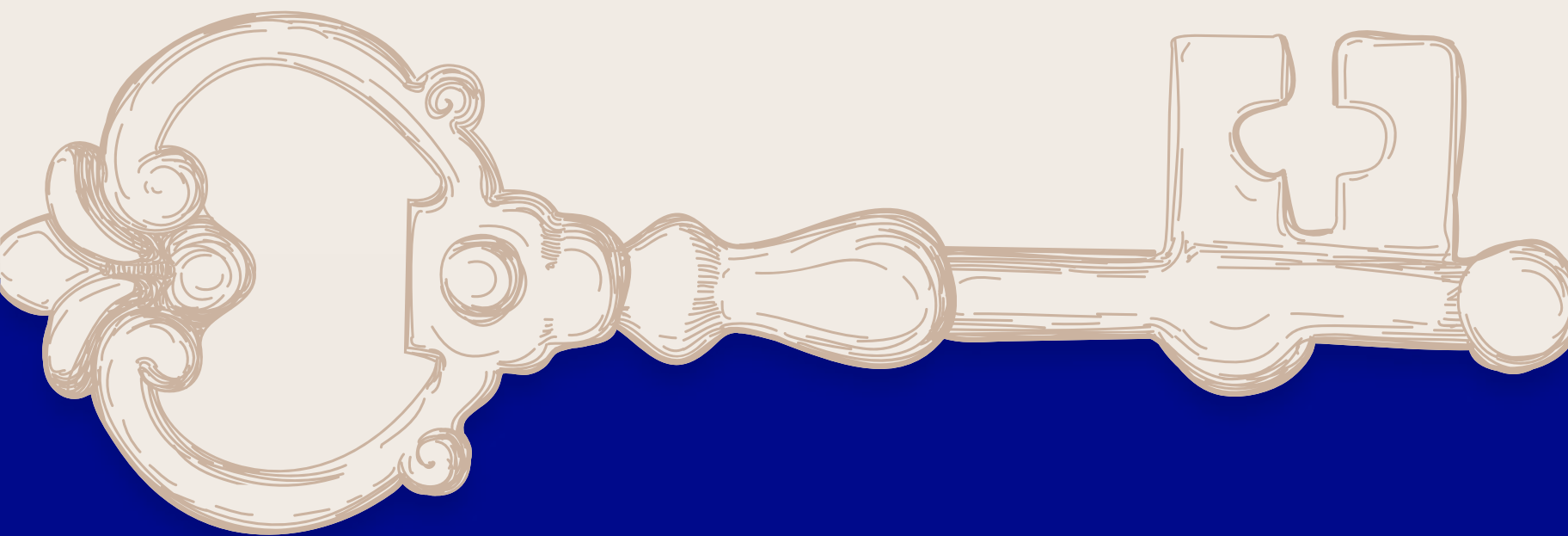




WILD INDIGO

AT THE GRAND RIVER



Your Key to
Living Fully



Prologue

A Letter to My Future Self

As I write these words, I envision our life ten years down the road,
amidst a picturesque scene of calm and community.

Where nature's embrace meets urban delight.
Nestled in tranquility, yet vibrant and alive,
a fusion of rural charm and urban drive.
Amidst lush farms and landscapes of scenic splendour,
Yet minutes away from transit and the city's pulse.

Here, in this rural haven, our dream takes flight.
A place to nurture our livelihood, and a sanctuary for community,
where gatherings feel like treasured moments.
Surrounded by top schools and thriving industries.

A haven to start a family, to watch our children rise,
a world of boundless possibilities, where our hearts come alive.
In this space of growth, there's always more.
More space to roam, more to know, be, and see,
a key to community, where our hearts can run free.

More open air, more landscape to explore,
a place we proudly call home, forevermore.

Here's to us, ten years down the road,
Cultivating our 'MORE', at Wild Indigo.

Yours always,
My Younger Self





Family Roots

Madison Group's roots in the Kitchener - Waterloo Region trace back to the early 1930's. Settling in a home on Madison Avenue South in Kitchener, the family grew and lived in the region for generations. It is from this cherished address the name "Madison" was derived, symbolizing a legacy of heritage, home, and belonging.

Recognizing the value and believing in the growth potential of the area, the Madison Group family purchased their first farm in the region.

Wild Indigo marks the beginning of a long future ahead for Madison Group and the community in the Cambridge-Kitchener-Waterloo Region

“Wild Indigo symbolizes the growth of our family’s legacy and extension of Madison Group’s presence in Breslau and the Waterloo Region – an area that holds deep significance for our family across multiple generations.”

– David S.

VP Low Rise Communities, Madison Group



Once upon a time

Welcome to Breslau, Ontario, where history meets innovation in the Region of Waterloo!

Named after its pioneering settlers from the early 1800s, Breslau radiates a timeless charm and prosperous spirit of growth and expansion. Rooted in local craftsmanship and agricultural heritage, Breslau has blossomed from fertile farmlands into a vibrant community influenced by the nearby village of Elmira, a catalyst for immigration, commerce, and growth.

Breslau’s narrative unfolds as a tapestry of progress and beacon of growth amid the vast expanse of the Waterloo Regional Municipality. From the tranquil shores of the Grand River to the bustling streets, Breslau’s population journey mirrors its evolution as a testament to resilience and opportunity.

Not a City.
Not a Suburb.
Breslau.

Today, the Kitchener-Waterloo Region continues its journey towards significant population growth, marked by the ongoing development of housing, technology, business, and community infrastructure; a testament to its commitment to embracing rural traditions and urban progress.

WELCOME TO WILD INDIGO AT THE GRAND RIVER, YOUR KEY TO LIVING FULLY IN THE HEART OF KITCHENER-WATERLOO REGION.

Cultivate Your More

Located at Fountain Street North and Ottawa Street in Breslau, Wild Indigo is a master-planned community consisting of over 1,600 single detached homes, traditional freehold towns, and urban towns nestled quaintly near the Grand River.

Wild Indigo at the Grand River takes its name from the Blue Wild Indigo plant, native to Southern Ontario and the Waterloo Region. This name reflects our strong roots in the area and our dedication to nurturing its growth and development.



Single Detached

Wild Indigo at the Grand River embodies a 'Futuristic' ethos, reinventing rural living with balance, modernity, and instant personal interaction.

Wild Indigo beckons with promises of a harmonious life and invites you to embrace a lifestyle that embodies hard work, artisanal craftsmanship, and the joy of sharing life's experiences with your community.





Single Detached - Streetscape



Sunset strolls

At Wild Indigo, evenings are bathed in golden light as the sun sets over tree-lined streets, casting a warm glow on charming façades. It's a daily reminder that you're home is in a place where beauty and serenity meet.

