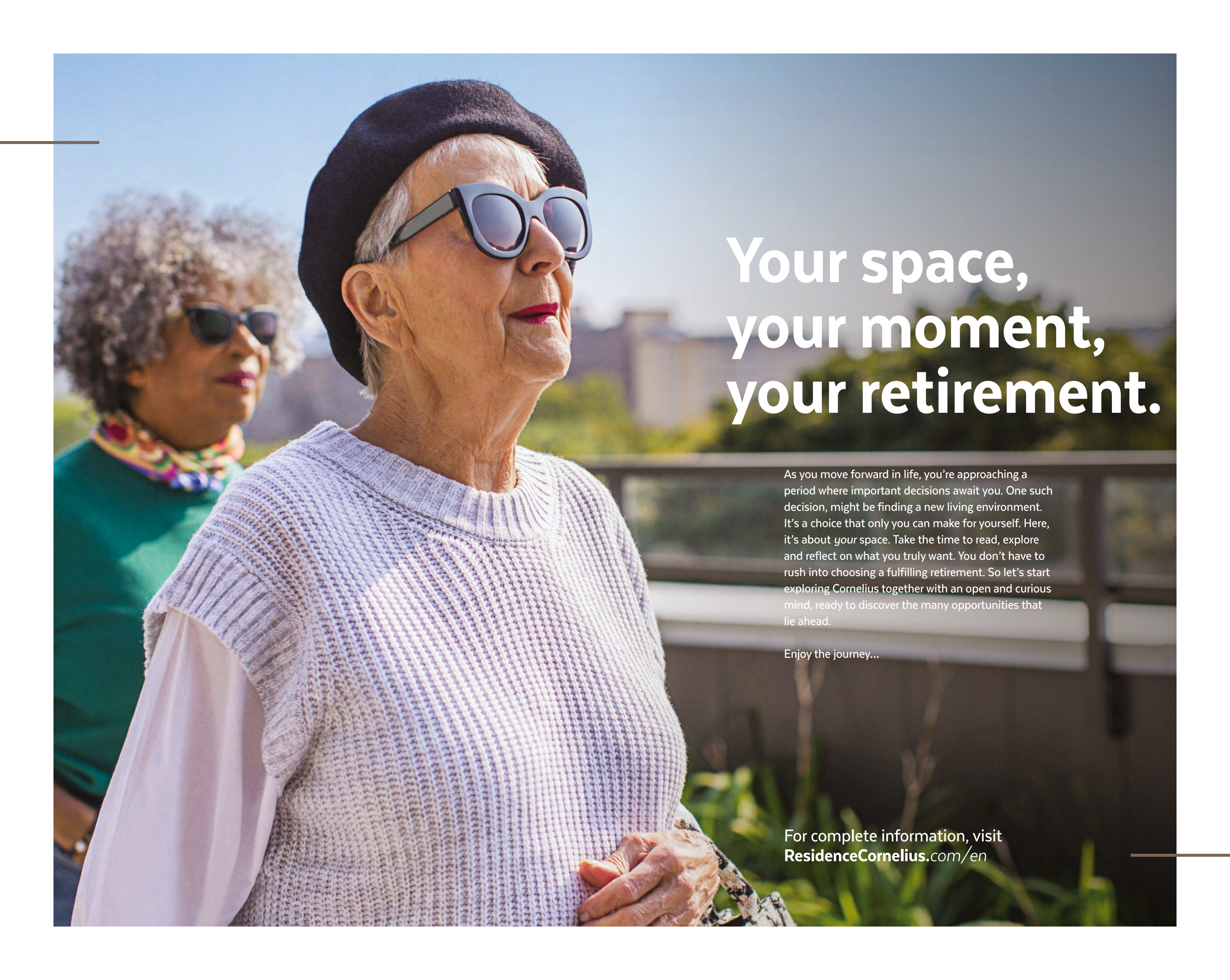


YOUR SIGNATURE RESIDENCE BY
LE GROUPE MAURICE

C O R N E L I U S
M O N T R E A L



ResidenceCornelius.com/en

A photograph of two elderly women standing on a balcony. The woman in the foreground is wearing a black beret, dark sunglasses, and a white textured sweater. She is looking off to the side with a slight smile. The woman in the background has curly grey hair, wears sunglasses and a colorful beaded necklace, and is also looking in the same direction. They are outdoors with a railing and greenery in the background.

Your space, your moment, your retirement.

