



st.Kitts
urban towns

A celebration. A new chapter.
A vibrant lifestyle destination in the
charming community of St. Catharines,
surrounded by nature and connected to
the conveniences of modern city life.



it all
starts
here





Discover a community inspired by the Garden City, where tree-lined streets, landscaped entryways, beautiful balconies, and a park set the stage for your best al fresco life.

welcome to **st.**Kitts

Introducing St. Kitts Urban Towns, a collection of 290 thoughtfully-designed townhomes with 1- and 2-bedroom plans, ranging from 880 to 1,569+ sq. ft.





start
living

Come home to a contemporary community where clean modern lines strike the perfect balance against the soft outlines of the surrounding poplar, spruce, and linden trees. Expansive windows punctuate the façades of dark grey brick and charcoal metal, while a stepped design allows for balconies and terraces that stretch across the full width of the unit and embrace a connection to the outdoors.

Renderings are artist's concept. E. & O.E. 2021.

DAZZ
GROUP



Whether you opt for a 1-bedroom or 2-bedroom plan, whether you need more space, less space, or simply something to call your very own, at St. Kitts Urban Towns you'll discover a home that complements your lifestyle.

Step inside your front door and discover open-concept two-storey plans that maximize light and space. Choose from a 1-bedroom with a beautifully landscaped front patio and garden area, or a two-bedroom with three terraces, expanding your living space from every room.

start enjoying





Renderings are artist's concept. E. & O.E. 2021.



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Contemporary finishes like brushed hardware, lustrous stone, porcelain tile, vinyl plank "wood" flooring, brand-name stainless steel appliances, and undermount sinks create the perfect backdrop for modern living.



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- 1A, 2A** (Typical Units)
- 1B, 2B1** (End units. Same interior layout as typical units. One window on the ground floor facing pathways)
- 1B, 2B2** (End units. Same interior layout as typical units. Offsetting end elevation windows to provide privacy between facing units - 2B1 & 2B2. One window on ground floor facing pathways)
- 1B, 2C** (End units. Same interior layout as typical units. 2 windows on ground floor facing streets)

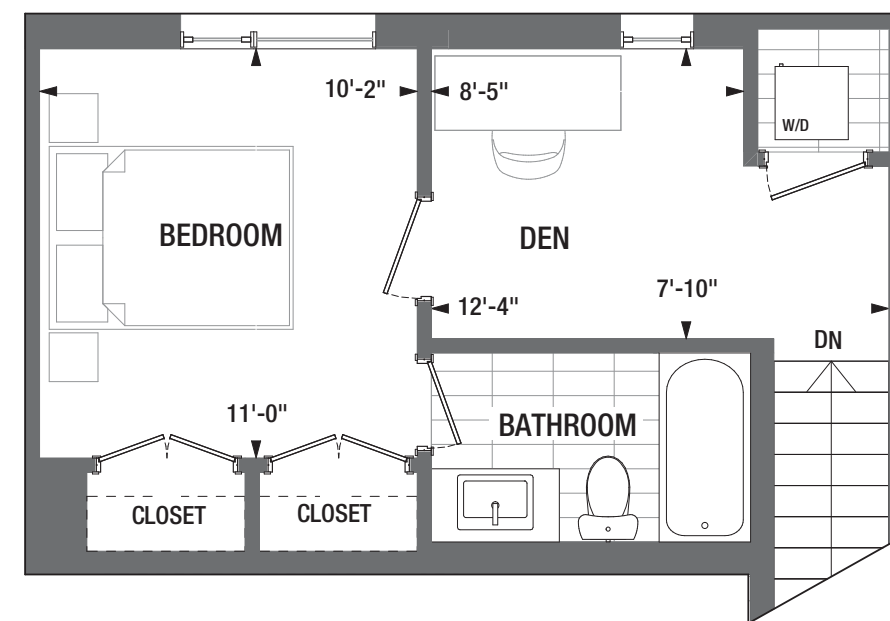


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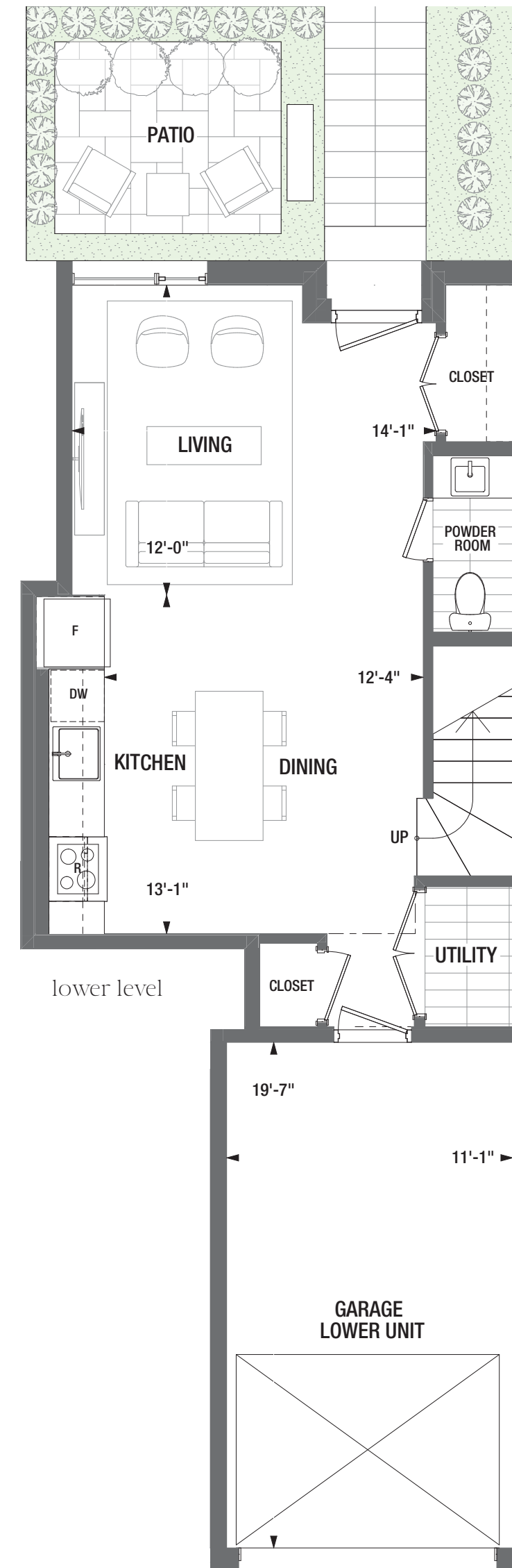
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1A 1 Bedroom + Den