Model: DAISY - Kitchen / Living Room / Dining Area



Celebrating
Home
ownership

Experience thoughtfully designed open-concept floor plans at Wild Indigo.

A warm and inviting space, perfect for fun-filled family evenings. Soft lighting, comfy seating, and heartfelt moments—this is where laughter echoes and memories are made.

Celebrate the joy of home. Celebrate you.

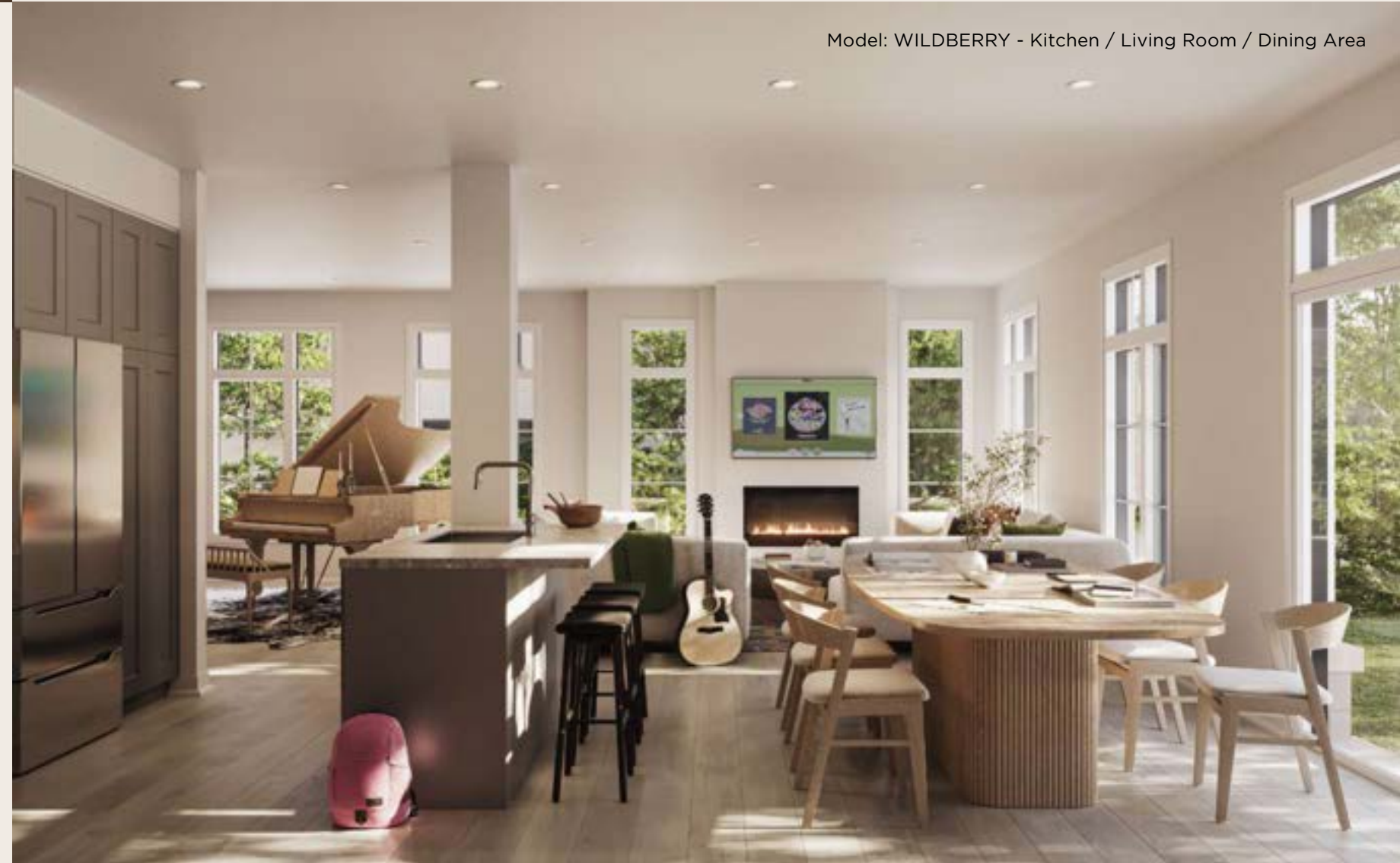
Model: MARIGOLD - Kitchen / Living Room / Dining Area



Owning a home is more than just having a place to live—it's a milestone, a symbol of stability, and a foundation for the future.

Whether it's your first or your forever home, we're here to recognize the hard work, dreams, and memories that come with it.

