

# 75 JAMES

CONDOMINIUMS

## Feature Sheet

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

<p><b><u>TENTATIVE OCCUPANCY</u></b> Early 2026</p> <p><b><u>PARKING</u></b> <del>\$60,000</del> \$40,000 Two Bedrooms &amp; Larger 1+Den's &amp; Jr 2 Bed's 660 Sq. Ft. +</p> <p><b><u>LOCKER</u></b> <del>\$5,000</del> FREE</p>	<p><b><u>EXTENDED DEPOSIT STRUCTURE</u></b></p> <p>\$5,000 on signing Balance to 2.5% in 30 days 2.5% in <del>30</del> 120 days 2.5% in <del>90</del> 180 days 2.5% in <del>120</del> 240 days 2.5% in <del>365</del> 720 days 2.5% in <del>420</del> 1,000 days</p> <p>5% on Occupancy</p>	<p><b><u>MAINTENANCE</u></b> Approx. \$0.56/Sq ft (Excludes hydro, BTU &amp; water)</p> <p><b><u>DEVELOPMENT LEVIES*</u></b> 1+Den &amp; Smaller <del>\$10,000</del> \$7,000 2 Bed &amp; Larger <del>\$12,000</del> \$9,000</p> <p><b><u>ASSIGNMENT</u></b> <del>\$5,000</del> FREE</p>
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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. Jan. 10, 2023

