parkside39

urban towns
niagara



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PARKSIDE
39
URBAN TOWNS NIAGARA



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welcome to a connected park side community.

a limited collection of 39 urban towns.

An exclusive and connected community in Niagara Falls.

Parkside39 redefines urban life—it's smart living, seamlessly merging park vistas with the allure of a bustling town. Imagine sipping your morning coffee, immersed in serene greenscapes as your view, while being only steps away from Niagara's most sought-after dining, shopping, and world-class attractions.

Welcome to Parkside39.

parkside 39







a world-class playground.

niagara falls - a destination you'll call home, any time of year.







Parkside39 is tucked into the heart of Niagara's illustrious landscape, at the epicentre of excitement and explosive economic growth as the next urban lifestyle destination. Residents enjoy endless year-round attractions including the Butterfly Conservatory, Clifton Hill, Niagara Gorge Trail, Niagara on the Lake, and Stamford Lion's Park right at your doorstep. Here, you can live mere minutes away from the U.S.A. border and everything connected to the QEW.

In the evening, the casinos, concert venues, and the international tourism scene offer an endless variety of dining and entertainment options that cater to global tastes. With such a rich local history, the Niagara region boasts several cultural events, festivals, and museums—enough for a new outing day or night.
At Parkside39, chic city living isn't just attainable—it's an expectation.

parkside 39







endless possibilities are just outside your door.







over 100 spectacular wineries and distilleries.

sip and savour the expansive niagara region.



The Niagara wine region is world renowned for its spectacular wineries and distilleries, and is globally recognized for its unparalleled ice wine. Elegant Pinot Noirs, crisp Chardonnays, and refreshing Rieslings grace the tables of wine enthusiasts, attesting to Niagara's versatility.

These experiences are complemented by gourmet dining and the warmth of the local communities, making the Niagara wine region an irresistibly captivating destination for those seeking a blend of natural beauty and culinary delights.

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discover the ease of urban living in stamford.


Norcini & Co. Butchery & Deli


Sobeys


Commisso's Fresh Foods




Tide and Vine Oyster House









Stamford Lion's Park

be minutes from everything you need, only steps from your front door.



Stamford is quietly positioned within the embrace of the Niagara region, offering its residents a harmonious blend of small-town charm and modern conveniences. With its tree-lined streets, fresh markets, and playful parks, the neighbourhood encourages walkability to absolutely everything.

Most of Stamford's attractions are located within close proximity to each other, allowing visitors and locals to stroll and experience all of its charm on foot.

At Parkside39, an active and healthy lifestyle that promotes both physical and social well-being comes naturally.

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5 minutes
Fit4Less

9 minutes
Casa Mia Ristorante



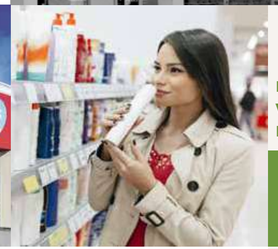
8 minutes
Tide & Vine Oyster House



2 minutes
GL Nails Spa







3 minutes
Sobeys



4 minutes
Shoppers Drug Mart

niagara's most walkable, amenity-rich, community.

walker's paradise



parkside 39

3846 Portage Rd.



10 minutes
A. N. Myer Secondary School



steps away from your everyday.

your local walkable amenities.

groceries & essentials
Sobeys
Commisso's Fresh Foods
Shoppers Drug Mart
M&M Food Market
Bulk Barn
LCBO
The Beer Store

self care & relaxation
GL Nails Spa
First Choice Haircutters
Capri Men's Hairstylist
Milano's Family Hair Salon
Sense of Beauty Spa and Brow Bar
The Andrews Massage & Spa
The Petite Retreat
Celli-Roberts Rita RMT
Phoenix Nail
Lavish Nails
Babe Alert Beauty Salon
Tropical Nails

fine dining
Tide & Vine Oyster House
Casa Mia Ristorante

quick bites
Quesada Burritos & Tacos
We The Finest Burger Company
Pizza Pizza
Danny's Sushi
Subway
Spice N Flames
Little Caesars Pizza
McDonald's
Tim Hortons
Frijoles
Sana Grill
Egg Zone
Hooligans Sports Bar
Vincenzo's Café

treats & special eats
Norcini & Co. Butchery & Deli
British Pride Bakery

for the pets
Pet Valu
Global Pet Foods
Groomingdale's Pet Grooming Morgan Animal Hospital

fitness & health
Fit4Less
Titan Sportplex Niagara
EE Mitchelson Park Soccer Field
EE Mitchelson Park Tennis Courts Niagara
Falls Soccer Club
St. Paul Catholic School Football Field
LiveWell Pharmacy
Trinity Medical Centre Pharmacy

schools
John Marshall Public School
Notre Dame Catholic Elementary School
A. N. Myer Secondary School

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the park collection



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park views and greenspace are yours.

