



THE FLATS AT
RAINBOW
LAKE

URBAN LIVING BY
THE LAKE

NATURE IS CALLING

Imagine living where trail walking, canoeing and fishing are your backyard activities.

Picturesque views come standard and the serenity of nature calls each day.





THE FLATS AT RAINBOW LAKE

Every element blends the simple
beauty of nature with modern living.

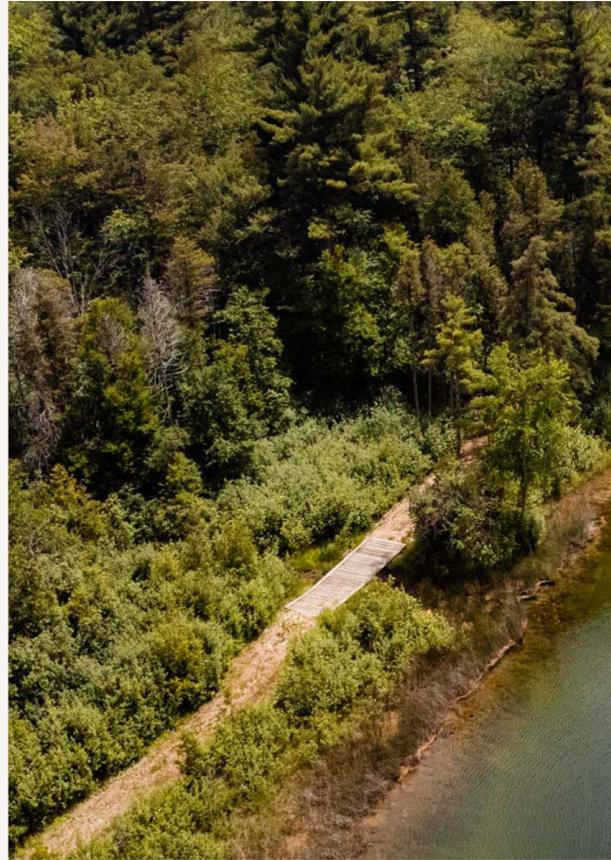
THE OLDEST GROWTH FOREST IN SOUTHWESTERN ONTARIO—WELCOME TO RAINBOW LAKE.

Enjoying stunning lake views and low-maintenance living right next door to the beautiful private conservation area, Rainbow Lake.

The “best-kept secret” of the lower Doon area, Rainbow Lake is a stunning private conservation area for dwellers to live a little closer to nature while being in close proximity to all that the city of Kitchener has to offer.

The lake itself is over 45 feet deep and stocked with rainbow trout, making it not only a great place to swim, but fish, canoe and explore.





