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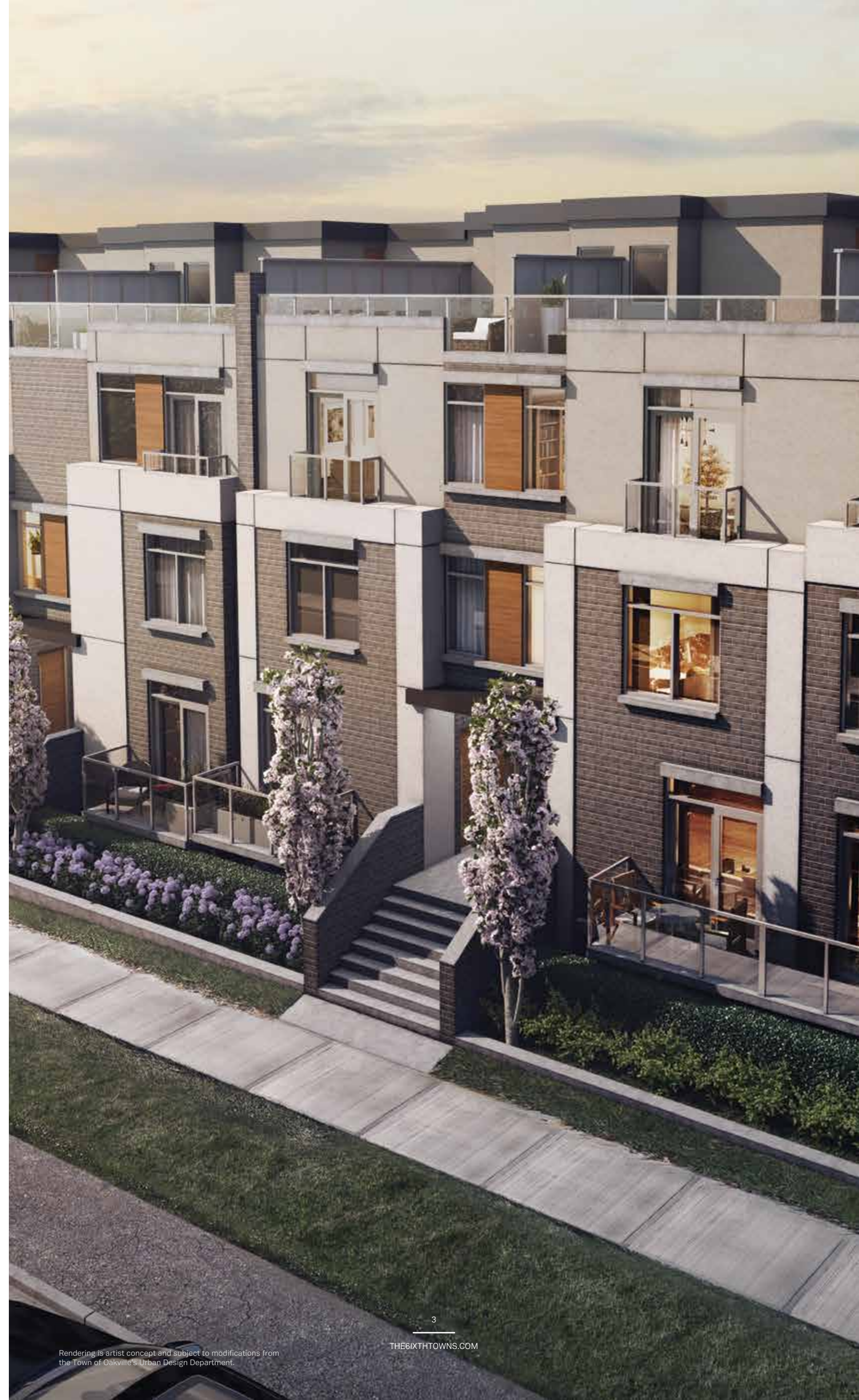
REASONS
TO FALL
IN LOVE



CONTEMPORARY ARCHITECTURAL SIGNATURE

The Sixth offers something rare in Oakville. At Sixth Line and Dundas in North Oakville, this collection of modern towns feels urban, fresh, and contemporary in contrast to traditional homes. These spacious, elegant residences have a sleek, contemporary architectural signature. Here you'll find towns that raise the bar for design, yet remain affordable.

Enter your front door from Sixth Line or the central courtyard via generously wide staircases that reference New York towns. The play of light and dark brick, glass, and wood, arranged in blocks with clean lines, produce visual interest and a graphic edge that contribute to a sophisticated yet modern aesthetic.





Rendering is artist concept and subject to modifications from the Town of Oakville's Urban Design Department.



Renderings are artist's concepts only.

2 TAILORED MODERN INTERIORS

Custom touches, exquisite finishes, fantastic details, not to mention plenty of room to breathe. Spectacular! This collection of two-bedroom units range from 823 to 1,163 square feet, offering you ample space to spread out. Open concept layouts, big windows, and high ceilings contribute to bright interiors with a spacious feeling. A diverse palette, and modern details like choice of countertop, stylish linear kitchens, master en-suites, walk-in closets, and plank flooring will ensure your home is timeless. After many years designing and building communities, luxury resorts, and specialty custom projects, this team delivers custom options and thoughtful details that make your home your own. Resonating with quality, you'll feel inspired.

YOUR SPACE



Renderings are artist's concepts only.

Stylishly designed open and airy suites across four storeys, balancing privacy and transparency. Thoughtful interiors and exteriors put The Sixth at the top of your list.



3 LOCAL VARIETY

North Oakville has everything you need for easy day-to-day living, plus a plethora of natural amenities. From Oak Park, Munn's Creek Park, River Oak's Park, Lions Valley Park, there is no shortage of greenery in this neighbourhood. Sixteen Mile Creek, Munn's Creek, and McCraney Creek run through this stunning natural landscape to Lake Ontario, carving out trails for jaunts outdoors.