Model: WILDBERRY - Kitchen / Living Room / Dining Area

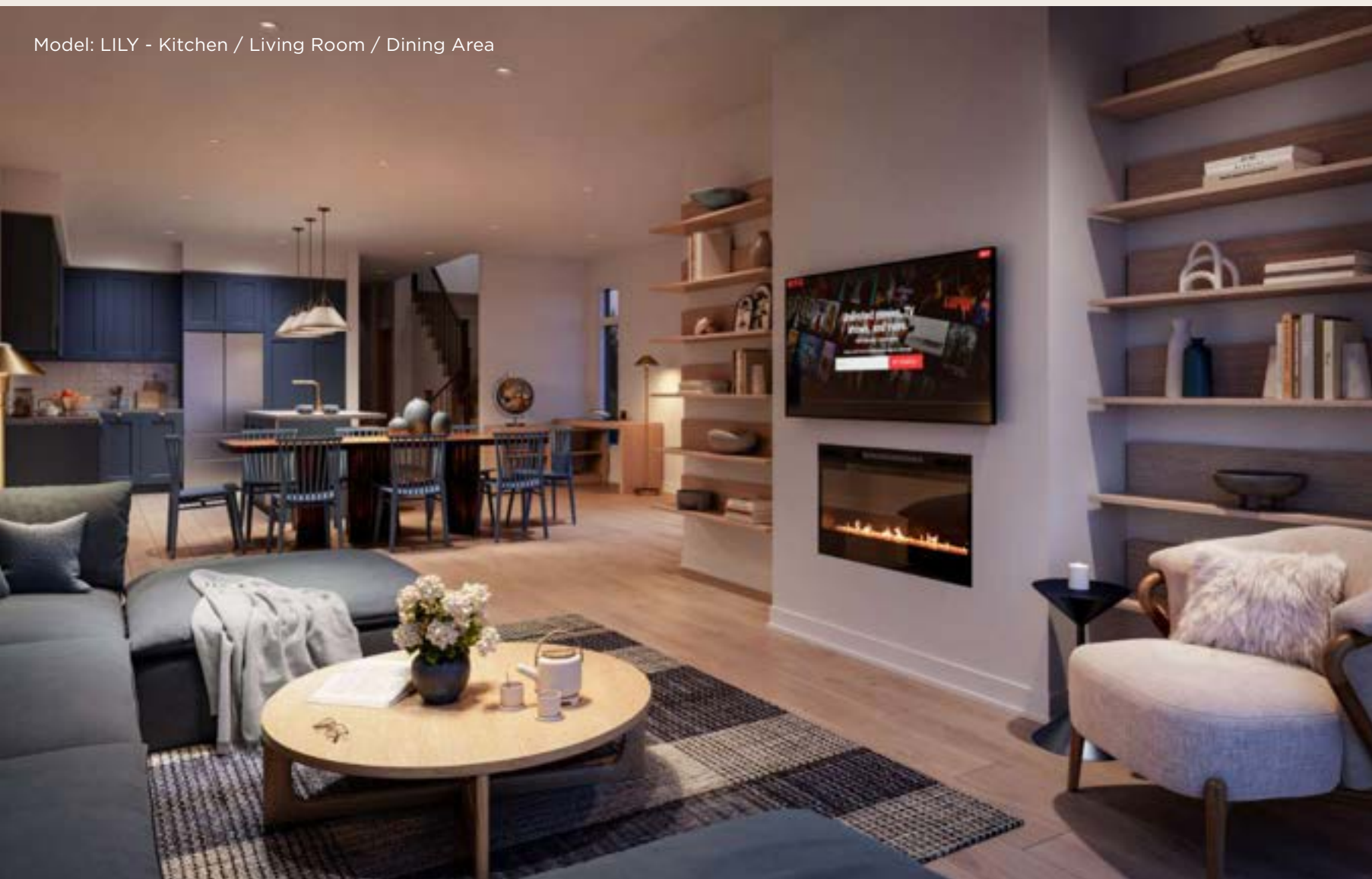


From the first light of morning spilling into an open family room scattered with children's toys, to the golden glow of evening with the fireplace casting its warm embrace, Wild Indigo is where every moment — from lively beginnings to peaceful endings — feels like home.

Model: BELLFLOWER - Kitchen / Living Room / Dining Area



Model: LILY - Kitchen / Living Room / Dining Area





Where
Family
time
comes naturally

At Wild Indigo, the backyard isn't just an outdoor space — it's where memories are made.

Your outdoor space offers the perfect setting for your family and friends to connect and unwind. Whether it's weekend barbecues, playtime on the lawn, or quiet evenings under the stars, this outdoor extension of the home is where everyday moments turn into something special.

WILD INDIGO



LINEAR KITCHEN WITH
ISLAND AND BREAKFAST BAR

OPEN CONCEPT FLOORPLAN

SEPARATE MECHANICAL
SYSTEM FOR LEGAL
ACCESSORY SUITE

More
Space
more possibilities

It's a future-ready solution that adapts to your changing needs while maximizing every square foot of your home.

*"Secondary Suite" is a legal accessory dwelling unit available on select single detached models, subject to lot conditions. Specifications, layout and dimensions are subject to change without notice. Actual usable floor space may vary from the stated floor area. Layout shown may be the reverse plan. Illustration is artist's concept only. Purchasers advised to review the standard features in the agreement of purchase and sale. E. & O.E.



Wild Indigo’s modern farmhouse elevation blends traditional rural charm with contemporary clean lines and materials, creating a warm yet streamlined exterior. This elevation offers two materials siding & brick.

A
elevation



This single detached elevation showcases timeless curb appeal with a full brick exterior accented by sleek aluminum trim. The combination offers enduring durability, low maintenance, and a polished, modern edge — a perfect blend of a transitional low-pitched roof and contemporary style.

B
elevation

Elevation C strikes a bold, contemporary profile with its dynamic mix of classic brick, premium metal siding, and sleek modern stone.

The contrasting textures and tones create eye-catching curb appeal, blending warmth, sophistication, and architectural character.

C
elevation



With its striking flat roofline, full brick façade, and refined aluminum accents, this elevation delivers a modern, architectural edge.

Clean lines and durable materials create a bold yet timeless presence that stands out with confidence and style.

D
elevation



Freehold Towns

Wild Indigo invites you to experience a townhome lifestyle where striking street presence meets timeless design. Inspired elevations, including charming farmhouse and contemporary style, each crafted with exceptional attention to detail.

Here, thoughtful layouts, quality craftsmanship, and a warm sense of community create the perfect balance of comfort, connection, and pride of ownership.





Town - Streetscape



Sunsets and laughter

At Wild Indigo, sunlit afternoons bring the neighbourhood to life, as children's laughter echoes through streets framed by lush greenery.

Warm light gently highlighting charming townhomes, reflecting a community where beauty, calm, and connection naturally coexist.

Modern Town Block



Where
Life's
new chapters
begin

Modern design meets warm beginnings. These contemporary townhomes offer sleek, stylish living spaces perfect for first-time buyers starting a family—or downsizers seeking comfort and ease.

Thoughtfully crafted for every stage of life, your new home is where memories take root and futures grow.

Model: CLOVER - Kitchen / Living Room / Dining Area



Open spaces Elevated living

Discover the beauty of open-concept living, where premium finishes meet thoughtful design. Bright, spacious interiors flow seamlessly to the outdoors, creating the perfect balance between comfort and nature.

Enjoy effortless entertaining and everyday living in a home that truly connects you to your surroundings.

Model: MAPLE - Kitchen / Living Room / Dining Area



Cozy up to warm fall and winter evenings filled with the glow of a crackling fire and the joy of family dinners.

It's a season to gather, share stories, and create lasting memories in a home that feels like a warm embrace all year round.



Model: SPRUCE - Kitchen / Living Room / Dining Area

A comfortable Distance to everything You need

Find peace in your surroundings while knowing everything you need is a comfortable distance away. Enjoy convenient access to major transit routes, top-tier schools, child and healthcare services, parks and recreation, and Waterloo's bustling downtown core.

