

*Come home
to Oakville*

EMPIRECOMMUNITIES.COM

EMPIRE
RAIN &
SENSES



RAIN & SENSES CONDOMINIUMS OFFER RESORT-INSPIRED LIVING IN OAKVILLE

Oakville. Celebrated for its historic ambience, lush nature and cosmopolitan downtown. Now this beautiful township on the shores of Lake Ontario will be home to a spectacular, resort-inspired condominium infused with a taste for luxury living. An eye for detail marks its captivating interiors, while its sublime amenities will have a touch of the exotic.

A residence that elevates the art of living well.

COME HOME TO OAKVILLE.



Visionary architecture. Forever vistas. An inspiring address.

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Situated in the heart of Oakville on the northeast corner of Kerr Street and Speers Road, Rain and Senses Condominiums soar above the vibrant and revitalized Kerr Village. Architecturally, they will be a fusion of tradition and modernity, with a striking and contemporary façade of glass and white metal blended with heritage architectural accents. Spacious cantilevered balconies and wide expanses of floor-to-ceiling glass maximize sunlight and offer panoramic views of the lake and surrounding areas. The extensive grounds will be enhanced with spectacular landscaping that will complement the natural beauty of the surrounding neighbourhood. An idyllic courtyard garden inspired with perennials, shrubs, canopy trees and walkways will invite residents to come out and enjoy nature.



A STATEMENT OF ARRIVAL

At Rain and Senses, you don't just come home, you arrive in superlative style. A winding carriageway brings you to the grand Porte Cochère leading into a sumptuously appointed Lobby. Elegantly decorated with a rich and reflective palette of green, blue and neutrals, the Lobby is reminiscent of a luxurious oceanside lounge, accented with statement pieces, plush seating alcoves and an executive 24-hour Concierge desk. Attention to detail and use of the finest materials further elevate the premium ambience.

The luxury and sophistication continue through into the gorgeous amenity areas and the exquisitely detailed suites. Use of soothing colours and natural materials lend a rich texture to the interiors, accentuating the soft and sensual experience. Whether you're at the spa-inspired poolside or enjoying a coffee on your balcony, the central theme of Rain and Senses is to create an alluring, resort-like ambience right here at home.



Lazy weekends. Boardwalk adventures. Freedom at last.

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THE CHARM OF DOWNTOWN OAKVILLE

A vibrant lakeside town with an enduring heritage, Oakville's historic downtown district offers a fine fusion of magnificently restored 19th century buildings and a charming small-town ambience, enhanced by antique storefronts and world-class restaurants. Lakeshore Road is the heart and soul of Downtown Oakville, a captivating stretch of road accented with beautiful landscaping and heritage lamp-posts. The Towne Square at its centre is an enchanting urban oasis, the perfect place to gather and enjoy the company of friends and family. In summer, bustling patios spill out on sidewalks as residents and visitors enjoy an unending variety of shopping and culinary experiences. From international fashion brand names to local favourites, the district offers something for every taste.

LIFE AT THE WATER'S EDGE

With its outstanding location on Lake Ontario, there's no doubt water inspires lifestyle in Oakville. The picturesque Bronte Harbour and Village, with a rich history dating back to the mid 19th century, boasts one of the finest marinas on the lake shore. From yachting, power boating and sailing to fishing and hiking the charming trails hugging the lake shore, this is Oakville's prime summer playground. Popular music and waterfront festivals bring locals and visitors from far and wide. These include the Downtown Jazz Festival and Midnight Madness, an extravaganza of shopping, dining and entertainment.





A WALK IN THE PARK

Living at Rain and Senses, you can enjoy an incredible variety of outdoor sport and leisure activities. Oakville offers extensive parklands and miles of hiking and biking trails that invite you to get out and enjoy nature in all its myriad colours. A top favourite among outdoor enthusiasts is the Sixteen Mile Creek Trail, a groomed well-maintained trail that winds its way east of Rain and Senses on its way to Oakville Harbour. Bronte Creek Provincial Park is a 1690-acre greenspace offering a variety of activities including trails, picnics and a museum. Golf enthusiasts have a number of spectacular courses to choose from, including the world famous Glen Abbey Golf Club and Oakville Golf Club.