The Sixth is surrounded by trendy shops, cafes, and unique restaurants. It also conveniently sits near the newly opened Oakville Trafalgar Memorial Hospital, Sixteen Mile Sports Complex, and several big box shopping centres. Major highways and GO Transit are also conveniently close by. Everything you need is here!



4

COMMUNITY SPIRIT

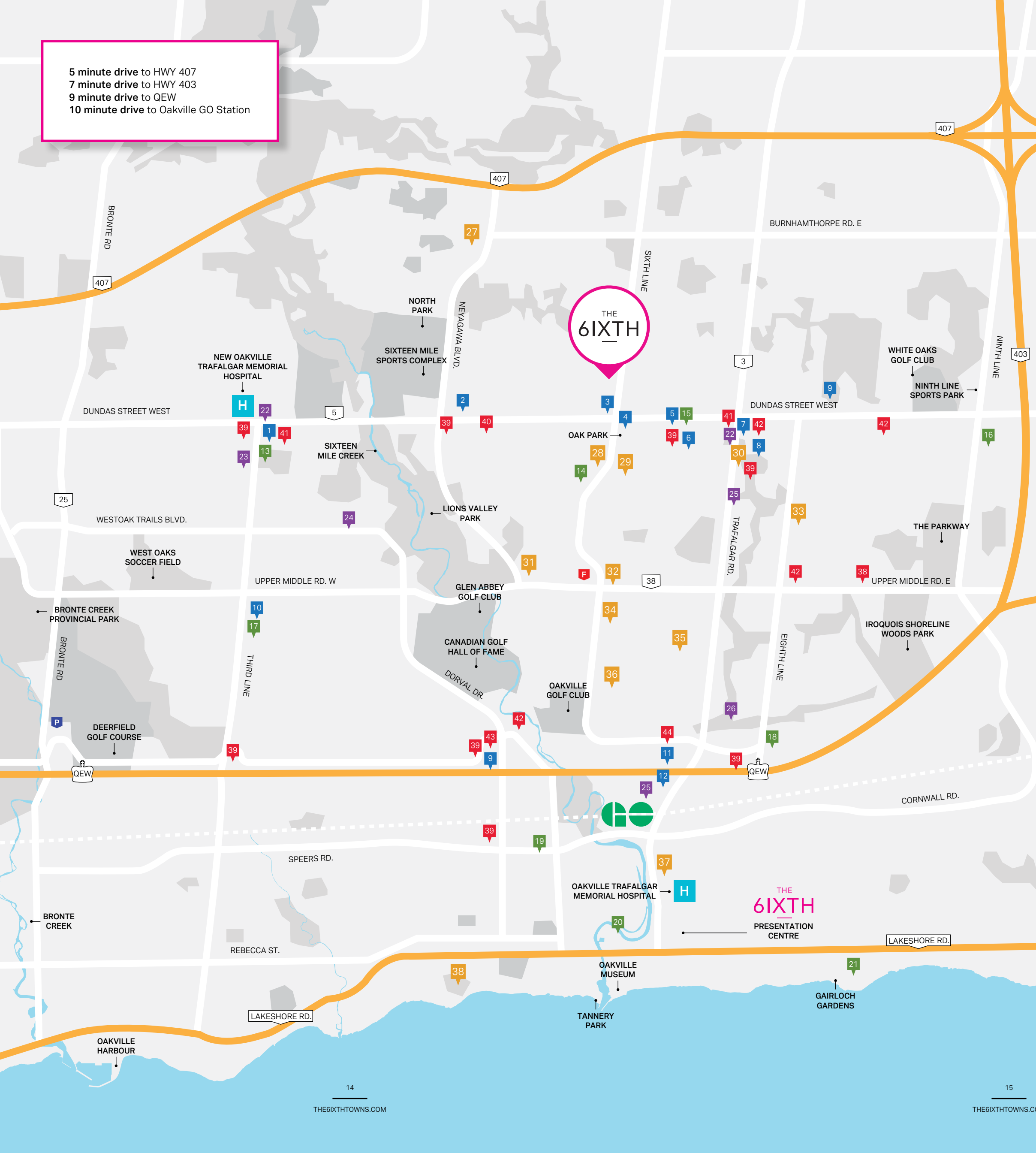
The Sixth has an intimate and communal feel with a large central courtyard for meeting your neighbours. Here you're part of a greater whole – a larger community. You'll experience space for relaxing quietly or inviting the world in, entertaining with flair. Every two-storey town has a private rooftop terrace, extending your living space upwards and connecting you to nature. Bungalows enjoy private, tucked away patios. The Sixth offers plenty of space for simply enjoying home.





5 minute drive to HWY 407
 7 minute drive to HWY 403
 9 minute drive to QEW
 10 minute drive to Oakville GO Station

5 FULLY CONNECTED



SHOPPING

- 1 FreshCo
- 2 **Rio Centre**
 - Food Basics
 - Dollarama
 - Shoppers Drug Mart
- 3 Future Shoppers Drug Mart
- 4 Oak Park Shopping Centre
- 5 Real Canadian Superstore
- 6 Walmart Oakville Supercentre
- 7 Longo's
- 8 Canadian Tire
- 9 LCBO
- 10 Sobeys
- 11 **Oakville Place**
 - Hudson's Bay
 - Sears
 - Sport Chek
 - H&M
- 12 Home Depot

RECREATION

- 13 Oakville Soccer Club
- 14 River Oaks Community Centre
- 15 GoodLife Fitness
- 16 5 Drive-In
- 17 Oakville Public Library
- 18 National Fitness
- 19 Film.Ca Cinemas
- 20 Oakville Centre For The Performing Arts
- 21 Oakville Galleries