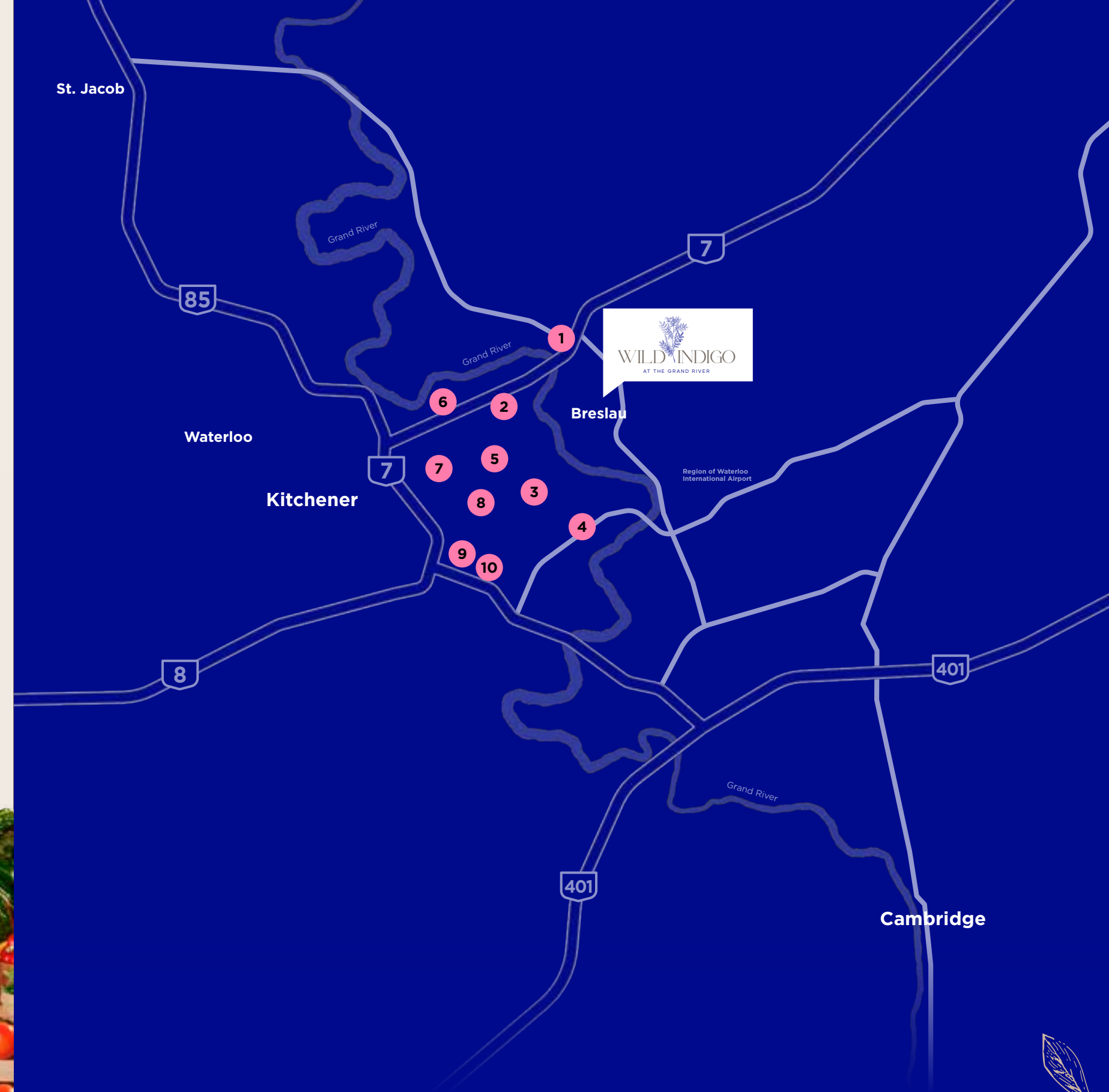


Surrounded by Flavour

Wild Indigo offers a serene escape from the city's constant hum.

Quiet streets and open skies bring calm, while life's essentials—grocery stores, farmer's markets, gas stations, and pharmacies—are just minutes away.

Here, you have room to breathe without losing everyday convenience.



Groceries & Shopping

- | | |
|--------------------------|-------------------------------------|
| 1 Breslau Convenience | 6 America Latina Grocery and Eatery |
| 2 Victoria Street Market | 7 KW Korean Food Market |
| 3 Food Basics | 8 M&M Food Market |
| 4 Upper Village Market | 9 FreshCo Weber & Franklin |
| 5 Farah Foods | 10 Zehrs Hiway Centre |