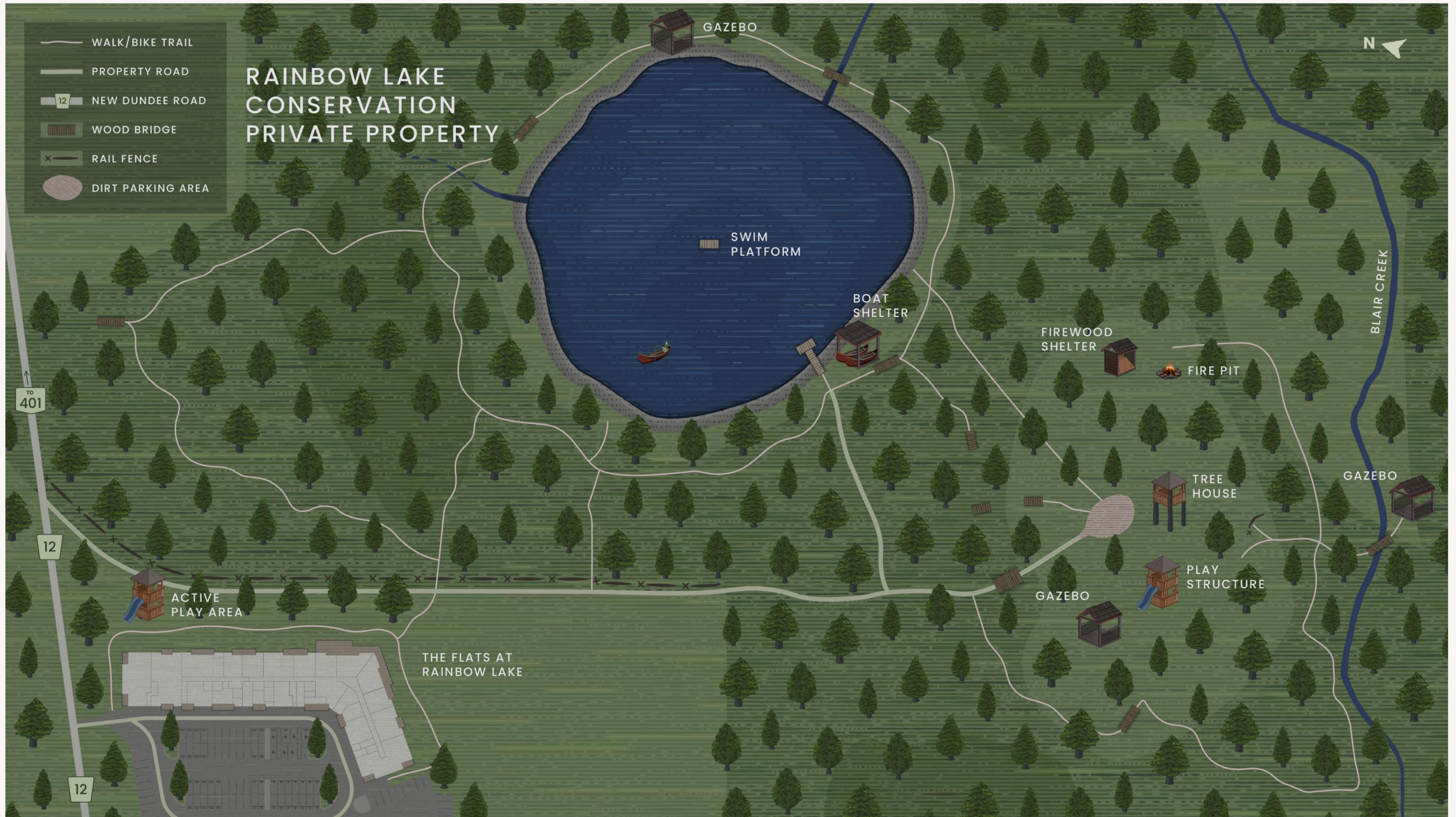
EXPLORE THE GREAT OUTDOORS

With a wide range of wildlife, and the largest collection of old-growth Carolinian forest, Rainbow Lake private conservation is the best way to disconnect through nature. With your membership, enjoy things like:

-  FISHING
-  CANOEING
-  SWIMMING
-  STUNNING VIEWS
-  WALKING AND HIKING TRAILS
-  ICE SKATING AND SLEDDING
-  BIRDWATCHING

A VIEW FROM THE LAKE

Nestled in the woods as a part of the private conservation area, you have one year access as part of your membership (subject to membership renewal) to things like playstructures, fire pits and so much more.



YOUR LIFESTYLE NEEDS COVERED

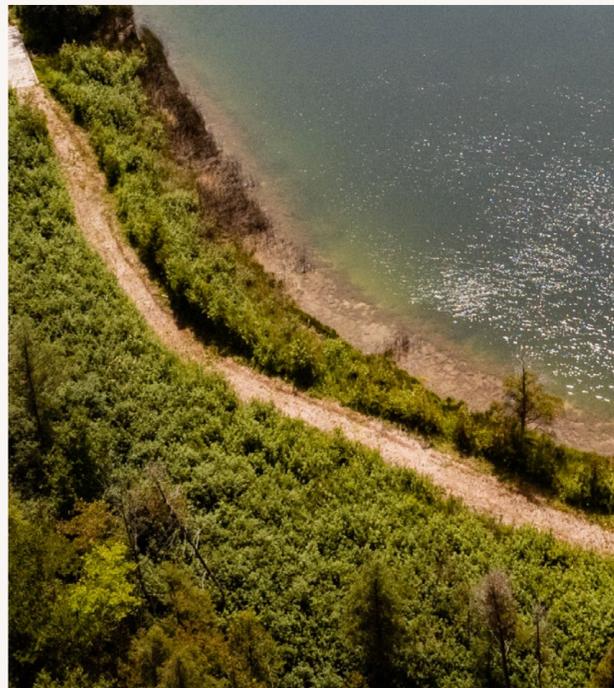
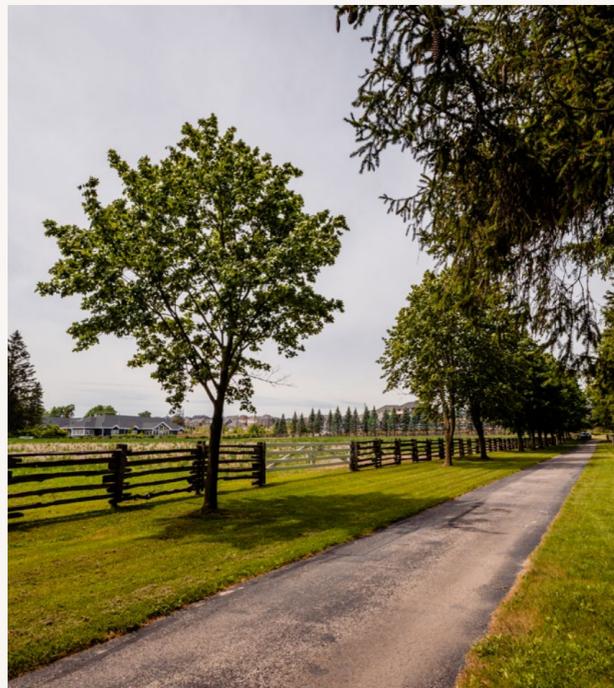
From hanging out to staying fit, all your needs for everyday living are covered on the first floor of The Flats.