BANKS & SERVICES

- 22 RBC Royal Bank
- 23 Kingsridge Medical Centre
- 24 Fourth Line Animal Hospital
- 25 TD Canada Trust Branch & ATM
- 26 Oakville Town Hall

SCHOOLS

- 27 King's Christian Collegiate
- 28 Holy Trinity Catholic Secondary School
- 29 St. Andrew Catholic Elementary School
- 30 Trafalgar Ridge Montessori School
- 31 River Oaks Public School
- 32 Rotherglen School
- 33 Iroquois Ridge High School
- 34 Munn's Public School
- 35 Sheridan College
- 36 White Oaks Secondary School
- 37 MacLachlan College
- 38 Appleby College

RESTAURANTS & CAFES

- 39 Tim Hortons
- 40 Pizza Pizza
- 41 The Keg Steakhouse + Bar
- 42 Starbucks
- 43 Boston Pizza
- 44 Oliver & Bonacini Café Grill

- Hospital
- Oakville Fire Station 4
- Halton Regional Police Service
- Oakville GO Station

6 A PASSIONATE AND VISIONARY TEAM



Metroly Developments merges design excellence with the best construction practices. With over 20 years of experience, Metroly is known for a hands on approach in designing and building communities, luxury resorts, and specialty custom projects. There's something special about the Metroly community that makes us different. Like family, our homeowners are close to our hearts and inspire us to work diligently to make every experience with us wonderful and empowering. We carry a reputation for quality, creativity, and inspiration through all of our projects.



With over two decades of industry experience, Distrikt is creating spaces and places that fit into the varied urban landscape of the GTA. Our aim is to dream big, design with style, and build with quality to contribute to vibrant communities. Every Distrikt development is built to the highest standards of quality.

When we build it, we build it to last. We believe that no matter the size or shape of a home or community, it should be built with quality in mind. At Distrikt, we aim to create spaces to meet a variety of needs so not only can you dream big, you can live big.



Metroly Developments and Distrikt Developments are bringing over 40 years and two generations of combined family building experience to Oakville at Sixth Line and Dundas. The Sixth Towns entwines design excellence with the best construction practices. Both developers are known for their hands on approach in designing and building communities, luxury resorts, and specialty custom projects throughout the GTA and internationally, collaborating together to ensure each detail is executed as drawn, with attention to quality. Their collaborative approach has proven results in cost controls, streamlined scheduling, effective project management, and an overall project synergy that seldom exists with the building of new communities.

SUITES

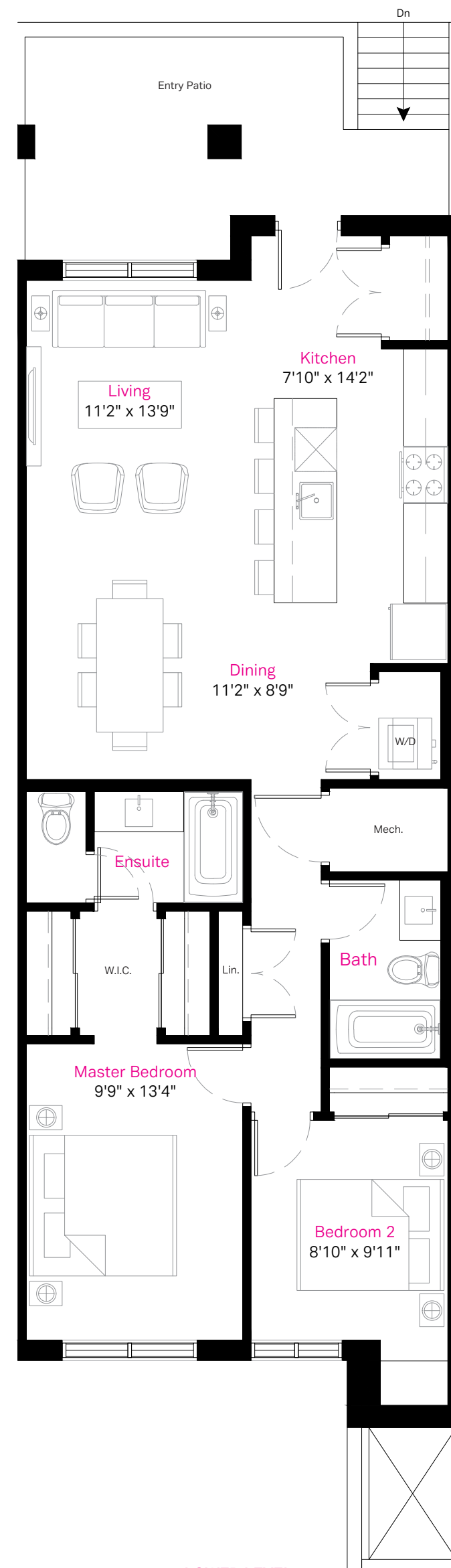
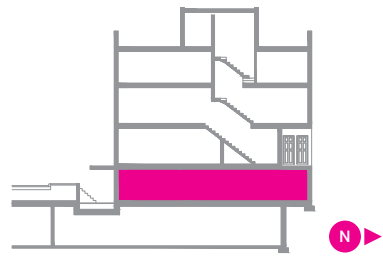
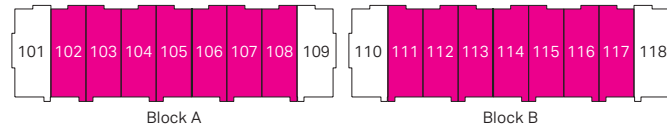
THE URBAN

TWO BEDROOM
SUITE
ENTRY PATIO

1,014 SQ.FT.
149 SQ.FT.

TOTAL

1,163 SQ.FT.



