

CLIENT INCENTIVE

Free Assignment (Valued at \$5,000. Plus legal fee & HST)**

Plus

Right to Lease During Interim Occupancy***

Plus

CAPPED Development Levies

1B+Den & Smaller: \$10,000 + HST

2B and Larger: \$12,000 + HST

Plus

\$5,000 on signing (Bank Draft)

Balance to 2.5% in 30 days

2.5% in 90 days

2.5% in 180 days

2.5% in 210 days

5% in 730 days

5% on Occupancy

Plus

Reduced Parking****

Standard Parking Price: ~~\$64,900~~ \$54,900

Compact Parking Price: ~~\$54,000~~ \$44,900

Plus

Reduced Storage Locker: ~~\$7,500~~ \$5,000****

*Limited Time Offer, please speak to a Sales Representative for further details.

**Legal fee will apply and remains subject to Vendor approval.

***Subject to Vendor's Approval.

****Limited time offer and availabilities. Please speak to Sales Representative for further details. Some restrictions may apply.

Incentive Program is a limited time offer.

Prices, Incentives, and specifications are subject to change without notice E. & O.E.

August 2023.

EMBLEM

The Design District



TheDesignDistrict⁴¹

Welcome to The Design District, a new landmark at 41 Wilson St. in the central downtown district of Hamilton that will change the face of the city, forever encapsulating its heart and soul. Ushering in an exciting new chapter for the downtown core, The Design District is a modern condominium, a timeless monument inspired by innovation and driven by slick urban design.

Tower A							
Model	Unit Type	Bath(s)	Approximate Interior Sq. Ft.	Approximate Exterior Sq. Ft.	Exposure	Floor	Unit Price*
Cella	Studio	1	421	T - 241	East	6	\$499,990
Belfry	1B+D	1	524	Juliette	South	3	\$641,990
Billet	1B+D	1	669	T - 208	South East	6	\$699,990
Porcelain	2B	2	645	96	South	13	\$748,990
Limestone	2B	2	734	96	South West	20	\$769,990
Lintel	2B+D	2	680	Juliette	East	3	\$779,990
Gable	2B	2	875	Juliette	South East	4	\$805,990
Basalt	2B+D	2	822	125	North	23	\$847,990
Travertine	2B+D	2	848	144	South East	9	\$864,990
Travertine	2B+D	2	848	144	South East	15	\$870,990
Parapet	3B	2	915	No Balcony	South West	4	\$874,990
Travertine	2B+D	2	848	144	South East	22	\$877,990
Scoria	3B	2	921	95	North East	11	\$885,990
Obsidian	3B	2	921	95	North East	16	\$890,990

Tower B							
Model	Unit Type	Bath(s)	Approximate Interior Sq. Ft.	Approximate Exterior Sq. Ft.	Exposure	Floor	Unit Price*
Iron	Studio	1	369	61	South	14	\$469,990
Iron	Studio	1	369	61	South	24	\$479,990
Nickel	1B	1	496	No Balcony	South	10	\$567,990
Nickel	1B	1	496	No Balcony	South	29	\$586,990
Zinc	1B+D	1	538	94	South	13	\$648,990
Magnesium	1B+D	1	556	23	West	29	\$654,990
Ancon	1B+D	2	619	Juliette	North	3	\$683,990
Corbel	2B	2	778	Juliette	North East	5	\$742,990
Mercury	2B	2	737	172	South West	22	\$774,990
Silver	2B	2	787	81	South East	14	\$784,990
Ombre	2B+D	2	680	Juliette	East	3	\$790,990
Aluminum	3B	2	868	166	North	21	\$891,990
Aluminum	3B	2	868	166	North	27	\$897,990
Concha	3B	2	1012	77	North East	7	\$920,990

