

LOT 16

FREQUENTLY ASKED QUESTIONS

ABOUT THE PROJECT

PRESENTATION CENTRE LOCATION:

348 Lakeshore Road East, Unit 3, Mississauga, Ontario, L5G 1H5

BUILDING ADDRESS:

16 Melbourne Ave, St. Catharines, ON L2P 3J8

DEVELOPER:

Sphere Developments

ARCHITECT:

KNYMH Inc.

INTERIOR DESIGN:

MAPA Interiors

PROPERTY MANAGEMENT COMPANY:

Melbourne Property Management Inc.

PROJECT LAWYER:

Schneider Ruggiero Spencer Milburn LLP, In Trust

NUMBER OF UNITS:

104

TENTATIVE OCCUPANCY DATE:

Spring 2025

SUITE SIZES:

2 Bed	856 to 1181 sq. ft.
2 Bed + Den	1238 to 1267 sq. ft.
2 Bed + Study	931 sq. ft.
3 Bed	882 to 1191 sq. ft.
3 Bed + Den	881 sq. ft.
3 Bed + Study	953 sq. ft.

All terms as per Agreement of Purchase and Sale and applicable amendments. In the event of a dispute, Purchase Agreement shall prevail. Drop ceilings and bulk heads will occur to accommodate HVAC and structural requirements. All information and specifications are subject to change without notice. Brokers protected. *Additional fees apply for any new development levies. Please consult a Sales Representative for more information. E & O.E. May 2023. Exclusive listing brokerage Hirsch and Associates Real Estate Inc., Brokerage.

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MAINTENANCE FEES

MONTHLY MAINTENANCE FEES

Approximately \$0.16/per sq ft - Maintenance fees includes Landscaping and Snow Removal. Excludes Hydro, Water, Internet and Cable.

PARKING MAINTENANCE FEES

Approximately \$39.95/month for Standard Parking

Approximately \$59.93/month for Tandem Parking

DEVELOPMENT CHARGES AND EDUCATION LEVIES*

DEVELOPMENT CHARGES

2 Bed, 2 Bed + Den and 2 Bed + Study - \$5,000

3 Bed, 3 Bed + Den and 3 Bed + Study - \$7,000

METERS

Capped Meters at \$1,000

PLATINUM DEPOSIT STRUCTURE:

- \$5,000 on Signing
- Balance to 5% in 30 days
- 5% on January 15th, 2024
- 5% on January 15th, 2025
- 5% on Occupancy

STRUCTURE/BUILDING INFORMATION

WHAT ARE THE CEILING HEIGHTS?

Ceiling heights are approximately 9' - 0" throughout.

WHAT IS THE HEATING AND COOLING SYSTEM?

Individually controlled seasonal central air conditioning and heating system.

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GENERAL INFORMATION

PARKING:

Standard Parking is available for all model types. Tandem Parking is available for Sky models. *Tandem spots will be sold on a first come, first sale basis.*

PARKING PRICE:

Standard: ~~\$25,000~~ - \$15,000 | Tandem: ~~\$35,000~~ - \$25,000

BICYCLE STORAGE:

Available for residents and visitors.

PETS:

Permitted with restrictions.

WHEN DOES THE PURCHASER CHOOSE COLOURS AND FINISHES?

Approximately 6-12 months after construction commencement.

CAN PURCHASERS MAKE CHANGES TO THE FLOOR PLAN?

No

PROCEDURES

ARE NAME CHANGES ALLOWED?

Not Permitted at any time

ARE ASSIGNMENTS ALLOWED?

Yes – after 90% sold with Developer approval and as per the Agreement of Purchase and Sale terms.

DO YOU HAVE THE RIGHT TO LEASE DURING INTERIM OCCUPANCY?

Yes, as per Agreement of Purchase and Sale terms.

CAN PURCHASERS BUY MULTIPLE UNITS UNDER THE SAME NAME?

No, only one per name and two per household.

CAN PURCHASERS PURCHASE UNDER A CORPORATION?

Yes, but the Agreement of Purchase and Sale must also include a personal name, and the full articles of incorporation are required. The corporation is required to be listed on the mortgage approval.

ARE PURCHASERS REQUIRED TO PROVIDE MORTGAGE APPROVALS?

Yes - firm approval is required. RBC is our on-site bank, please consult a Sales Representative for more details.

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