

75 JAMES

CONDOMINIUMS

Phase 2

75 James Is An Urban Lifestyle Condo Featuring A Multi-Tiered Tower, Incredible Amenities, And Versatile Live/Work Opportunities At The Base. Live A 24/7 Lifestyle Like No Other Just Steps Away From Gorgeous Nature, A Vibrant Downtown Scene With Handy Access To Shops, Dining, Culture, Top Schools, And Excellent Transit To Get You Wherever You Want To Go.

EXCLUSIVE AMENITIES

Double Height Lobby With Concierge
Extensive Amenities On Upper Floors Include
Tech Lounge With Co-Work, Gaming Lounge,
Theatre, Kids Zone, Event Lounges With Private
Dining Area, Food Prep. Area And Bar, Extensive
Fitness Studio, With Spin Studio, Yoga & Meditation,
Juice Hydration Lounge

SUITE FEATURES

9' Smooth Ceilings
Custom-Designed Trevisana Kitchens
Quartz Countertops With Kohler Chrome Faucet
Undermount Lighting In Kitchen
Eurostyle Laminate Flooring
Individually Controlled Fan Coil
Stainless Steel Kitchen Appliances

<u>TENTATIVE OCCUPANCY</u> Early 2026	<u>EXTENDED 10% DEPOSIT STRUCTURE</u> 1% on signing 1% in 30 days 1% in 60 days 1% in 90 days 1% in 120 days 1% in 150 days 1% in 180 days 1% in 210 days 1% in 240 days 1% in 270 days 5% on Occupancy	<u>MAINTENANCE</u> Approx. \$0.56/Sq ft (Excludes hydro, BTU & water) <u>DEVELOPMENT LEVIES*</u> 1+Den & Smaller \$10,000 \$0 Bed & Larger \$12,000 \$0 <u>ASSIGNMENT</u> \$5,000 FREE <u>RIGHT TO LEASE</u> \$5,000 FREE
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Cheques Payable To: **TORKIN MANES LLP IN TRUST**

Sales Office: 44 Hughson St. S, Hamilton, Ontario, L4N 2A7
T: 905-521-1928 | E: info@75jamescondos.com
Mon-Thurs 12pm-6pm | Sat-Sun: 12-5pm | Fri: Closed

*Pricing, Promotions and Incentives subject to change without notice. All dimensions are approximate and are subject to normal construction variances. Ceiling height excludes dropped areas or areas where bulkheads are required.. 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. 01.08.2024