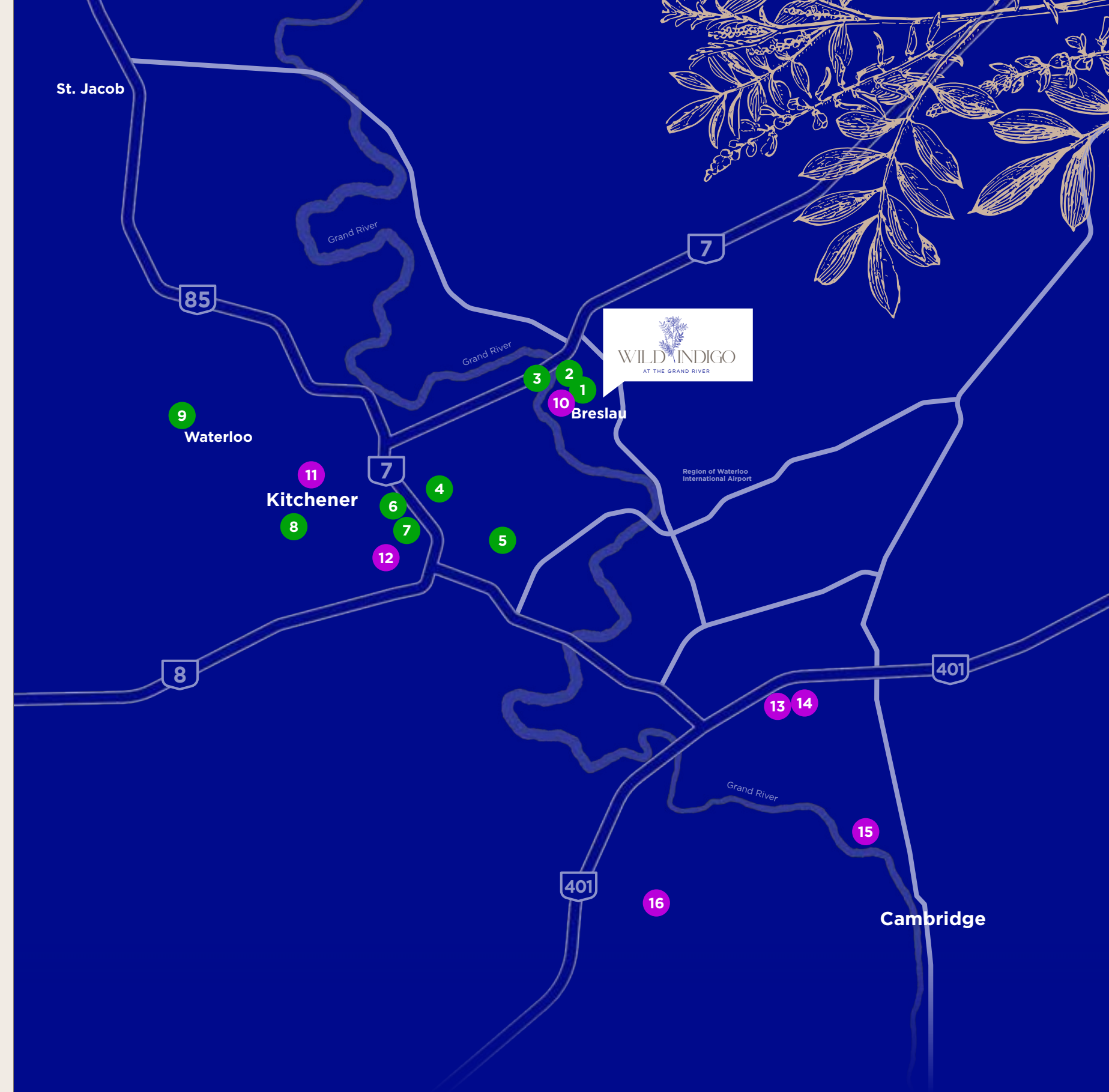
Enveloped by Nature



Wild Indigo offers more than just beautifully crafted homes — it's your gateway to nature and outdoor adventure.

Just minutes from your doorstep, enjoy canoeing, kayaking, or tubing along the scenic Grand River, one of Ontario's most iconic waterways. Explore nearby trails, conservation areas, and parks that invite weekend hikes, cycling, and family picnics.

Whether you're paddling through quiet waters or exploring the surrounding countryside, life at Wild Indigo blends comfort at home with the call of the outdoors.



Parks

- 1 Breslau Ballpark**
📍 1.5 km 🚗 3 mins
- 2 Breslau Memorial Park**
📍 2.4 km 🚗 4 mins
- 3 Kolb Park**
📍 4 km 🚗 5 mins
- 4 Stanley Park Conservation Area**
📍 7.2 km 🚗 9 mins
- 5 Idlewood Park**
📍 8.4 km 🚗 10 mins
- 6 The Aud Dog Park & Skate Park**
📍 9.2 km 🚗 13 mins
- 7 Jack Couch Ball Park**
📍 10 km 🚗 12 mins
- 8 Victoria Park**
📍 10.4 km 🚗 17 mins
- 9 Waterloo Park**
📍 13 km 🚗 16 mins

Recreation

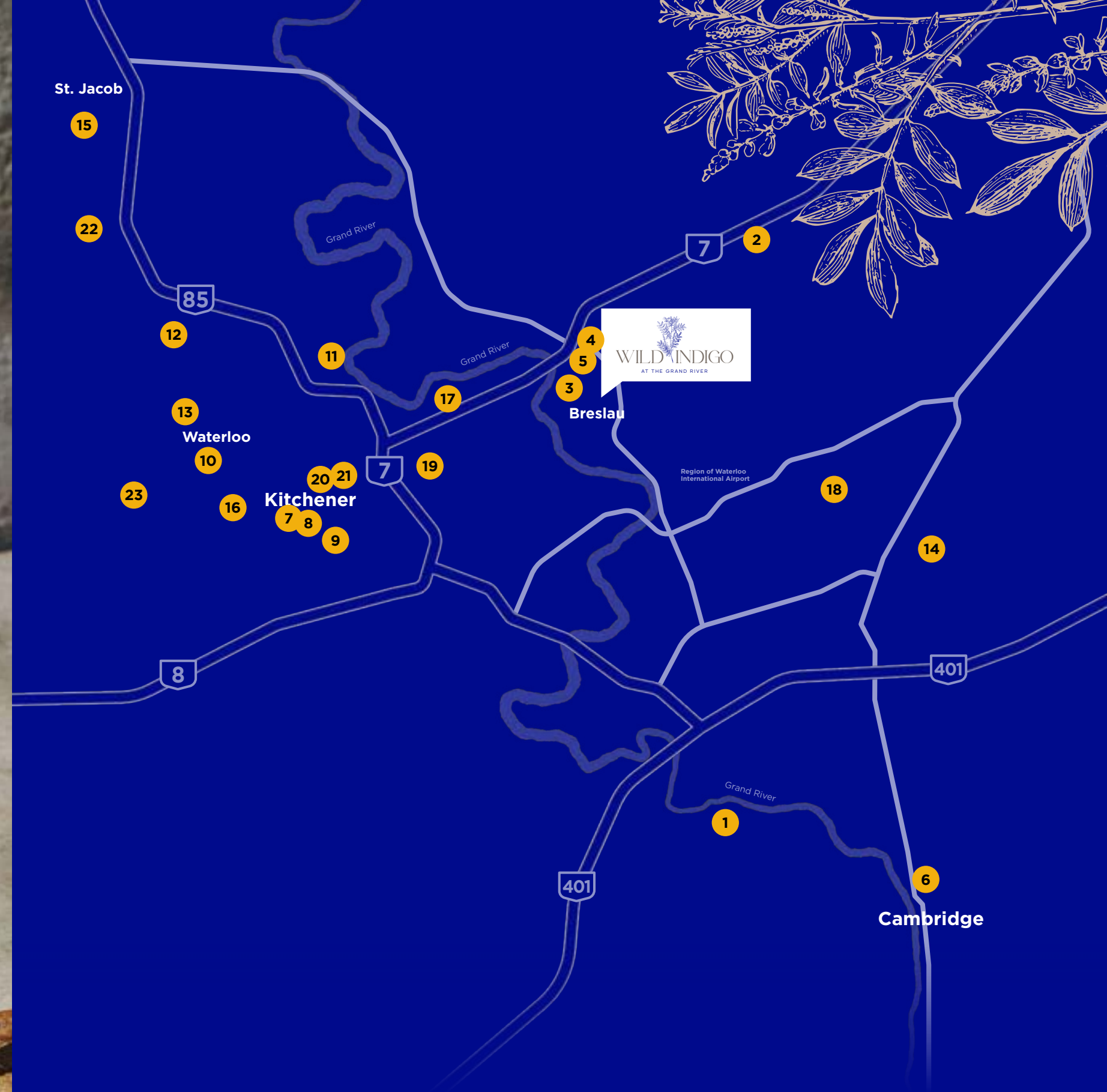
- 10 Breslau Community Centre**
📍 1.4 km 🚗 2 mins
- 11 Kitchener Public Library**
📍 9.1 km 🚗 13 mins
- 12 Kitchener Memorial Auditorium**
📍 9.2 km 🚗 13 mins
- 13 Kinsmen Stadium**
📍 10.8 km 🚗 12 mins
- 14 Rogers Field**
📍 10.8 km 🚗 12 mins
- 15 Galt Country Club**
📍 13.2 km 🚗 17 mins
- 16 Whistle Bear Golf Club**
📍 13.7 km 🚗 16 mins

Bites & Beats



From vibrant bars to cozy cafes, live music venues to captivating theaters, find a kaleidoscope of entertainment options in the Kitchener-Waterloo Region.