LET YOUR SENSES GUIDE
YOU TO A WEALTH OF
SURROUNDING AMENITIES,
FROM VIBRANT LAKEFRONT
ATTRACTIONS TO THE CHARM
OF HISTORIC DOWNTOWN
OAKVILLE TO A SPECTACULAR
VARIETY OF PARKLANDS,
TRAILS AND GOLF COURSES.



Rooftop parties. Inspired evenings. Serene spas.

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LIVE LIFE TO THE FULLEST

When it comes to resort-style fitness, social and recreational amenities, Rain and Senses are a class apart. Host a gathering for 10 or 100 guests in the grand Party Room equipped with a fully functioning wet bar and an elegant cocktail lounge. There's also a full service kitchen to create a memorable culinary experience. With its upscale ambience and rich wood detailing, the Party Room offers a contemporary linear fireplace and a multifunctional room ideal for private functions or business meetings.

Cool off in the magnificent spa-inspired indoor Pool with whirlpool and cold water plunge. With its eye-catching ceiling, textured stone walls, cascading water streams and gleaming ceramic columns, it is the perfect setting to relive the memories of your last island resort vacation. After a busy day in the city, relax your tired muscles in the soothing cedar sauna. Everything is designed to rejuvenate and inspire.

Take your celebration out into the fresh air and enjoy your cocktails and canapés on the spectacularly landscaped 6,000 square foot Terrace with panoramic lake views. With a variety of BBQ areas, fireplace and gorgeous sundecks, this beautiful outdoor lounge is the perfect place to relax, unwind or celebrate the good times with friends and family.



TAKE YOUR FITNESS
ROUTINE TO THE NEXT LEVEL.
THE STATE-OF-THE-ART
FITNESS CENTRE OFFERS A
VARIETY OF THE LATEST CARDIO
AND EXERCISE EQUIPMENT.

Bring mind, body and spirit into perfect rhythm in the specialized yoga and pilates area, a spacious, well-lit section devoted to stretching and bending. At Rain and Senses, staying fit and healthy is a way of life.



Party Room



Fitness Area

E Ground Floor Amenities



E Landscape Plan





Lakeside views. Impeccable finishes. All inspired interiors.

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REFRESHINGLY ELEGANT

Welcome to a whole new concept in refreshingly elegant living. Every suite comes with its own balcony, terrace or patio. Spacious open concept layouts are designed for maximum livability with bright airy interiors, expansive windows, forever vistas, soaring ceilings and the finest features and finishes. Think polished granite countertops, premium stainless steel appliances and upscale ensuite. Living areas sparkle with high quality engineered flooring, glazed porcelain and ceramic tiles. Gourmet kitchens offer designer cabinets and glass mosaic backsplash tiles. The look is timeless classic, the ambience is urban chic.



FEATURES AND FINISHES

Amenities

- 24-hour concierge
- Guest Suite for visiting family and friends
- Superintendent suite
- Indoor pool with lounge area, whirlpool, cold plunge and dry sauna
- Professionally equipped exercise room with weight training and cardio area
- Yoga & Pilates studio equipped with mats and stability balls
- Men’s and women’s change rooms
- Party room complete with kitchen, private dining area, wet bar and lounge area with fireplace
- Entertainment room equipped with cards table, flat screen TV, lounge seating and wet bar
- Outdoor landscaped rooftop terrace complete with BBQ and seating area
- Pet Wash area
- Car wash area

Suite Features

- Private balcony, terrace or patio as per plan*
- 9’ ceilings on all floors (10’ ceilings on penthouse floor)
- All ceilings are white stippled excluding bathroom(s)
- Secure, solid core suite entry door with dead-bolt and guest viewer
- Stylish white interior doors with modern hardware (contemporary sliders where applicable)
- Mirrored sliding doors on foyer entrance closet as per plan*
- Plank laminate engineered flooring in living room, dining room, kitchen, den, foyer and hallways as per plan*
- Choice of textured loop weave carpet or 40 oz. broadloom for bedroom(s) and stairs where applicable

- Choice of glazed porcelain and ceramic floor tiles for bathroom(s)
- White ceramic floor tile for laundry room
- Walk-in closets as per plan*
- Vinyl-coated wire closet shelving as per plan*
- Stacked washer and dryer in white
- Cultured marble window sills where applicable
- Walls painted with white latex paint; semi-gloss white in kitchens, bathrooms and all trim work
- Individual climate control centralized air conditioning and heating
- Separately metered suites for personal control of suite hydro and water consumption