Suite 880 sq ft
 Patio 65 sq ft
 Total Area 945 sq ft



upper level



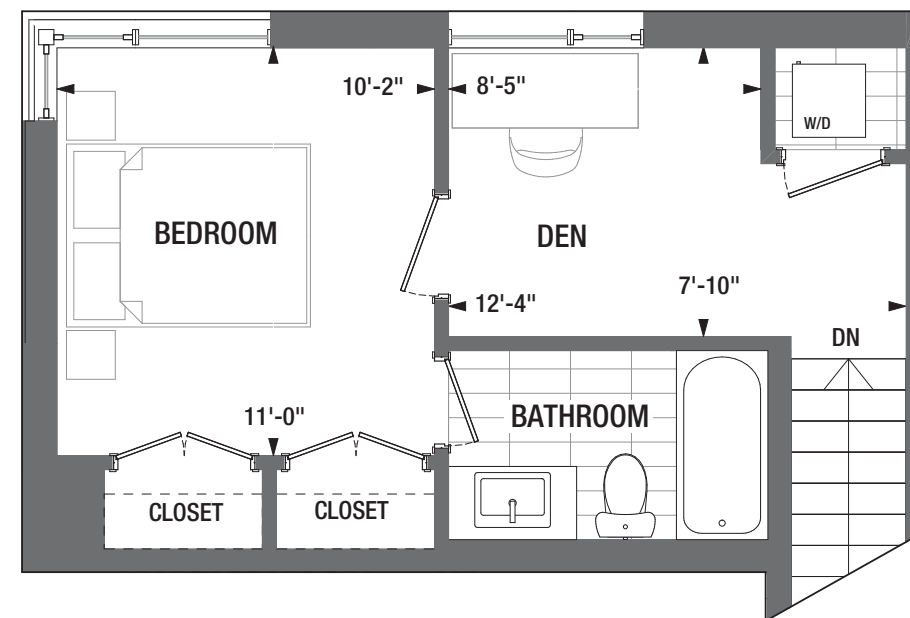
lower level

st.Kitts

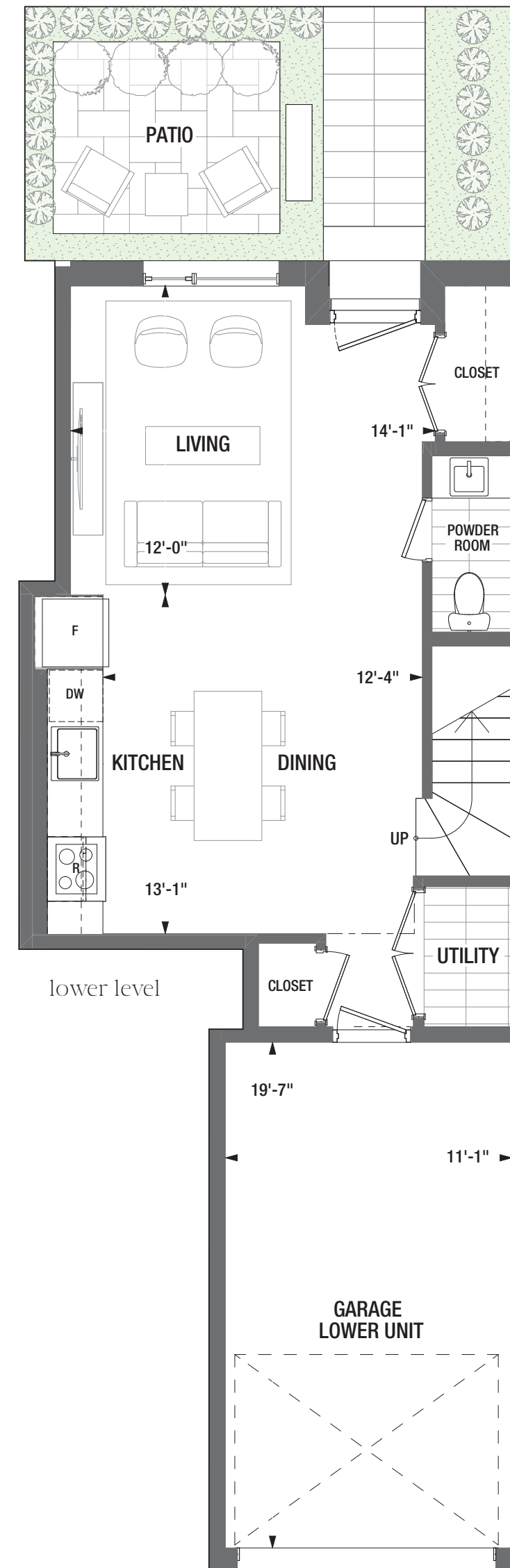
urban towns

iB 1 Bedroom + Den

Suite 880 sq ft
Patio 65 sq ft
Total Area 945 sq ft