Incentives	
<p>CAPPED DEVELOPMENT FEE 1B+D and Smaller: \$10,000 + HST 2B and Larger: \$12,000 + HST</p> <p>Free Assignment* (Value at \$5,000)</p> <p>Right to Lease During Occupancy** (Value at \$5,000)</p>	<p>Standard Parking: \$64,900 \$54,900 Compact Parking: \$54,900 \$44,900</p> <p>Tower A: Suites that are 672 sq.ft. and above are eligible for parking. Tower B: Suites that are 2 bedroom and above are eligible for parking. All other suite types will be wait listed.</p> <p>Storage Locker: \$7,500 \$5,000</p> <p>Tower A: Suites that are 680 sq.ft. and above are eligible for locker. Tower B: Suites that are 2 bedroom and above are eligible for locker. All other suite types will be wait listed.</p> <p>Kitchen Island: \$5,000 \$3,490</p> <p>Den Enclosure: \$5,000 \$3,490</p>

Maintenances Fees	Limited Time Deposit Structure!
<p>Maintenance: \$0.61/psf (Hydro & Water Metered Separately)</p> <p>Roger's Internet Package: \$25/mo***</p> <p>Parking Maintenance: \$49.30/mo Locker Maintenance: \$11.80/mo</p>	<p>\$5,000 on signing (Bank Draft) Balance to 2.5% in 30 days 2.5% in 90 days 2.5% in 180 days 2.5% in 210 days 5% in 730 days 5% on Occupancy</p>

Tentative Occupancy:
Tower A: July 31, 2026
Tower B: September 30, 2026

Please make all deposits payable to **HARRIS SHEAFFER LLP in TRUST.**

*Legal fee will apply and remains subject to Vendor approval. **Subject to Vendor's Approval. ***Please see Sales Representative for full details. All prices, figures and materials are preliminary and are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. E. & O. E. August 2023.

