

EVOKE

GRAND RIVER SOUTH

KITCHENER, ON

Life at Evoke



East of the River. West of the City.
Connected to it all.

Discover Evoke, a thoughtfully designed rental community offering studios and 1- to 2-bedroom homes in Kitchener, Ontario. At Evoke, modern interiors, smart efficiencies, and dynamic amenities come together to create a home that's perfectly suited to your lifestyle. From energy-efficient features to inviting social spaces, every detail is designed with you in mind.



Urban Energy Riverside Serenity

Nestled beside the Grand River and scenic trails, Evoke offers a rare blend of outdoor adventure and urban convenience. With downtown Kitchener just minutes away, you're always close to vibrant dining, shopping, and entertainment — while enjoying the peaceful charm of a riverside community.

E EVOKE
239 Eden Oak Trail

SHOPPING & RETAIL

01. Fairview Park Mall
02. Stanley Park Mall
03. Kitchener Market
04. Belmont Village
05. Conestoga Mall
06. Costco Wholesale
07. Nike Factory Store
08. The Brick
09. LCBO
10. The Beer Store
11. Farm Boy
12. Glogowski Euro Food

CULTURE & ENTERTAINMENT

13. TheMuseum
14. Apollo Cinema
15. Bingemans
16. Conrad Centre for the Performing Arts
17. Landmark Cinemas

DOWNTOWN HIGHLIGHTS

18. Victoria Park
19. Centre In The Square
20. Kitchener-Waterloo Art Gallery (KWAG)
21. Schneider Haus National Historic Site
22. Kitchener City Hall
23. Waterloo Public Square

NATURE & OUTDOOR ADVENTURES

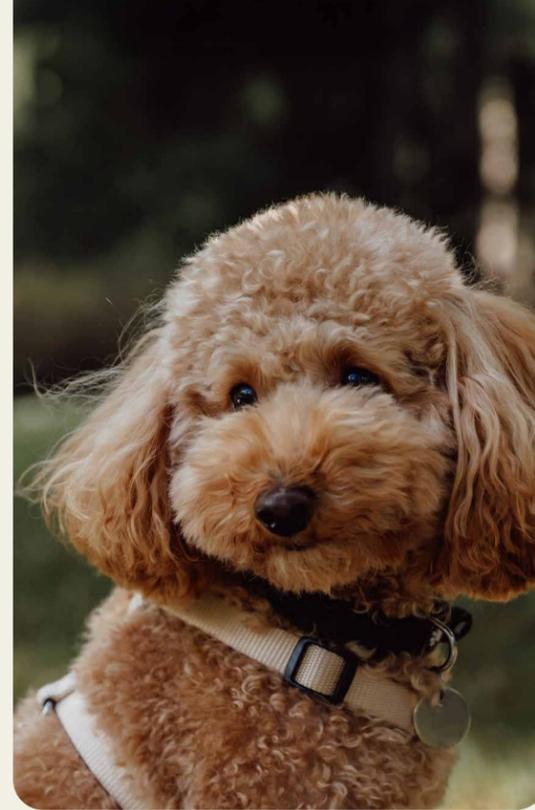
24. Grand River
25. Chicopee Ski & Summer Resort
26. Huron Natural Area
27. Walter Bean Grand River Trail
28. McLennan Park
29. Waterloo Park
30. Laurel Creek Conservation Area

