

Arbor West

**ADVANTAGE
TOWNHOMES**

TWO IN ONE
FREEHOLD RESIDENCES



ADVANTAGE TOWNHOMES

/ TWO IN ONE

TWO IN ONE FREEHOLD RESIDENCES

The Advantage Townhomes offer an incredible opportunity for you and your family. While you live in the Upper Residence, rent out the legal Lower Residence and generate income potential. This monthly cash flow can be saved or put towards your mortgage payments.

Don't need all 3 bedrooms and 2.5 bathrooms? You can choose to live in the Lower Residence and generate even more monthly income – or rent out both!

LOWER RESIDENCE

Square Feet (incl. vestibule)	964
Bedrooms	1
Bathrooms	1.5
Parking	Up to 2*

*Oversized surface parking + 1-Car Garage

EXCEPTIONAL VALUE

1-BED RENTAL INCOME POTENTIAL



1 DEDICATED SEPARATE ENTRANCE

2 LEGAL SECONDARY SUITE

3 TWO-STOREY RESIDENCE

4 MAIN FLOOR LIVING

All Square Footages are based on "D" Elevation floor plans and include Finished Basement area. Despite the best efforts of Caivan and its affiliates, officers, directors, employees or agents (collectively "we", "us" or "our" as circumstances warrant) to provide accurate information, including but not limited to prices and availability of homes or lots, it is regrettably not possible to ensure that all information contained in this display is correct. We do not warrant the accuracy and completeness of information, text, graphics or items contained in this display. All dimensions provided are approximate and sizes and specifications are subject to change without notice.

Artist's concepts only. Actual usable floor space varies from indicated floor areas. Square footages include finished space in the basement. E. & O.E. 2024. THIS DISPLAY IS PROVIDED 'AS IS' WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. The information and specifications contained in this brochure are subject to change without notice and represent no commitment on our part in the future. All products and services are provided subject to applicable taxes and accompanying terms and conditions.

ADVANTAGE TOWNHOMES

/ TWO IN ONE



UPPER RESIDENCE

Square Feet	1,732
Bedrooms	3
Bathrooms	2.5
Parking	Up to 2*

*Oversized surface parking + 1-Car Garage

EXCEPTIONAL VALUE

3-BED RENTAL INCOME POTENTIAL

1 TWO-STORY RESIDENCE

2 PRIMARY BEDROOM WITH ENSUITE

3 3RD FLOOR LAUNDRY

4 TWO OUTDOOR TERRACES

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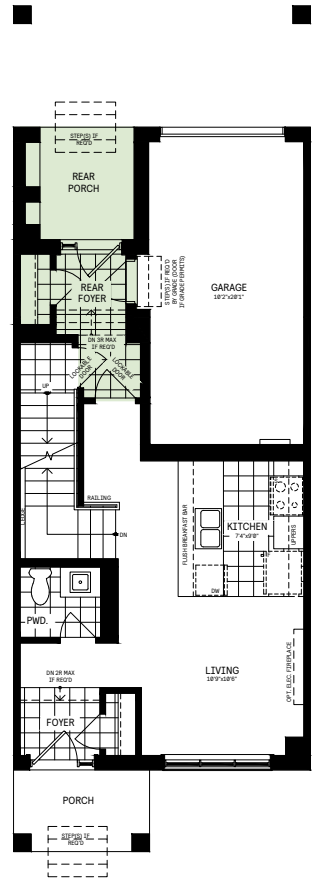
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PLAN 1 / 1E / TWO IN ONE