upper level



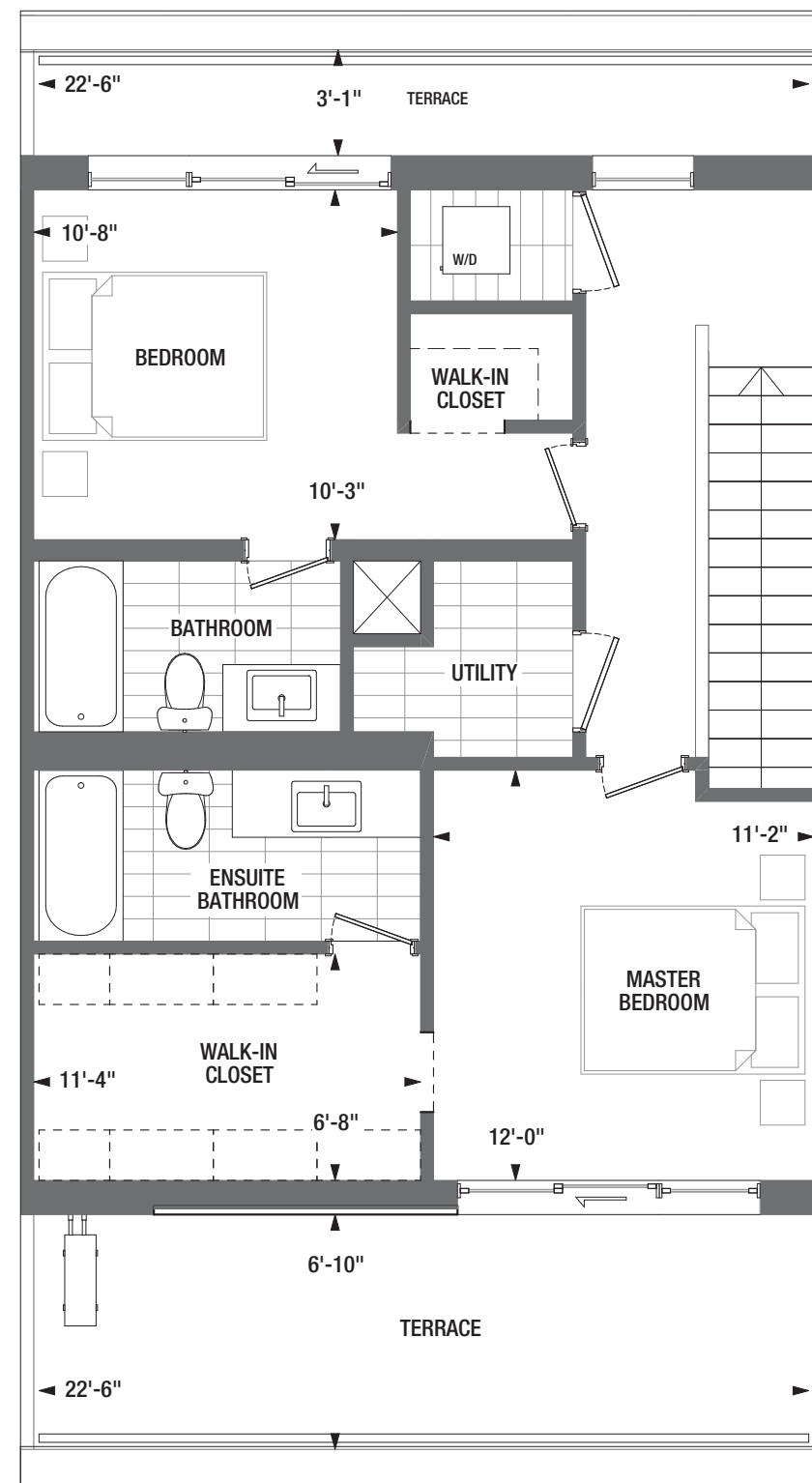
lower level

st.Kitts

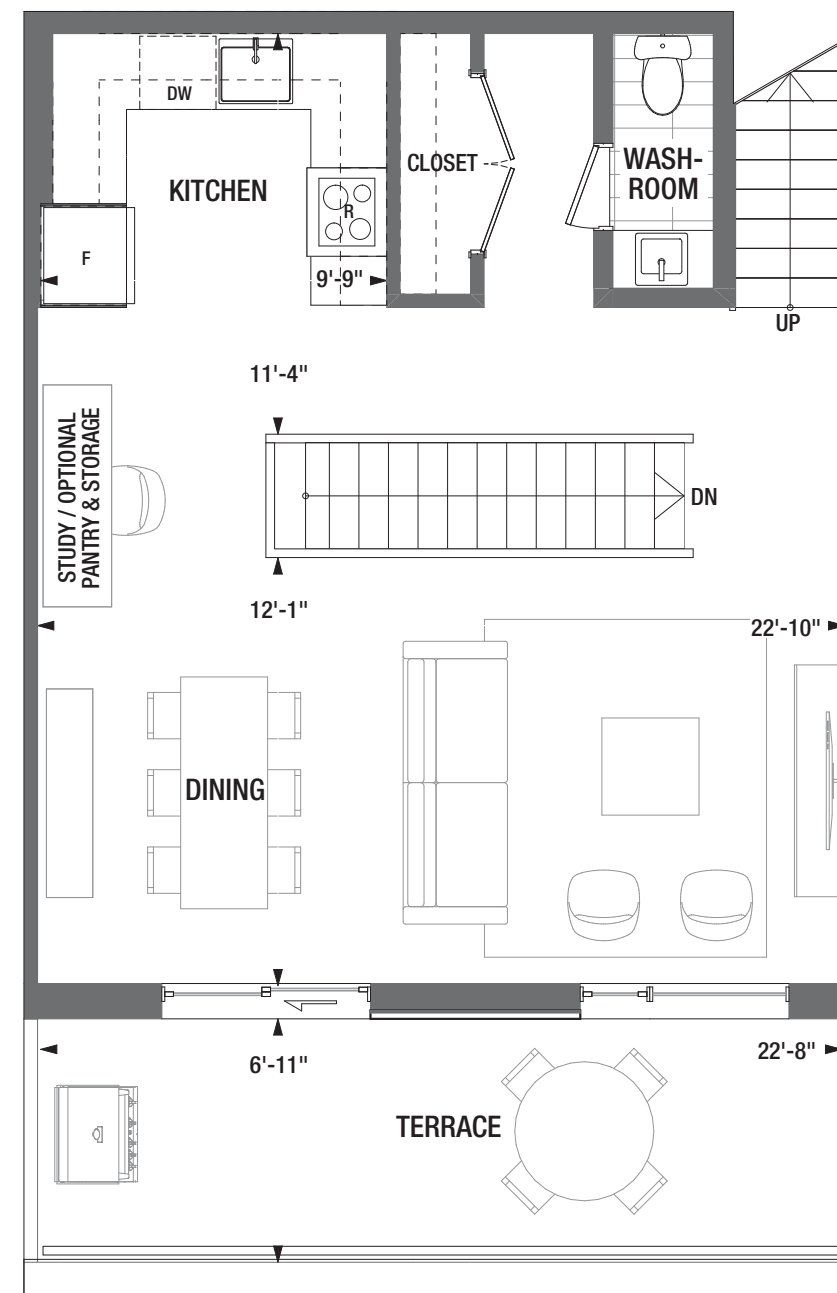
urban towns

2A 2 Bedroom + Study

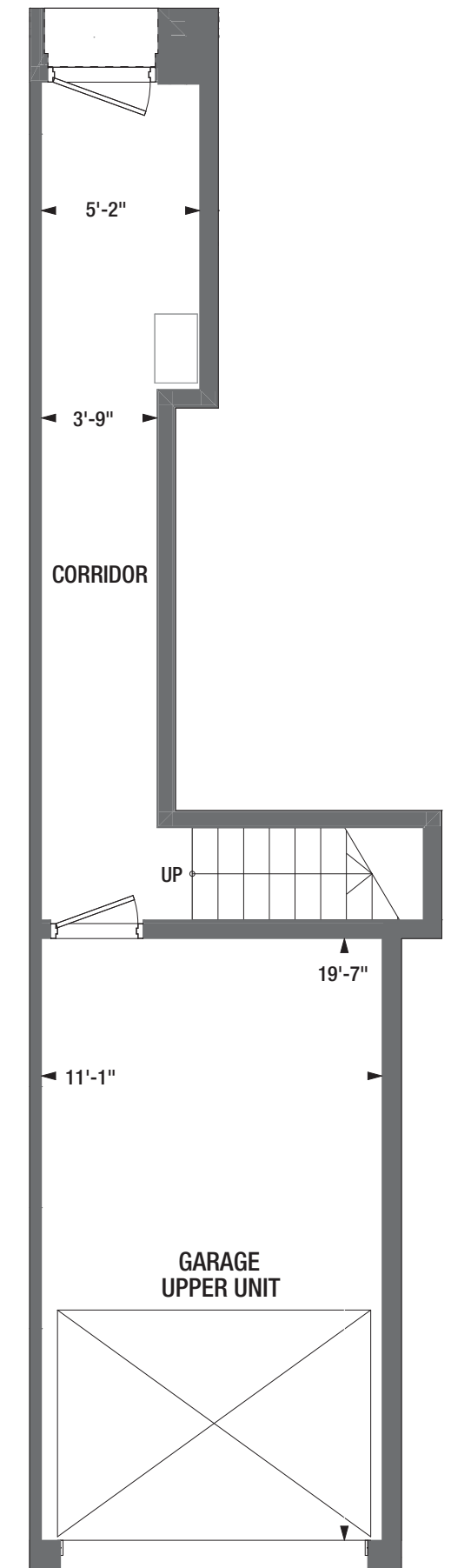
Suite 1569 sq ft
Terraces 316 sq ft
Total Area 1885 sq ft



