

Martha James

CONDOMINIUMS

EXCLUSIVE PLATINUM FEATURE SHEET

Rising above a blanket of green, a short walk to Lake Ontario, steps to the lively and charming downtown Burlington, one of the most sought after cities in the GTA, this intimate boutique condominium is an urban dweller's dream. Live well with Mattamy at Martha James.

Exclusive Amenities

Executive Concierge Service | Lobby Lounge | Automated Parcel Storage | Air Sanitizers | Mattamy Smart Home Hub | Fitness Centre with Interactive Fitness Studio, Social Lounge with Kitchen | Private Dining Room | Co-working Space | Pet Spa | Rooftop Terrace with Outdoor BBQ Area and Community Garden

Suite Features

9' to 10' Smooth Ceilings Throughout* | Selection from Designer Selected Color Packages | Quartz Countertops | Chrome Plumbing Fixtures | Stainless Steel Appliance Package | Plank Laminate Flooring | Lake and Park Views* | Energy Efficient Washer and Dryer

<p><u>Tentative Occupancy Date</u> June 2024</p> <p><u>Parking</u> \$50,000 \$30,000</p> <p>*Parking Included for Suites Over \$750,000 **Parking Eligible for Suites 500 sqft+ only *EV Parking waitlisted</p> <p><u>Locker</u> \$6,500 \$5,500 *Eligible for suites 648 sqft+ only</p>	<p><u>Deposit Structure</u></p> <p>\$5,000 on signing Balance to 5% in 30 days 2.5% in 90 days 2.5% in 150 days 2.5% in 270 days 2.5% in 390 days 5% on Occupancy</p>	<p><u>Maintenance Fees</u> (Excludes hydro and water) Approx. \$0.60/Sq. Ft + \$44 per month for Rogers High Speed and Smart Home</p> <p><u>Property Taxes</u> Approximately 1%</p> <p><u>Development Levies</u> Junior 2 bedroom and smaller \$10,000 2 bedroom and larger \$12,000</p>
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Please make cheques payable to: **McMILLAN LLP, In Trust**

Sales Representative: Ryan Coyle

Keller Williams Referred Urban Connect Realty

Mail: connect@connect.ca

Phone: 416 800 9272

*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. Purchase Price Includes HST for all Owner-Occupied suites, for Investor purchases please see a Sales Representative. Please see a Sales Representative for full details E. & O.E. Feb, 2022.



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Model	Type	Size	Bath	Outdoor Type	Outdoor Area	View	Floor Range	Starting Pricing
MJ1B	1B	529	1	Balcony	44	North	5 to 13	\$610s
MJ1C	1B	535	1	Juliette	0	South	2 to 4	\$590s
MJ1E	1B	557	1	Balcony	44	North	6 to 13	\$630s
MJ1F	1B	566	1	Balcony	42	West	2 to 4	\$630s
MJ1G	1B	648	1	Balcony	35	North/East	2 to 4	\$670s
M1AD	1B + D	571	1	Balcony	42	West	6 to 13	\$660s
M1BD	1B + D	578	1	Juliette	0	East	2 to 4	\$660s
M1CD	1B + D	579	1	Balcony	44	North	2 to 4	\$670s
M1ED	1B + D	652	2	Balcony	48	East	6 to 13	\$700s
MJ2A	Jr. 2 Bed	647	2	Balcony	52	South	6 to 13	\$730s
MJ2C	Jr. 2 Bed	668	2	Juliette/Balcony	0 to 51	South	2 to 4	\$730s
MJ2D	Jr. 2 Bed	698	2	Balcony	93	South	2 to 4	\$740s
M1GD	Jr. 2 Bed	741	2	Balcony	34	North	2 to 4	\$770s
MJ2E	2B	781	2	Balcony	45	North/West	2 to 4	\$790s
MJ2F	2B	783	2	Balcony	45	South	5 to 13	\$820s
MJ2G	2B	789	2	Balcony	78	North/West	6 to 13	\$800s
MJ2H	2B	809	2	Balcony	51	North/East	6 to 13	\$810s
MJ2I	2B	825	2	Balcony	30	South/East	2 to 4	\$830s
MJ2J	2B	857	2	Balcony	47	South/West	2 to 4	\$830s
M2AD	2B + D	946	2	Balcony	44	South/East	6 to 13	\$960s
M2BD	2B + D	987	2	Balcony	47	South/West	5 to 13	\$970s

* Appliances and HST included in Purchase Price

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Model	Type	Size	Bath	Outdoor Type	Outdoor Area	View	Level	Starting Price
MJ1D	1B	551	1	Terrace	184	North	5	\$670s
MJ1E	1B	557	1	Terrace	184	North	5	\$670s
M1ED	1B + D	652	2	Terrace	184	East	5	\$730s
MJ2G	2B	789	2	Terrace	235	North/West	5	\$840s
M2AD	2B + D	946	2	Terrace	305	South/East	5	\$990s

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