NEARBY PARKS AND TRAILS

Explore the connectivity between Rainbow Lake and other nearby parks

- Topper Woods Park (8min walk)
- Topper Woods and Trails (13min walk)
- Pinnacle Hill Natural Area (15min walk)
- Homer Watson Park (10min drive)



ROOTED IN SERENITY

Every element blends the simple beauty of nature with modern living.



Inspired by Scandinavian living, the suites at The Flats offer two colour palette options to choose from.

With nature at the core of design, every consideration points back to natural materials and clean, crisp surfaces.



UNIT TYPE 1A

Ridge



BARRIER FREE

ONE BED & ONE BATH + DEN

INDOOR LIVING SPACE:

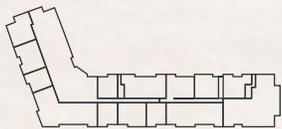
864 SF

OUTDOOR LIVING SPACE:

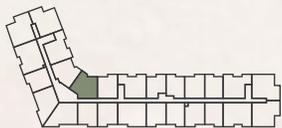
88 SF

TOTAL LIVING SPACE:

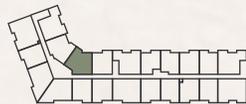
952 SF



Level 1



Levels 2-7



Level 8

Note: The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the Ontario New Home Warranty Program's official method for the calculation of the floor area. The actual usable space may vary from the stated floor area. Sizes and specifications are subject to change without notice. All dimensions are subject to normal construction variances. All floor plans and renderings are artist's concept only.

UNIT TYPE 1A (MOD)

Overlook



BARRIER FREE

ONE BED & ONE BATH + DEN

INDOOR LIVING SPACE:

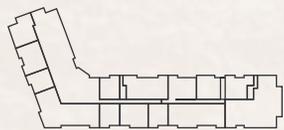
842 SF

OUTDOOR LIVING SPACE:

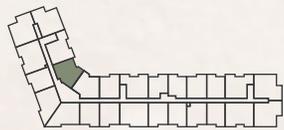
90 SF

TOTAL LIVING SPACE:

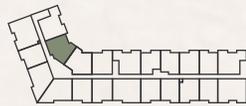
932 SF



Level 1



Levels 2-7



Level 8



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UNIT TYPE 1B

Outcrop



ONE BED & ONE BATH

INDOOR LIVING SPACE:

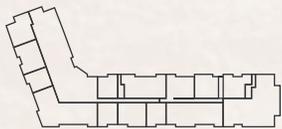
654 SF

OUTDOOR LIVING SPACE:

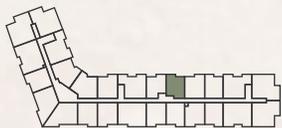
83 SF

TOTAL LIVING SPACE:

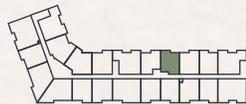
737 SF



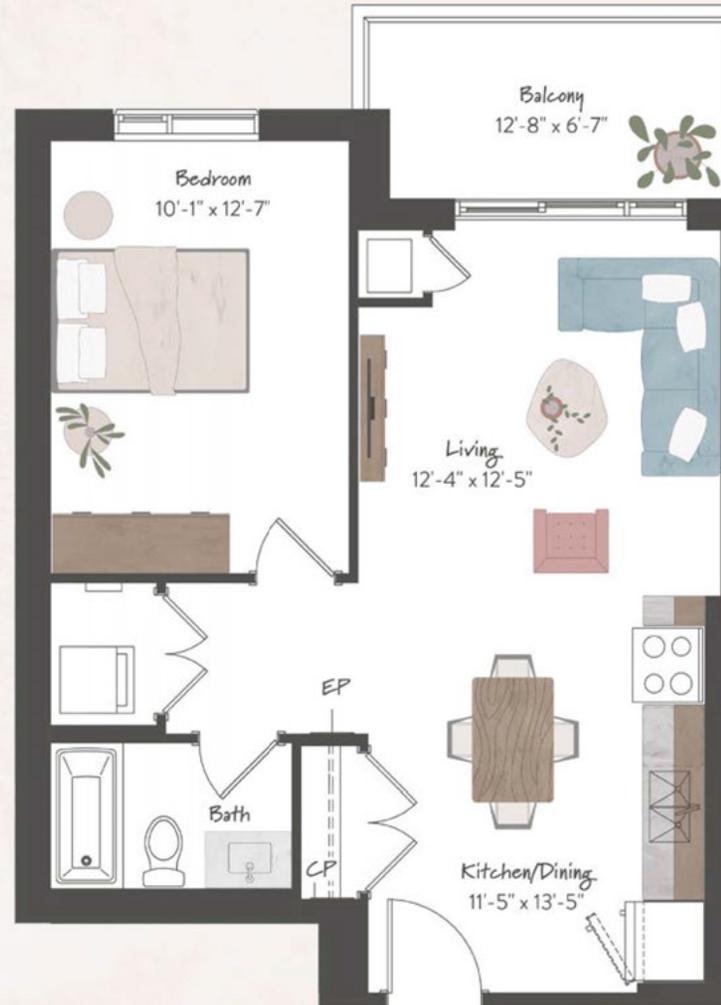
Level 1



Levels 2-7



Level 8



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UNIT TYPE 1C

Lookout



ONE BED & ONE BATH

INDOOR LIVING SPACE:

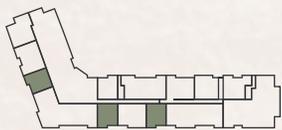
723 SF

OUTDOOR LIVING SPACE:

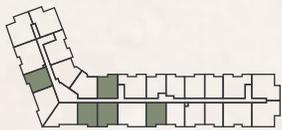
88 SF

TOTAL LIVING SPACE:

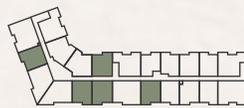
811 SF



Level 1



Levels 2-7



Level 8



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UNIT TYPE 1D

Clay



ONE BED & ONE BATH

INDOOR LIVING SPACE:

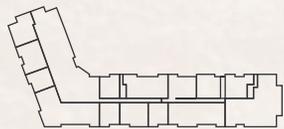
679 SF

OUTDOOR LIVING SPACE:

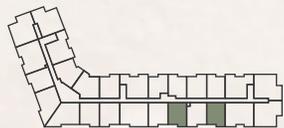
86 SF

TOTAL LIVING SPACE:

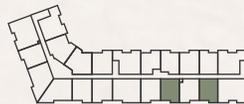
765 SF



Level 1



Levels 2-7



Level 8



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UNIT TYPE 1D (MOD)

Cobblestone



ONE BED & ONE BATH

INDOOR LIVING SPACE:

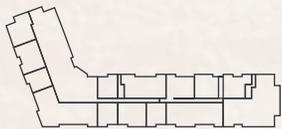
679 SF

OUTDOOR LIVING SPACE:

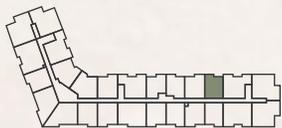
87 SF

TOTAL LIVING SPACE:

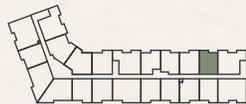
766 SF



Level 1



Levels 2-7



Level 8



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UNIT TYPE 1E

Compass

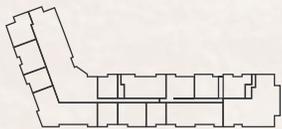
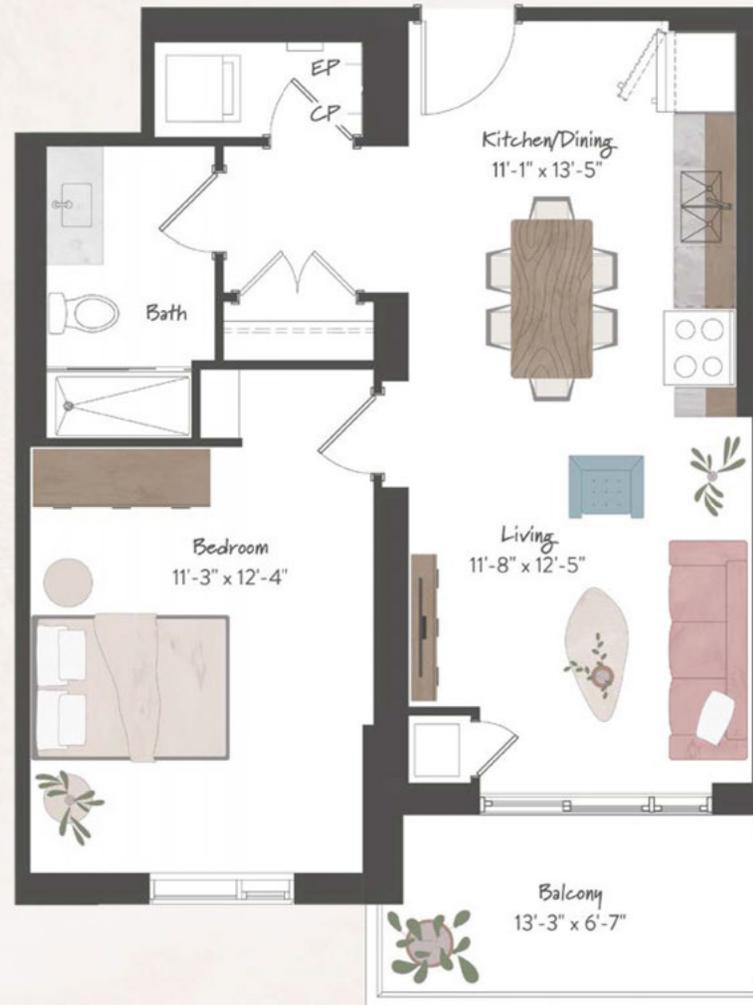


