

LOT 16

Price List and Feature Sheet

ABOUT

Introducing LOT 16 from Sphere Developments: an urban townhouse development in the heart of St. Catharines. This unique residence is designed to create a contemporary living space with modern amenities and convenience, while promoting a sense of community and connection to the surrounding environment.

LOT 16 features modern architecture with open, functional spaces designed to put your needs first. Whether enjoying rooftop terraces, community green spaces or scenic ravine vistas, there's plenty of space for you and your family to grow and connect. Inspired by refined modern design, the interiors at LOT 16 are rooted in earth tones and nature-inspired materials, creating welcoming spaces to gather in comfort with family and friends.

The development features 104 urban townhouse units, strategically located near parks, trails, highways and the downtown core to offer residents easy access to essential services and leisure activities.

Your personal oasis awaits. With an expression of subtle tones, details and forms, nature's essence will seemingly unfold right before your eyes at LOT 16.

GENERAL INFORMATION

<u>LIMITED TIME EXTENDED DEPOSIT STRUCTURE</u>	<u>PARKING AVAILABLE FOR PURCHASE</u>
<p>\$5,000 Bank Draft on Signing Balance to 5% in 30 days 5% due on due in 90 days January 15, 2024 5% due on due in 120 days January 15, 2025 5% due on due in 180 days Occupancy</p>	<p><i>Regular Parking - \$30,000 \$15,000</i> <i>Tandem Parking* - \$50,000 \$25,000</i></p>
<p>OCCUPANCY Estimated Spring 2025</p>	<p>MAINTENANCE FEES Approximately \$0.16 per square foot. <i>(Includes, landscaping, waste removal and snow removal. Excludes, hydro, water, Internet, and cable)</i> <i>Parking Maintenance fees apply. Bulk Internet additional monthly fee.</i></p>
	<p>PROPERTY TAXES Est. at approximately 1.4% of Purchase Price</p>

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 prices, figures, information, specifications, and materials are preliminary and are subject to change without notice. All information is as per plan. Terms and Conditions Apply. *Tandem Parking available on select suites. Please consult a Sales Representative for further details. Parking Subject to Availability. Property tax rates and maintenance fees are approximate. Exclusive Listing Brokerage: Hirsch and Associates Real Estate Inc., Brokerage. E & O.E. May 2023.

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Pricing

Level	Model	Bed Type	No. Baths	Interior Sq ft.	Exterior Sq ft.	Starting From
Patio	Rockway	2 Bed+S	2	931	89	Mid \$500's
Patio	Southbrook	3 Bed	2	953	89	High \$500's
Patio	Cornerstone	3 Bed+S	2	953	89	High \$500's
Park	Westcott	2 Bed	2	856	56	High \$500's
Park	Alvento	3 Bed	2	882	58	Low \$600's
Park	Melbourne	3 Bed+D	2	881	58	Low \$600's
Sky	Featherstone	3 Bed	2.5	1191	265	High \$600's
Sky	Creekside	3 Bed	2.5	1159	267	High \$600's
Sky	Vineland	2 Bed or 3 Bed	2.5	1181	263	High \$600's
Sky	Pelham	2 Bed+D	2.5	1238	392	High \$600's
Sky	Atlantis	2 Bed+D	2.5	1267	388	Low \$700's

*Price premium may vary per block, level and exposure. Please consult a Sales Representative for complete details.

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