

ELEVATE

CONDOS AT 1333 WEBER ST

Frequently Asked Questions

1. What are the key building Stats?

- 4 Towers being built
- Building A being sold first
- 177 Units in Building A
- Suites range from--624 sqft to 1719 sq ft
- (1 beds, 1 bed+den, 2 beds, 2beds+den) - Building A
- **Building A:**
 - 1 Bed - 67 units
 - 1 Bed + Den - 41 Units
 - 2 Beds - 66 units
 - 2 Bed + Den - 3 units
- 5th floor podium level shared among towers

2. What are the Key Site Stats?

- 2 high-speed full-size elevators per building
- Stylish Lobby with communal sitting area and concierge in Building A
- Interactive Touchscreen Signage
- Commercial and Retail in Building C & D
- Electric Car Charging Stations
- Separate Parcel Room
- Shared co-working amenity spaces with warm meeting environments and lounge areas
- Ground floor courtyard off coworking amenity; private outdoor courtyards
- Dog Run and Dog Wash Station
- Fitness Room overlooking large outdoor terrace
- Party Room including a large full kitchen with island, large lounge living area with fireplace and separate dining area.
- **5th floor State-of-the-Art amenities with terraces, BBQ areas, and Juice Bars that include:** plush lounge seating, portable juice bar, putting green, golf swing practice area, outdoor fitness area, warm-up stretch area, shaded pergolas, green roofs, outdoor dining & grilling area, natural fire pit, portable bar, service station with wide screen TV and manicured gardens
- **Multi Sports Court that includes:** Soccer Court, Basketball Court, Tennis Court, Running Track, Table-Tennis, Children's Play Area and Yoga & Stretching Area (Exterior running track and tennis court to be completed in phase C)

- Underground Parking that is fully covered and secured
- Professionally landscaped exterior with irrigation system
- Underground bike parking with bike repair station
- Personal storage locker (optional)
- Indoor-Outdoor Large Yoga and Fitness Studio with change rooms

3. What is the Municipal address of the building?

- 1333 Weber Street East, Kitchener, ON

4. What is the construction start date?

- Summer 2020

5. When is the first tentative occupancy date?

- August 2022

6. What is the deposit structure?

- \$5,000 upon signing
- 5% of the purchase price in 30 days (less \$5,000 deposit)
- 5% of the purchase price in 90 days
- 2.5% of the purchase price in 240 days
- 2.5 % of the purchase price in 365 days
- 5% of the purchase price due on occupancy

7. What is included in the purchase price?

- Waived Assignment Fee (Value of \$5,000)
- Capped Development Charges (Capped at \$2,500)
- Extended Deposit Structure (15% in 365 days)
- Right to Lease During Occupancy

8. What are the monthly condo fees?

- Condo Fees are .46 cent per square foot
- \$25.00 / month for parking
- \$10.00 / month for locker

9. What do the condo fees cover?

- Building maintenance (interior and exterior) including: irrigated grounds maintenance on the grounds and podium terraces
- Building Insurance
- Waste and recycling collection
- Snow cleaning
- Annual exterior window cleaning
- Elevator maintenance
- Wi-Fi in all common areas

- Security cameras
- Common area use
- Concierge / Building Manager / Janitorial services

10. What are the floor premiums?

- \$1000 per floor from Floors 2-5
- \$2000 per floor from Floors 5-15
- Do Vary per Balcony sizes, Terraces, and Orientation in the building

11. How much are property taxes?

- The property taxes will be assessed by the Municipal Property Assessment Corporation after occupancy and the property taxes are to be determined by the City of Kitchener. For budgeting purposes, the property taxes have been estimated at approximately 1.2% of the base purchase price.

12. HST - Is it included in the purchase price?

- For owner-occupied suites, HST is included in the purchase with the new housing HST rebate assigned to the builder upon completion. (*Please note some conditions apply - please obtain independent legal and accounting advice).
- For non-owner occupied suites, the buyer will be required to pay the HST rebate amount to the Builder on completion. The buyer can apply to the Canadian Revenue Agency for an HST rebate. (*Please note some conditions apply - please obtain independent legal and accounting advice).