ONE BED & ONE BATH

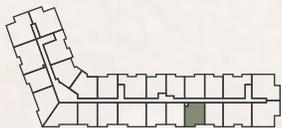
INDOOR LIVING SPACE:
705 SF

OUTDOOR LIVING SPACE:
87 SF

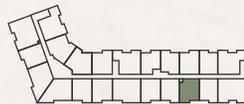
TOTAL LIVING SPACE:
789 SF



Level 1



Levels 2-7



Level 8

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UNIT TYPE 1E (MOD)

Flint



ONE BED & ONE BATH

INDOOR LIVING SPACE:

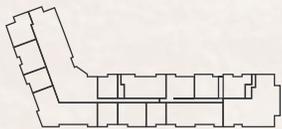
722 SF

OUTDOOR LIVING SPACE:

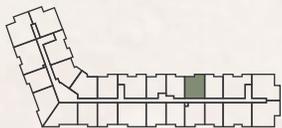
87 SF

TOTAL LIVING SPACE:

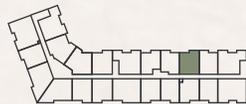
809 SF



Level 1



Levels 2-7



Level 8



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UNIT TYPE 1F

Harbour



BARRIER FREE

ONE BED & ONE BATH

INDOOR LIVING SPACE:

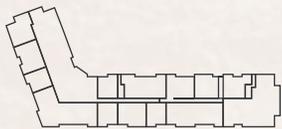
659 SF

OUTDOOR LIVING SPACE:

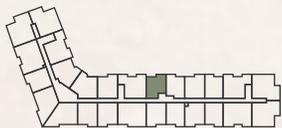
97 SF

TOTAL LIVING SPACE:

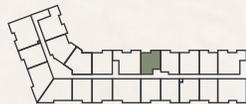
756 SF



Level 1



Levels 2-7



Level 8



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UNIT TYPE 2A

Heartwood



TWO BED & TWO BATH

INDOOR LIVING SPACE:

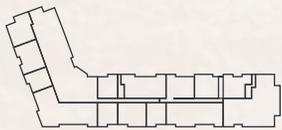
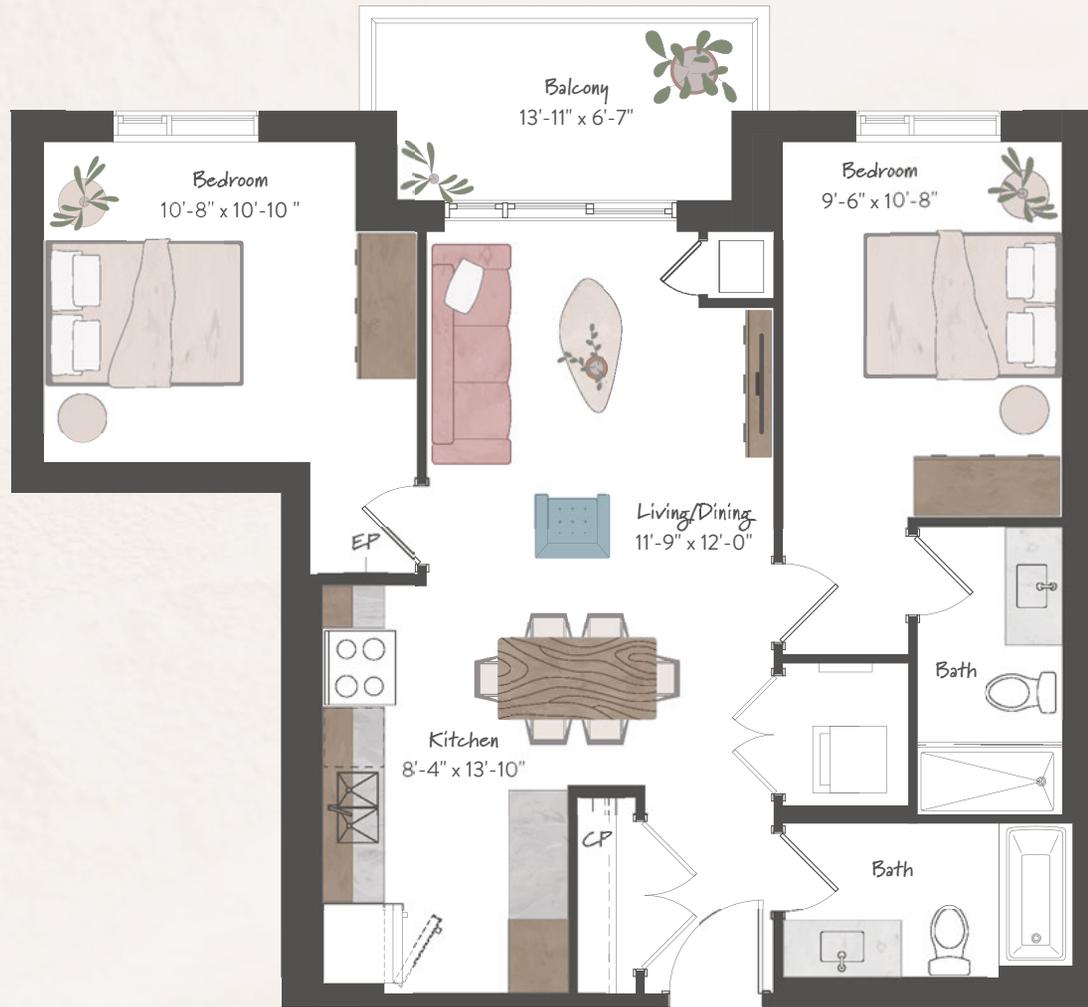
912 SF