The Park Collection at Parkside39 represents a harmonious blend of urban living and nature's serenity. These modern residences, meticulously designed to optimize space, feature expansive windows, patios and balconies that overlook lush, green parklands. This collection features exceptionally unique double terraces, front and back, for all multi-level models.

The combination of modern architecture with the tranquility of nature provides residents with aesthetic appeal, blurring the boundaries between indoor and outdoor spaces.



Stamford Lion's Park

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the pathway collection

urban form and function, by design.

The Pathway Collection at Parkside39 delivers a unique living experience, fusing the convenience of city dwelling with the rejuvenating touch of nature. These modern residences feature sleek lines, expansive windows, and optimize outdoor living space without compromising on style or comfort.

The combination of functional design and modern sophistication maximizes living space through open-concept layouts and multi-functional areas.





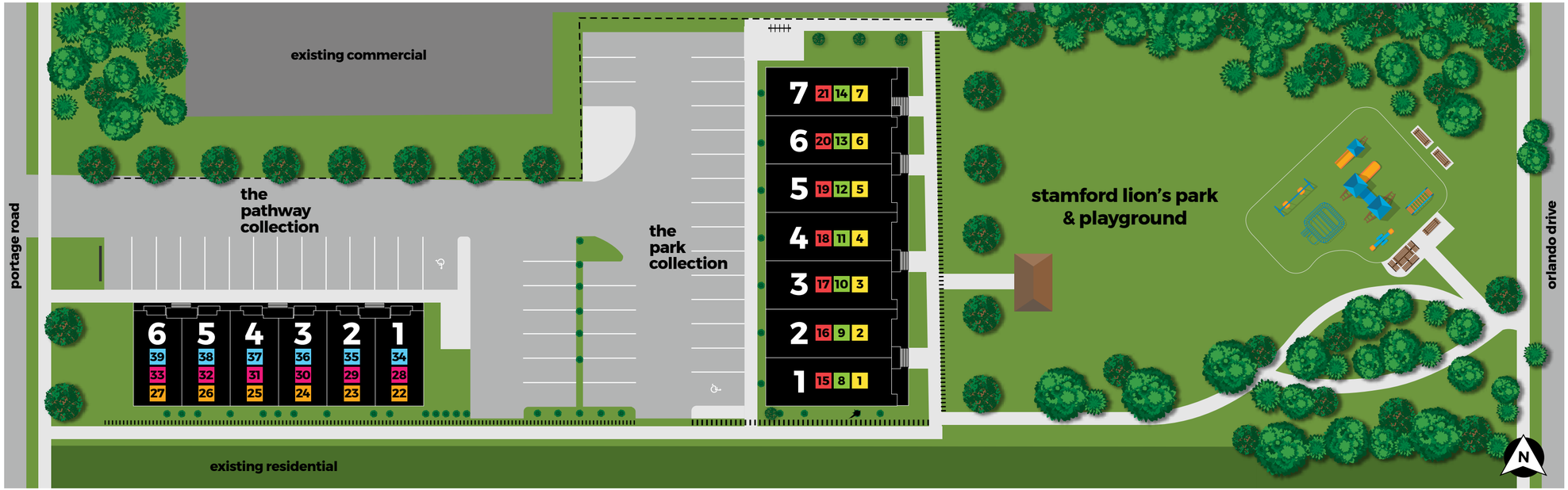


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community plan





Map not to scale. Illustration is artist's concept. Subject to change without notice. E.&O.E.







top 5 features & finishes.

modern design flows from room to room, capturing superb craftsmanship in every detail.

1.
walk-in living & walkability
The walk-in design of each suite offers residents direct access to their home, with walk-out convenience to all the nearby shops and restaurants. No waiting for the elevator, or even need for your car—with entry and exit from your front door being so quick and easy.

2.
unbeatable views
The expansive terraces and balconies provide spectacular views to your natural surroundings. Park Terrace Models also feature two terraces on both ends, offering the flexibility to choose a backdrop for your mood, enhancing indoor-outdoor living with the benefits of varied sunlight settings.