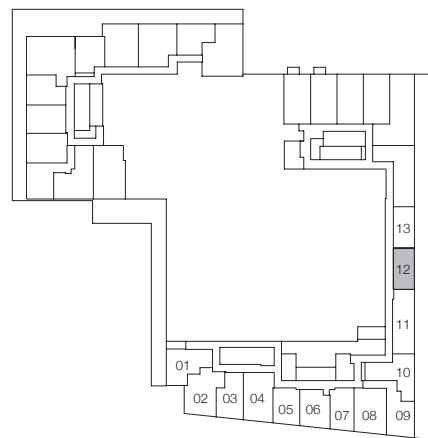
CELLA

Studio, 1 Bathrooms

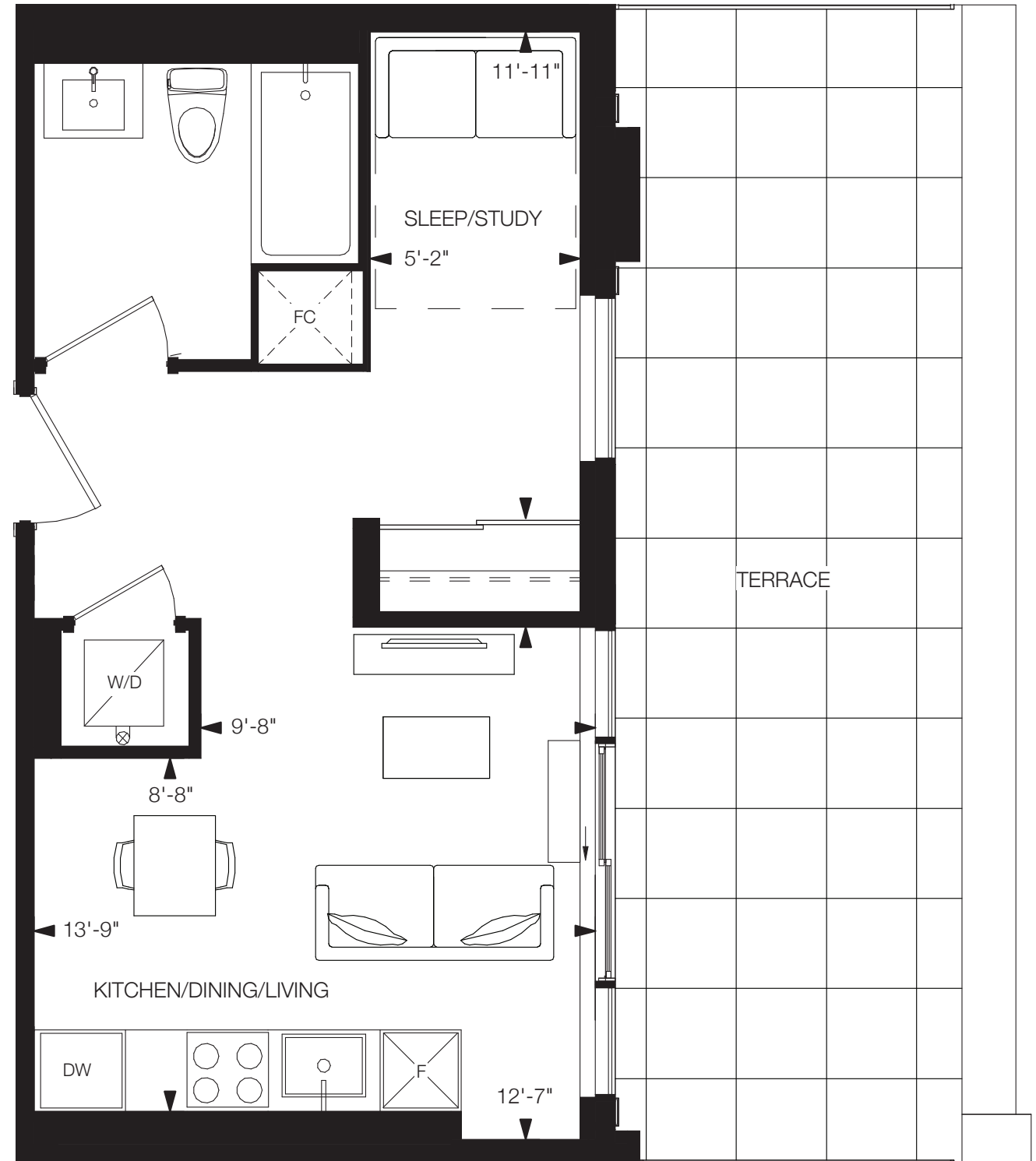
Interior: 421 sq.ft.

Terrace: 241 sq.ft.

Total: 662 sq.ft.



FLOOR 6



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BELFRY

FLOOR 3

1 Bedroom + Den, 1 Bathroom

Interior: 524 sq.ft.

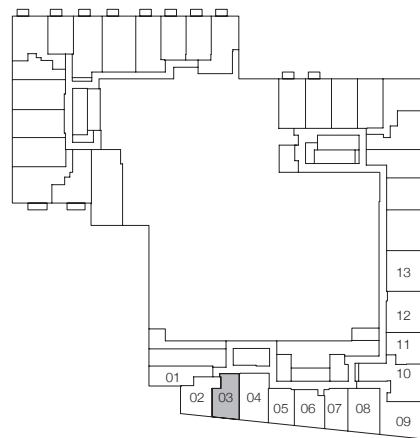
Total: 524 sq.ft.