OUTDOOR LIVING SPACE:

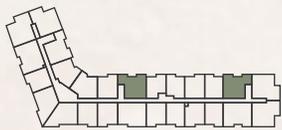
92 SF

TOTAL LIVING SPACE:

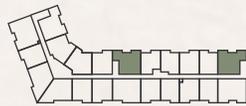
1004 SF



Level 1



Levels 2-7



Level 8

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UNIT TYPE 2A (MOD)

Tailwind



TWO BED & TWO BATH

INDOOR LIVING SPACE:

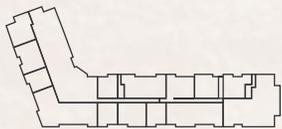
912 SF

OUTDOOR LIVING SPACE:

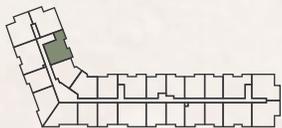
92 SF

TOTAL LIVING SPACE:

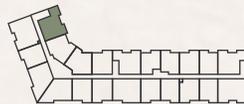
1004 SF



Level 1



Levels 2-7



Level 8

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UNIT TYPE 2B

Firefly

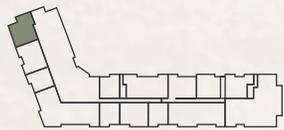


TWO BED & TWO BATH

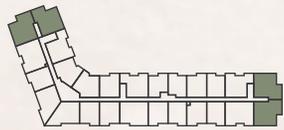
INDOOR LIVING SPACE:
1055 SF

OUTDOOR LIVING SPACE:
100 SF

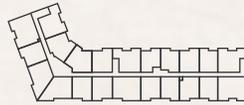
TOTAL LIVING SPACE:
1155 SF



Level 1



Levels 2-7



Level 8



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UNIT TYPE 2C

Ember

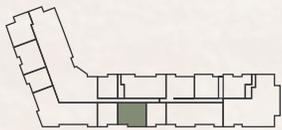


TWO BED & TWO BATH

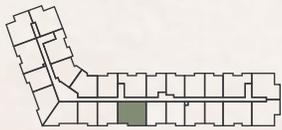
INDOOR LIVING SPACE:
1056 SF

OUTDOOR LIVING SPACE:
90 SF

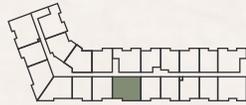
TOTAL LIVING SPACE:
1146 SF



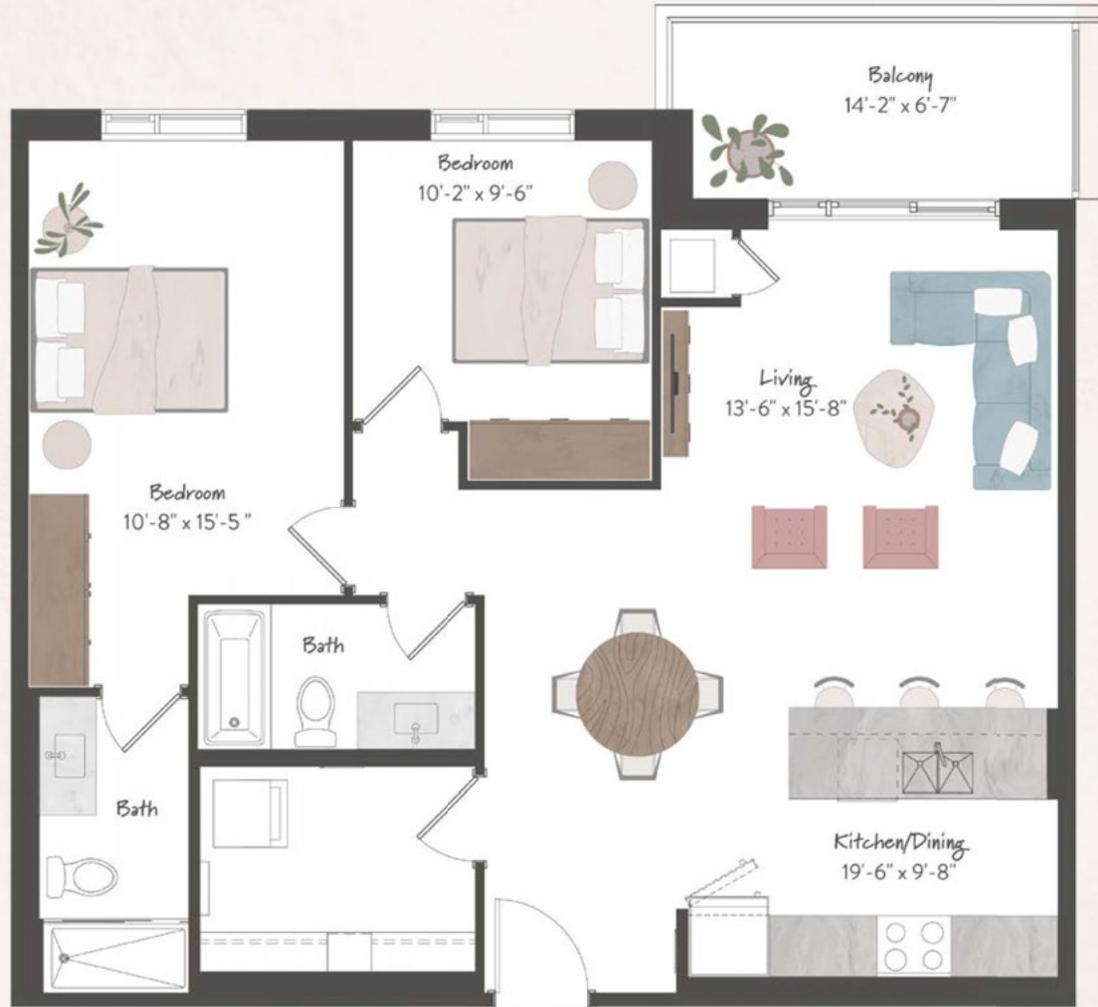
Level 1



Levels 2-7



Level 8



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UNIT TYPE 2D

Whitesand



TWO BED & TWO BATH