LOWER LEVEL

LIVING SPACE

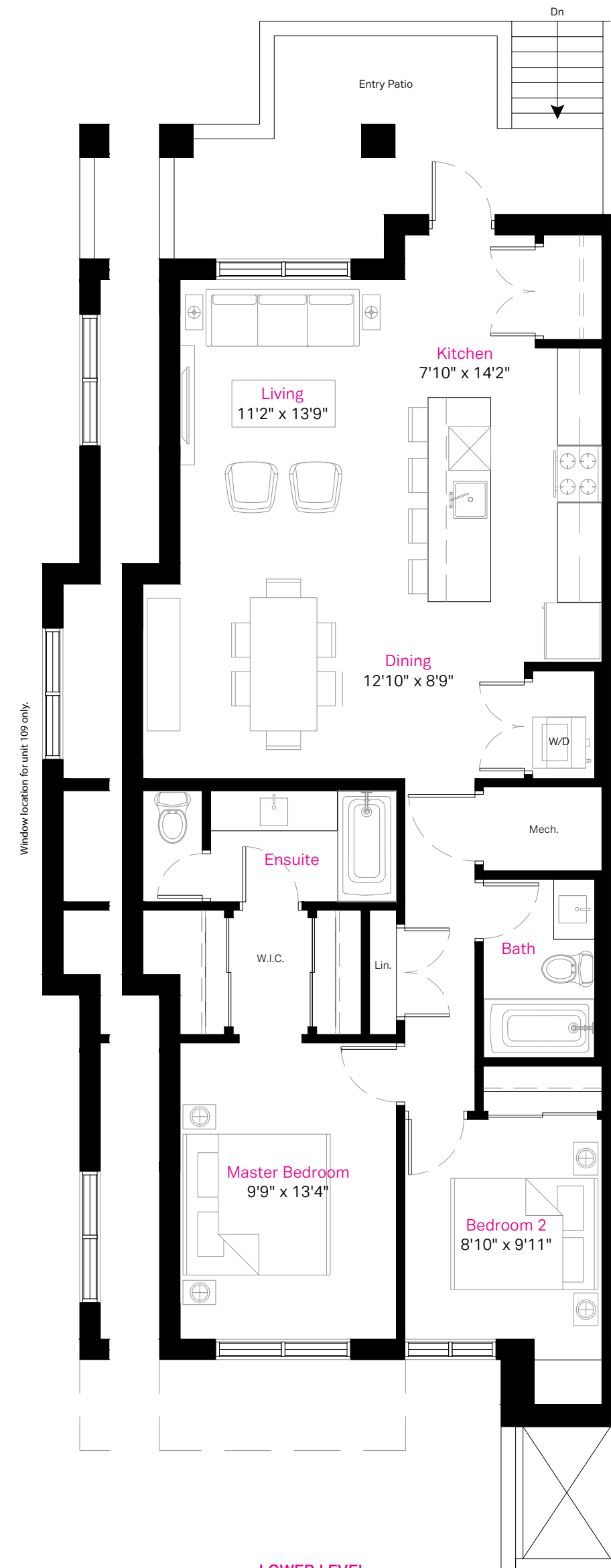
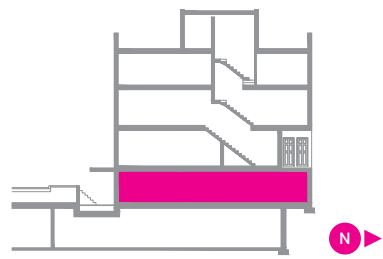
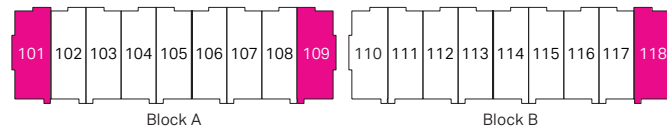
THE CRAWFORD

TWO BEDROOM
SUITE
ENTRY PATIO

1,073 SQ.FT.
130 SQ.FT.

TOTAL

1,203 SQ.FT.



LOWER LEVEL

LIVING SPACE

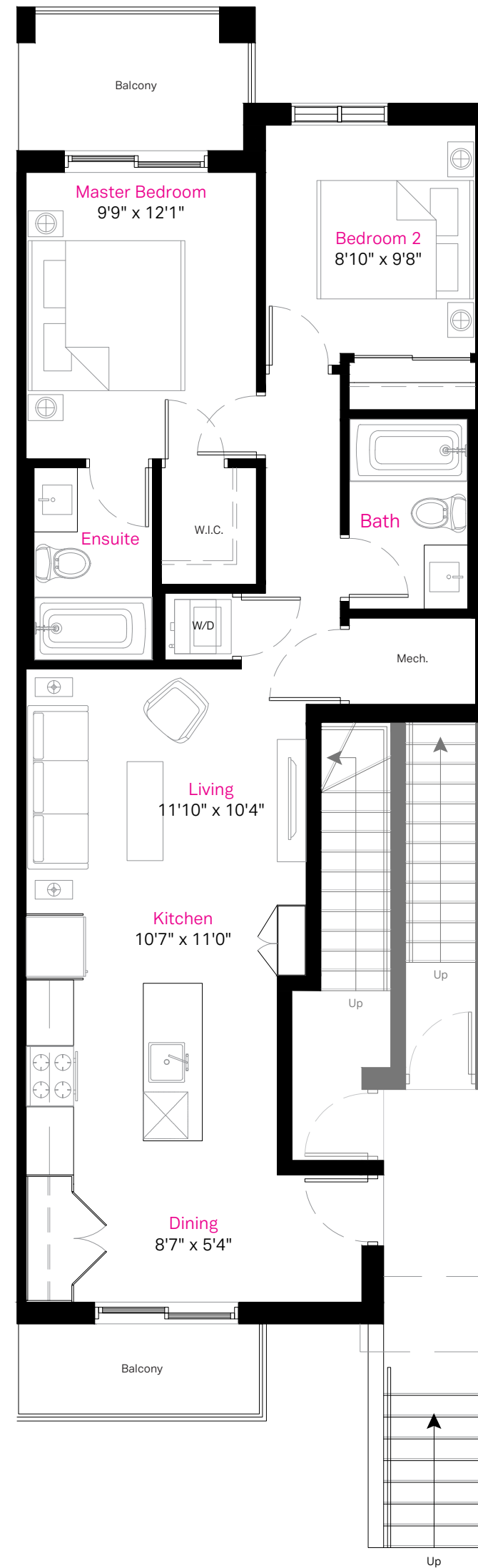
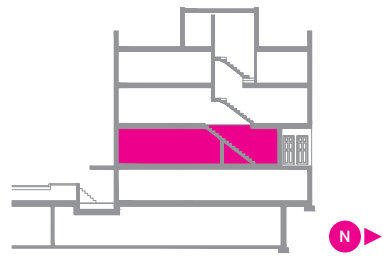
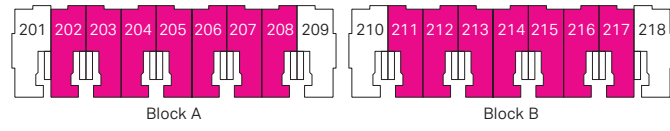
THE VISTA