FLOOR 4-7

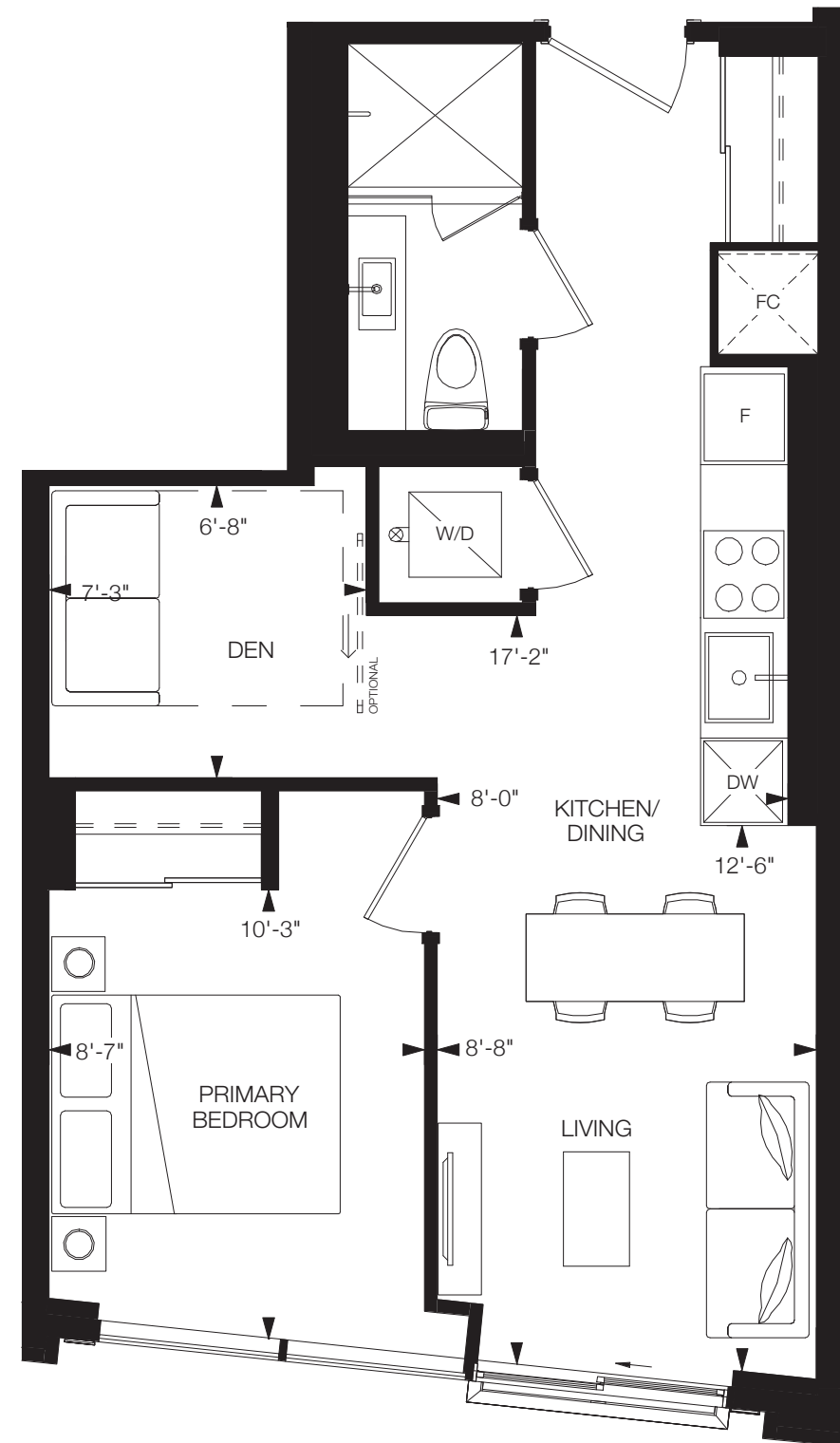
1 Bedroom + Den, 1 Bathroom

Interior: 527 sq.ft.

Total: 527 sq.ft.



FLOOR 3 - 7



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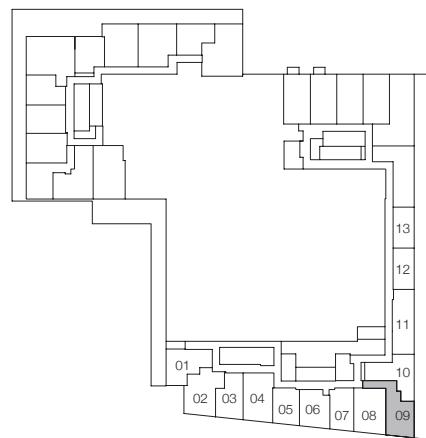
BILLET

