



PRICE / FEATURE SHEET

James House is the new next thing from Urban Capital and the Taggart Group, partners in trend-setting, high-design condominiums since their first collaboration, the East Market, back in 2001. With only 127 "new-loft" style units, this boutique-sized development takes urban condominium living in Ottawa to the next level, with suites that newly push the envelope in terms of interior design and feel, beautiful yet functional amenities, and a very handsome street presence. Located one block north of UC and Taggart's three-phase Central development, amongst Ottawa's most popular condominium addresses, and designed by Toronto's architectural powerhouse, RAW Design, James House will set a new standard for urban living in Ottawa.

Suite Features**

High-design "new-loft" suites with 9" high ceilings

Exposed concrete ceilings, walls and columns, and floor to ceiling rolling doors

Wide plank vinyl flooring throughout

Open concept kitchens with built in pantries, brushed aluminum contemporary hardware, and engineered stone countertops and tile backsplashes

Building Feature

Fitness facility with free weights, state-of-the-art cardio equipment and yoga/aerobics area, and zen garden

Lounge and party room, with gas fireplace and seating area, communal dining table and kitchen

Dog wash station directly accessible from the back laneway through a secure and separate entry door

Product Library for the items you may occasionally need to borrow but not want to store yourself (such as a ladder, mixer, tool kit and steamer)

Spectacular west-facing heated salt-water rooftop pool

Model	Category	Type	Bath	View	Approx. Interior*	Approx. Outdoor*	Approx. Total*	Floor Range	Starting Price
A2	Typical Suite	Jr. 1B	1	South/East	537	73	610	6	\$653,900
A3	Typical Suite	Jr. 1B + Study	1	East	581	0	581	2 to 6	\$674,900
A4	Typical Suite	Jr. 1B	1	South/East	607	56	663	2 to 4	\$680,900
D1a	Typical Suite	2B + 1b	1	West	717	115	832	4 to 5	\$791,900
D1aT	Terrace Suite	2B + 1b	1	West	717	175	892	2	\$789,900
D2b	Typical Suite	2B + 1b	1	East	745	89	834	2 to 3	\$822,900
D3	Typical Suite	2B + 1b	1	West	760	67	581	4	\$836,900
D3T	Terrace Suite	2B + 1b	1	West	760	98	858	2	\$912,900
E1	Typical Suite	2B + 2b	2	South/West	787	34	821	2, 4	\$827,900
E2	Typical Suite	2B + 2b	2	North/West	863	36	899	2, 5	\$907,900
E4	Typical Suite	2B + 2b	2	North/East	921	44	965	4	\$972,900
LPH7	Penthouse	2B + D	2	South/East	1233	549	1782	8	\$1,480,900

<p><u>Extras</u></p> <p>Parking Price: \$60,000</p> <p><i>Available for purchase on select suites non-qualifying suites will be waitlisted for parking. Please verify qualifying suites with salesperson</i></p> <p>Storage Locker: \$10,000</p> <p><i>Available for purchase on select suites</i></p>	<p><u>Limited Time Deposit Structure</u></p> <p>\$5,000 on signing</p> <p>Balance of 5% in 30 days</p> <p>5% on July 6, 2023</p> <p>Please make all deposits payable to HARRIS SHEAFFER LLP in Trust</p> <p><u>Tentative Occupancy Date</u></p> <p>March 2024</p>	<p><u>Maintenance Fees</u></p> <p>Approx. \$0.51 PSF (Hydro Metered Separately)</p> <p>Parking Maint. Fees Approx. \$50.75/month</p> <p>Locker Maint. Fees Approx. \$12.70/month</p> <p>Bell Internet Approx. \$28.25/month*</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. E. & O.E. January 08, 2022