As you move forward in life, you're approaching a period where important decisions await you. One such decision, might be finding a new living environment. It's a choice that only you can make for yourself. Here, it's about *your* space. Take the time to read, explore and reflect on what you truly want. You don't have to rush into choosing a fulfilling retirement. So let's start exploring Cornelius together with an open and curious mind, ready to discover the many opportunities that lie ahead.

Enjoy the journey...

For complete information, visit
ResidenceCornelius.com/en

Why us?

“For over 25 years, Le Groupe Maurice has been providing living options that cater to the needs of retirees seeking a more active and fulfilling lifestyle. Prior to our inception, the retirement accommodations available didn’t quite meet the desires of the majority of seniors, who craved independence and a vibrant life. I felt a calling to change this, to create living spaces that are radically different from what existed in the past.

My vision was to create residences where people would enjoy life like never before!

Today, I am thrilled to see individuals regaining their vitality after settling into one of our residences. It is a rare and truly precious experience to sense so much happiness and joy in one place.

To all future retirees, I sincerely hope that you find a living space that brings you endless laughter, new friendships, exciting adventures and fulfilling projects.

On behalf of myself and my dedicated team, I warmly welcome you to Cornelius!”

LUC MAURICE

Visit LeGroupeMaurice.com/en



Me.
My freedom.
My retirement.

OUTREMONT

VAN HORNE AVENUE

COTE-SAINTE-CATHERINE ROAD

MOUNT-ROYAL



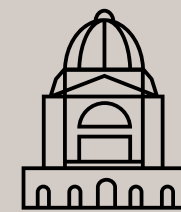
**AN URBAN
BEAUTY**

Resplendent and commanding, the Cornelius Residence name is a tribute to William Cornelius Van Horne, a prominent figure in Montreal's history known for his role as a railroad builder and artist. The locomotive-inspired logo, reminiscent of noble crests, is a fitting homage to this visionary entrepreneur. The eloquent emblem and distinguished name highlight the unmistakable elegance of the residence, attracting a clientele with a passion for style and luxury!

In the heart of Montreal

A VIBRANT NEIGHBOURHOOD

Montreal is a multi-faceted city, where neighbourhoods vie for beauty. Nestled at the border of the Outremont district, Cornelius Residence offers you the opportunity to enjoy an urban and modern retreat in a cosmopolitan area that's always bustling. It's up to you to savour every moment!



OVERLOOKING EVERYTHING

If Le Groupe Maurice Residences are renowned for their exceptional locations, Cornelius undoubtedly offers one of the most breathtaking views in the area. The southern panorama is simply magnificent; you can gaze upon Mount Royal, Saint Joseph's Oratory and even the University of Montreal's obelisk. There's no need for binoculars to relish this stunning scenery!



*This distance that unites.
An infinite light.
You're a beautiful sight.*



12 FLOORS
288 APARTMENTS

The emblem of excellence



ELEGANT. MODERN.

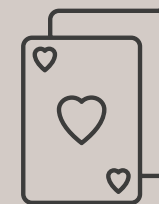
It was in 2022, on Darlington Avenue, that Cornelius came to life. Located in the heart of a multicultural, vibrant and green neighbourhood, this splendid residence offers numerous essential amenities for your daily life. One of them is undoubtedly the multitude of shops found at the Wilderton Shopping Centre, accessible right from within the residence. You're also close to major roadways and several natural spaces. A most elegant and modern retreat awaits you at Cornelius!



Multiply your moments of happiness

UNCOMMON COMMON AREAS

Your living environment doesn't just stop at your apartment! At Cornelius, you expand your living space, thanks to several bright and welcoming common areas, where you can experience moments that will enchant your daily life. Everything has been designed to unleash your imagination, so that you can create all kinds of happy occasions for yourself.



NEVER ENOUGH HOURS IN A DAY

Whether you're fond of intellectual, cultural, social or physical pursuits, there's no scarcity of choices. In fact, your days will seem too short to be able to enjoy everything that's available. Swimming, badminton, bridge, yoga, walking... every passion and preference is satisfied!





