



NOW.

Live in
the Now.

INTRODUCTION

Your home, alive with possibility

No matter what stage of life you are in, The Now is built for your everyday. Here, every detail is designed to help you focus on what matters most: comfort, connection, and a true sense of place.

Because home isn't just where you live, it's how you live. And here, you live in The Now.



BUILDING EXTERIOR

While every effort has been made to accurately depict the exterior and interiors, the builder reserves the right to make changes to finishes and features. E. & O. E.



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now.

CHAPTER ONE

Project



PROJECT

Simplified living

The Now is designed with features that take the hassle out of daily routines, so you can spend less time managing and more time living.

Forget garbage day and missed packages, this is effortless living that keeps you focused on what really matters.

RESIDENT LOUNGE

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Site plan

A community made for right now

● THE NOW EAST & WEST

- Suites
- Resident access to underground parking
- Mail room
- Indoor bicycle storage
- Unit storage
- Pet spa

● SHARED AMENITY SPACE

- Management office
- Fitness centre
- Yoga studio
- Party room
- Study/meeting rooms
- Lounge

○ Road

● Sidewalk/path

● Grass/sod

Map is not to scale. Locations, dimensions, and distances are approximate. Site plan is for illustrative and reference purposes only; certain features, landscaping, pathways, and adjacent elements may be omitted or simplified. All renderings, amenities, finishes, and program elements are subject to change, delay, or substitution without notice. E. & O.E.



Tower amenities



Secure entry

For non-residents, every entrance at The Now is key access code only, or by invite from a tenant.



Security

Entries, lobbies, parking, parcel room, elevators, and hallways are under video surveillance at all times.



Lobby

Each building boasts its own bright, dedicated lobby and two elevators.



Smart entry system

1VALET's Smart Entry System, gives you the freedom to enter by face scan, phone, watch, or fob.



Mail & parcels

Each suite has a dedicated mailbox. A parcel room handles deliveries while you're out living your life.



Storage

Available at a low monthly rate, temperature-controlled, full-sized storage lockers will help keep your suite clutter-free.



Barrier-free suites

Thoughtful, accessible suite layouts are designed for comfort and mobility.



Electric vehicle parking

At The Now, there are multiple metered EV charging spots in all parking areas with the ability to be reserved.



Underground parking

Three levels of secure, reserved underground parking are available.



Bicycle storage

Secured and access-controlled bicycle storage is located at the P1 level of each tower.



Pet spa

Enjoy reservable, self-serve pet spas with drying stations—one in each building's lower level.



Waste management

The Now is equipped with a garbage and recycling chute system.



Onsite management

The Now has professional on-site management.



All features and finishes are subject to change based on availability, to an equal or higher quality, at the discretion of the builder without prior notice.

PROJECT

The Now Social

At The Now, residents enjoy access to a dedicated amenity building featuring thoughtfully curated spaces created to foster community and bring people together.



Fitness centre

The Now's fitness centre has everything you need—plus private change rooms with showers.



Yoga studio

Stretch, breathe, and find your flow. Join a neighbour for a self-guided group session or carve out a little time for yourself.



Lounge area

The Now's cozy lounge area, complete with a fireplace and curated seating, make it easy to unwind, meet up, or get a bit of work done.



FITNESS CENTRE

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PROJECT



Party room

A bright, welcoming space that includes a kitchenette, fireplace, TVs, and plenty of room to host. Perfect for holidays or parties.



The courtyard

The Now boasts a beautiful shared courtyard with walkways, seating, and greenery—the perfect place to reset and feel a little fresh air on a busy day.



Study/meeting rooms

Residents have access to fully equipped, private bookable meeting and study rooms, with select spaces that can double as a games room.



PARTY ROOM

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YOGA STUDIO

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MEETING ROOM

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CHAPTER TWO

Suites

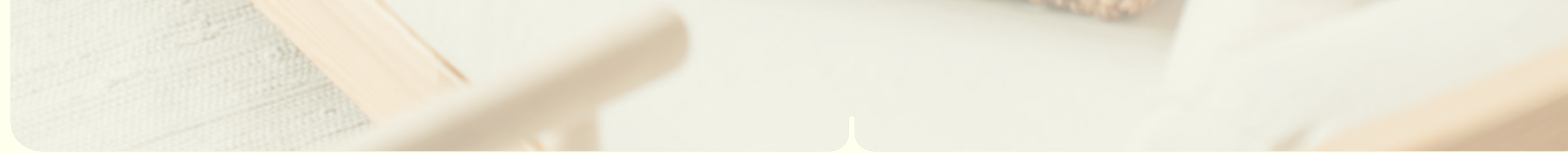
SUITES

Designed for livability

Your home at The Now is built around real life, with thoughtfully planned floor plans that make every square foot count and open layouts that feel good to come home to.

Choose from modern one- and two-bedroom suites featuring clean lines, contemporary finishes, and just the right balance of function and style.

It's the kind of space that adapts to you, not the other way around.



SUITE RENDERING

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Your thoughtfully designed home

SUITE AMENITIES



Appliances

Enjoy LG premium appliances and a full size washer and dryer.



Storage

Thoughtful closet layouts to keep everything organized and out of sight.



Utilities

Year-round heating and cooling on demand possible through the Variable Refrigerant Flow system.



Balconies

Private balconies for morning coffee, fresh air, or just a little time to yourself.



Finishes

Modern flooring, chrome finishes, neutral tones, and clean design details.



Natural light

Large floor-to-ceiling windows will brighten your space with beautiful, natural light.



