



# Victoria Nest

By



**CRESCENT**  
HOMES



# Victoria Nest

Welcome to Victoria Nest by Crescent Homes, where contemporary elegance meets modern convenience in the heart of Kitchener. Thoughtfully designed with sleek architectural elevations and exceptional craftsmanship, these townhomes offer a perfect blend of style and functionality.

Step into beautifully curated interiors, featuring open-concept layouts and premium finishes that elevate your living experience. Nestled within a peaceful

community, Victoria Nest is surrounded by nature, with the scenic Grand River just moments away—offering a serene escape for outdoor enthusiasts.

Enjoy the best of urban living with unparalleled access to nearby amenities, all while embracing the tranquility of a well-connected neighborhood. Discover a new era of sophisticated townhome living—your perfect retreat awaits.



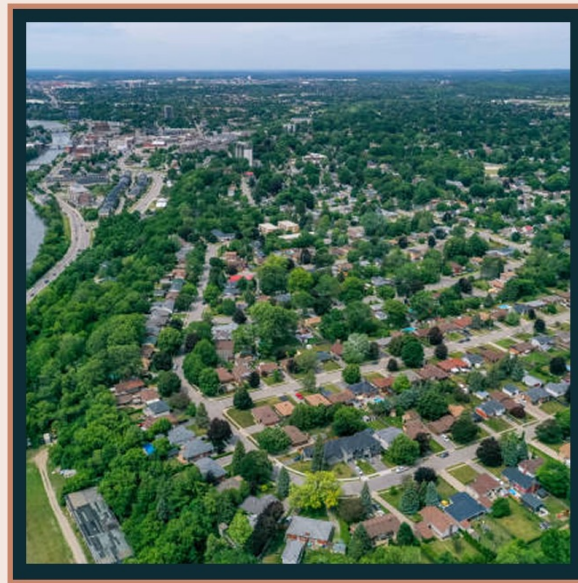


# *Come Home to* KITCHENER



## Robust Economic Growth with Opportunities for All

Kitchener boasts a growing economy, driven by sectors such as technology, healthcare, education, and manufacturing. Whether you're an entrepreneur, a professional, or a skilled tradesperson, the city's diverse economy offers stability and job opportunities across multiple industries.



## A Green City with Sustainable Living

Kitchener is focused on sustainability and eco-friendly living, offering ample green spaces, energy-efficient homes, and easy access to public transit. Whether you enjoy walking, cycling, or using public transport, Kitchener is designed to promote a greener, more sustainable lifestyle.



## Modern Infrastructure for Today's Needs

Kitchener's investment in modern infrastructure, including the ION LRT, new developments, and cutting-edge public facilities, means you'll benefit from a city that is designed for the future. Living here means embracing a city that is evolving with the times and equipped with the amenities you need.



## High-Quality Healthcare

Kitchener offers exceptional healthcare options, including the St. Mary's General Hospital and Grand River Hospital, ensuring peace of mind for you and your loved ones. The city is also home to numerous medical professionals, specialists, and wellness centers, providing top-tier healthcare services within easy reach.



# 3Es

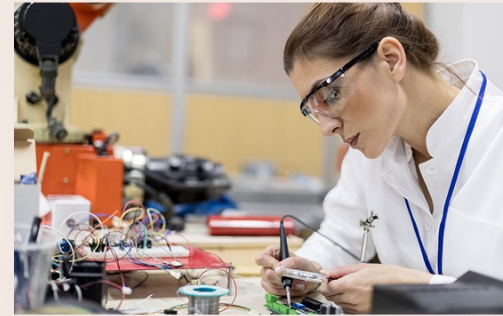
# KITCHENER

Victoria  
Nest

## Employment

### A Thriving Employment Hub

Kitchener is home to a booming tech and innovation sector, with major employers like Google, Communitel, and Shopify driving growth in the region. Victoria Nest is strategically positioned near key business districts, making daily commutes a breeze. Whether you work in technology, healthcare, education, or manufacturing, the opportunities in Kitchener-Waterloo continue to expand, ensuring a bright future for professionals and entrepreneurs alike.



## Education

### Education at Your Doorstep

Victoria Nest is ideally located near top-rated schools, colleges, and universities, ensuring that quality education is never far away. With Conestoga College, Wilfrid Laurier University, and the University of Waterloo just a short drive away, students have access to some of the best post-secondary institutions in Canada. Families will also appreciate the proximity to excellent elementary and high schools, making it a great place to raise children.