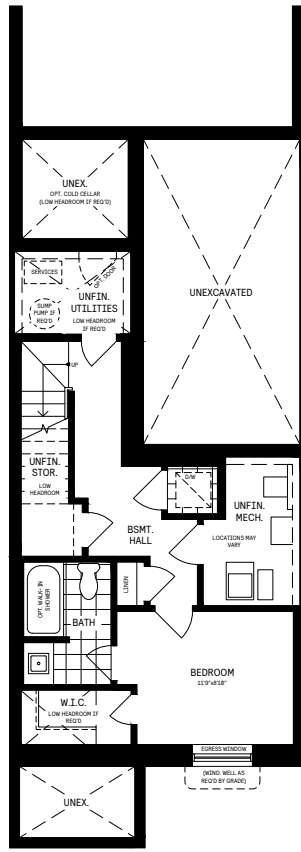
LOWER RESIDENCE

Vestibule / Shared Entrance

GROUND FLOOR



BASEMENT



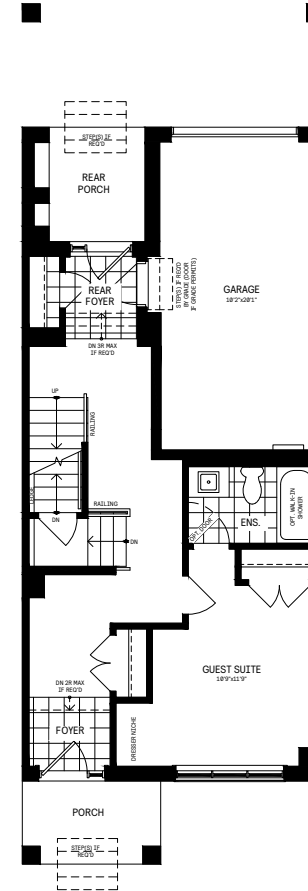
Square Feet (incl. vestibule)	964
Bedrooms	1
Bathrooms	1.5
Parking	Up to 2*

*Oversized Surface Parking + 1-Car Garage

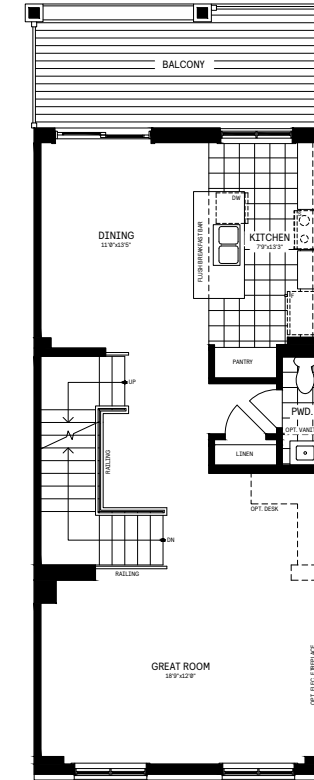
PLAN 1 / 1E / FULL

FULL RESIDENCE

GROUND FLOOR



2ND FLOOR

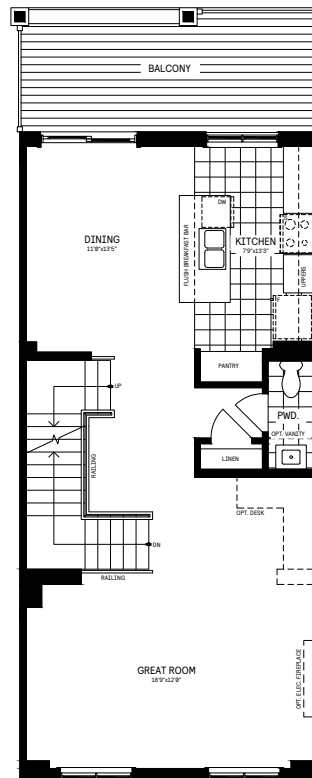


Square Feet	2,657*
Bedrooms	5
Bathrooms	4.5
Parking	Up to 2**

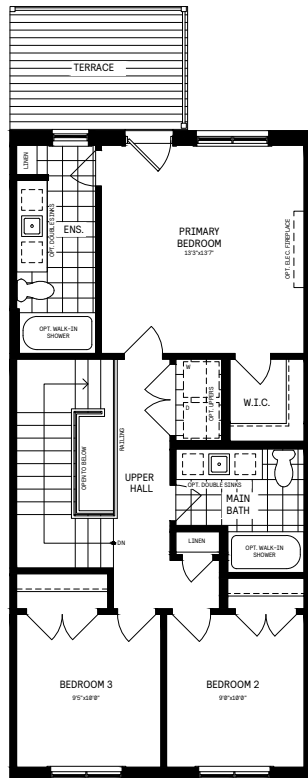
*Square Feet includes 466 Sq. Ft. Finished Basement
**Oversized Surface Parking + 1-Car Garage