COMMUNITY ESSENTIALS

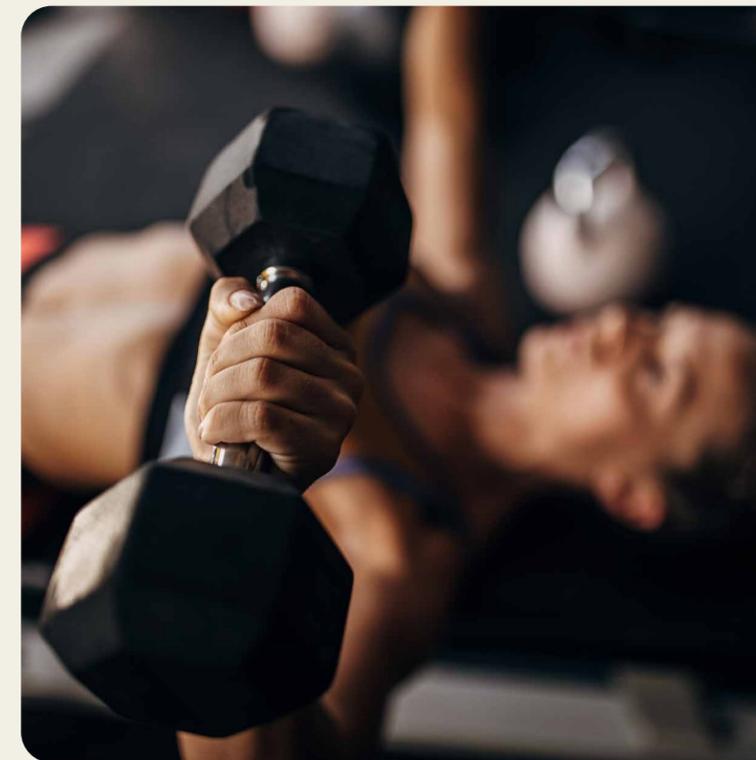
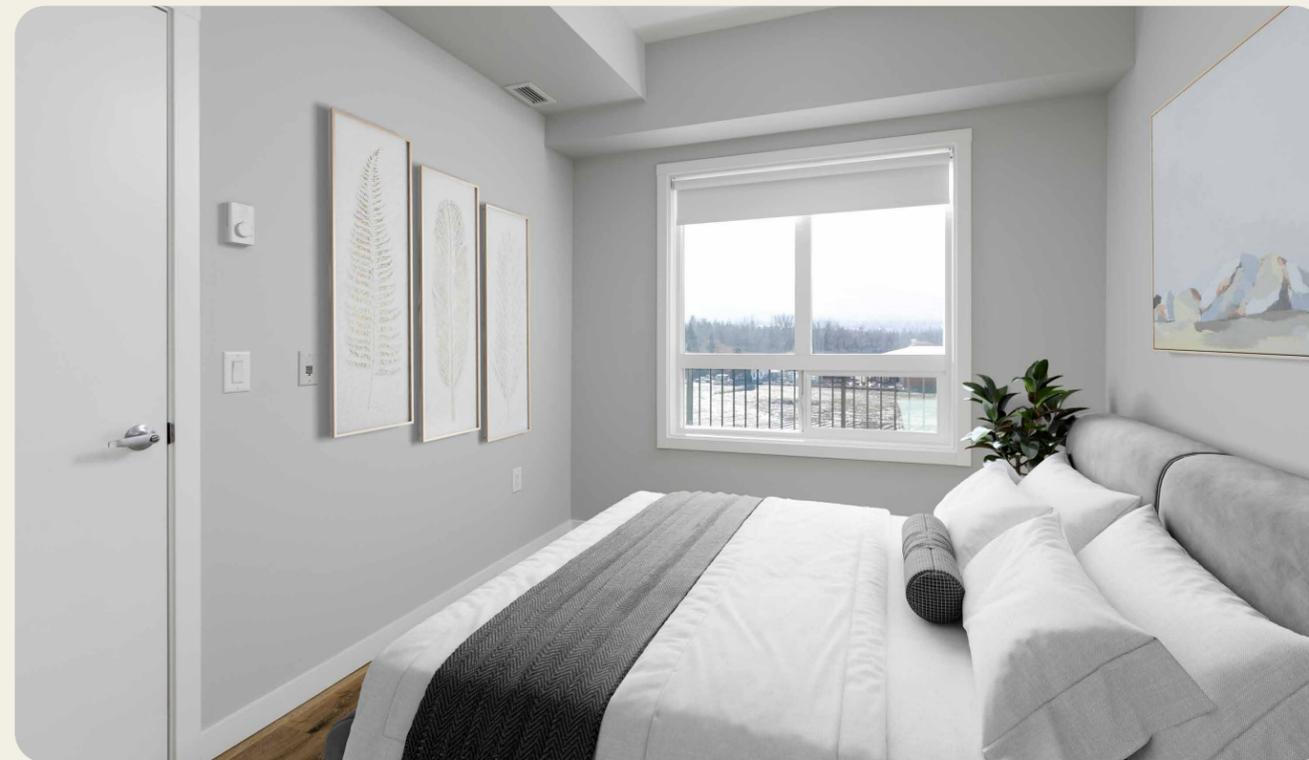
31. St. Mark Catholic Elementary School
32. Grand River Collegiate Institute
33. University of Waterloo
34. Wilfrid Laurier University
35. Conestoga College (King St E Campus)
36. Grand River Hospital
37. Kitchener Public Library
38. Stanley Park Community Centre
39. Kingsdale Animal Hospital
40. Region of Waterloo International Airport

RESTAURANTS & CAFES

41. Kypreos Restaurant
42. Turkish Flames
43. Matter of Taste Coffee Bar
44. Cafe Pyrus
45. Guac Mexi Grill
46. Burger Stack
47. The Bauer Kitchen
48. The Grand Trunk Saloon
49. Whistle Bear Golf Club
50. Wildcraft Grill + Long Bar
51. Johnny Fresco



Connection. Comfort.
Convenience.



Step inside Evoke.

Each residence has 9ft ceilings, open-concept floorplans, and private balconies that create a bright and open living space. Modern vinyl plank flooring, sleek stainless-steel appliances, and quartz countertops add a touch of elegance.

With blackout bedroom blinds for uninterrupted sleep and deluxe bathrooms designed for indulgence, every element elevates your space. Everyday essentials including in-suite laundry, air conditioning and Wi-Fi enabled thermostats provide optimal comfort and convenience.

Dynamic and inviting indoor and outdoor amenities await. Support your health and well-being by working out at the fitness centre. Unwind in the lush courtyard and community garden and let your furry friends enjoy the dedicated dog run.