## Entertainment

### Endless Entertainment & Lifestyle Options

Life at Victoria Nest means being close to dynamic shopping, dining, and entertainment destinations. Enjoy a night out at The Boardwalk, Fairview Park Mall, or the St. Jacobs Farmers' Market, where you'll find unique boutiques, fresh local produce, and fantastic eateries. Sports enthusiasts and nature lovers will appreciate the nearby Chicopee Ski & Summer Resort, Bingemans, and scenic Grand River trails, offering outdoor adventures year-round.







Centrally Located & Well Connected

HWY 7 & 8



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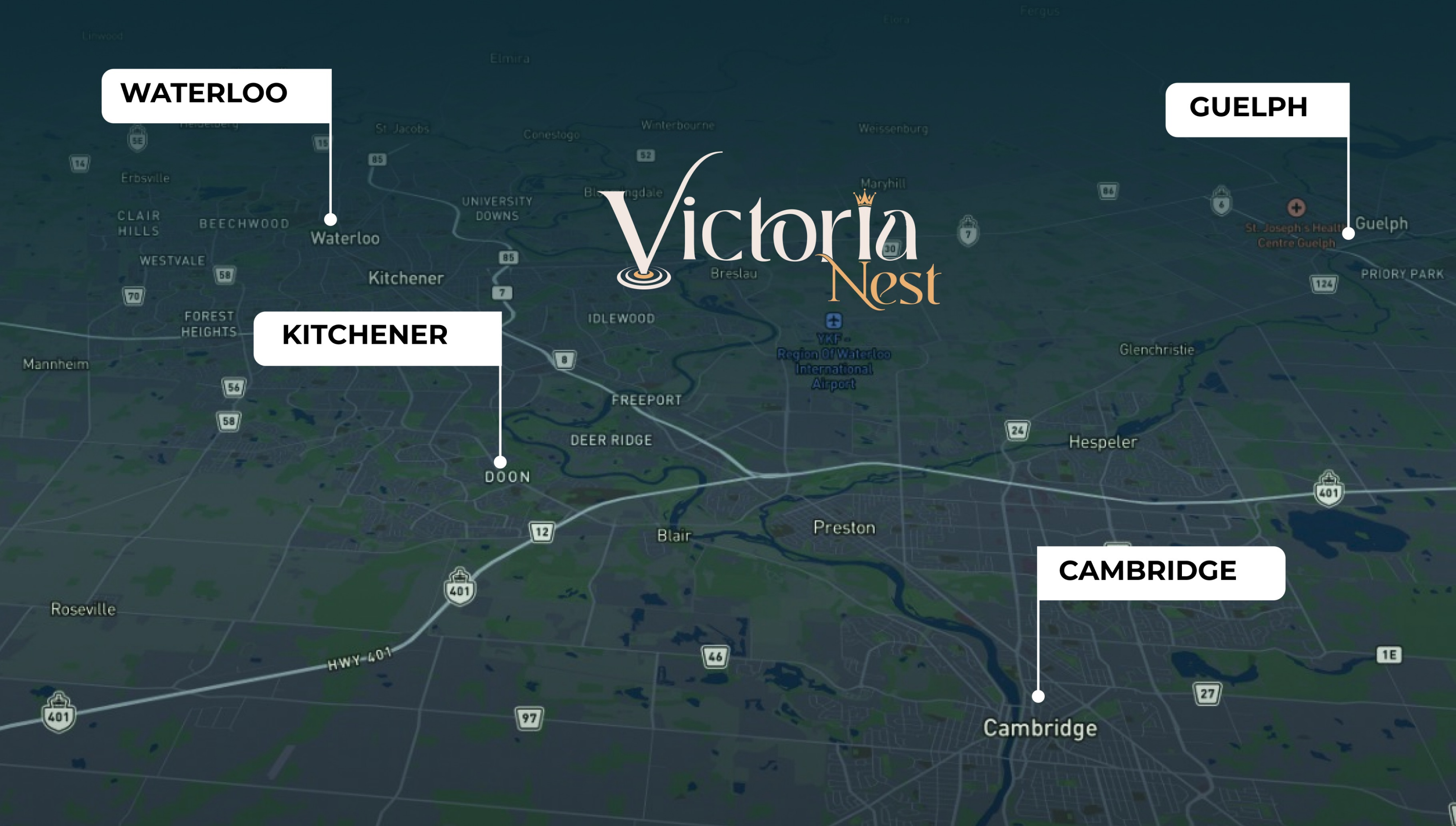
**WATERLOO**

**GUELPH**

**KITCHENER**

**CAMBRIDGE**

Victoria  
Nest





# Exceptional Design & Architecture



## Victoria<sup>™</sup> Nest

Victoria Nest by Crescent Homes introduces a new chapter in townhome living, perfectly positioned in the heart of Kitchener. These thoughtfully designed homes feature stylish architecture, sleek modern elevations, and exceptional craftsmanship, blending elegance with functionality.