TWO BEDROOM
SUITE
ENTRY PATIO

823 SQ.FT.
99 SQ.FT.

TOTAL

922 SQ.FT.



MAIN LEVEL

LIVING SPACE

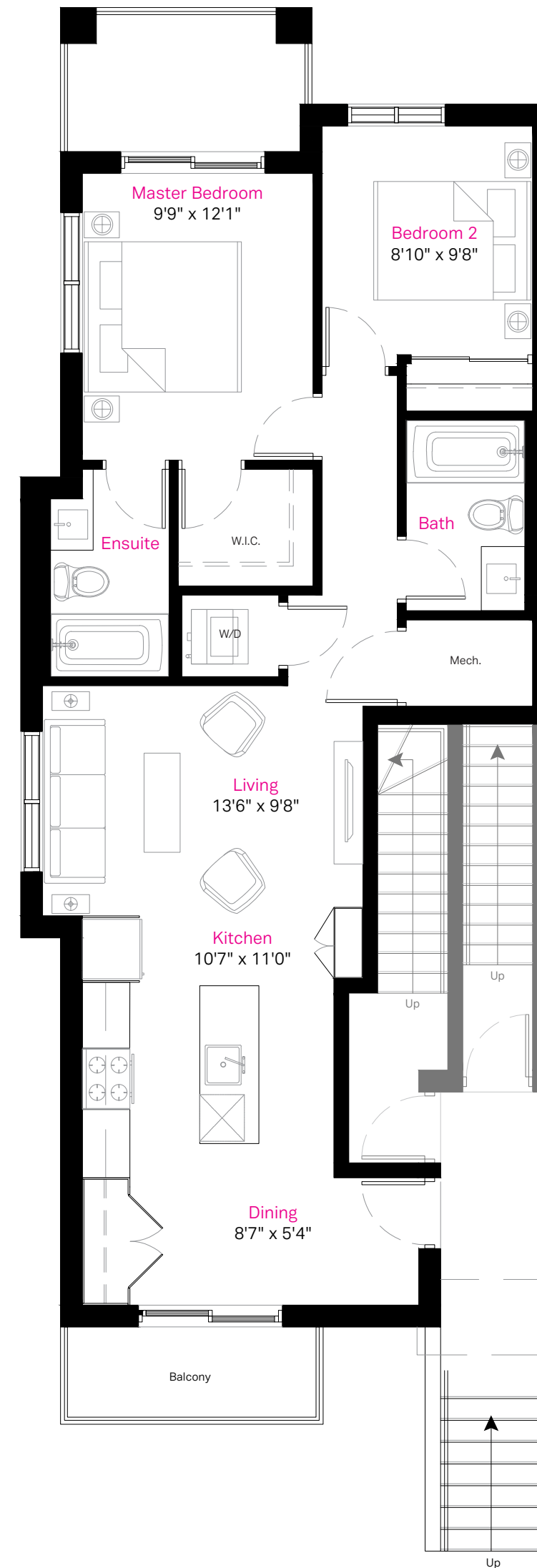
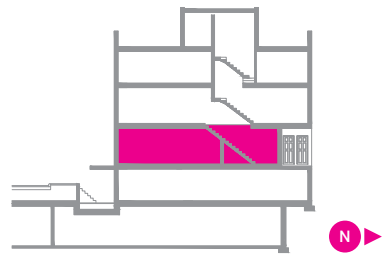
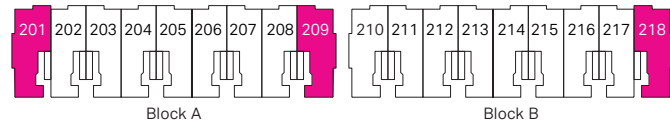
THE CENTRAL