INDOOR LIVING SPACE:

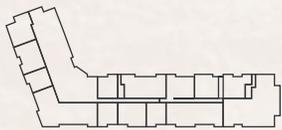
951 SF

OUTDOOR LIVING SPACE:

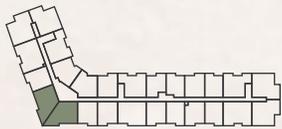
161 SF

TOTAL LIVING SPACE:

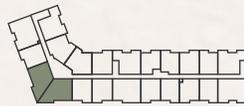
1112 SF



Level 1



Levels 2-7



Level 8

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UNIT TYPE 2E

Brook



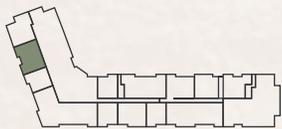
BARRIER FREE

TWO BED & TWO BATH

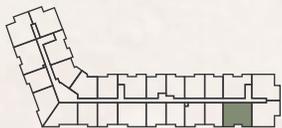
INDOOR LIVING SPACE:
1065 SF

OUTDOOR LIVING SPACE:
83 SF

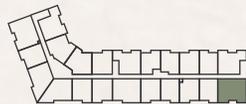
TOTAL LIVING SPACE:
1148 SF



Level 1



Levels 2-7



Level 8



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UNIT TYPE 2E (MOD)

Kindle



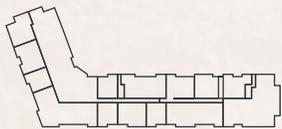
BARRIER FREE

TWO BED & TWO BATH

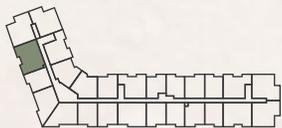
INDOOR LIVING SPACE:
1056 SF

OUTDOOR LIVING SPACE:
83 SF

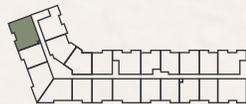
TOTAL LIVING SPACE:
1139 SF



Level 1



Levels 2-7



Level 8

Note: The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the Ontario New Home Warranty Program's official method for the calculation of the floor area. The actual usable space may vary from the stated floor area. Sizes and specifications are subject to change without notice. All dimensions are subject to normal construction variances. All floor plans and renderings are artist's concept only.

