

75 JAMES

CONDOMINIUMS

Exclusive Broker Feature Sheet & Pricing

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><u>TENTATIVE OCCUPANCY</u> Early 2026</p> <p><u>PARKING</u> \$60,000 \$40,000 Two Bedrooms & Larger 1+Den's & Jr 2 Bed's 660 Sq. Ft. +</p> <p><u>LOCKER</u> \$5,000 \$4,000</p>	<p><u>EXTENDED DEPOSIT STRUCTURE</u></p> <p>\$5,000 on signing Balance to 5% in 30 days 2.5% in 90 180 days 2.5% in 120 240 days 2.5% in 365 540 days 2.5% in 420 720 days</p> <p>5% on Occupancy</p>	<p><u>MAINTENANCE</u> Approx. \$0.56/Sq ft (Excludes hydro, BTU & water)</p> <p><u>DEVELOPMENT LEVIES*</u> 1+Den & Smaller \$10,000 \$7,000 2 Bed & Larger \$12,000 \$9,000</p> <p><u>ASSIGNMENT</u> \$5,000 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. Nov. 1, 2022



MILBORNE
GROUP

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Studio & Jr. One Bedroom								
Model	Type	Starting Floor	Interior Size	Exterior Size	Exposure	Baths	Starting Price	Platinum Price
S-01	Studio	22nd	345	N/A	East	1	\$449,990	\$429,990
S-02	Studio	6th	383	N/A	North	1	\$453,990	\$433,990
S-05	Jr. One Bed	6th	476	N/A	North	1	\$529,990	\$509,990
S-06	Jr. One Bed	22nd	488	N/A	East	1	\$535,990	\$515,990

One Bedroom								
Model	Type	Starting Floor	Interior Size	Exterior Size	Exposure	Baths	Starting Price	Platinum Price
1B-02	1 Bedroom	6th	520	59	South	1	\$534,990	\$514,990
1B-06	1 Bedroom	12th	540	34	North	1	\$551,990	\$531,990
1B-05	1 Bedroom	18th	533	63	North	1	\$557,990	\$537,990
1B-09	1 Bedroom	22nd	598	91	East	1	\$580,990	\$560,990
1B-08	1 Bedroom	6th	558	52	North	1	\$581,990	\$561,990

One Bedroom + Media & One Bedroom + Den								
Model	Type	Starting Floor	Interior Size	Exterior Size	Exposure	Baths	Starting Price	Platinum Price
1B-07	1 + Media	21st	540	59	North	1	\$550,990	\$530,990
1D-02	1 + Den	6th	523	59	North/South	1	\$564,990	\$544,990
1D-03	1 + Den	21st	522	59	North/South	1	\$579,990	\$559,990
1D-05	1 + Den	12th	540	59	North	1	\$590,990	\$570,990
1D-07	1 + Den	6th	574	51	South	1	\$619,990	\$599,990
1D-18	1 + Den	12th	612	62	South	1	\$640,990	\$620,990
1D-20	1 + Den	6th	628	59	South	1	\$644,990	\$624,990

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Jr. Two Bedroom & Two Bedroom								
Model	Type	Starting Floor	Interior Size	Exterior Size	Exposure	Baths	Starting Price	Platinum Price
2B-08	2 Bedroom	6th	612	60+56	South/West	1	\$643,990	\$623,990
2B-04	2 Bedroom	22nd	604	60+56	South/West	1	\$659,990	\$639,990
2B-02	2 Bedroom	22nd	602	57+51	South/East	1	\$669,990	\$649,990
2B-09	2 Bedroom	12th	612	108	North/West	1	\$669,990	\$649,990
2B-03	2 Bedroom	22nd	604	56	North/West	1	\$679,990	\$659,990
2B-01	2 Bedroom	22nd	602	50+52	North/East	1	\$689,990	\$669,990
2B-16	2 Bedroom	6th	688	56	South/East	1.5	\$686,990	\$666,990
1D-17	Jr. Two Bed	6th	612	60	South	2	\$648,990	\$628,990
1D-23	Jr. Two Bed	6th	648	54	West	2	\$664,990	\$644,990
2B-13	2 Bedroom	6th	665	54	West	2	\$674,990	\$654,990
1D-28	Jr. Two Bed	6th	658	57	South	2	\$675,990	\$655,990
1D-29	Jr. Two Bed	6th	660	51	South	2	\$686,990	\$666,990
1D-30	Jr. Two Bed	6th	660	41	North	2	\$686,990	\$666,990
1D-34	Jr. Two Bed	6th	669	57	South	2	\$686,990	\$666,990
2B-17	2 Bedroom	6th	690	116	North	2	\$696,990	\$676,990
2B-20	2 Bedroom	6th	699	131	North	2	\$696,990	\$676,990
2B-30	2 Bedroom	12th	770	59	North	2	\$778,990	\$758,990
2B-27	2 Bedroom	12th	761	53	North/East	2	\$781,990	\$761,990
2B-36	2 Bedroom	6th	799	60	South	2	\$797,990	\$777,990
2B-39	2 Bedroom	6th	826	53	North/West	2	\$813,990	\$793,990
2B-37	2 Bedroom	18th	807	144	South/East	2	\$797,990	\$777,990
Two Bedroom + Den & Three Bedroom								
Model	Type	Starting Floor	Interior Size	Exterior Size	Exposure	Baths	Starting Price	Platinum Price
2D-03	2 + Den	6th	967	48	North	2	\$895,990	\$875,990
3B-01	3 Bedroom	15	1036	129	North/East	2	\$993,990	\$973,990
3D-01	3 + Den	15	1142	55	North	2	\$1,102,990	\$1,082,990

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