TWO BEDROOM
SUITE
ENTRY PATIO

882 SQ.FT.
104 SQ.FT.

TOTAL

922 SQ.FT.



MAIN LEVEL

LIVING SPACE

THE CLEARVIEW

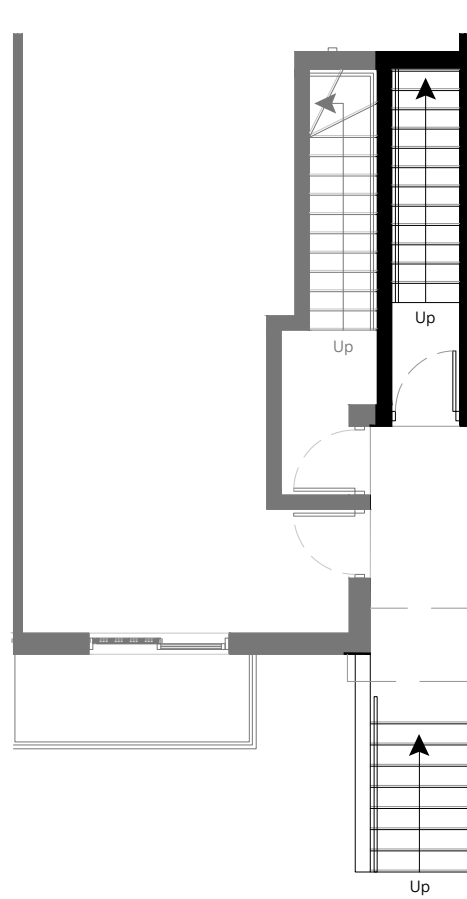
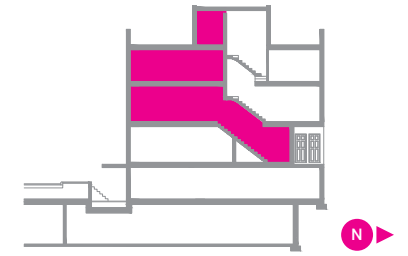
TWO BEDROOM
SUITE
ENTRY PATIO

1,135 SQ.FT.
330 SQ.FT.

TOTAL

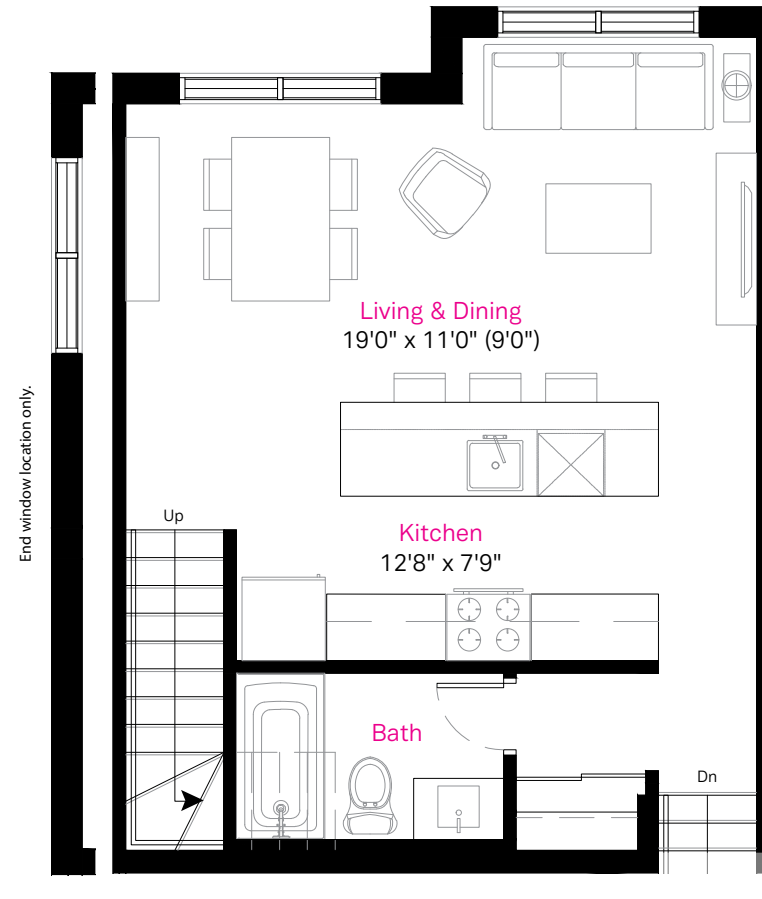
1,465 SQ.FT.

310	311	312	313	314	315	316	317	318	328	329	330	331	332	333	334	335	336
301	302	303	304	305	306	307	308	309	319	320	321	322	323	324	325	326	327
Block A									Block B								