UPPER RESIDENCE

2ND FLOOR



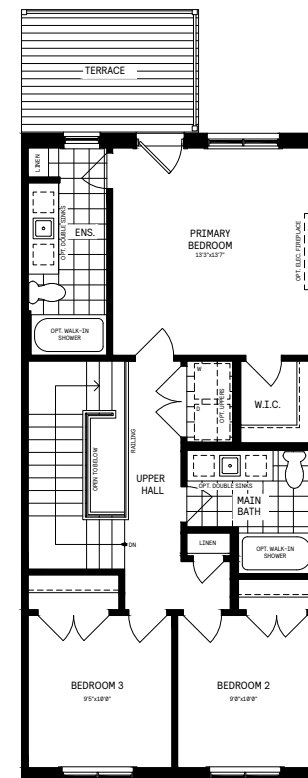
3RD FLOOR



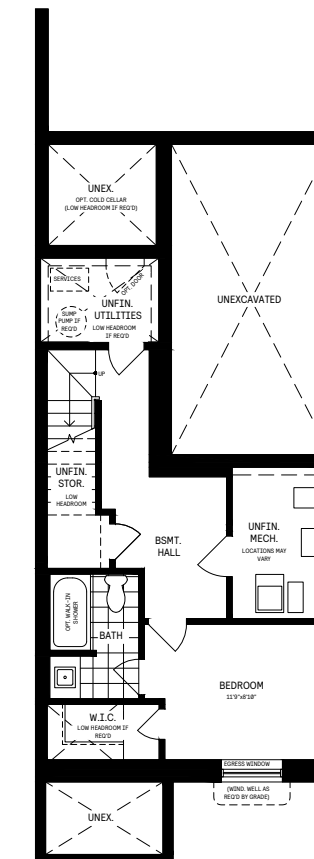
Square Feet	1,756
Bedrooms	3
Bathrooms	2.5
Parking	Up to 2*

*Oversized Surface Parking + 1-Car Garage

3RD FLOOR



BASEMENT



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PLAN 2 / TWO IN ONE

LOWER RESIDENCE

Vestibule / Shared Entrance

GROUND FLOOR

BASEMENT



Square Feet	897
Bedrooms	1
Bathrooms	1.5
Parking	Up to 2*

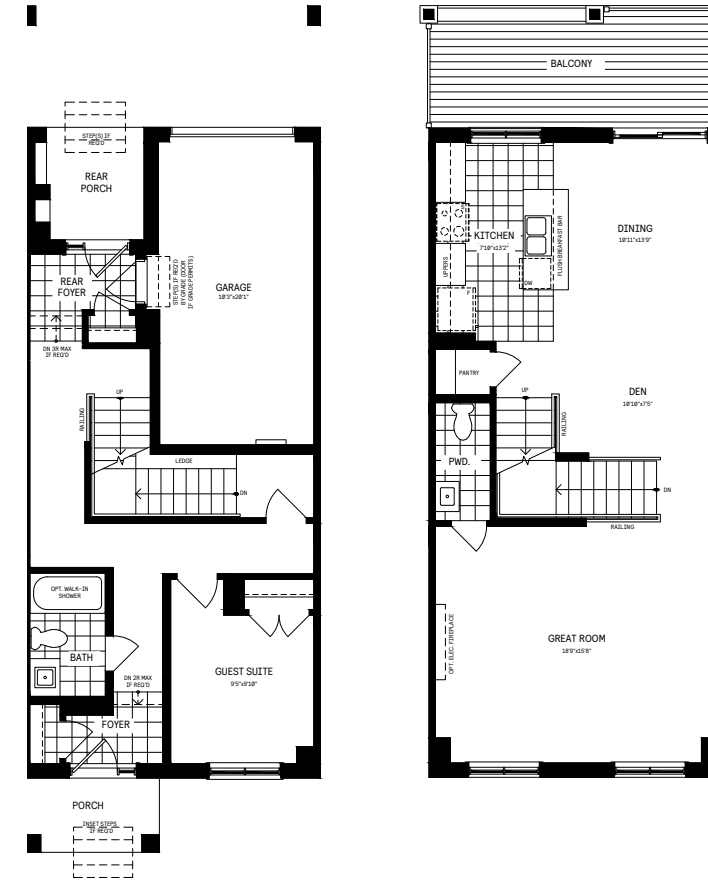
*Oversized Surface Parking + 1-Car Garage