Enhance productivity and collaboration in the inspiring Co-Work Space or host friends in the games room for endless entertainment.

Features & Finishes

WELCOME TO EVOKE

- A Community Built on Connection
 - Monthly events bring neighbours together.
 - Generously sized shared indoor and outdoor amenity spaces provide the perfect settings for gatherings both big and small, all year round.
- Thoughtful landscaping blends seamlessly with the surrounding natural beauty.
- Built with Comfort & Efficiency in Mind
 - Prioritizing quality and lasting durability, these homes go beyond building code standards.
 - Each home features energy-efficient appliances, low-flow plumbing fixtures, and LED lighting to help keep utility bills low.
 - Optimized sound insulation provides a quieter and more peaceful living environment.
- Support When You Need It
 - Dedicated on-site community director.
 - Responsive on-site maintenance team.
- Enjoy above-standard 7 ft parkade ceiling height.
- Accessible-friendly suites.

A UNIQUE LOCATION

- Kitchener's lively downtown core isn't far — enjoy great food, unique shops, and endless things to explore in a city full of charm and energy.
- Nature at Your Doorstep
 - Located directly beside the Grand River and the scenic Grand River Trail.
 - Immerse yourself in the breathtaking natural surroundings. Explore nearby green spaces, including Lackner Woods Natural Area, Natchez Woods, Idlewood Park, Chicopee Park, and Springmount Park Natural Area — just steps from your front door.
- The Region of Waterloo International Airport is only a 6-minute drive away.
- Grab your skis or snowboard and head to nearby Chicopee Resort when winter arrives.
- Education for Every Stage of Life Close to Home
 - University of Waterloo: Renowned for innovation and research, excelling in engineering and technology programs.
 - Wilfrid Laurier University: Known for its focus on business, social sciences, and music education.
 - Conestoga College: Hub for career-oriented programs in trades, technology, and health sciences.
 - Chicopee Hills Public School: A welcoming neighbourhood school fostering student growth and learning.
 - St. Mark Catholic Elementary School: A nurturing school offering strong academics and a caring environment.
 - Grand River Collegiate Institute: A diverse high school emphasizing academic and extracurricular excellence.

MODERN INTERIORS

- Open-concept floorplans maximize every inch of space.
- Modern vinyl plank flooring throughout each home for a sleek, contemporary finish.
- 9 ft ceilings enhance the sense of openness and space.
- In-suite Whirlpool stacked washer and dryer for ultimate convenience.
- Wi-Fi-enabled thermostat in every home for effortless climate control.
- In-suite air conditioning provides optimal comfort year-round.
- Convenient in-suite storage available in select floorplans.

RESTFUL BEDROOMS & ELEGANT BATHROOMS

- Large, energy-efficient bedroom windows bring in abundant natural light.
- Blackout blinds ensure a restful and uninterrupted sleep.
- Spacious walk-through closets.
- Deluxe ensuite bathrooms.
- Quartz countertops add a touch of elegance to your daily routine.
- Eco-friendly toilets help conserve water.

STYLISH, FUNCTIONAL & EFFICIENT KITCHENS

- Energy-efficient Whirlpool stainless steel appliance package includes fridge, stove, dishwasher, and above-range microwave.
- Quartz stone countertops offer a perfect blend of sophistication and durability.
- Soft-close kitchen cabinetry adds peace and quiet to your space.
- Conveniently integrated USB-enabled countertop plug-ins.
- Kitchen pantries in select floorplans offer generous storage solutions.

INVITING INDOOR AMENITIES

- Fitness room for health and well-being.
- Dynamic co-working spaces inspire productivity and collaboration.
- Stylish community kitchen and lounge for shared moments and events.
- Pub-style games room perfect for hosting friends.

VIBRANT OUTDOOR AMENITIES

- Picturesque rooftop picnic area.
- A lushly landscaped courtyard featuring:
 - An interactive children's play zone to inspire fun and creativity.
 - Dedicated dog run for your furry friends.
 - Community garden plots for growing and connecting.

ADDITIONAL FEATURES

- Secure parcel delivery with a Snail smart locker system.
- Underground and surface parking.*
- Personal storage lockers to safely store extra belongings.*
- Secure bike storage with electric charging stations.*

* Available at an additional cost.

Live in the Bend at
GRAND RIVER SOUTH



POWERED BY TRaine

Traine Construction & Development, with 6,000+ apartments and condos built or in development, offers high-quality rental communities based on decades of experience. For over 20 years, the company has focused on creating lasting, enjoyable experiences for both its team and residents, using a diverse strategy and regional expertise to prepare for a promising future across Canada. Learn more at traine.ca.



A HIGHER STANDARD OF LIVING

We don't just manage properties, we manage communities with you in mind. All Mainline Living communities are managed by an on-site community director and maintenance technician to serve your needs. Monthly community events, pet-friendly buildings, quality finishings, 9-foot ceilings, and parcel delivery boxes all come standard for residents at Mainline Living. Learn more at mainlineliving.ca

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