

# 1 JARVIS

## EXCLUSIVE PLATINUM FEATURE SHEET – TERRACE SUITES COLLECTION

### Building Features

Hamilton is embarking on the most significant transformation seen in our time. 1 Jarvis is located in the most ideal location to capture it all. The 15-storey condominium takes inspiration from its city's past with a brick podium and propels it into the future with a sleek, urban expression—creating Hamilton's most innovative, design-forward building yet. Envisioned by Studio JCI, the community will be home to remarkable amenities, including a fitness centre, yoga studio and co-working lounge, and will also feature a retail space at its base. Each suite will have a private balcony or terrace from which residents can take in incredible views of their neighbourhood. Community feel combined with the excitement of city life.

### Suite Features\*\*

- ❖ Floor to Ceiling Insulated Double-Glazed, Aluminum Windows\*
- ❖ Contemporary Kitchen Cabinetry
- ❖ Composite Quartz Countertop & Kitchen Backsplash
- ❖ Full Height Mosaic Tile Shower Enclosure Wall
- ❖ Frameless glass shower enclosure
- ❖ Mosaic Tile Tub Surround
- ❖ Porcelain Floor in Bathroom
- ❖ Custom-designed Vanity with Composite Quartz Counter & Undermount Sink in Bathroom
- ❖ Fully-integrated Dishwasher
- ❖ Stainless Steel Fridge/Freezer, Built-in Oven, Cooktop & Microwave

Model	Type	Bath	View	Approx. Interior*	Approx. Outdoor*	Approx. Total*	Floor Range *	Starting Price
Birchwood/Maplewood	1B	1	S	521	278	799	3	\$377,990
Glass	1B	1	N	461	274	735	3	\$373,990
Gold	1B	1	N	504	318	822	3	\$383,990
Marble	1B	1	N	435	404	839	3	\$390,990
Satin	1B	1	N	460	274	734	3	\$373,990
Silver	1B	1	N	496	320	816	3	\$383,990
Velvet-2	1B	1	S	460	220	680	3	\$373,990
Wood-1/-5	1B	1	S	460	192	652	3	\$371,990
Bamboo	1B + D	1	W	629	202	831	5	\$435,990
Sisal	1B + D	1	N	535	322	857	3	\$399,990
Terracotta	1B + D	1	S	538	292	830	3	\$406,990
Terrazzo	1B + D	1	S	531	307	838	3	\$406,990
Baize	1B + D	2	N	604	367	971	3	\$457,990
Oakwood	1B + D	2	S	602	268	870	3	\$455,990
Basalt	2B	2	S/W	627	353	980	5	\$509,990
Dolomite	2B	2	N	711	436	1147	3	\$519,990
Topaz	2B	2	N/E	689	428	1117	10	\$549,990
Emerald	2B	2	S/E	696	489	1185	6	\$555,990
Linen	2B	2	N	630	374	1004	3	\$492,990
Pearl	2B	2	S/W	748	383	1131	10	\$555,990
Sapphire	2B	2	S	621	307	928	3	\$491,990
Sassafrass	2B	2	N/W	749	449	1198	10	\$566,990
Spruce	2B	2	N	623	367	990	3	\$492,990
White Oak	2B	2	S	626	270	896	3	\$489,990
Chenille	2B + D	2	E	710	377	1087	10	\$559,990
Chestnut	2B + D	2	S	710	358	1068	3	\$529,990
Opal	2B + D	2	N	726	439	1165	3	\$525,990
Perlite	2B + D	2	W	660	360	1020	10	\$519,990
Cantera	3B	2	S/E	744	390	1134	10	\$575,990

<p><b>Incentives</b></p> <p>Free Assignment (Valued at \$5,000. Plus Legal Fee &amp; HST)*</p> <p>Right to Lease During Interim Occupancy*</p> <p>Standard Parking Price: <del>\$44,990</del> <b>\$39,990</b> Compact Parking Price: <del>\$41,990</del> <b>\$36,990</b> <i>Available for purchase on suites 2B + 2b and larger. Suites that are 2B + 1b and smaller will be waitlisted for parking.</i></p> <p>Storage Locker: <del>\$6,990</del> <b>\$4,990</b> <i>Available for purchase on suites \$490,990 and higher. Suites that are under \$490,990 will be waitlisted for storage lockers.</i></p> <p>Kitchen Island upgrade: <b>\$3,490</b></p>	<p><b>Limited Time Deposit Structure</b></p> <p><b>\$5,000</b> on signing Balance of <b>5%</b> in 30 days</p> <p><b>2.5%</b> on June 1, 2021 <b>2.5%</b> on August 1, 2021 <b>2.5%</b> on February 1, 2022 <b>2.5%</b> on August 1, 2022 <b>5%</b> on Occupancy</p> <p>Please make all deposits payable to <b>HARRIS SHEAFFER LLP</b> <b>in Trust</b></p> <p><b>Tentative Occupancy Date</b> <b>January 15, 2024</b></p>	<p><b>Maintenance Fees</b> Approx. \$0.56 PSF (Hydro &amp; Water Metered Separately)</p> <p>Parking Maint. Fees Approx. \$57.88/month Locker Maint. Fees Approx. \$19.25/month Rogers Internet Package Approx. \$25/month plus HST*</p> <p><b>Development Charges</b> <b>\$8,000</b> Suites 1 Bed + Den and smaller <b>\$10,000</b> Suites 2 Bed and larger</p>
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