



CARDING HOUSE

CARDING HOUSE FEATURE SHEET

A 5-storey boutique residence, Carding House is a place you will love to call home in the coveted New Communities of Oakville. Conveniently situated minutes from Highways 407, 403, QEW and GO Transit, and settled within a complete neighbourhood, connected to top-rated schools, local shops and essentials, parks and trails, it's your address for quality life made easy.

BUILDING FEATURES

- Concierge
- Fitness Centre w/ Yoga Studio
- All-season indoor/outdoor Social Lounge featuring Terrace, Fireside Lounge with BBQ, Dining & Entertainment Area
- Automated Parcel Storage
- Geothermal Heating & Cooling
- Bike Storage
- More than 11,000sqft of ground floor retail

SUITE FEATURES

- 9' or 10' Smooth Ceilings*
- Designer-Selected Colour Packages
- Quartz Countertops
- Stainless Steel Appliance Package
- Laminate Flooring Throughout
- In suite Hi-Efficiency Stacked Washer & Dryer
- Retractable glass on balconies, on select suites
- 1Valet Smart Home System
- Rogers Ignite Hi-Speed Internet

<p><u>Parking</u> One Parking Included EV parking available via waitlist</p> <p><u>Locker</u> \$5,500 Eligible for suites 525sqft+</p> <p><u>Maintenance Fees</u> (Excludes Hydro, Water, 1Valet+Rogers) Suites 650sqft and smaller: \$0.66/sqft Suites 650sqft and larger: \$0.63/sqft</p>	<p><u>Deposit Structure</u> Only 10% Down* \$5,000 on signing Balance to 5% in 30 days 2.5% in 120 days 2.5% in 240 days 5% on Occupancy</p> <p>Cheques payable to: Joseph & O'Donoghue LLP in Trust</p>	<p><u>\$0 Development Levies</u> Including All Municipal Charges</p> <p><u>Property Taxes</u> Approximately 0.73% as per City guidelines</p> <p><u>Tentative Occupancy</u> Q3 2025</p>
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*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale. All dimensions are approximate and are subject to normal construction variances. Ceiling height excludes dropped areas or areas where bulkheads are required. Availability, Features, Promotions and Prices are subject to change without notice. **Floor premiums may apply, based on elevation and location. Legal/Admin fees apply. Price includes HST. Please see a Sales Representative for full details E. & O.E. May 3rd, 2023.