upper level



lower level



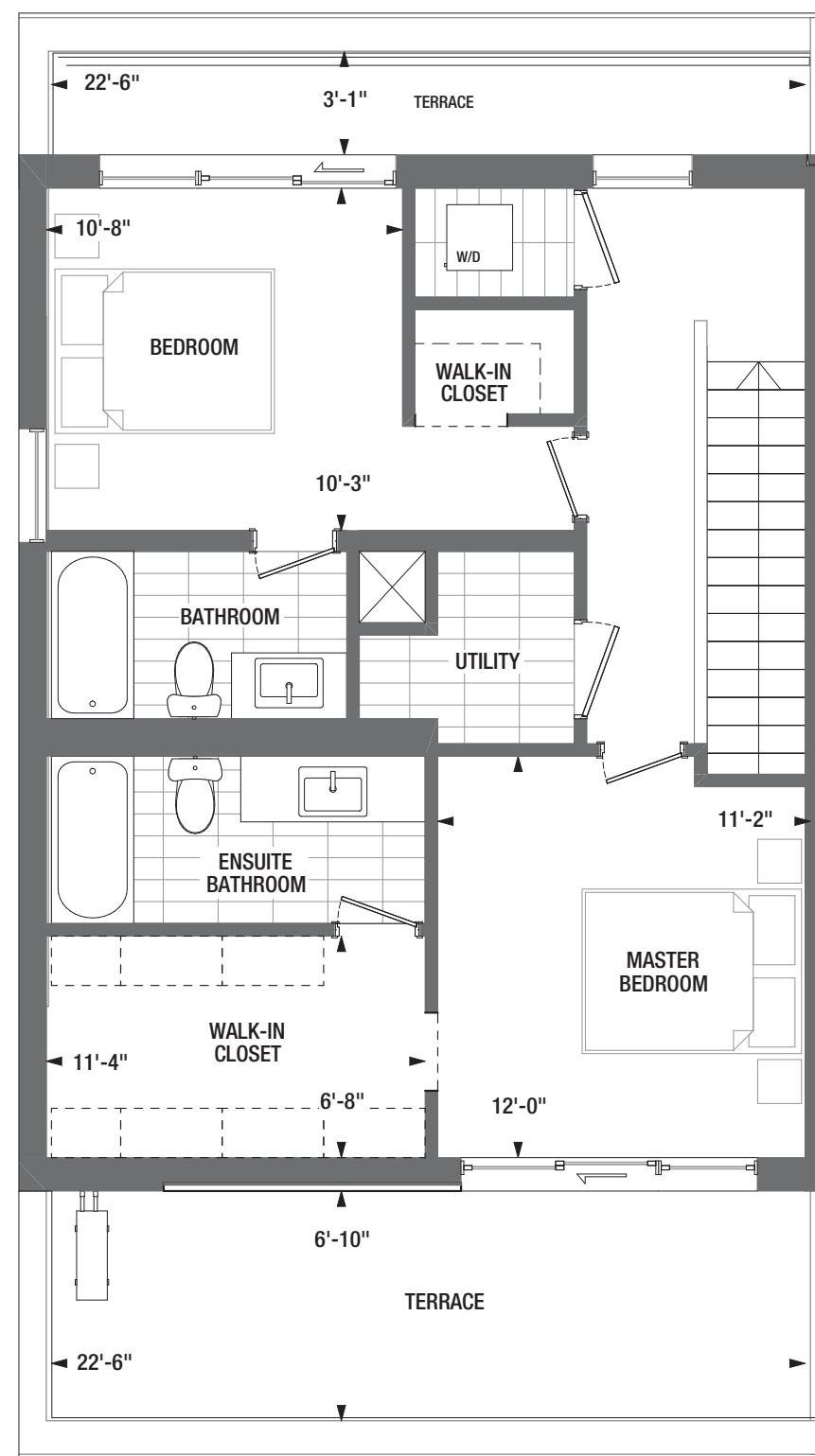
entry level

st.Kitts

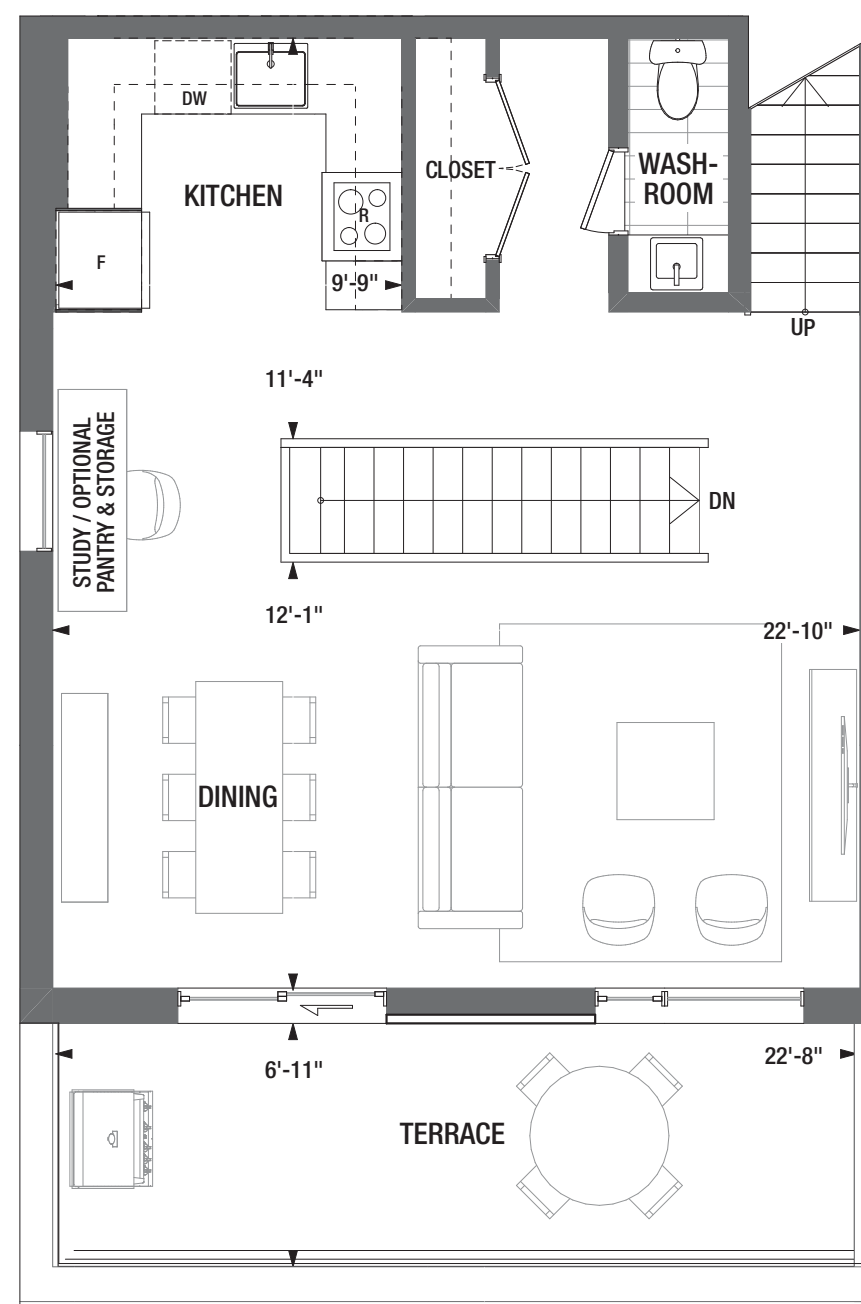
urban towns

2B1 2 Bedroom + Study

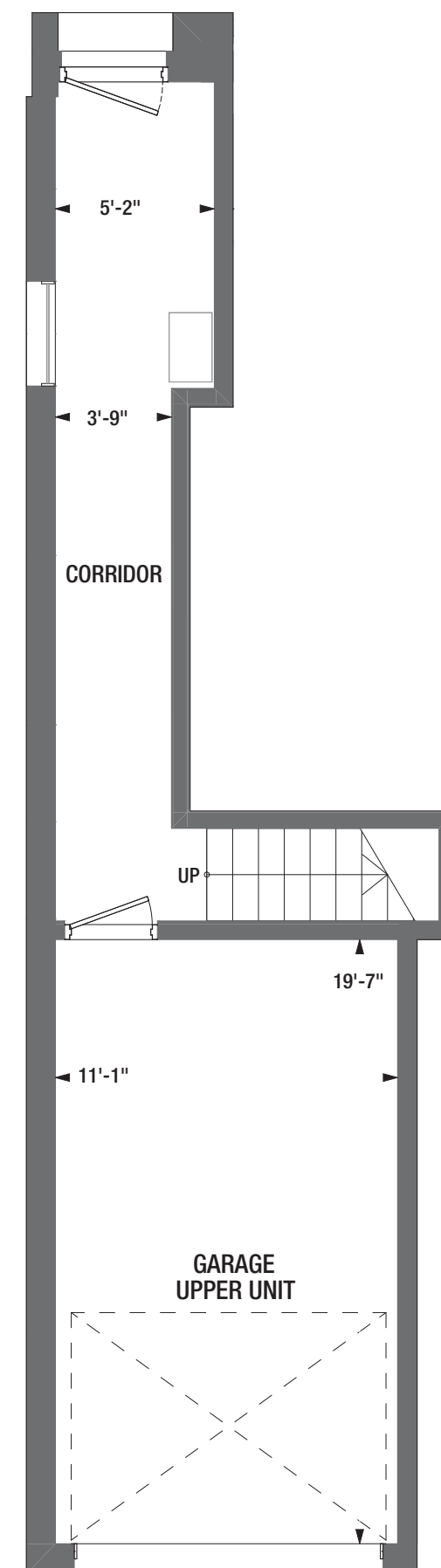
Suite 1569 sq ft
Terraces 316 sq ft
Total Area 1885 sq ft