3.
the chef's kitchen
Everyday is gourmet, with kitchens that feature extended height uppers, soft-close cabinets, stone countertops with 4" stone backsplash, and a peninsula with a breakfast bar that is perfect for entertaining.

4.
9' ceilings throughout
Each level features 9' ceilings to deliver a spacious and airy feel, enhancing the sense of openness within each home. This allows for larger windows, ushering in more natural light and offering expanded views of your natural surroundings.

5.
luxury vinyl planking and oak stairs
Where durability and design meet, LVP flooring provides both versatility and the look of a natural finish. For Terrace units, the rich grain and timeless aesthetic of oak stairs easily elevates the main living space.

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expand your living space outdoors.

Each home at Parkside39 includes a versatile extension of outdoor living space with patios, balconies, and terraces (as per plan), ideal for relaxation and entertaining.

Complete with electric BBQ receptacle, residents can enjoy the tranquility of nature as a refreshing backdrop for social gatherings, dinners, and casual meetups under the open sky.



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PARKSIDE 39 URBAN TOWNS



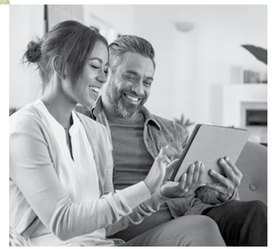
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design is in the details.

quality interiors

- 9' smooth-finished ceilings on all units, excluding dropped bulkhead areas.
- Stained oak finished stair treads and railings as per plans.
- Standard sized contemporary baseboards and standard sized door & window casing.
- Contemporary style hollow core interior doors.
- Black or chrome contemporary passage door handles and hinges throughout, bathrooms will have privacy locks.
- Shelving and clothing rods provided in all closets.

gourmet kitchens

- Purchasers' choice of kitchen cabinets with extended uppers as per plan, from vendors standard samples.
- Colour coordinated kitchen kick plates.
- Soft close hinges and drawer slides, with contemporary pulls in choice of black or chrome.
- Kitchen peninsula design with breakfast bar and power outlet as per plan
- Dedicated receptacle for kitchen stove.
- Dishwasher plumbing, electrical rough in and dedicated location in kitchen lowers for appliance.
- One bank of kitchen drawers included in standard finish package.
- Undermount stainless steel kitchen sink.
- Single lever faucet in the kitchen.
- Stone countertops from Vendor's standard selection with 4" back splash.
- Electrical and mechanical rough in above cooking surface for hood vent.





beautiful bathrooms

- Contemporary vanities with solid surface countertop and single sink in all bathrooms; double sink in Block A Terrace main bathroom.
- Stylish black or chrome single lever faucets in all bathrooms and powder rooms.
- Partially frameless glass shower enclosure with shower door.
- Selection of full height wall tile in all shower stall enclosures per vendors standard samples.
- Freestanding soaker tub with black or chrome faucet (Terrace level units only)
- Contemporary vanity light in all bathrooms.
- Quality white bathroom plumbing fixtures including sink, toilet, and tub/shower where applicable as per plan.
- Black or chrome bathroom accessories including toilet roll, towel rod and hook.
- Exhaust fan vented to exterior.
- Counter level GFI electrical outlet.

exquisite flooring

- Luxury Vinyl Hardwood Flooring throughout the unit.
- Porcelain Floor Tiles in bathrooms and laundry room.

lighting & electrical

- Capped ceiling outlet for fixturing in all living areas and over kitchen peninsula as per lighting packages.
- Switched top half receptacles in bedrooms.
- Surface mounted lights through out unit per lighting plan.
- 100 AMP circuit breaker type electrical panel.
- One exterior electrical outlet on all patios as per plan.
- One dedicated exterior receptacle for electric barbeque (barbeque not included).
- Exterior lighting provided for all exterior doors, inclusive of patios.
- Early warning smoke detectors including visual component conforming to National Fire Protection Association standards, installed per OBC.
- Carbon monoxide detector where applicable as per OBC.
- Heat recovery drain.
- Efficient programable thermostat.
- Sump pump in patio suites.
- White decora style outlets with cover plates throughout.
- White decora style switches with cover plates throughout.
- Mechanical and plumbing rough-ins for all appliances.
- Floor drain included in laundry room.
- High efficiency electric heat pump HVAC system with heat recovery.



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building excellence together.

