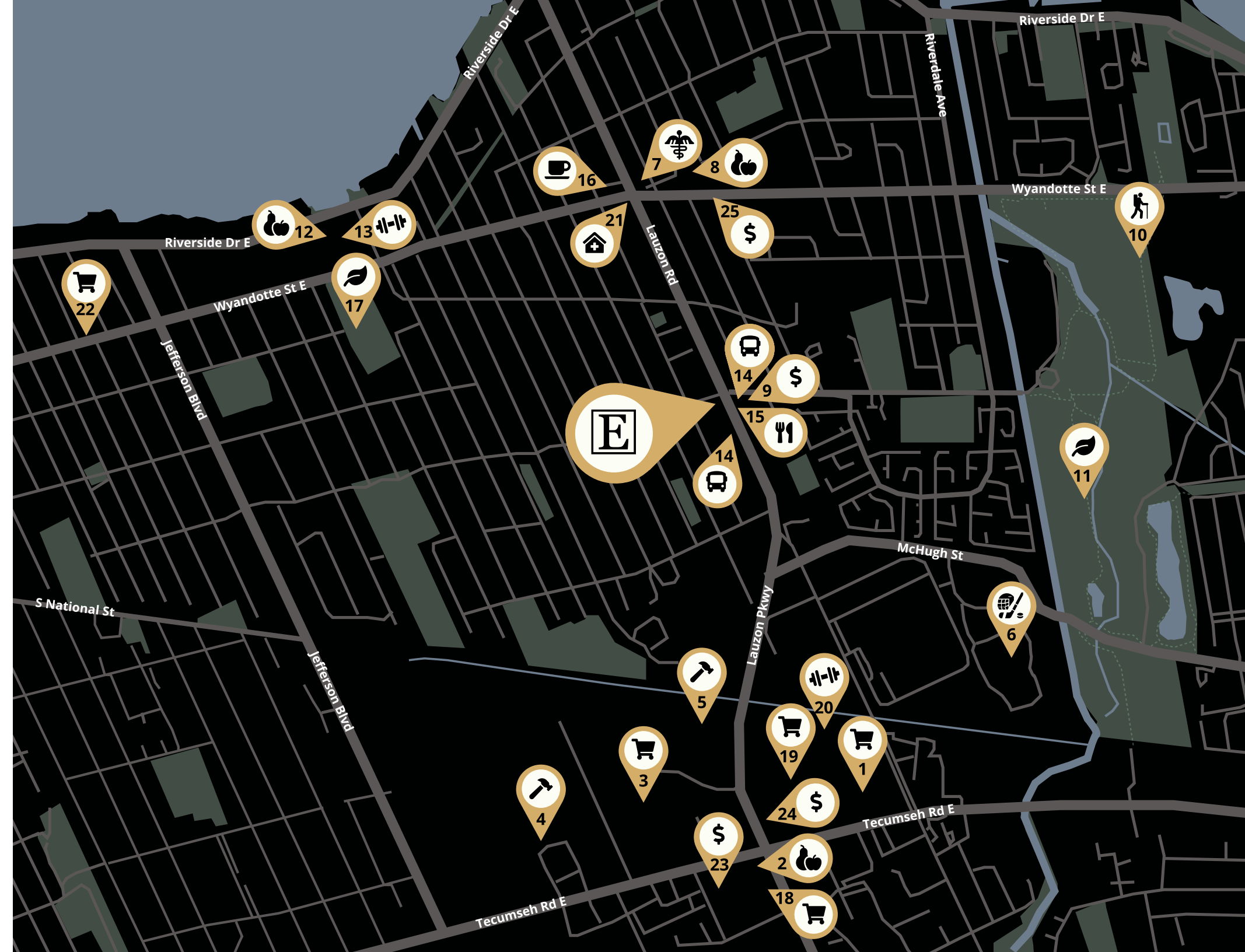
LOCAL AMENITIES

1. Tecumseh Mall
2. Zehrs Supermarket
3. Walmart Supercentre
4. Home Depot
5. Lowes
6. WFCU Centre
7. Shoppers Drug Mart
8. Freshco
9. Windsor Family Credit Union
10. Ganatchio Trail
11. Little River Corridor
12. Metro Grocery
13. Riverside Family Fitness
14. Bus Stops
15. Thai Palace
16. Tim Hortons
17. Miracle Park
18. Winners

19. HomeSense
20. Goodlife Fitness
21. Wyandotte/Lauzon Walk-in-Clinic
22. Shu Shu
23. Scotia Bank
24. Royal Bank
25. Bank of Montreal

NEARBY

- Detroit River (2 mins)
- Riverside Walk-in Clinic (2 mins)
- City Marina (3 mins)
- Pillette Village (5 mins)
- Walkerville District (9 mins)
- Tecumseh (10 mins)
- Downtown Windsor (12 mins)
- Windsor Tunnel (12 mins)
- Highway 401 (15 mins)





www.brottofamilyholdings.com
519.735.1800



www.suburbanconstruction.ca
519.735.1800

www.theedgar.ca

PROJECT TEAM

A TRUE FAMILY BUSINESS DATING BACK TO 1957...

Brotto Family Holdings is a fully integrated real estate holding company and developer with a focus on the acquisition, development and re-development of commercial and residential projects in Southwestern Ontario.

Suburban Construction, a division of BFH is a full service contractor registered with Tarion Warranty Corporation. SC prides itself on managing and building it's projects with the highest level of care and attention to every detail.

BFH and SC were founded on principles dating back to 1957 through the formation of Suburban Builders by my grandfather, Tarcisio Brotto. Over the years Suburban has served as a leader in the construction industry in Southwestern Ontario. Alongside my brother Alex LeFave and my uncle Andrew Brotto, we are proud to carry on the legacy of Suburban.

I would like to personally welcome you to the Edgar!

Christian LeFave
President