Offering spacious Grand floor plans, Victoria Nest provides a range of layouts to suit different lifestyles. The open-concept interiors maximize space and natural light, creating a warm and inviting atmosphere. Select units feature private patios on garden levels, perfect for outdoor relaxation and entertaining. The primary bedrooms boast luxurious ensuite bathrooms, generous walk-in closets, and private balconies—ideal for unwinding in comfort.

Designed for modern living, the building combines contemporary amenities with a peaceful community feel. Nestled in a serene setting near the Grand River, residents can enjoy the beauty of nature while remaining close to urban conveniences. Victoria Nest offers the perfect balance of sophistication, comfort, and practicality—embrace the next level of townhome living today.







## End Unit



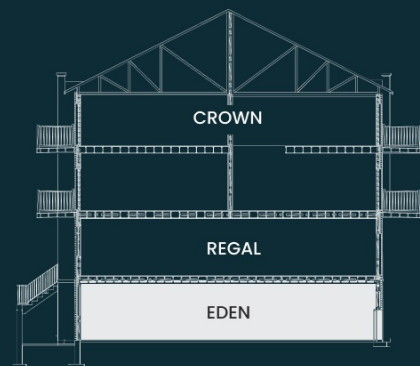
1,032 SQ FT



2 BEDS



2 BATHS



Slide Elevation



## Interior Unit



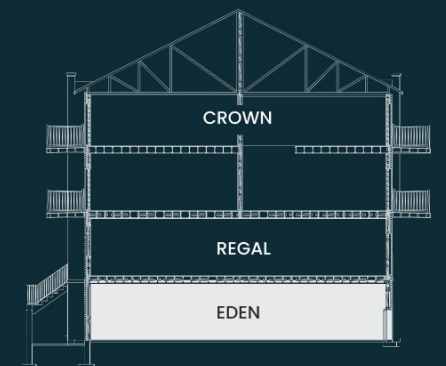
985 SQ FT



2 BEDS



2 BATHS



Slide Elevation







## End Unit



1,415 SQ FT



2 + Den



2 BATHS

## Interior Unit



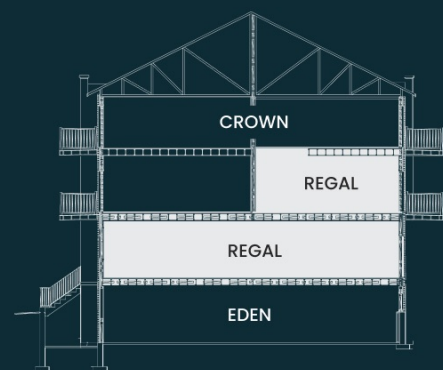
1,337 SQ FT



2 + Den



2 BATHS



Slide Elevation



The **Regal** floor plan features 2 bedrooms, 2 bathrooms, and a den, offering a perfect blend of comfort and functionality. The junior bedroom includes a convenient semi-ensuite, making it ideal for children or guests, while the primary bedroom boasts a spacious ensuite bathroom, a generous walk-in closet, and a private balcony —perfect for unwinding. The open-concept design enhances space and natural light, creating a bright and inviting atmosphere for modern living.

