

1 JARVIS

EXCLUSIVE PLATINUM FEATURE SHEET

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-1	1B	1	S	521	64	585	4-5	\$370,990
Glass-1	1B	1	N	461	52	513	4-15	\$366,990
Gold-1	1B	1	N	504	61	565	4-5	\$374,990
Maplewood-1	1B	1	S	522	64	586	4-5	\$370,990
Marble-1	1B	1	N	435	43	478	4-5	\$379,990
Satin-1	1B	1	N	460	52	512	4-15	\$366,990
Silver-1	1B	1	N	496	65	561	4-15	\$374,990
Velvet	1B	1	S	460	52	512	4-15	\$366,990
Wood-2/-3/-6	1B	1	S	460	51	511	4-15	\$366,990
Amethyst	1B + D	1	S	588	29	617	6-9	\$422,990
Bronze/Bronze-1	1B + D	1	E	469	51	520	5	\$402,990
Chrome	1B + D	1	E	472	70	542	6-9	\$403,990
Copper	1B + D	1	E	474	32	506	3-5	\$399,990
Granite/Granite-1	1B + D	1	E	508	31	539	3-4	\$405,990
Nickel	1B + D	1	E	472	70	542	6-9	\$403,990
Onyx/Onyx-1	1B + D	1	E	503	31	534	3-4	\$405,990
Sandstone	1B + D	1	N	536	27	563	6-9	\$402,990
Silk/Silk-1	1B + D	1	E	468	51	519	5	\$402,990
Sisal-1	1B + D	1	N	535	38	573	4-15	\$391,990
Slate	1B + D	1	S	529	35	564	6-9	\$400,990
Terrazzo-1/Terracotta-1	1B + D	1	S	531	67	598	4-5	\$398,990
Velour/Velour-1/-2	1B + D	1	W	538	26	564	3-4	\$412,990
Baize-1	1B + D	2	N	604	38	642	4-15	\$446,990
Cobblestone	1B + D	2	W	707	32	739	3-4	\$452,990
Mahogany	1B + D	2	W	711	28	739	3-4	\$457,990
Oakwood-1	1B + D	2	S	602	38	640	4-15	\$446,990
Jade	2B	1	N	632	61	693	6-15	\$422,990
Lattice	2B	1	N/W	648	199	847	6-9	\$440,990
Coral	2B	2	W	657	113	770	6-9	\$526,990
Dolomite-1	2B	2	N	711	50	761	4-15	\$499,990
Emerald-1	2B	2	S/E	696	222	918	7-9	\$536,990
Limestone	2B	2	E	788	66	854	5	\$530,990
Linen-1	2B	2	N	630	71	701	4-15	\$481,990
Organza	2B	2	S	708	101	809	10-15	\$495,990
Pearl-1	2B	2	S/W	748	186	934	11-15	\$538,990
Pewter	2B	2	S/W	655	190	845	6-9	\$513,990
Poplin	2B	2	S	769	107	876	6-9	\$501,990
Ruby	2B	2	E	836	44	880	3-4	\$527,990
Sassafrass-1	2B	2	N/W	749	196	945	11-15	\$542,990
Topaz-1	2B	2	N/E	689	167	856	11-15	\$526,990
Chenille-1	2B + D	2	E	710	113	823	11-15	\$537,990
Chestnut-1	2B + D	2	S	710	51	761	4-5	\$510,990
Opal-1	2B + D	2	N	726	67	793	4-5	\$508,990



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Perlite-1	2B + D	2	W	660	108	768	11-15	\$495,990
Cantera-1	3B	2	S/E	744	208	952	11-15	\$558,990
Diamond	3B	2	N/E	840	191	1031	6-9	\$561,990
Obsidian	3B	2	S/E	817	26	843	3-5	\$547,990

<p>Incentives Free Assignment (Valued at \$5,000. Plus Legal Fee & HST)*</p> <p>Right to Lease During Interim Occupancy*</p> <p>Standard Parking Price: \$44,990 \$39,990 Compact Parking Price: \$41,990 \$36,990 <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: \$6,990 \$4,990 <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: \$3,490</p>	<p>Limited Time Deposit Structure \$5,000 on signing Balance of 5% in 30 days 2.5% on June 1, 2021 2.5% on August 1, 2021 2.5% on February 1, 2022 2.5% on August 1, 2022 5% on Occupancy</p> <p>Please make all deposits payable to HARRIS SHEAFFER LLP in Trust</p> <p>Tentative Occupancy Date January 15, 2024</p>	<p>Maintenance Fees Approx. \$0.56 PSF (Hydro & 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>Development Charges \$8,000 Suites 1 Bed + Den and smaller \$10,000 Suites 2 Bed and larger</p>
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