SUITE FINISHES PACKAGE

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Included features

The Suites

- Airy open concept layouts
- Smooth finish drywall ceilings
- Full-height double glazed windows
- Double glazed balcony doors
- Wood-tone wide plank luxury vinyl flooring (LVT) throughout main area
- Private balconies or terraces with architectural railings
- Solid core entry doors: 8' height on Level 1; 7' height on Level 2 and above
- LG premium stacked front-loading washers and dryers
- Premium paint finishes
- Noise reducing concrete structures and demising wall construction

The Bathrooms

- 12" x 24" natural stone-look porcelain tile floors
- 12" x 24" natural stone-look porcelain wall tile in tub and shower surrounds
- Quality bathroom cabinetry
- Quartz countertops with undermount sinks
- Chrome-finished plumbing fixtures
- White High Efficiency Toilets (HET)
- LED mirrors
- Exterior-vented bathroom fans
- All two-bedroom suites include two bathrooms (as per plans): one with tub and one with glass-enclosed stand-up shower

The Kitchens

- Premium soft-close cabinetry with clean modern profiles
- Large islands with plenty of drawer storage
- Under cabinet task lighting
- Quartz countertops with refined edge detailing
- Premium Energy Star full-size appliance packages including European-style refrigerators, 30" ranges, OTR microwaves, and built-in dishwashers
- Contemporary sinks
- Single-handle chrome faucets with pull-out sprayers and gooseneck designs
- Designer tile backsplashes

Smart Living

- 1Valet keyless suite entries
- LG programmable thermostats for heating and cooling
- Blackout blinds in bedrooms, translucent blinds in living spaces
- Smoke, heat, and carbon monoxide detection systems
- VRF systems allowing for on demand heating and cooling

CHAPTER THREE

Neighbourhood

The best of the city, just outside your door



Your new home at The Now places you at the centre of it all—surrounded by schools, parks, healthcare facilities, and everyday essentials like banks and grocery stores.

You will be spoiled for choice living just around the corner from **The Boardwalk**—Waterloo’s premier shopping and dining destination—perfect for impromptu dinners, coffee dates, and convenient everyday shopping.





Enjoy living where everything is within reach

GROCERIES

- | | |
|------------------------------|---------------------------------------|
| 1 Costco Wholesale | 4 T&T Supermarket |
| 2 Zehrs Beechwood | 5 Food Basics |
| 3 Walmart Supercentre | 6 Herrie's Country Farm Market |

PARKS & RECREATION

- | | |
|--------------------------------------|----------------------------------|
| 7 Waterloo Park | 11 Red River Park |
| 8 The Hydrocut | 12 Pinerow Park |
| 9 Movati Athletic | 13 Copper Street Dog Park |
| 10 The Waterloo GeoTime Trail | 14 West Wind Playground |

SHOPPING & ENTERTAINMENT

- | | |
|----------------------------|-------------------------|
| 15 Rona | 17 HomeSense |
| 16 Landmark Cinemas | 18 Canadian Tire |

EATERIES

- | | |
|---|---|
| 19 Stacked Pancake & Breakfast House | 22 Swiss Chalet |
| 20 Montana's BBQ & Bar | 23 Pita Pit |
| 21 Starbucks | 24 Chuck's Roadhouse Bar & Grill |

HEALTHCARE

- | | |
|-------------------------------|---|
| 25 WRHN @ Midtown | 27 Medical Centre 1&2 at the Boardwalk |
| 26 WRHN @ Queens Blvd. | 28 Westvale Health & Wellness Centre |

Map is not to scale. Amenities Map is for illustrative and reference purposes only; certain features, landscaping, pathways, and elements may be omitted or simplified. Amenities are a visual interpretation and reflection of the approximate current locations which are subject to move or change without notice. E. & O.E.

The amenities map highlights a selection of nearby destinations and is not exhaustive. Numerous additional retail, dining, financial, and entertainment destinations are located within walking distance at The Boardwalk, Canadian Tire Plaza, Costco Plaza, and Waterloo Commons.

- Elementary/high schools
- University/college
- Greenspaces & neighbourhoods
- The Boardwalk Shopping Centre
- Uptown Waterloo
- Downtown Kitchener

The essentials at your fingertips



Getting around

Grand River Transit offers convenient service throughout Kitchener, Waterloo, and Cambridge, with terminal locations adjacent to the project.



Healthcare

The Now is centrally located near a wide range of healthcare facilities, giving you peace of mind at all times.



Highway access

- 14 mins to Highway 8
- 17 mins to Highway 7
- 20 mins to Highway 401
- 10 mins to Uptown Waterloo
- 15 mins to Downtown Kitchener



Educational Institutions

The Now is within reach of leading educational institutions across Waterloo Region.

- Laurelwood Elementary School
- Mary Johnston Public School
- Laurel Heights Secondary School
- Resurrection Catholic Secondary School
- University of Waterloo
- University of Laurier
- Conestoga College
- Empire Public School
- Westvale Public School
- Vista Hills Public School
- Abraham Erb Public School
- Laurel Heights Public School
- St. Nicholas Catholic Elementary School
- Centennial Public School
- Keatsway Public School





Crafted by community

At The Now, we believe in building with purpose, and that starts close to home. Through every stage of planning and construction, we partnered with trusted local and regional contractors who share our commitment to quality, craftsmanship, and community.



Proudly supporting KidsAbility and the power of community to create lasting change for children and youth with disabilities and developmental delays.

Your
moments
begin
here.

NOW.

Live in
the Now.

The Now East Tower

410 Westhaven Street
Waterloo, ON

The Now West Tower

414 Westhaven Street
Waterloo, ON

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