MEET THE TEAM

HIP Because cities
are important.

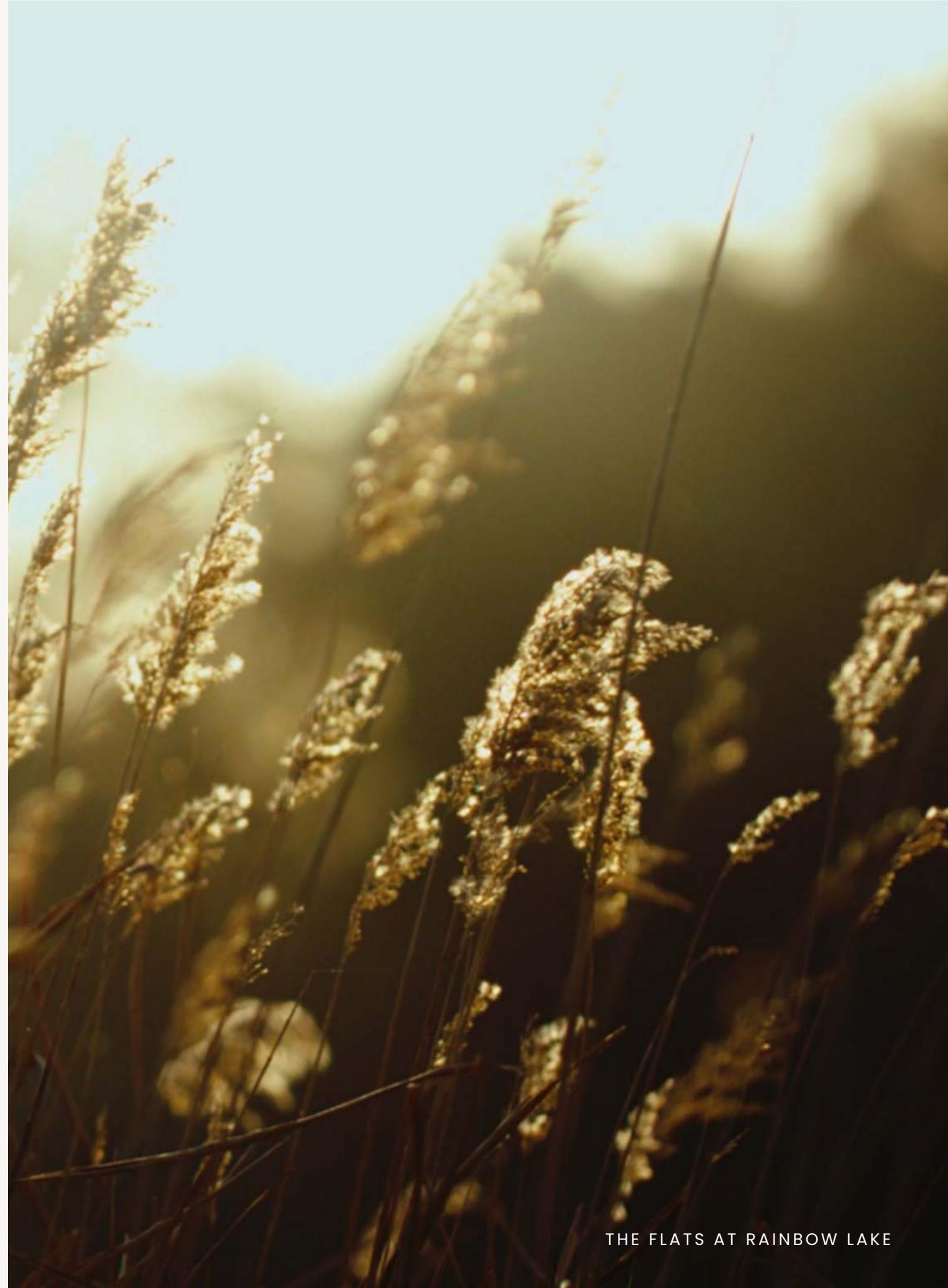
As the Southern Ontario innovative leader in real estate development, HIP Developments sees opportunities to approach residential real estate development differently. HIP commits to actively participate in developing creative neighbourhoods, culture and quality of life.

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