PLAN 2 / FULL

FULL RESIDENCE

GROUND FLOOR

2ND FLOOR



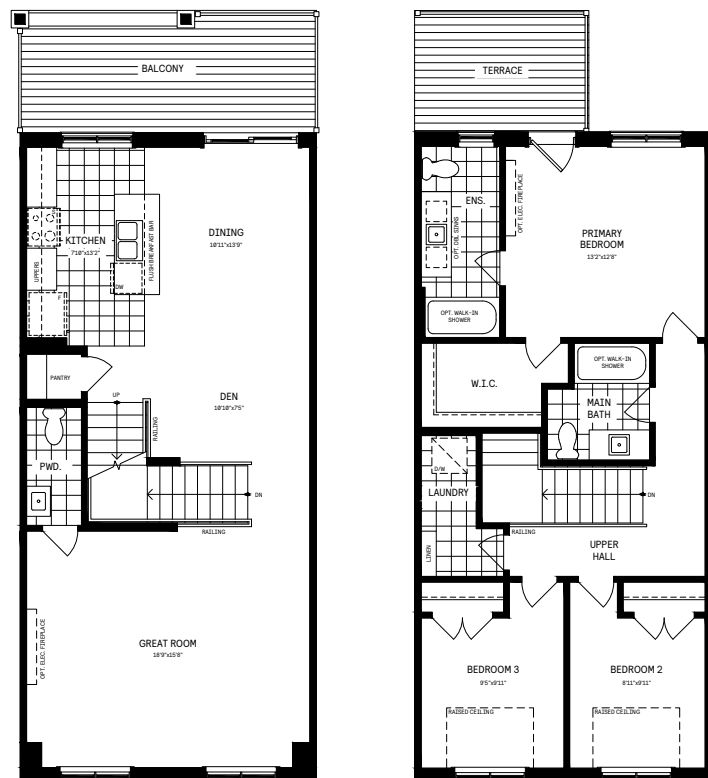
Square Feet	2,609*
Bedrooms	5
Bathrooms	4.5
Parking	Up to 2**

*Square Feet includes 441 Sq. Ft. Finished Basement
**Oversized Surface Parking + 1-Car Garage