1 Bedroom + Den, 1 Bathroom

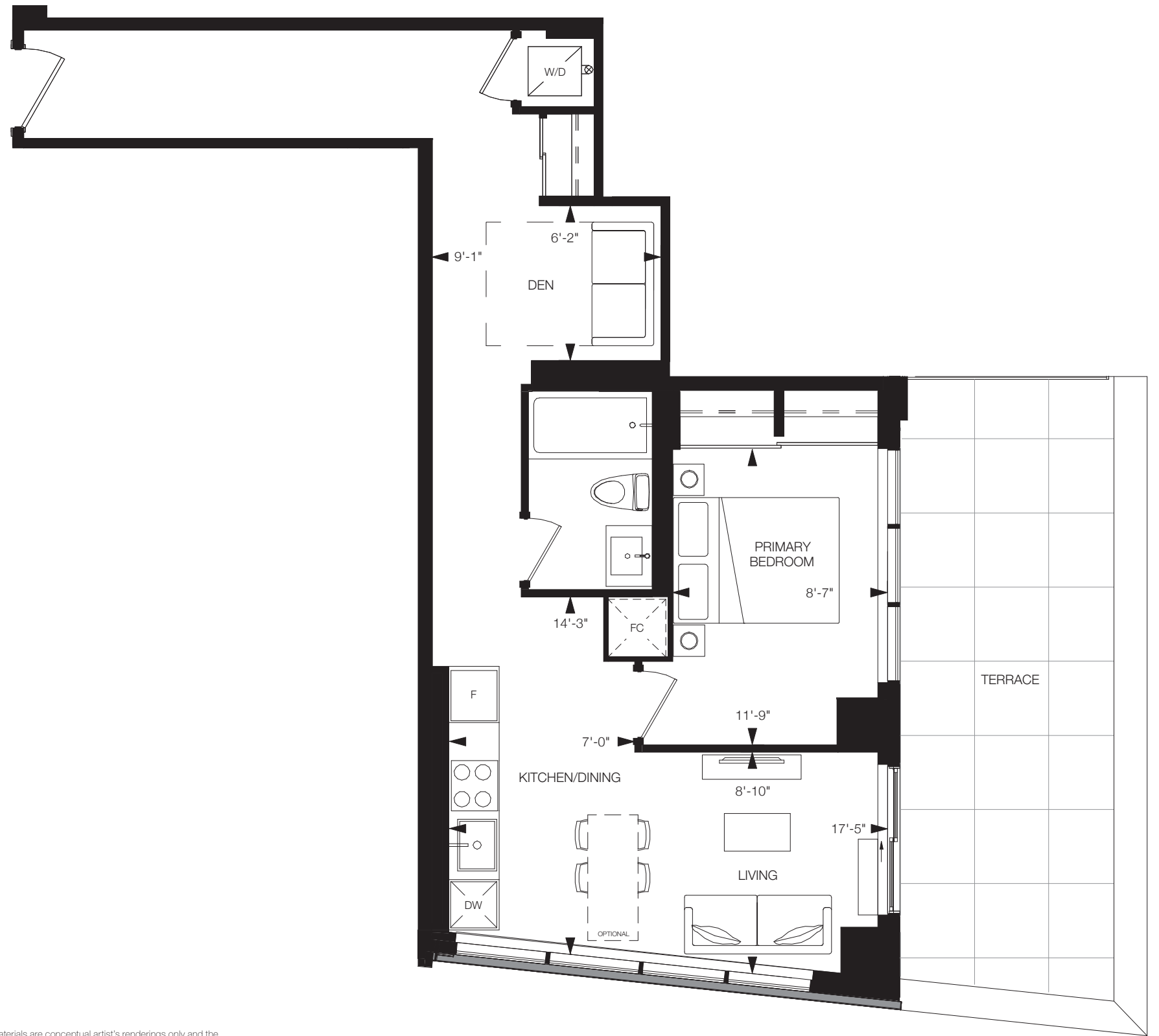
Interior: 669 sq.ft.

Terrace: 208 sq.ft.

Total: 877 sq.ft.