Kitchens

- Custom-designed contemporary kitchen cabinets
- Polished granite countertop
- Glass tile backsplash
- Stainless steel kitchen sink with single lever pull-out faucet
- Stainless steel appliance package including range, fridge, dishwasher and OTR microwave

Bathrooms

- One-piece custom-designed cultured marble integrated sink with single-lever faucet
- Designer vanity mirror including light fixture
- Deep soaker tub as per plan*
- Framed glass shower enclosure as per plan*
- Pressure balanced valves for tub & shower
- Choice of ceramic or glazed porcelain tile for floor, tub and shower enclosures
- Rain shower heads
- Privacy locks on all bathroom doors
- Exhaust fans vented to the outside

Electrical & Communications

- Phone and data cable wired in all suites
- Conveniently located phone outlets in kitchen, living room, master bedroom, and den as per plan
- Light fixtures in foyer, halls, kitchen, den and walk-in closets
- Capped ceiling outlet in bedroom(s)
- White “Decora” style switches and receptacles throughout

Building Security and Safety

- Personally-encoded security system, with keypad and door contacts
- Heat/smoke and carbon monoxide detectors connected to building alarm as required by code
- Entrances, exits, elevators and selected exterior areas monitored by closed circuit television system
- Key fob allows effortless access at selected secure building entrance points
- Main garage doors operated by key fob or transmitter
- Main front entrance cameras allow you to view your visitors on a special channel on your own TV
- Underground parking with security cameras in the garage area along with parabolic mirrors for greater visibility of pedestrians and vehicles
- Well lit underground garage and exit stairwells painted white
- Garage is ventilated and protected by a fire sprinkler system for added safety and protection
- Heated parking ramp for added vehicle traction



(Note: all kitchen appliances are stainless steel. Washer and dryer are in white.) All of the above specifications are from Vendor's standard samples and as per plan. Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production. The Vendor reserves the right to substitute materials and/or suppliers of equal or greater quality at any time at their sole discretion. Engineered flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. The ceiling height of any suite is approximate and is measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling heights will be less than the stated ceiling height for that floor. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bedrooms, dining rooms, bathrooms, laundry rooms, and hallways), the ceiling height will also be less than the stated ceiling height for that floor. Prices, specifications and terms are subject to change without notice. All renderings are artist's concept. E.&O.E. February 2015. *Availability determined by suite design.



EMPIRE BUILDING ON TRADITION

EMPIRE COMMUNITIES IS A LEADING BUILDER-DEVELOPER OF SOME OF THE MOST SUCCESSFUL MASTER-PLANNED COMMUNITIES IN ONTARIO. THE COMPANY HAS ESTABLISHED A LONG-STANDING TRADITION OF CRAFTING PRESTIGIOUS RESIDENCES IN AMENITY-RICH NEIGHBOURHOODS THAT FIT EFFORTLESSLY INTO THE LIFESTYLES AND PRIORITIES OF ITS HOMEOWNERS, NO MATTER WHAT THEIR STAGE OF LIFE.

Empire's diverse portfolio includes beautiful homes, towering skyscrapers and intimate low-rise communities, such as Uxbridge's The Estates of Wyndance, Etobicoke's Beyond The Sea, downtown Toronto's FLY Condos, The Modern, and The Annex's Schoolhouse, to name just a few. These iconic urban landmarks and others have earned Empire its reputation for outstanding attention to detail, contemporary construction technology, and chic urban designs; in fact, it's these very qualities that wins Empire industry awards year after year — and more importantly, accolades from its homeowners.

Passionate about every residential milieu it creates, Empire firmly believes that a collaborative team effort is what fuels the success of each of its master-planned communities — Rain and Senses Condominiums is no exception. A distinguished, award-winning team has been assembled that includes Graziani + Corazza Architects, Bryon Patton & Associates and Patrick Bollenberghe and The MBTW Group. After all, it's the sum of its parts that creates the 'Empire Edge' — and with such a legacy of excellence, it's no wonder Empire consistently rises above the competition.

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