

# LOT 16

## FREQUENTLY ASKED QUESTIONS

### ABOUT THE PROJECT

**PRESENTATION CENTRE LOCATION:**

**348 Lakeshore Road East, Unit 3, Mississauga, Ontario, L5G 1H5**

**BUILDING ADDRESS:**

**16 Melbourne Ave, St. Catharines, ON L2P 3J8**

**DEVELOPER:**

**Sphere Developments**

**ARCHITECT:**

**KNYMH Inc.**

**INTERIOR DESIGN:**

**MAPA Interiors**

**PROPERTY MANAGEMENT COMPANY:**

**Melbourne Property Management Inc.**

**PROJECT LAWYER:**

**Schneider Ruggiero Spencer Milburn LLP, In Trust**

**NUMBER OF UNITS:**

**104**

**TENTATIVE OCCUPANCY DATE:**

**Spring 2025**

**SUITE SIZES:**

2 Bed	856 to 1181 sq. ft.
2 Bed + Den	1238 to 1267 sq. ft.
2 Bed + Study	931 sq. ft.
3 Bed	882 to 1191 sq. ft.
3 Bed + Den	881 sq. ft.
3 Bed + Study	953 sq. ft.

Simi Gawri | Alex Hirsch | Jason Santos  
348 Lakeshore Rd E, Unit 3, Mississauga, ON L5G 1H5 | T: (289)-815-2691 | E: sales@lotsixteen.ca

All terms as per Agreement of Purchase and Sale and applicable amendments. In the event of a dispute, Purchase Agreement shall prevail. Drop ceilings and bulk heads will occur to accommodate HVAC and structural requirements. All information and specifications are subject to change without notice. Brokers protected. \*Additional fees apply for any new development levies. Please consult a Sales Representative for more information. E & O.E. May 2023. Exclusive listing brokerage Hirsch and Associates Real Estate Inc., Brokerage.

**HIRSCH**  
+ ASSOCIATES



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### MAINTENANCE FEES

#### MONTHLY MAINTENANCE FEES

Approximately \$0.16/per sq ft - Maintenance fees includes Landscaping and Snow Removal. Excludes Hydro, Water, Internet and Cable.

#### PARKING MAINTENANCE FEES

Approximately \$39.95/month for Standard Parking

Approximately \$59.93/month for Tandem Parking

### DEVELOPMENT CHARGES AND EDUCATION LEVIES\*

#### DEVELOPMENT CHARGES

2 Bed, 2 Bed + Den and 2 Bed + Study - \$5,000

3 Bed, 3 Bed + Den and 3 Bed + Study - \$7,000

#### METERS

Capped Meters at \$1,000

### PLATINUM DEPOSIT STRUCTURE:

- \$5,000 on Signing
- Balance to 5% in 30 days
- 5% on January 15<sup>th</sup>, 2024
- 5% on January 15<sup>th</sup>, 2025
- 5% on Occupancy

### STRUCTURE/BUILDING INFORMATION

#### WHAT ARE THE CEILING HEIGHTS?

Ceiling heights are approximately 9' - 0" throughout.

#### WHAT IS THE HEATING AND COOLING SYSTEM?

Individually controlled seasonal central air conditioning and heating system.

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### GENERAL INFORMATION

**PARKING:**

Standard Parking is available for all model types. Tandem Parking is available for Sky models. *Tandem spots will be sold on a first come, first sale basis.*

**PARKING PRICE:**

Standard: ~~\$25,000~~ - \$15,000 | Tandem: ~~\$35,000~~ - \$25,000

**BICYCLE STORAGE:**

Available for residents and visitors.

**PETS:**

Permitted with restrictions.

**WHEN DOES THE PURCHASER CHOOSE COLOURS AND FINISHES?**

Approximately 6-12 months after construction commencement.

**CAN PURCHASERS MAKE CHANGES TO THE FLOOR PLAN?**

No

### PROCEDURES

**ARE NAME CHANGES ALLOWED?**

Not Permitted at any time

**ARE ASSIGNMENTS ALLOWED?**

Yes – after 90% sold with Developer approval and as per the Agreement of Purchase and Sale terms.

**DO YOU HAVE THE RIGHT TO LEASE DURING INTERIM OCCUPANCY?**

Yes, as per Agreement of Purchase and Sale terms.

**CAN PURCHASERS BUY MULTIPLE UNITS UNDER THE SAME NAME?**

No, only one per name and two per household.

**CAN PURCHASERS PURCHASE UNDER A CORPORATION?**

Yes, but the Agreement of Purchase and Sale must also include a personal name, and the full articles of incorporation are required. The corporation is required to be listed on the mortgage approval.

**ARE PURCHASERS REQUIRED TO PROVIDE MORTGAGE APPROVALS?**

Yes - firm approval is required. RBC is our on-site bank, please consult a Sales Representative for more details.

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