Embrace the magic of a night out in the downtown core where every bite and beat inspires moments of joy, connection, community, and unforgettable memories.



Restaurants & Entertainment

- | | | |
|--|----------------------------------|---|
| 1 Langdon Hall Country House Hotel & Spa | 9 Nova Era Bakery | 17 Waterloo Brewing Beer Store & Taphouse |
| 2 Frannie's Restaurant and Bakery | 10 Four All Ice Cream Scoop Shop | 18 Cambridge Butterfly Conservatory |
| 3 Pizzeria Napoli | 11 The Lancaster Smokehouse | 19 Ontario Conservatory of Music |
| 4 Thai Breslau | 12 Wildcraft Grill + Long Bar | 20 Apollo Cinema |
| 5 Little Gyros Greek Grill | 13 Loloan Lobby Bar | 21 The Registry Theatre |
| 6 Cambridge Mill | 14 Four Fathers Brewing Co. | 22 Elmira Wagon Rides |
| 7 271 West | 15 Block Three Brewing Company | 23 Arabella Park Beer Bar |
| 8 AOK Craft Beer & Arcade | 16 Abe Erb | |

Trains & planes & automobiles



Accessibility meets inspiration in
the dynamic hub of Kitchener-Waterloo.
Discover seamless transportation options that
connect you effortlessly by car, train, and plane.

Each mode of transport is not just a means to a destination but a chapter
in your journey, connecting you to moments of discovery and adventure.

By Car

Waterloo Airport		4 min
City of Waterloo		15 min
City of Kitchener		12 min
City of Cambridge		20 min
City of Guelph		20 min
London, Ontario		1 h 20 min
Pearson Airport		1 h 15 min
Downtown Toronto		1 h 30 min

By Train

Kitchener to Union Station		1 h 11 min
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By Plane

With Waterloo International Airport nearby, you'll enjoy shorter travel times and diverse flight options for efficient planning, alongside enhanced business and tourism opportunities that drive economic growth by attracting visitors and businesses alike.

Calgary	Las Vegas
Cancun	Orlando
Edmonton	Puerto Vallarta
Fort Lauderdale	Punta Cana
Halifax	Vancouver
Kelowna	



Down the Line

The Kitchener GO Line's 2.6 km expansion, featuring a passing track in Breslau, will boost daily rides and introduce two-way service, cutting travel time to 98 minutes and supporting growth with 54,000 residents and 33,000 jobs by 2041.

Waterloo Regional Airport Expansion

The Waterloo Airport expansion project aims to serve one million passengers.

Primary pathways

Experience the pinnacle of education in Kitchener-Waterloo where top-tier institutions inspire greatness and unlock boundless potential. Discover transformative programs and globally recognized excellence that shape futures and ignite dreams.

Breslau Public School
Conestogo Public School
St. Boniface Catholic School
Galt Collegiate Institute & Vocational School
Chicopee Hills Public School

 Laurelwood Public School
 Abraham Erb Public School
 New Dundee Public School
International School of Cambridge - 1/13 in province to get perfect score of 10