UPPER RESIDENCE

2ND FLOOR

3RD FLOOR

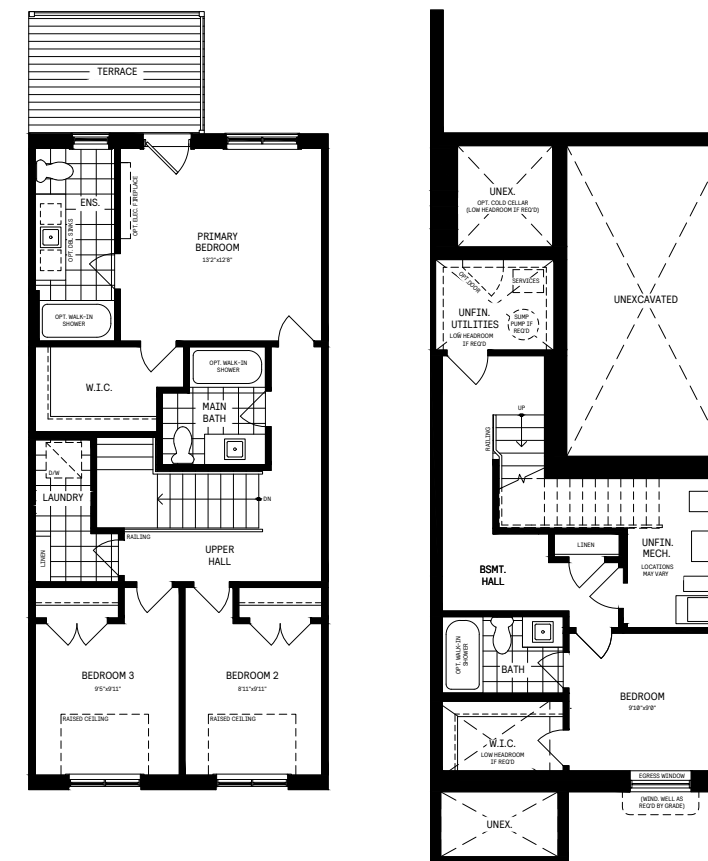


Square Feet	1,698
Bedrooms	3
Bathrooms	2.5
Parking	Up to 2*

*Oversized Surface Parking + 1-Car Garage

3RD FLOOR

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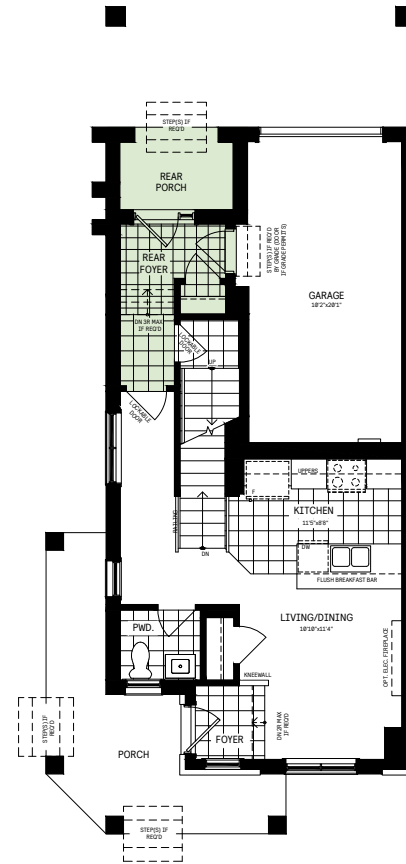
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PLAN 3C / TWO IN ONE

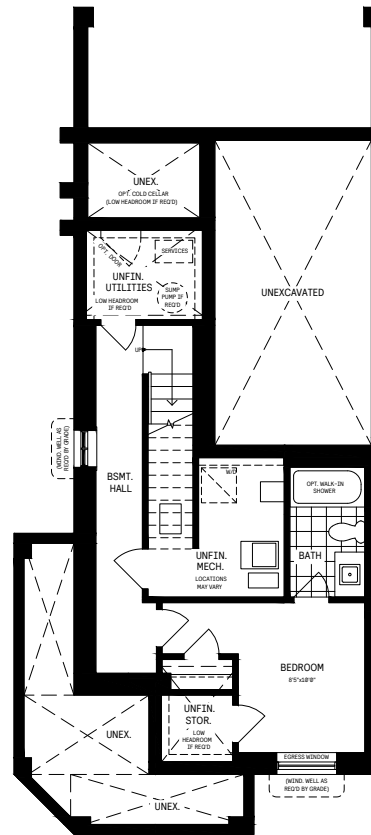
LOWER RESIDENCE

Vestibule / Shared Entrance

GROUND FLOOR



BASEMENT



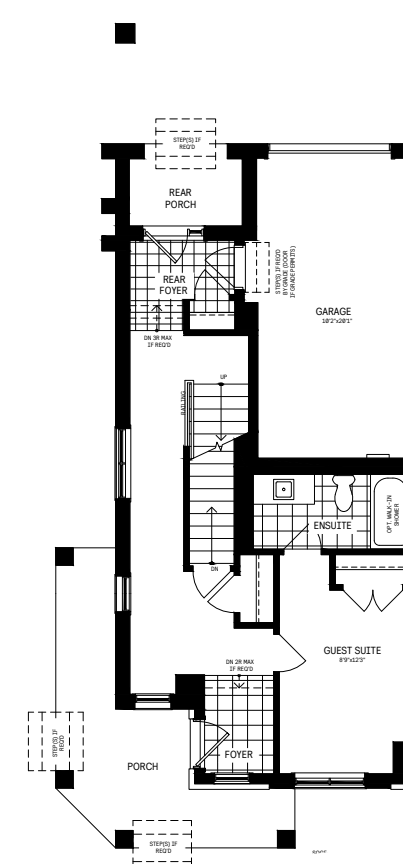
Square Feet	896
Bedrooms	1
Bathrooms	1.5
Parking	Up to 2*