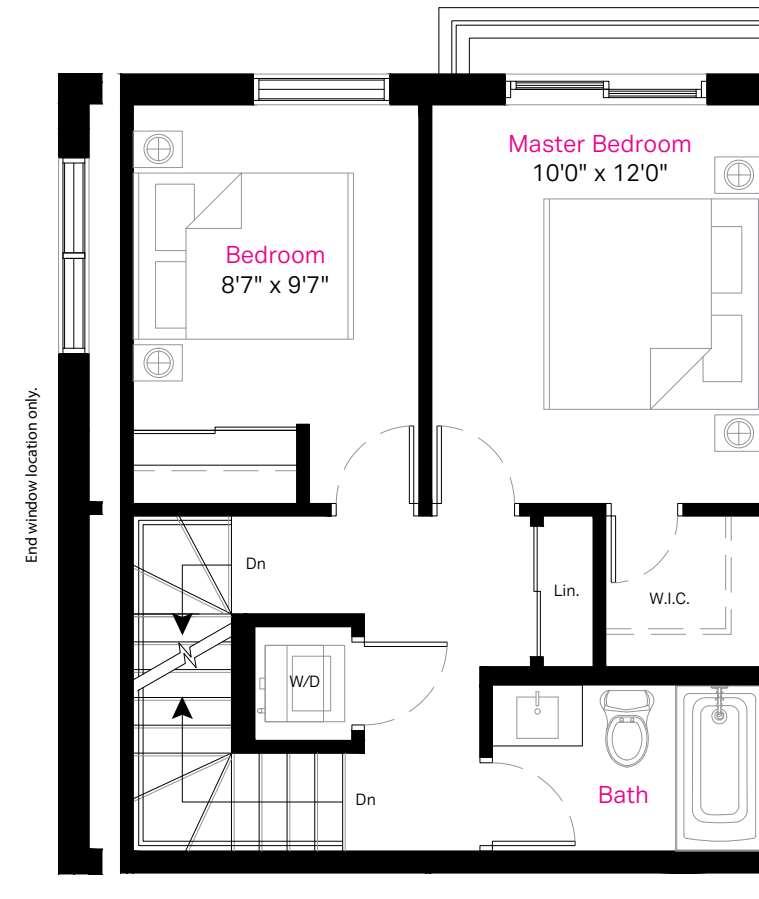
MAIN LEVEL

ENTRANCE



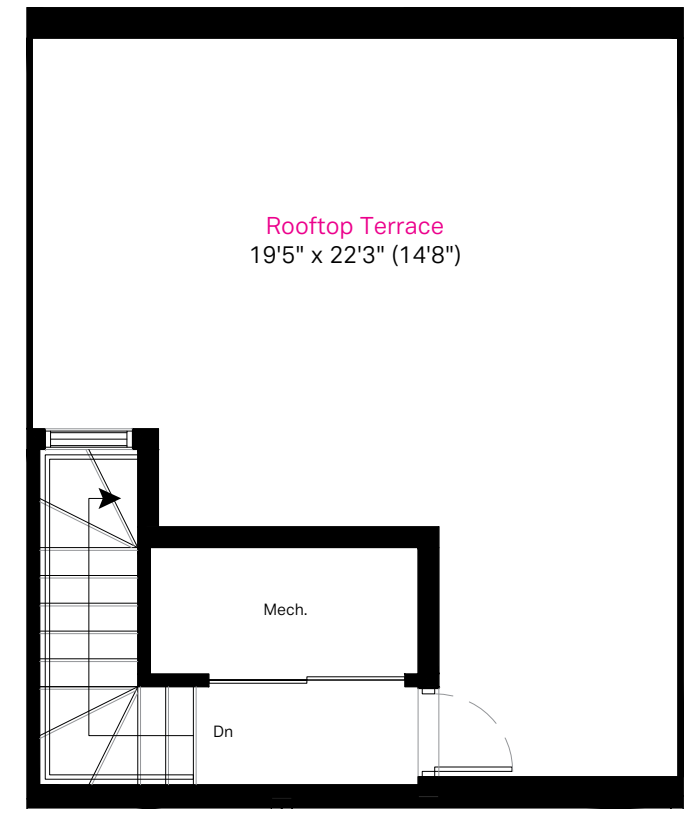
SECOND LEVEL

LIVING SPACE



THIRD LEVEL

LIVING SPACE



ROOFTOP TERRACE

LIVING SPACE

THE METRO

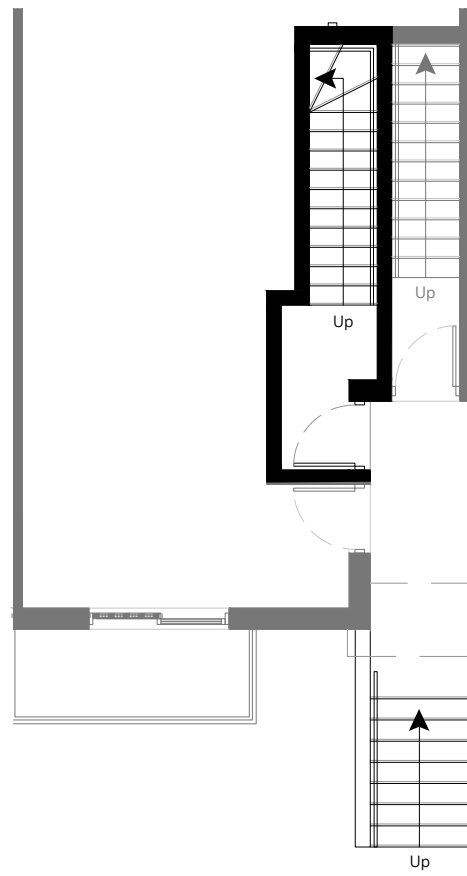
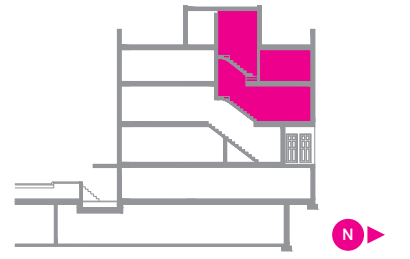
TWO BEDROOM
SUITE
ENTRY PATIO

1,128 SQ.FT.
330 SQ.FT.