 - Ranked top 100 in Ontario

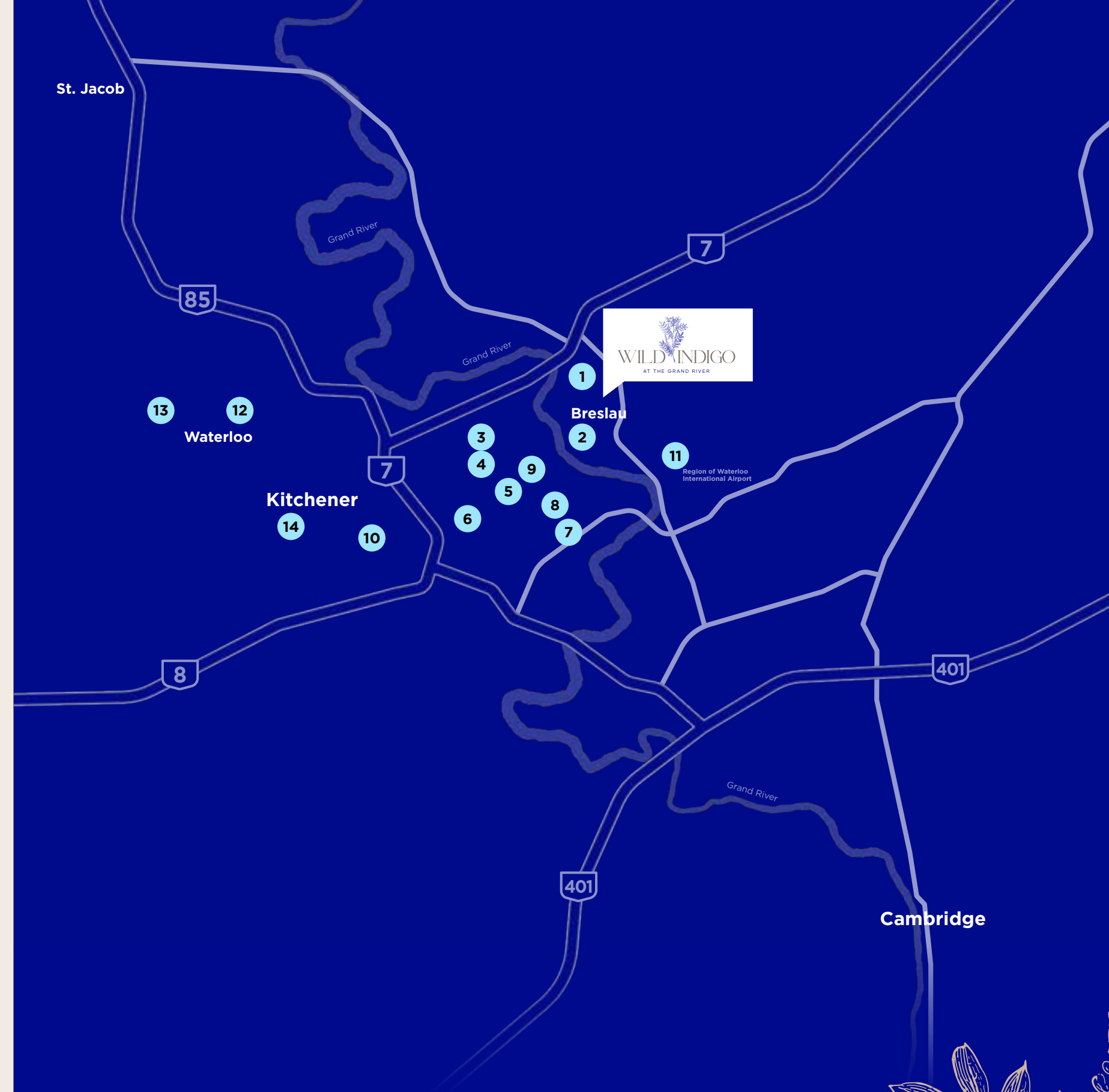
Next steps Forward

Wilfrid Laurier University and the University of Waterloo are premier research institutions globally recognized for their robust programs in technology, computer science, business, finance, and economics. Graduates, including notable entrepreneurs, contribute to job creation, innovation, successful startup environments and substantial economic impact in Canada. Their emphasis on producing skilled graduates and fostering innovation positions them as key players in Canada's economic growth and development.

Crafted by Study

The Kitchener-Waterloo Region is home to schools that focus on fostering curiosity and growth in a close-knit community.

Across all levels, Breslau's schools combine strong academics with opportunities for personal development, helping students build skills and confidence for life both inside and beyond the classroom.



Schools & Universities

- | | |
|---|--|
| 1 Breslau Public School | 9 Grand River Collegiate Institute |
| 2 St Boniface School | 10 Conestoga College |
| 3 Mackenzie King Public School | 11 Waterloo Wellington Flight Centre |
| 4 Canadian Martyrs Catholic Elementary School | 12 Wilfrid Laurier University Waterloo |
| 5 Crestview Public School | 13 University of Waterloo |
| 6 St. Daniel Catholic Elementary School | 14 McMaster University |
| 7 Chicopee Hills Public School | |
| 8 Lackner Woods Public School | |



Big Tech big opportunity

The Kitchener-Waterloo incubators are dynamic innovation hubs that support startups and entrepreneurs in one of Canada's leading tech ecosystems.

With programs like Communitech, Velocity, Catalyst Commons, and the Accelerator Centre, these incubators offer mentorship, funding access, and collaborative workspaces to help early-stage companies grow and scale.

Surrounded by top-tier talent from the University of Waterloo and a strong network of investors and industry leaders, Kitchener-Waterloo is a launchpad for the next generation of innovation.

Google

amazon

SAP

McAfee

ORACLE

opentext™

A Story of Growth & opportunity

More than **1,950 manufacturing companies** specializing in robotics, automation, automotive, and aerospace — accounting for **18% of the total labour force**.

Waterloo Region is Canada’s largest robotics and automation cluster. At Wild Indigo, you’ll find the perfect balance to it all. While opportunity and innovation thrive just minutes away, home is a peaceful retreat where quiet streets, open skies, and natural landscapes surround you. It’s a place to slow down, connect with neighbours, and enjoy life’s simple comforts — all while knowing that the conveniences of the city and the promise of a bright future are always within reach.

Richest concentration of auto-related resources in the world

- 415 km/260 mi corridor
- 700+ suppliers
- 10 vehicle assembly lines
- 5 powertrain assembly lines
- 5 battery assembly lines
- 8 OEM R&D centres



- Auto OEM R&D
- Passenger Assembly
- Powertrain Assembly
- Truck Assembly
- Battery Assembly
- Volkswagen
- Stellantis
- Magna
- Fiat Chrysler
- Ford
- General Motors
- Hino
- Honda
- Toyota
- Umicore
- EV / Hybrid Battery / Vehicle Production

Influence of Local Business & Financial Services



Adding to this strength, the region is also home to **over 80 companies** in operational and financial services, cybersecurity, big data, and blockchain.

In fact, **Waterloo ranks 5th in North America for employment per capita in the finance and insurance sector**, showcasing the depth and diversity of opportunities available.

Key Employer In The Area

At Wild Indigo, you're perfectly positioned for convenience and ease.

Wild Indigo is located just minutes to the 401 and **within minutes from two Amazon facilities**.



1M+	9%	1K+
Square Foot Warehouse and Fulfillment Centre	Higher salaries than the National Average	Positions filled and growing

* The information above is content from third-party sources and provided for general information purposes only. The vendor is not responsible for any inaccuracies or outdated content with respect to third-party information/material.
Source: WaterlooEDC.



about Armen Bakirtzian

Armen Bakirtzian is the co-founder and CEO of Intellijoint Surgical, a Kitchener-based medtech company revolutionizing joint replacement surgery.

With engineering degrees from the University of Waterloo and the University of Toronto, he turned a student project—sparked by his orthopedic surgeon father's work—into navigation and planning tools used in tens of thousands of surgeries worldwide.

He also founded the Medical Innovation Xchange, Canada's first industry-led hub supporting health-tech startups, championing innovation that keeps talent and IP in Canada.

Local Talent

Big innovation
Global change

Intellijoint Surgical, headquartered in Kitchener, Ontario, is a Canadian med-tech leader transforming how orthopedic surgeries are planned and performed. Founded in 2010, the company develops innovative surgical navigation and planning solutions—such as Intellijoint HIP®, Intellijoint KNEE®, and Intellijoint VIEW®—that give surgeons real-time, precise measurements during total hip and knee replacements.

These tools are designed to improve accuracy, streamline procedures, and enhance patient outcomes, making them valuable in hospitals and surgical centers worldwide.

Recognized as one of Canada's fastest-growing technology companies and embraced by healthcare providers from Waterloo Region to international markets like Australia, Japan, and the U.S., Intellijoint has built a reputation for pairing engineering excellence with medical expertise.

Its technologies have been adopted by leading hospitals, including Humber River Hospital and the Waterloo Regional Health Network, allowing patients to benefit from homegrown innovation close to home. With a mission to make orthopedic care more precise and accessible, Intellijoint continues to strengthen its global impact while staying deeply connected to its Kitchener-Waterloo roots.



Never Go Out of Style



Redesigned and reimagined, Madison Group has opened its doors to its second Design Studio at the Wild Indigo at the Grand River Sales Office in Breslau.

With our first award-winning design studio located in Toronto, Madison Group wanted to bring the Décor Studio experience to Breslau for the community to explore and access with ease and convenience.