HAWK DEVELOPMENT

Hawk Development is an energetic real estate firm grounded in the Niagara Region. We thrive on the creation of medium-density residential projects, self-storage, commercial office and industrial. As land developers, we recognize the impact of the buildings which shape our neighbourhoods.
Our dedicated team meticulously analyzes and plans for each stage of the development process from acquisition to occupancy. This planning ensures our buildings will stand the test of time by focusing on smart construction, efficient space planning and timeless design.
Achieving this balance ensures the comfort of our end users, protects our investors and improves our communities. We live in the communities we build.

NIACON

NIACON was founded in 1989. Over the last 33 years, NIACON has developed a team of construction professionals who consistently deliver challenging projects, on budget and on time, across Southern Ontario. NIACON has successfully completed many commercial, industrial, institutional projects, as well as historical renovations, high-rise hotels, and a variety of multi-residential developments.
Our values are based on the principle of providing quality management services to clients building exciting projects.
NIACON prides itself on partnering with clients at the concept stage and working with them through the design development stage, providing ongoing construction-sensitive advice to the design team to assure schedule, budget, functionality, and practicality.
Our Team values each other and is committed to safety, environmental sustainability, and the well-being of all.
Our customers' projects become a part of the landscape and our community, and we take pride and accountability in the delivery of their vision at a fair price.

organica studio + inc.

Our philosophy towards the work we carry out is rooted in partnerships, social impact, and sustainability.
Whether designing an object, a space or a building, we believe that design should incorporate core values of social, economic, and ecological responsibility.
Our fundamental goal is to create holistic spaces that are thoughtful, elegant, and that in some way, reduce the negative environmental impact through skillful and sensitive design.
We strive to be innovative in the design field by encouraging new and emerging ideas in collaboration with technology.
Our approach to design involves looking at each project as a unique entity within a larger context; regionalism. Using the existing context and region as a foundation, we approach each project with an appropriate skill that responds to its distinct opportunities and challenges.
Our focus on high quality design and service delivery are a result of collaboration between designer, client, and builder.
From design inception through to project completion, communication and coordination are essential to the success of a project.

Dfy | Studio

Interior Design Studio located in downtown Kitchener, Dfy Studio is a creative environment where designers of varying backgrounds work together to create fun and functional commercial spaces. With a decade of experience designing and constructing a vast range of buildings and spaces, Dfy Studio has developed a well-known presence in the Kitchener Waterloo area, particularly amongst the tech community.
Our designs feature eye-catching details which root in our experience in multi-storey luxury condominiums. We continue to be involved in such projects, as Dfy Studio has a passion for the local lifestyle of downtown Kitchener and is excited to see how this city will continue to evolve.

SHABRI

Shabri Properties Limited is a leading property management company in the Niagara, Wentworth, Halton and Haldimand Regions offering full-service professional property management and maintenance services to our clients.
In addition, we provide consultation services to solicitors and developers in the creation and conversion of condominium developments.
Our team of experienced Property Managers are committed to assisting the Board of Directors, owners and tenants in maintaining and enhancing their property for the benefit of all.
As the established management company in the region, Shabri Properties is able to negotiate and secure very competitive rates for services for our clients. At Shabri we believe the most valuable service we provide our clients is peace of mind knowing that their properties are being managed safely and efficiently, maximizing their return, and protecting their valuable investment.

pmabrethour

PMA Brethour Realty Group is a full-service Pre-Construction Sales Brokerage, Development Advisory, and Market Research company. We service high-rise and low-rise builder clients throughout the Greater Toronto Area, Ottawa, Collingwood, Kelowna, Calgary, and Naples, USA. Our Positive Mental Attitude is a simple, yet powerful founding cornerstone of our company. PMA continues to drive our business today!
We are committed to serving our clients and our industry with a wide range of services that include full real estate sales services for pre-construction homes, condominiums, resorts, land lease, retirement communities, authoritative market research, planning and development consulting services, land sales, professional sales training and education, mystery site shops services, and TAPS technology in partnership with SmartTouch. Our renowned research division provides complete services fundamental to our clients minimizing risk, with a wide range of analytics and consulting. When you work with PMA, our team is your team!

COOLAID STUDIOS

COOLAID Studios Inc. is a diverse and dynamic team of acclaimed marketers, digital experts, web developers, brand designers, and rebels. We are a full-service brand agency specializing in strategic communications and demand-generation.
We inspire, engage and connect.
We believe each client is unique and our comprehensive approach offers turn-key solutions to any challenge–the bigger the better. COOLAID Studios Inc. is part of The Plus Group of Companies, combining marketing, architecture, interior design and real estate sales software.
Our mission is simple: revolutionize the real estate industry through efficiency, innovation and quality by adding value to the client experience.