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# Crown

## End Unit



1,532 SQ FT



3 BEDS



2.5 BATHS

## Interior Unit



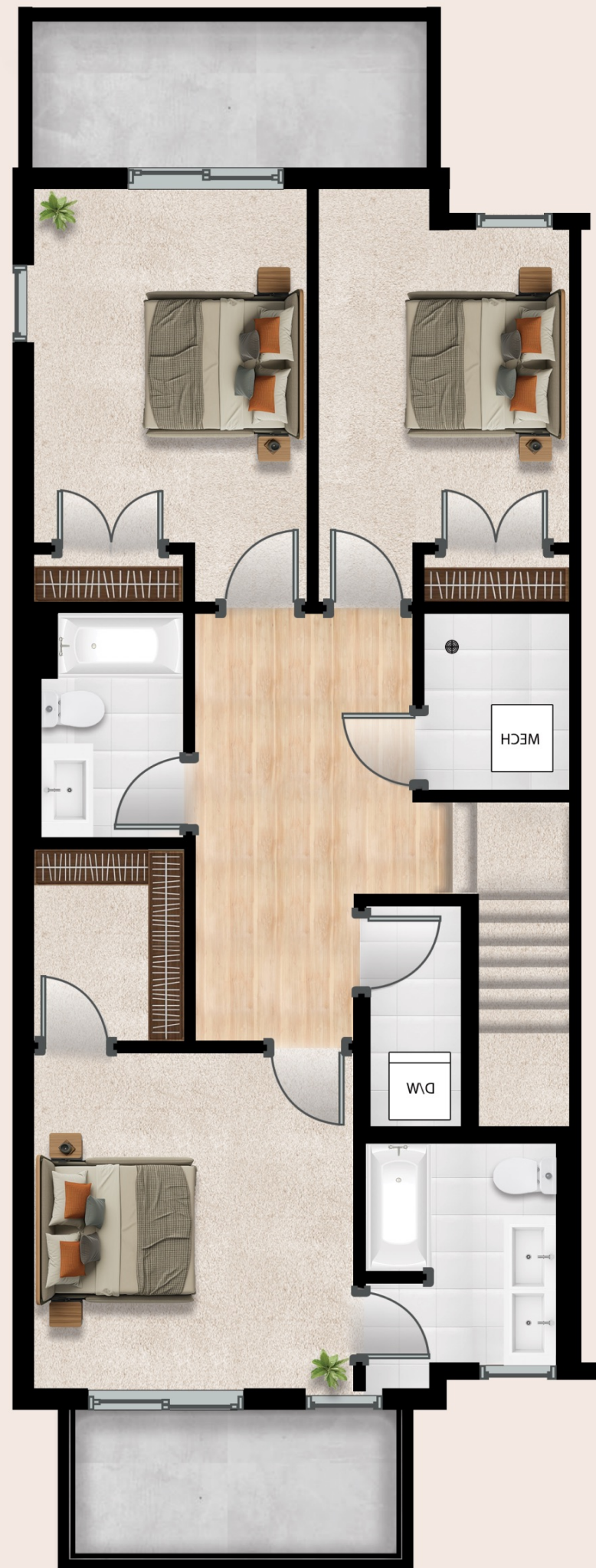
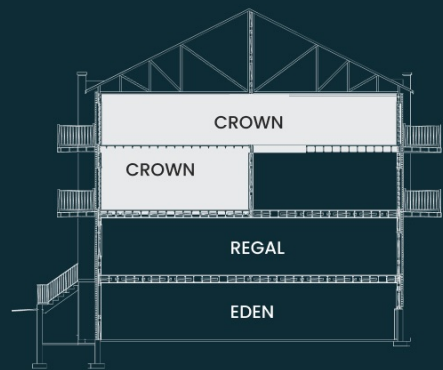
1,443 SQ FT



3 BEDS



2.5 BATHS



The **Crown** floor plan offers 3 bedrooms and 2.5 bathrooms, combining space, comfort, and functionality. Designed for growth, this spacious layout features an open-concept design that enhances natural light and everyday living. The primary bedroom boasts a luxurious ensuite bathroom, a generous walk-in closet, and a private balcony—perfect for relaxation. Ideal for families or those who love to entertain, the Crown provides ample room to create a warm and inviting home while ensuring a bright and airy atmosphere for modern living.

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# Victoria Nest

## Site Plan







**Parks**

- Rosenberg Park
- Stanley Park
- Tecumseh Park
- Casey Park

**Things to do**

- Chicopee Ski Resort
- Kingpin Bowlounge
- Flag Raiders Outdoor Paintball
- Rockway Gold Club
- Grand River Recreation Complex
- Grand River Rocks Kitchener

**Schools & Collages**

- Rosemount School
- Grand River Collegiate Institute
- Crestview Public School
- Stanley Park Senior Public School
- Sunnyside Public School
- Chicopee Hills Public School
- St John Paul II School
- Lackner Woods Child Care
- Lackner Woods Public School

**Restaurant & Bar**

- The Pub on King
- Beertown Public House Waterloo
- Arabella Park Beer Bar
- Shortrfinger Brewing Company
- Waterloo Brewing Taphouse
- Counterpoint Brwwing Company
- TWB Brewing Company
- America Latina
- The Lancaster Smokehouse
- Sahar's Kitchen
- StrykerZ Kitchen & Bar
- Concordia Club





**At Crescent Homes, we believe in enhancing the quality of life. We offer prime locations, innovative products, excellent customer service, and competitive pricing. A qualified team meticulously crafting every home, ensuring attention to detail and customer satisfaction. We prioritize energy efficiency, health, and comfort in our homes, tailoring each build to meet the unique needs of every buyer.**

**Crescent Homes' commitment extends beyond construction; we strive to foster trust, build strong relationships, and attain peace of mind for our buyers. Our knowledgeable and passionate team collaborates closely with buyers throughout the process to make their vision a reality. We strive to uphold the values of innovation, integrity, and excellence in everything we do, providing employees with a supportive work environment in which they can deliver exceptional craftsmanship and service while maintaining professional integrity.**

**Our mission is to provide customers with high-quality, dependable homes that they will be proud of for years. We value professionalism, integrity, and fairness in all of our interactions.**

More Projects by **Crescent Homes**





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