WINE
CELLAR



CREATIVE
CUISINE



TABLE
SERVICE



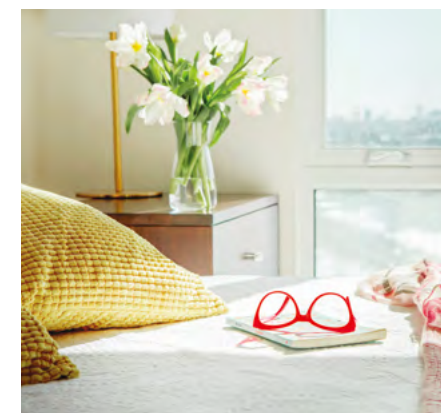
DELIGHTFULLY DELICIOUS DINING

At every Le Groupe Maurice residence, the pleasure of eating is brought to life by using fresh, seasonal, and local ingredients to create flavors that delight the palate. Our desire is to provide you with exquisitely prepared dishes by our chefs, served with care at your table. It's something we call "Orientation fraicheur"!

*A bird's-eye view.
Where clarity takes flight.
And tenderness meets togetherness.*

Your very own space

Your apartment is your personal haven where you can indulge in your desires. Tailor it to your taste in every little detail, so that each room exudes its unique color and ambiance! Every unit has been thoughtfully designed with your preferences in mind, to make you feel right at home the moment you walk in the door.



WELL-DESIGNED SPACES

When aesthetics and functionality converge, a sense of well-being is achieved. Your apartment will make you feel it every day.



ELEGANT TOUCHES

We refused to compromise on comfort or style while crafting your apartment. High-quality materials and finishes adorn your dwelling, which is yours and yours alone.

ACCOMMODATING AMENITIES

Moving into an apartment with your own appliances can be quite the hassle. Here, they're all included! Just set up your furniture and decor and you'll feel right at home, right from the start.

CHOICES GALORE

We're pleased to spoil you with a plethora of choices while living in Cornelius. Whether you want to clean and cook for yourself, or leave it to us, the decision is yours. Here, you have the freedom to enjoy almost everything your way!

PLEASE REFER TO OUR PRICE LIST FOR COMPLETE DETAILS
ON INCLUDED AMENITIES AND OPTIONAL SERVICES



At one with nature's beauty

TERRACES TO TREASURE

Each of our residences are recognized for their lush gardens and magnificent landscaping. At Cornelius, several swings, shuffleboard games and tables are at your disposal on our magnificent rooftop terraces. A choice environment to relax and admire the splendid view of Mount Royal. Draw inspiration, relaxation, and serenity... alone, or with loved ones, family or friends!

*You and I.
The starry sky.
The lights of the world.*

Shops and services nearby...

GROCERY STORE INSIDE THE RESIDENCE



RESTAURANTS NEARBY

... FOR A FRESH SLICE OF APPLE PIE!

The joy of life at Cornelius wouldn't be complete without everything that surrounds it. You'll find a beautiful park and a community garden just a stone's throw away. Everything you need is within reach. And that's no exaggeration, as you have direct indoor access to the Wilderton Shopping Centre. What more could you ask for?



CHÂTEAUFORT COMMUNITY GARDEN, STEPS AWAY



ACCESSIBLE FROM WITHIN CORNELIUS

Grocery store
Pharmacy
SAQ
Restaurants & Cafés
Bank

LITERALLY MINUTES AWAY

Rehabilitation Centre
Hospitals
Dentist
Optometrist



SAQ, SECONDS AWAY FROM YOU



LOCATION

6235 Darlington Avenue
Montreal, Quebec H3S 0A5

Tel. : 438 813-5015
Fax. : 514 380-9189

info@ResidenceCornelius.com | ResidenceCornelius.com/en



One step at a time, we want to move forward, with others, to improve and support sustainable development initiatives. To do our part. Which is why we are committed to the ESG principle in business.

Environment: Preserving the environment by fighting climate change; and with regards to sustainability, avoiding the wastage of water, energy, materials, etc.

Social: Being oriented towards social responsibility and respect for human rights; valuing health, safety, inclusion, diversity, equity, etc.

Governance: Demonstrating the board of directors’ sense of responsibility; combating corruption, controlling executive compensation structure, etc.

DISCOVER EVEN MORE ABOUT US!

For further details regarding our residences, visit:
LeGroupeMaurice.com/en/Residences



You can also learn the latest news about your residence by downloading the **THÉIA** app from Le Groupe Maurice!



Using 133 kg of Rolland Enviro Print paper - made from 100% sustainable recycled fibres - has yielded the following environmental savings (in the printing of 500 brochures):

1 metric ton of wood
3 trees

1 cubic metre of water
10 ten-minute showers

7 GJ of energy
28,082 60W light bulbs
on for 1 hour

227 kg of CO₂ emissions
904 km travelled by car

2 kg of NMVOC
1,116 km travelled by car

These data were provided by the paper manufacturer.
FSC® is not responsible for the calculations of resources saved by using this paper.