13. How many suites can I purchase?

- Each person is limited to purchase three (3) suites.

14. Is parking included in the Purchase Price?

- Parking is included in the purchase price (value of \$39,000)
- 25 units do not include parking
- All the units in RED on the price list do not include parking

15. Are storage lockers available

- Yes there are storage lockers available for \$3,000. (shortage of 14 lockers)

16. What are some of the standard design finishes that are included? Refer to Features and Finishes

- Wood look luxury vinyl plank flooring throughout (excluding bathrooms and laundry)
- 9' ceilings in living areas
- Quartz/granite countertops
- Stainless steel appliances
- Custom kitchen and bathroom cabinetry

- Contemporary 5 ½" baseboards with 2 ¾" casing (excluding laundry)
- 2 Panel Designer white painted doors with contemporary lever style hardware
- White paint throughout suite (walls and ceilings) option for purchaser?
- Black roller shade windows coverings
- Closets with wire shelving
- In-suite laundry with stacked Samsung washer and dryer
- Energy efficient aluminum windows per plan. Floor to ceiling glass window walls on some plans
- Smooth finish painted ceilings
- Modern Light Fixtures
- Glass doors to large balconies and terraces per plan.
- Balcony and terraces, as per plan

17. How many elevators are in the building?

- 2 high-speed full-size elevators per building

18. What are the ceiling heights?

- **Floors 2-15**
 - 9' in living areas
- **Floor 1**
 - 10' in living and bedroom and kitchen
 - 9' in washroom

19. Utilities -- how are they managed/paid?

- Condo suite owners pay hydro and water -- these are separately metered
- Efficient forced-air heating and cooling system
- Whole building water softening (Included)

20. What are the building amenities and are they shared between the residential buildings?

- Stylish Lobby with communal sitting area and concierge in Building A
- Interactive Touchscreen Signage
- Electric Car Charging Stations
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21. Are pets allowed?

- Yes, but restricted on breed and size.

22. Can heating and cooling be controlled in the Suite?

- Each suite will include an individual thermostat to control heating and cooling.
- Each resident space will be serviced by a hybrid heat pump unit in a vertical closet space connected to a heat pump loop. The heat pump will dissipate heat in the heat pump loop in cooling mode through the compressor, and a hydronic heating coil on the hybrid heat pump will be utilized to heat up the air. The Heat Pump Loop will be kept in a temperature range that will allow simultaneous heating and cooling of the building. Each hybrid heat pump will be controlled with a local thermostat centrally located in each suite.

23. How will garbage be recycled?

- A private company is provided to do garbage recycling- Acorn Waste Service from Guelph.

24. Who is the property management company?

- MF Property Management

25. Are short term rentals permitted (e.g. Airbnb)

- No short term rentals are permitted. Nothing less than a year is permitted in terms of rentals.

26. Will the builder allow assignments of the Agreement of Purchase and Sale?

- Authorization and timing of any assignments are solely at the Builder's discretion and are not guaranteed. An Assignment Fee of \$5,000 will apply on all approved assignments payable to the builder at the time of approval by the builder.

27. What should I bring to the sales office if I am buying?

- Photo identification is required (i.e. Driver's License or Passport)
- Deposit cheque in the amount of \$5,000 payable to MCCARTER, GRESpan, BEYNON WEIR PC

28. Are there any Investor Incentives?

- Waived Assignment Fee - value of \$5,000
- Development charges are capped at \$2,500
- Extended Deposit Structure(15% in 365 days)
- Right to Lease During Occupancy
- 3 % Cooperating Commission

29. Additional Key Points

- A true mixed-use community where you can live, work, play
- Close to restaurants, grocery stores, local shopping plazas, and Fairview Mall.
- Close to Chicopee Ski Resort
- Nearby Nature and Trails
- ION LRT Transit
- Future of Grand Market District
- Modern finishes, high-quality suites
- Incredible amenities unmatched in the region

****Please verify all information with your Sales Representative ****