Recognized by the National Association of Home Builders as the best design center in North America, we wanted to create a fun, informative, and memorable experience for all our purchasers.

Explore our extensive collection of finishes while working with an expert consultant who will guide you through the design process. From trending design finishes right down to the classics, we're sure we've got something to compliment your style and get you inspired.



Premium by nature Personal by design



Discover our curated collection of finishes, thoughtfully selected by our award-winning design team, or create a personalized palette uniquely your own.

At the Madison Design Studio, dedicated design consultants will guide you every step of the way, ensuring a seamless and personalized experience.

Visit the Wild Indigo Design Studio, or enjoy a more immersive experience at the Madison Design Studio in Toronto.



Over the years, Madison Group has been honoured with several awards celebrating excellence in industry achievement, charitable contributions, community involvement, and corporate social responsibility. Here are some of our standout accolades:



**BEST DESIGN
STUDIO**
in North America





**BEST CUSTOMER
EXPERIENCE**
Ontario
Multifamily Homes





**SILVER INDUSTRY
SPIRIT AWARD**
2x Winner





**BEST PRESENTATION
CENTRE**
Silver Award





**BEST
COMMUNICATIONS
CAMPAIGN**
Silver Award





BEST BROCHURE
Gold Award
Brooklin



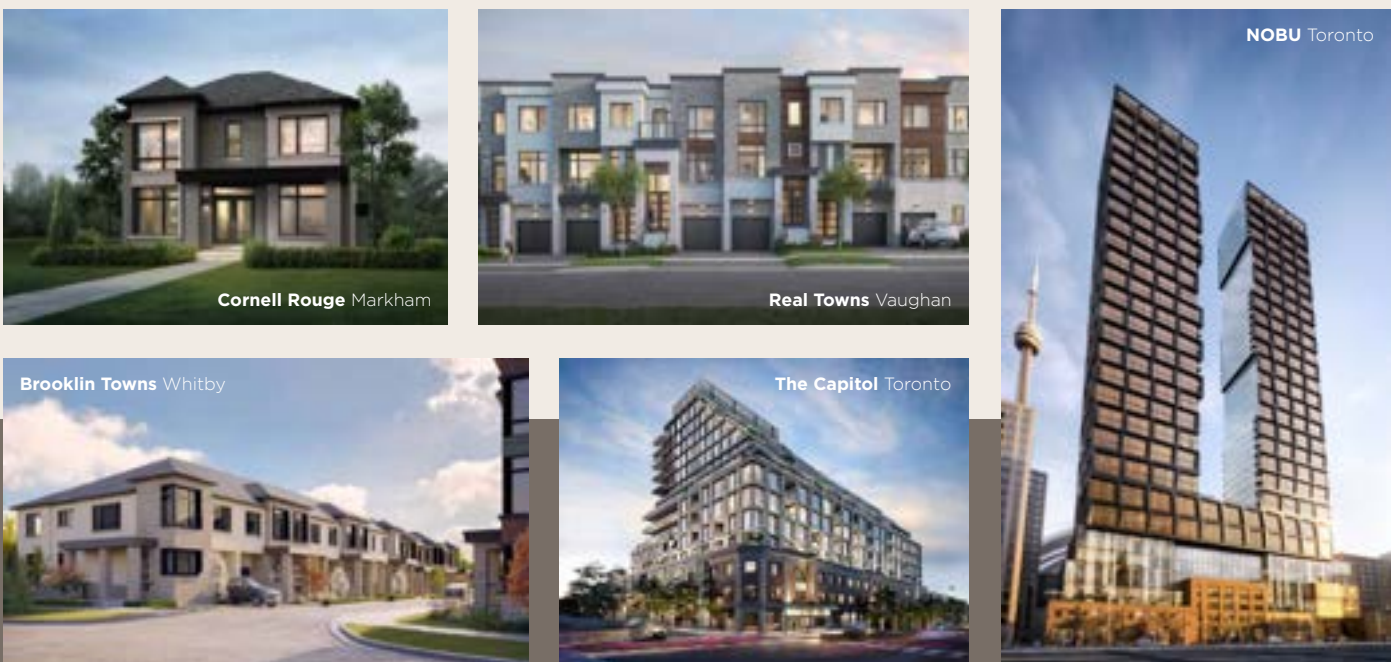
MADISON
GROUP

Builder story

Madison Group has evolved from a successful family business into a multi-faceted company that owns, develops, and manages landmark residential, commercial and hospitality properties. Madison’s extensive portfolio includes low-rise master planned communities, mixed-use high-rise projects, office, retail, prestige industrial, and retirement properties throughout Toronto and New York.

Madison continues to set the standard for value, design, and customer experience across the Greater Toronto Area. The company is dedicated to creating vibrant, integrated communities rooted in highly desirable locations that elevate the lifestyle of their residents.

Developments are brought to life with innovative architecture and thoughtful design, resulting in dynamic destinations including Cornell Rouge, Greensborough, and Upcountry in Markham; Jefferson Forest in Richmond Hill; Vellore Woods, Legacy; Thornhill Ravines and Real Towns in Vaughan; Frenchman’s Bay and NuTowns in Pickering, Brooklin Towns in Whitby, Briar Hill City Towns and MILA in Toronto, as well as high-rise projects such as The Madison at Yonge & Eglinton; ZIGG St. Clair West, Nobu Residences Toronto and most recently The Capitol Residences and Alias in Toronto.





Epilogue

A Letter from your Future Self ... 10 years later

Dear Younger Self,

Once upon a time, a dream took flight.
I now take a moment to reflect on this life.
A decade ago, a letter written with care,
To my future self, unaware of what lay there.

In Breslau's heart, opportunities did bloom,
Dreams found wings and talent born too.
With Wild Indigo's warmth, I yearned for more,
In this place, my tech career did soar.

Young minds molded, higher learning revealed,
Post-secondary journeys, bright futures sealed.
A tapestry crafted, stories retold,
Lasting bonds formed, and strong roots took hold.

Our pets roamed freely, tails wagging with grace,
In nature's symphony, our favorite place.
Family laughter, in a house we call home,
In this haven, happiness has room to roam.

Reflecting on the past, our grateful hearts beat strong,
Thankful for the journey, each step a cherished song.
In Kitchener-Waterloo's embrace, we proudly stay,
In Wild Indigo's story, we've found our brighter day.

Yours always,
Your Future Self



WILD INDIGO

AT THE GRAND RIVER

PRESENTED BY

MADISON
GROUP

All renderings are artist's concept. Specifications and sizes are subject to change without notice.
E. & O.E. August 2025.