upper level



lower level

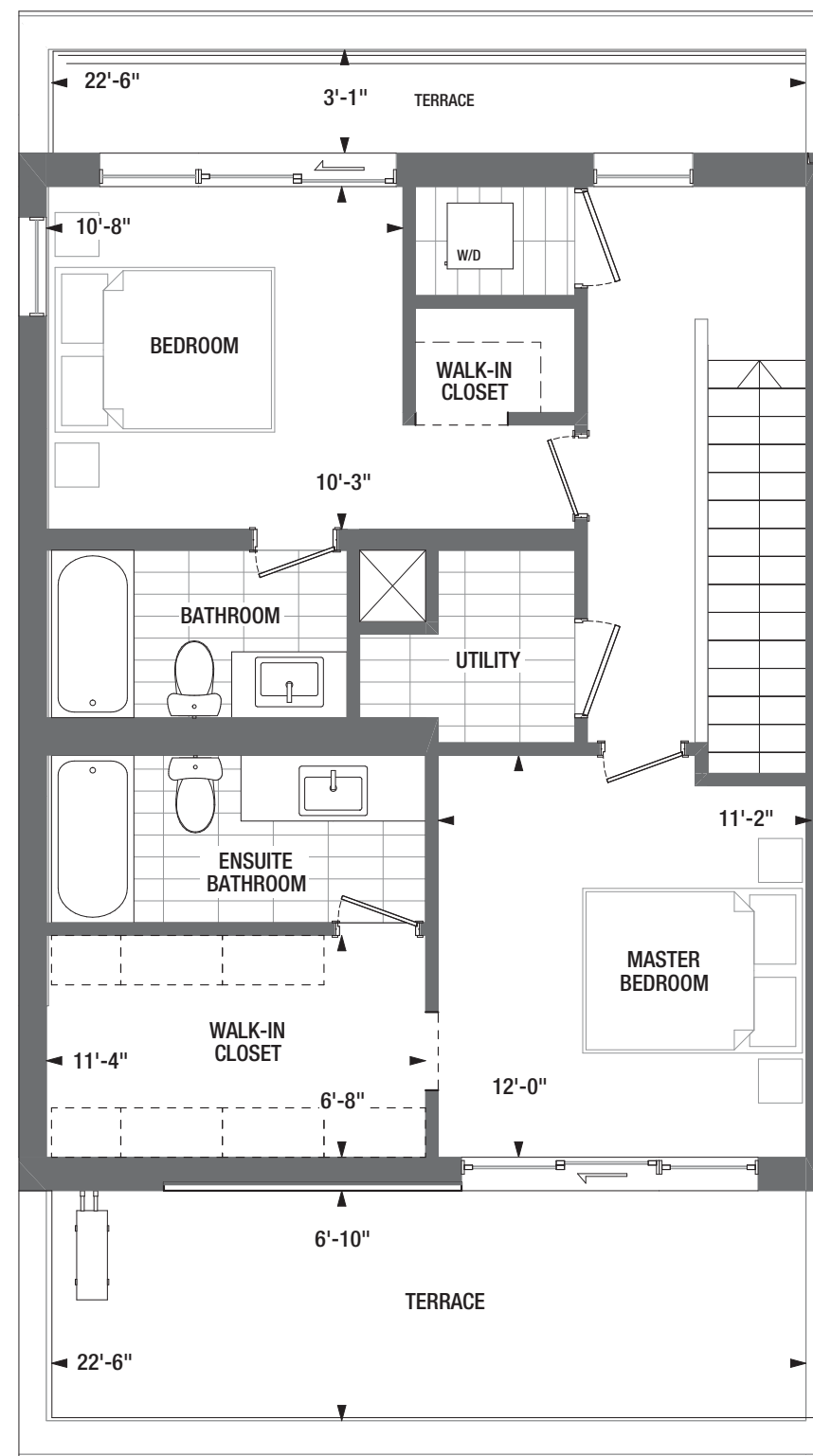


entry level

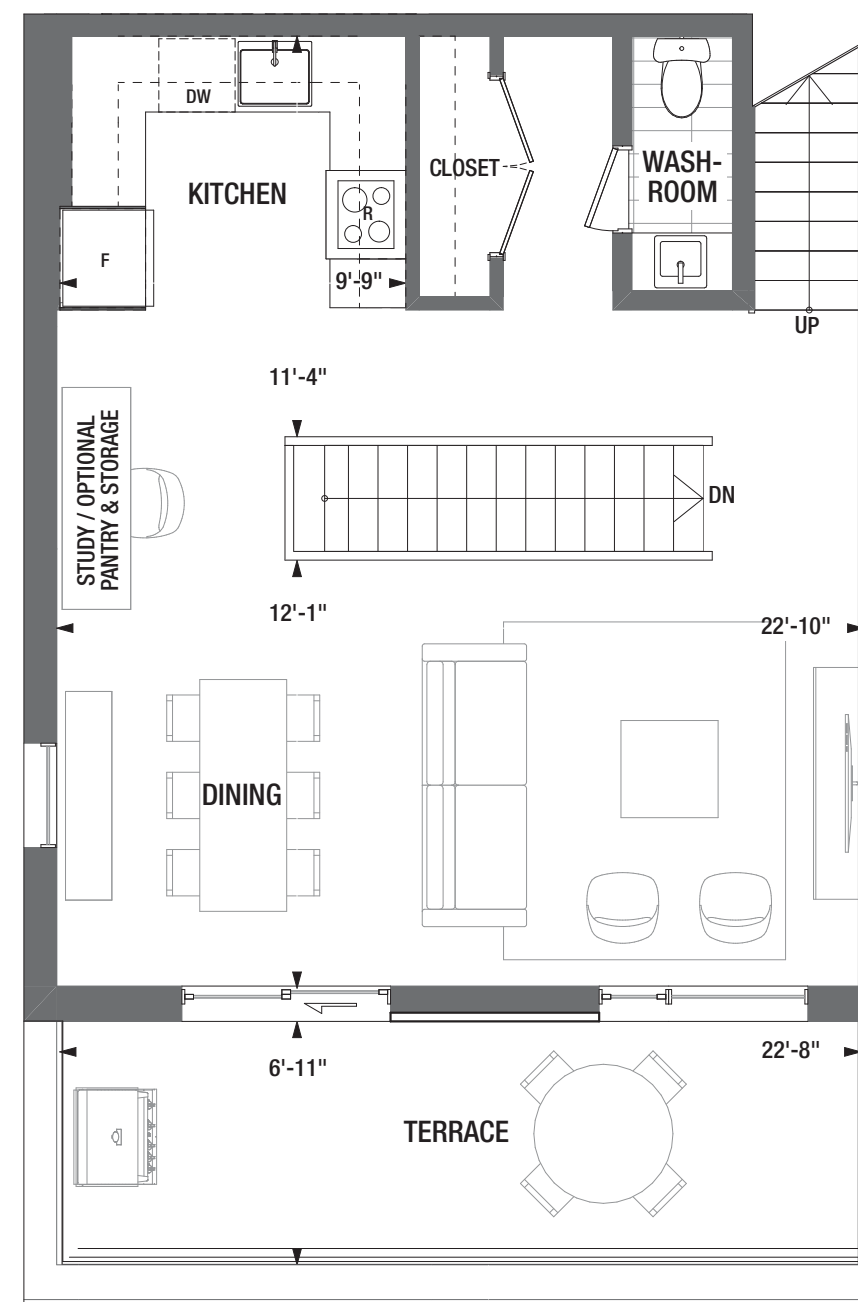
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2B2
2 Bedroom + Study

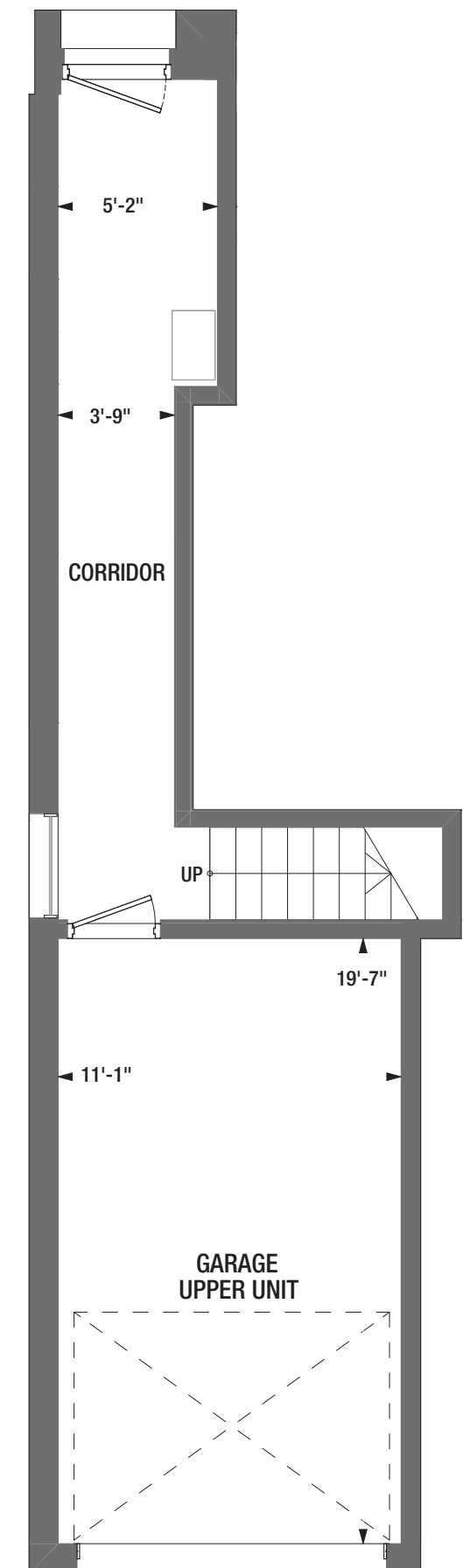
Suite 1569 sq ft
Terraces 316 sq ft
Total Area 1885 sq ft