TOTAL

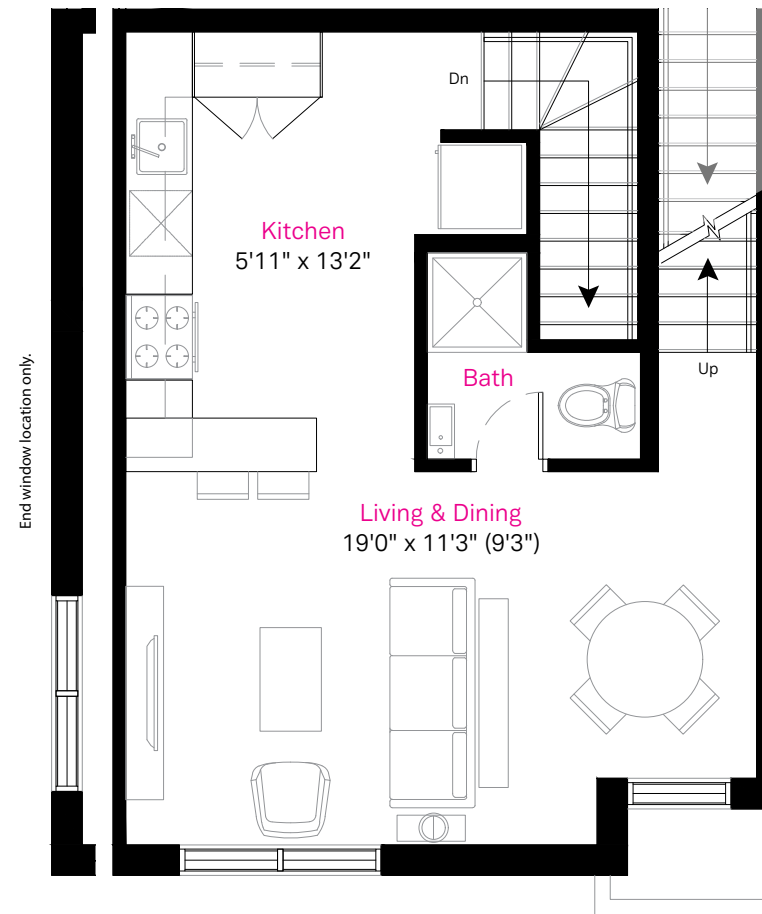
1,458 SQ.FT.

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Block A									Block B								



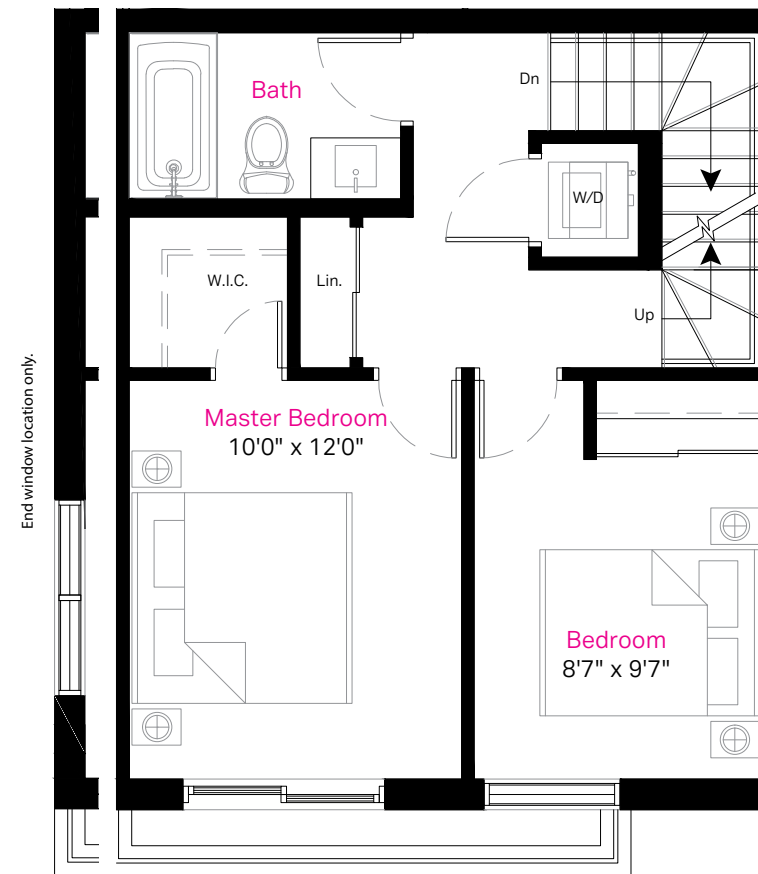
MAIN LEVEL

ENTRANCE



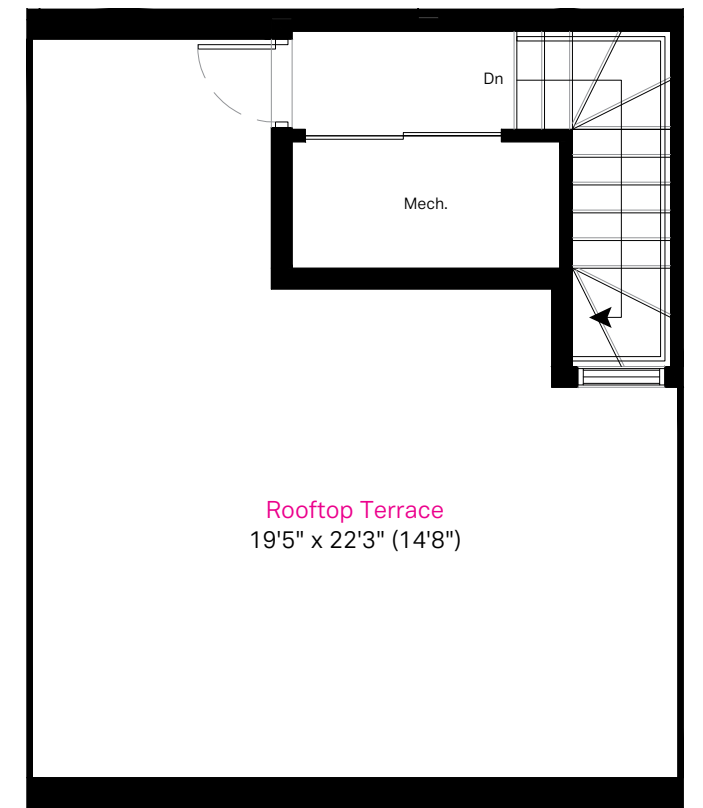
SECOND LEVEL

LIVING SPACE



THIRD LEVEL

LIVING SPACE



ROOFTOP TERRACE

LIVING SPACE

THE SIXTH SITS FIRM AT THE TOP OF YOUR LIST

GET IN TOUCH

E: info@the6ixthtowns.com
the6ixthtowns.com

