

# 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 |

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| <p><b>Incentives</b><br/>Free Assignment<br/>(Valued at <b>\$5,000</b>. 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><br/>Compact Parking Price: <del>\$41,990</del> <b>\$36,990</b><br/><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><br/><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><br/><b>\$5,000</b> on signing<br/>Balance of <b>5%</b> in 30 days<br/><b>2.5%</b> on June 1, 2021<br/><b>2.5%</b> on August 1, 2021<br/><b>2.5%</b> on February 1, 2022<br/><b>2.5%</b> on August 1, 2022<br/><b>5%</b> on Occupancy<br/>Please make all deposits payable to <b>HARRIS SHEAFFER LLP in Trust</b></p> <p><b>Tentative Occupancy Date</b><br/><b>January 15, 2024</b></p> | <p><b>Maintenance Fees</b><br/>Approx. \$0.56 PSF<br/>(Hydro &amp; Water Metered Separately)<br/>Parking Maint. Fees Approx. \$57.88/month<br/>Locker Maint. Fees Approx. \$19.25/month<br/>Rogers Internet Package Approx. \$25/month plus HST*</p> <p><b>Development Charges</b><br/><b>\$8,000</b> Suites 1 Bed + Den and smaller<br/><b>\$10,000</b> Suites 2 Bed and larger</p> |
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\*\*\*Floor premiums based on elevation and location.  
\*\*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale.  
Availability, Features, Promotions and Prices are subject to change without notice.  
\*Some Conditions Apply. Please consult a Milborne Sales Representative for details. E. & O.E. February 17, 2021

**1 JARVIS PRESENTATION CENTER**

**89 Dundas St W, Mississauga, ON**  
**Mon-Thurs: 12-6pm, Sat-Sun: 12-5pm**

**SALES REPRESENTATIVE**

**Ryan Coyle**  
**Ryan@connect.ca**