upper level



lower level



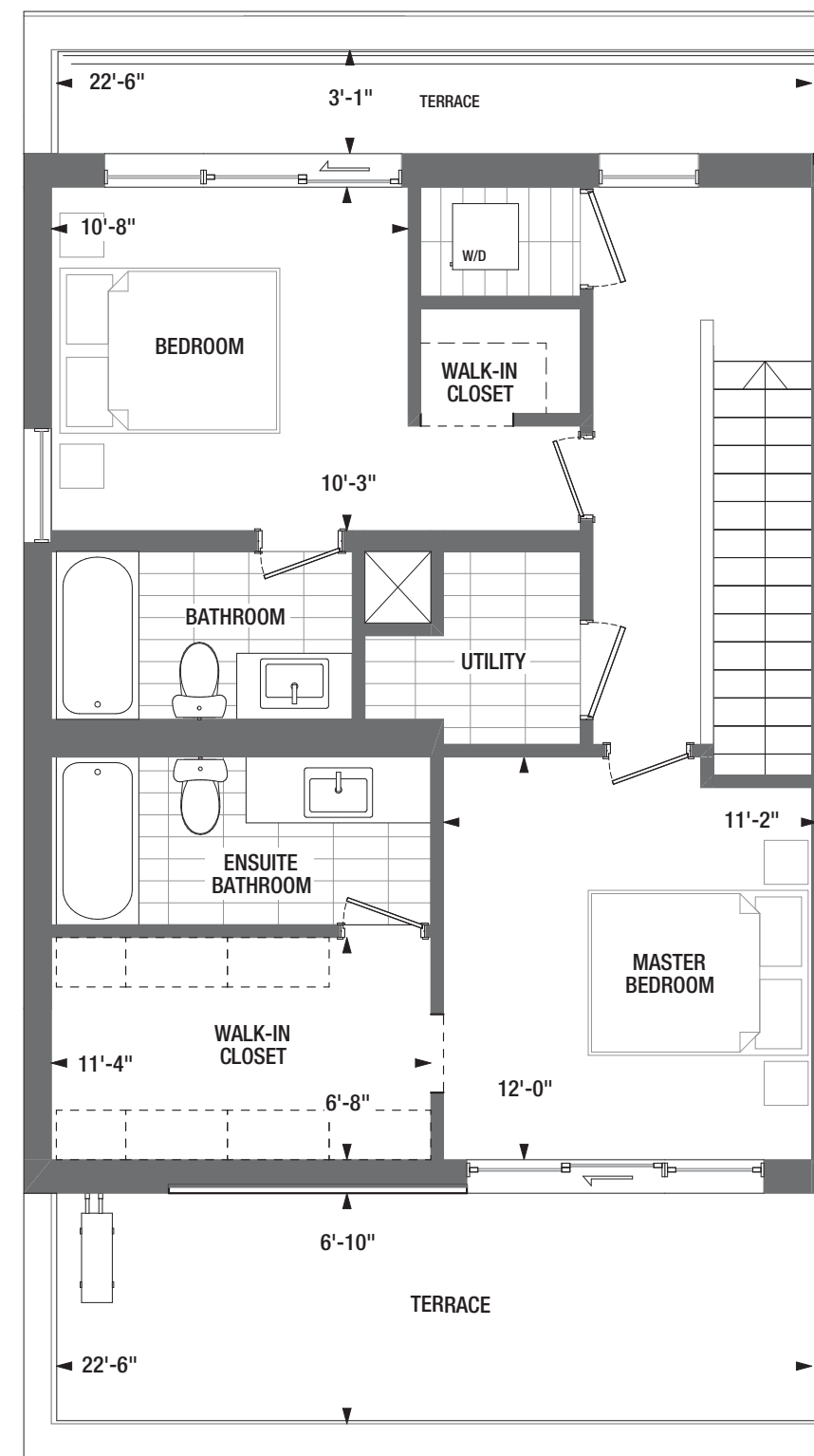
entry level

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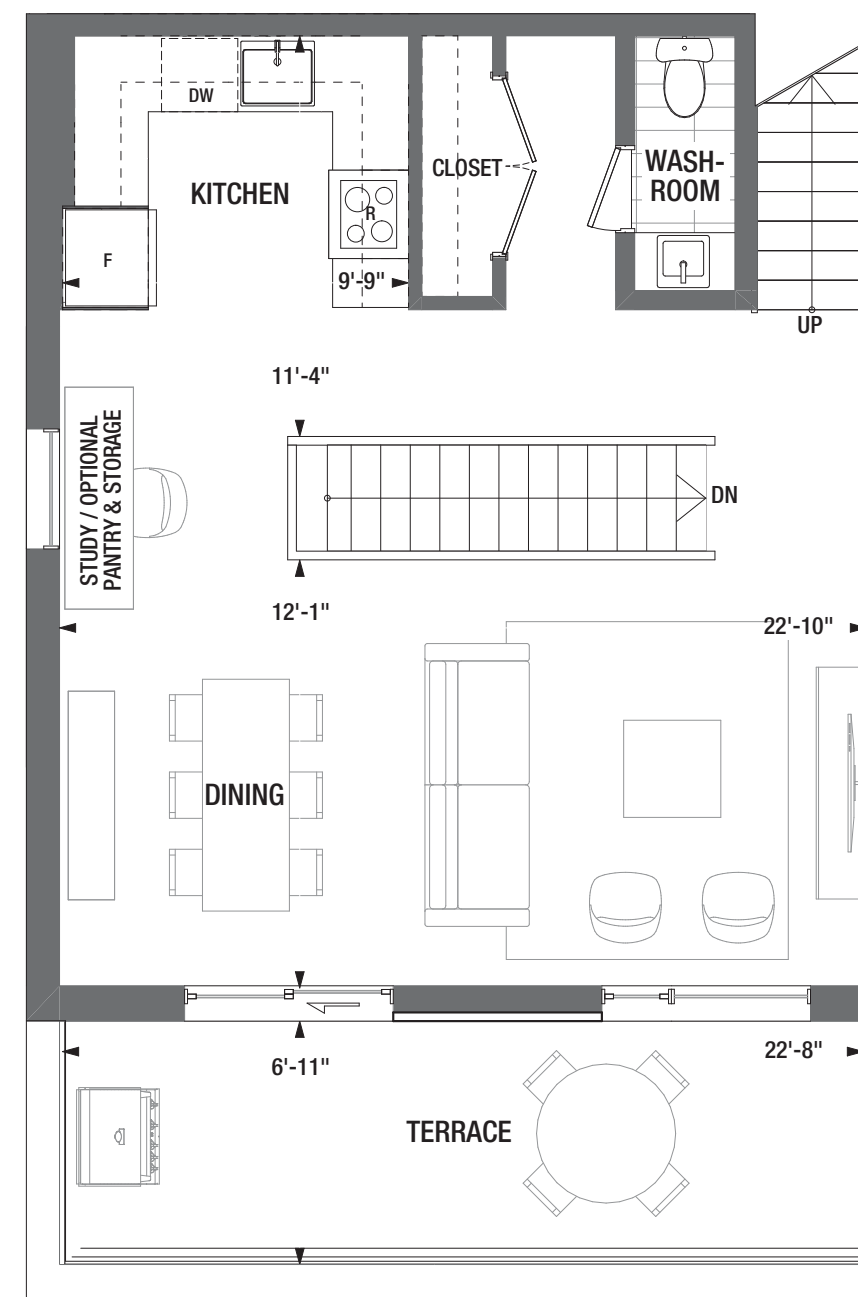
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2C 2 Bedroom + Study

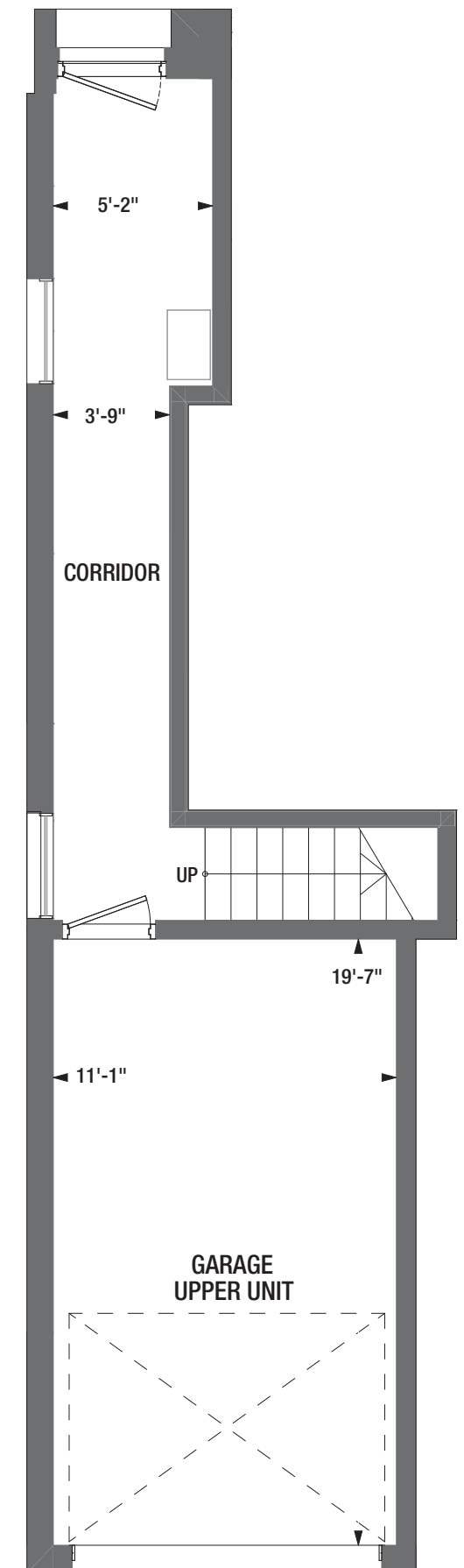
Suite 1569 sq ft
Terraces 316 sq ft
Total Area 1885 sq ft