*Oversized Surface Parking + 1-Car Garage

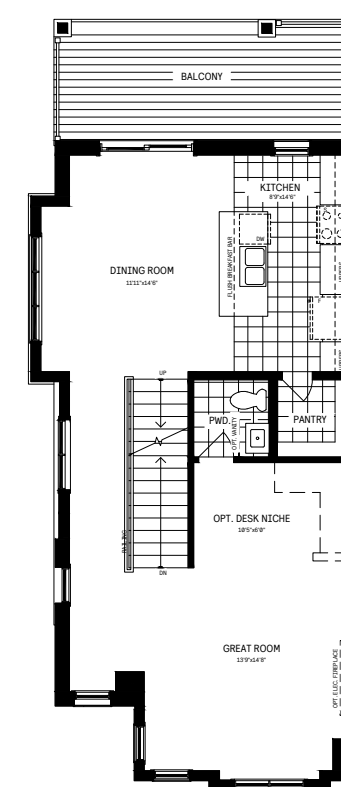
PLAN 3C / FULL

FULL RESIDENCE

GROUND FLOOR



2ND FLOOR

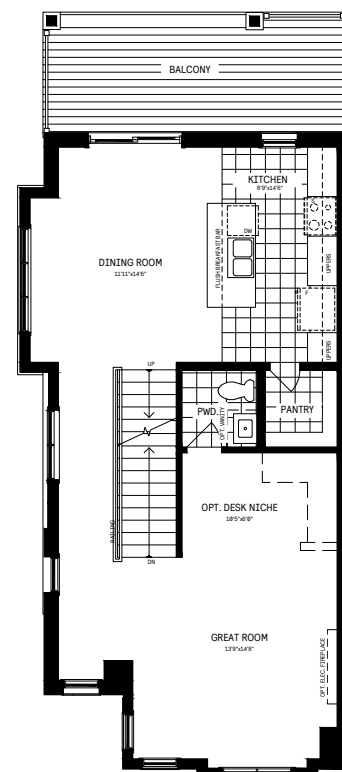


Square Feet	2,624*
Bedrooms	5
Bathrooms	4.5
Parking	Up to 2**

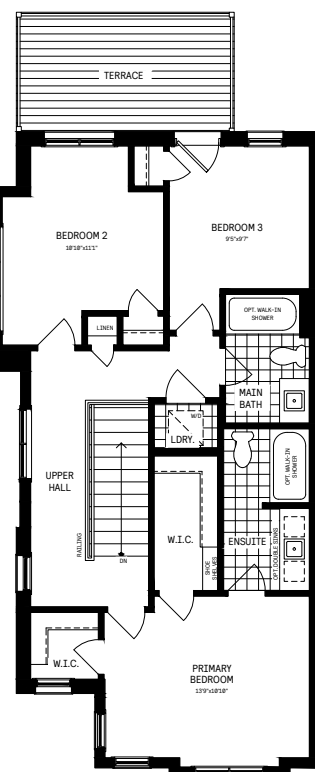
*Square Feet includes 379 Sq. Ft. Finished Basement
**Oversized Surface Parking + 1-Car Garage

UPPER RESIDENCE

2ND FLOOR



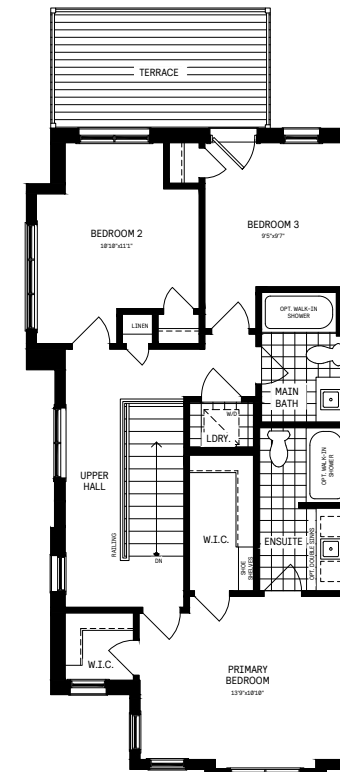
3RD FLOOR



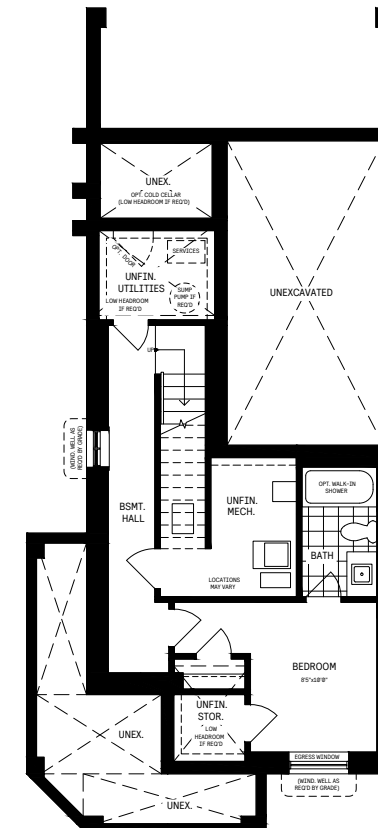
Square Feet	1,727
Bedrooms	3
Bathrooms	2.5
Parking	Up to 2

*Oversized Surface Parking + 1-Car Garage

3RD FLOOR



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TWO IN ONE FREEHOLD RESIDENCES

BRAMPTON'S BEST
INVESTMENT OPPORTUNITY



CAIVAN