upper level



lower level

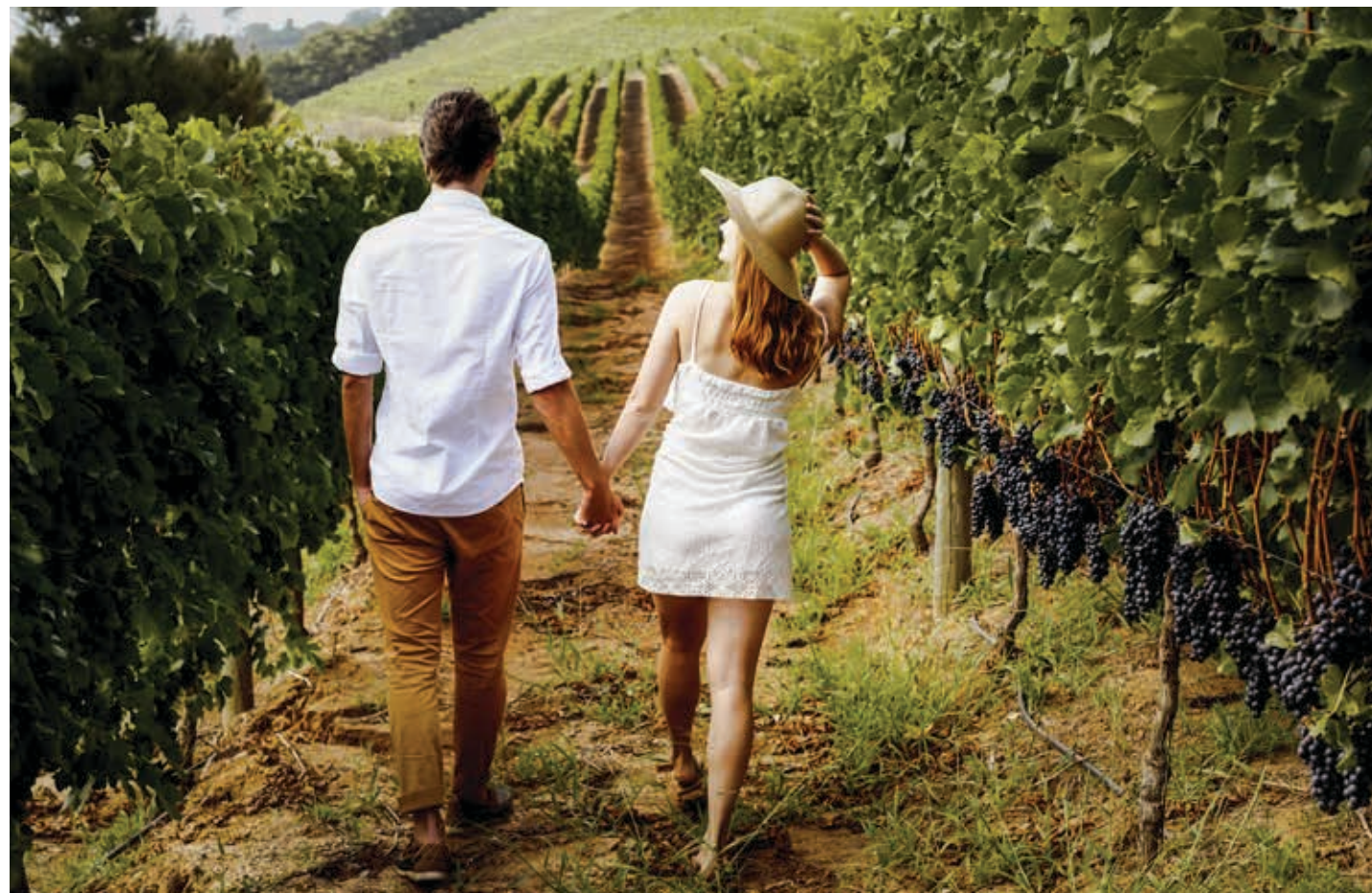


entry level



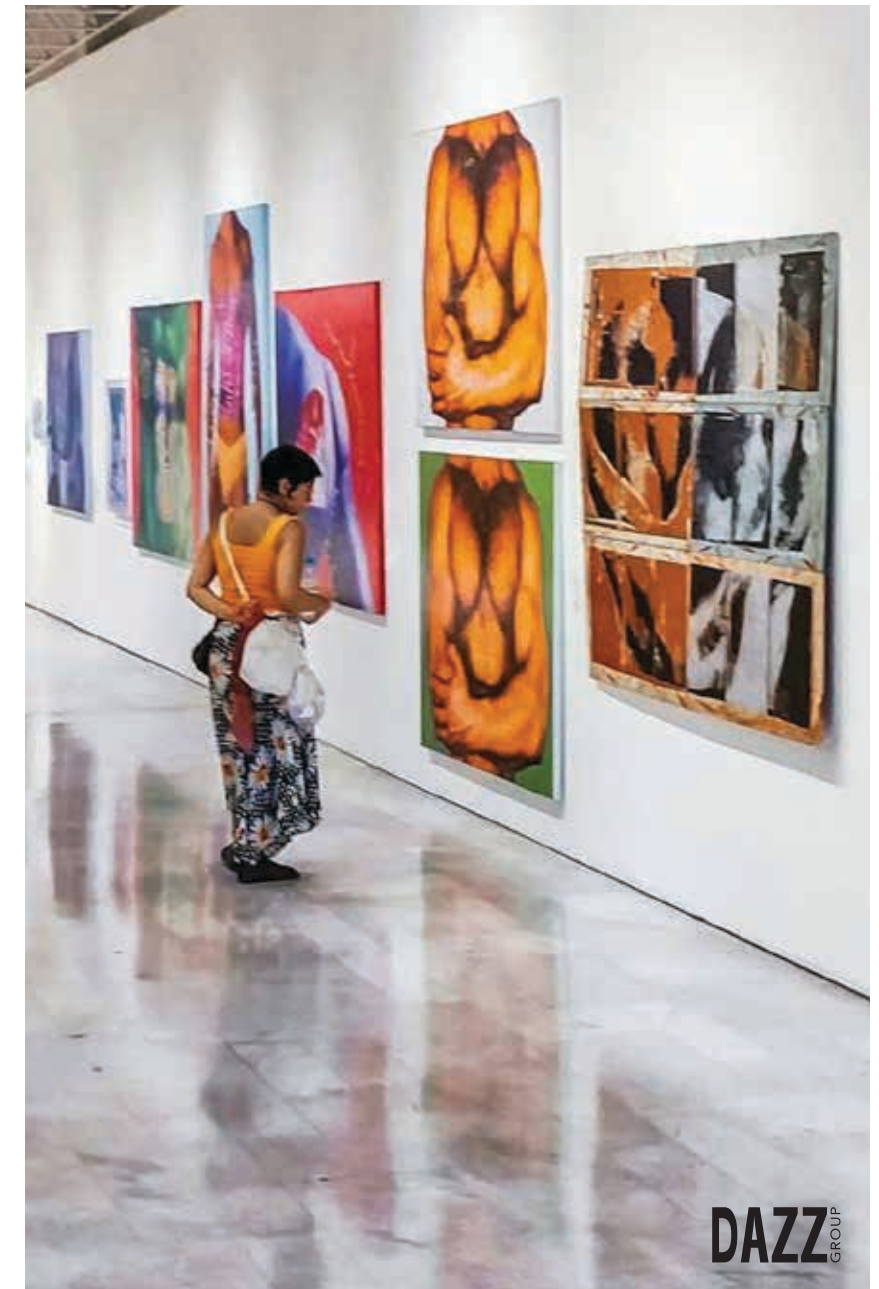
start exploring

Affectionately known as “the Garden City” for its abundance of nature and plethora of parks, trails, and forested paths, St. Catharines is one of Canada’s top lifestyle destinations serving up small-town charm, with St. Kitts Urban Towns you’ll discover a home that complements your lifestyle.





Fantastic restaurants, world-class sports facilities, inspiring art galleries, championship golf courses, and cool independent boutiques - here, you'll discover all of the attractions of a big city, and much much more. Slow down. Reconnect with nature. Enjoy an incredible quality of life, all within easy reach of Toronto, Hamilton, and the U.S. border. This is one case where the grass truly is greener on the other side.





Downtown District

- 1 Downtown St. Catharines - 3.7kms/7 mins
- 2 Meridian Centre - 3.8 kms/6 mins
- 3 FirstOntario Performing Arts Centre - 3.4 kms/6 mins
- 4 Brock University - 3.4 kms/5 mins
- 5 Ridley College - 4.9 kms/9 mins
- 6 The Pen Centre (Niagara's largest shopping centre) - 2.5 kms/6 mins

Parks

- 7 Jaycee Gardens Park - 8.9 kms/15 mins
- 8 Centennial Gardens - 2.4 kms/4 mins
- 9 Lester B. Pearson Park (Splash pad) - 5.4 kms/10 mins
- 10 Royal Henley Park - 8.9 kms/15 mins
- 11 Montebello Park - 3.9 kms/7 mins

Waterfront

- 12 Port Dalhousie Pier Marina (lighthouse) - 10.5 km/16 mins
- 13 Port Dalhousie Waterfront Trail - 10.5 km/16 mins
- 14 Lakeside Park & Carousel - 10.4 kms/15 mins
- 15 Lakeside Park Beach - 10.4 kms/15 mins



Wineries

- 16 13th Street Winery - 9.7 kms/14 mins
- 17 Henry of Pelham Family Estate Winery - 9.6 kms/14 mins
- 18 Rockway Vineyards - 11.3 kms/16 mins

Golf Courses

- 19 Rockway Vineyards Golf Course - 11.3 kms/16 mins
- 20 Garden City Golf Course - 1.5 kms/3 mins
- 21 St. Catharines Golf & Country Club - 2.7 kms/5 mins

Day Trips

- 22 Happy Rolph's Animal Farm - 10.7 km/15 mins
- 23 Morningstar Mill - 7.6 kms/11 mins
- 24 DeCew Falls - 8.5 kms/12 mins





at-a-glance

133,000
residents



The largest city
in Canada's
Niagara Region

\$538,391
median home price
in Q4 2020



Located on the northern
edge of the Niagara
peninsula, **directly across
Lake Ontario and Toronto**

The Niagara region saw
1.7 billion
in construction and
investment in 2018



Median home prices
increased nearly 20% year-
over-year from 2019 to 2020,
placing St. Catharines among
the **top three cities for
growth** in all of Canada

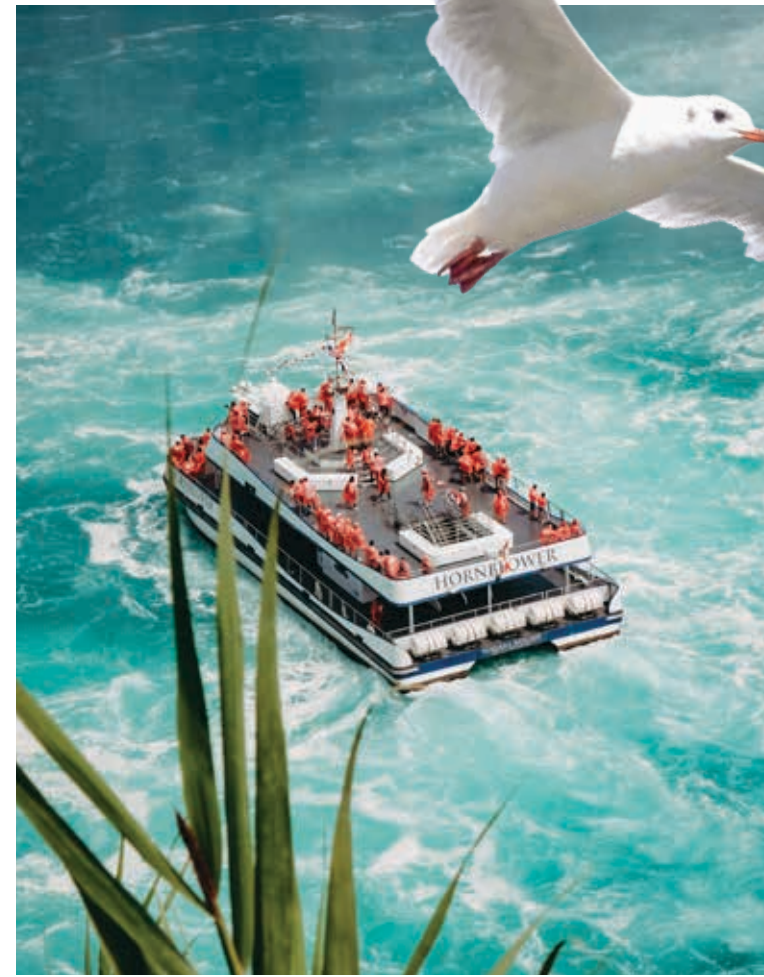


“**St. Catharines** is
among the top cities
to live in Canada.”

moneysense.ca



nature & recreation



If aquatic fun is more your scene then you'll be spoiled for choice between windsurfing, sailing, and kiteboarding on the lake, or canoeing and kayaking on the Welland Canal. And just when you thought it couldn't get any better, the 2022 Canada Summer Games taking place in the region will see a \$100 million investment in new sports infrastructure including a state-of-the-art sports facility with ice pads, a para-sport gymnasium, high-performance training facilities, indoor and outdoor tracks, beach volleyball courts and more.



Located on the shores of Lake Ontario, and close to the Niagara Escarpment, St. Catharines is a nature-lover's dream. 90 kilometres of trails carve across the city, connecting more than 400 hectares of parkland where you can walk, jog, hike, cycle, and cross-country ski as the seasons change.





arts & culture

You may have heard of the Shaw Festival, but did you know that it's just one of hundreds of festivals that touch down in the Niagara region every year?



There's the Folk Arts Festival in Montebello Park; three wine festivals that offer opportunities to sit back and sip a glass in winter, summer, and fall; the St. Catharines Festival of Readers; delicious Ribfest; and, of course, the Niagara Jazz Festival. Between the Meridian Centre, the First Ontario Performing Arts Centre, and numerous other performance venues, there's always something on.





When it's time for a break, stop by the bakery, step into a local deli, take a seat at a bistro or cafe, or head to one of the oldest farmers markets in Ontario where you'll find fresh, local meats, fruits, veggies, and baked goods to refuel.

shopping & dining

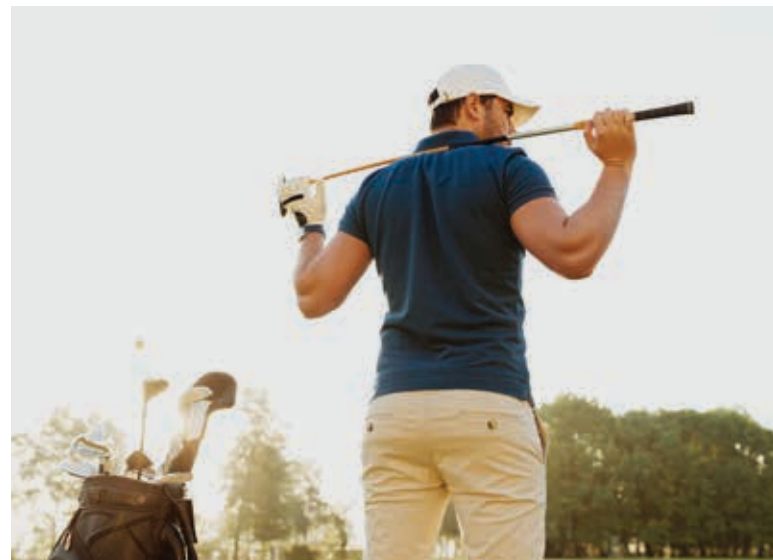
If your shopping ethos is "one-stop-shop" then head to the Pen Centre, Niagara's largest shopping destination with over 180 stores and services - all the names you know and love. Or skip the mall and head downtown where you'll discover a vibrant and eclectic mix of cafes, restaurants, and boutiques. From high-end vintage to custom skateboards, contemporary furnishings to a general store with a modern twist, St. Catharines will delight even the most seasoned shoppers.





day trips close to home

What's the best part of living in St. Catharines? Access to so many amazing experiences, so close to home. The Niagara region is home to 48 golf courses, 42 nature conservation areas, and countless beaches and waterfronts along Lake Erie and Lake Ontario. Pack a bag and set off to hike the Bruce Trail, Canada's longest footpath, or explore the natural wonder of the Niagara Escarpment, a UNESCO Biosphere Reserve. Ride along 300km of bike trails, many of which connect to the Niagara Wine Route, elevating the standard pit stop to an afternoon sampling Chardonnay, Riesling, and Pinot Noir.



Snap selfies at Niagara Falls, stop and smell the (2400!) roses in the world-famous rose garden at the Botanical Gardens, or stroll through the charming historic centre of Niagara-on-the-Lake. Discover all the amazing attractions in your own backyard.





And with the future GO Train expansion to St. Catharines, Niagara Falls, and Grimsby, it will be faster and easier to get to Union Station from the Niagara region, than it will be to battle rush hour traffic on the DVP.



connection & transit

With all the amazing things in St. Catharines you may not ever want to leave, but for the times when you must, you'll be happy to discover that you're never far from where you need to go. At 130km, 86km, and 68km respectively, Toronto, Hamilton, and Buffalo are just a short drive away - as are their airports.



brought to life by the very best

DAZZ GROUP

Since 1992, DAZZ Group has been delivering exceptional value for homeowners across Canada in high-growth areas strategically selected for their convenient access to urban amenities, connection to nature, and elevated quality of life.



With a team of industry-leading professional designers, architects, and engineers, the firm is highly skilled in the complete development process, from architectural and structural design, to lighting, engineering, landscaping, and planning. Their integrated, multidisciplinary approach saves time, cuts costs, and delivers innovative structures complete with the quality craftsmanship that comes from decades of experience building vibrant, functional homes you will be proud to live in.

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Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. The purchase price does not include any furniture. Brokers Protected. 2021 DAZZ Group. All rights reserved.