FLOOR 6



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PORCELAIN

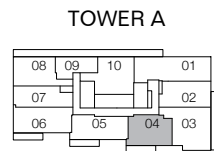
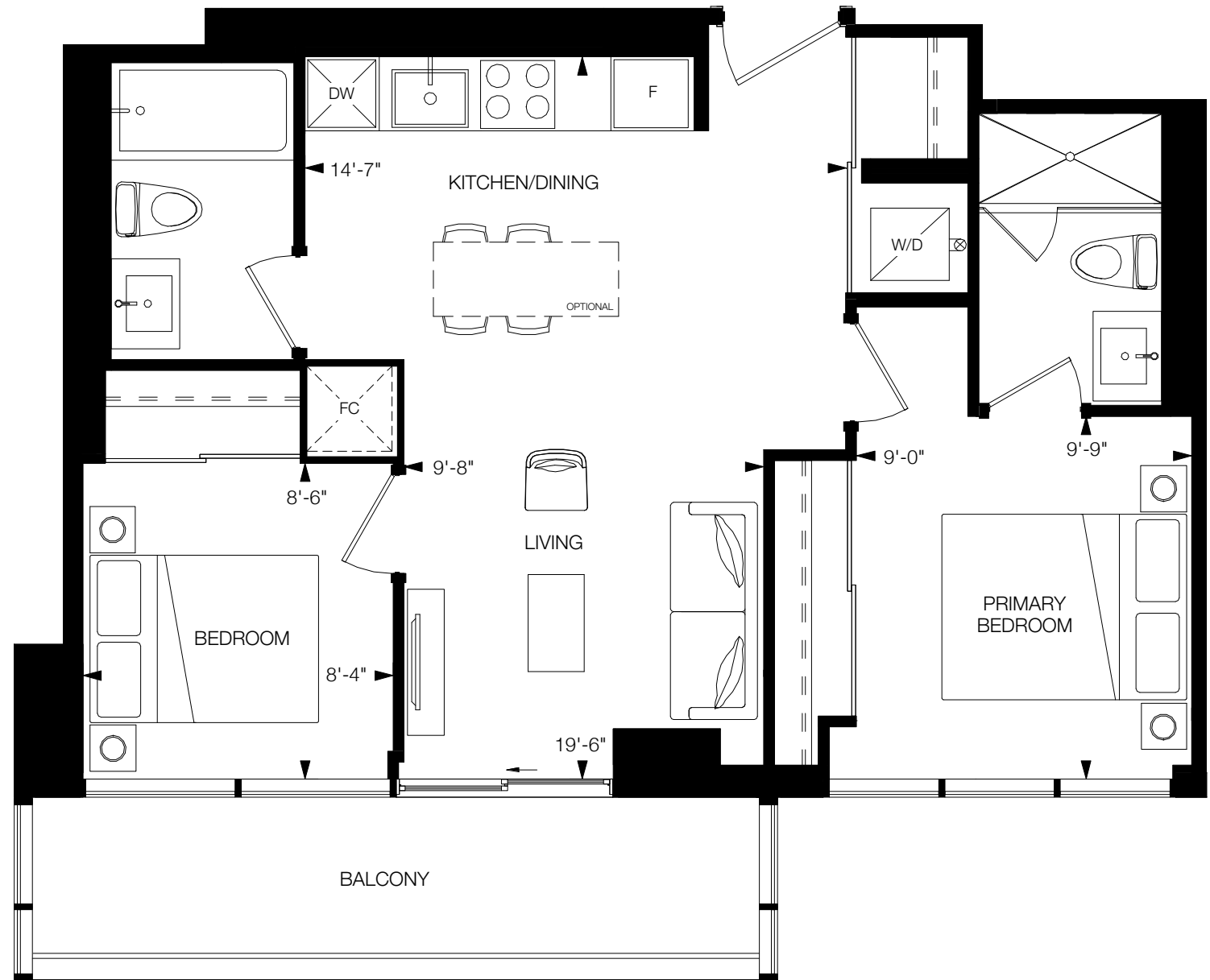
FLOORS 9 - 31

2 Bedrooms, 2 Bathrooms

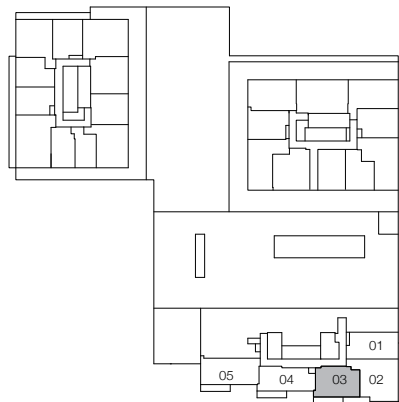
Interior: 645 sq.ft.

Exterior: 96 sq.ft.

Total: 741 sq.ft.



FLOOR 10 - 31



FLOOR 9



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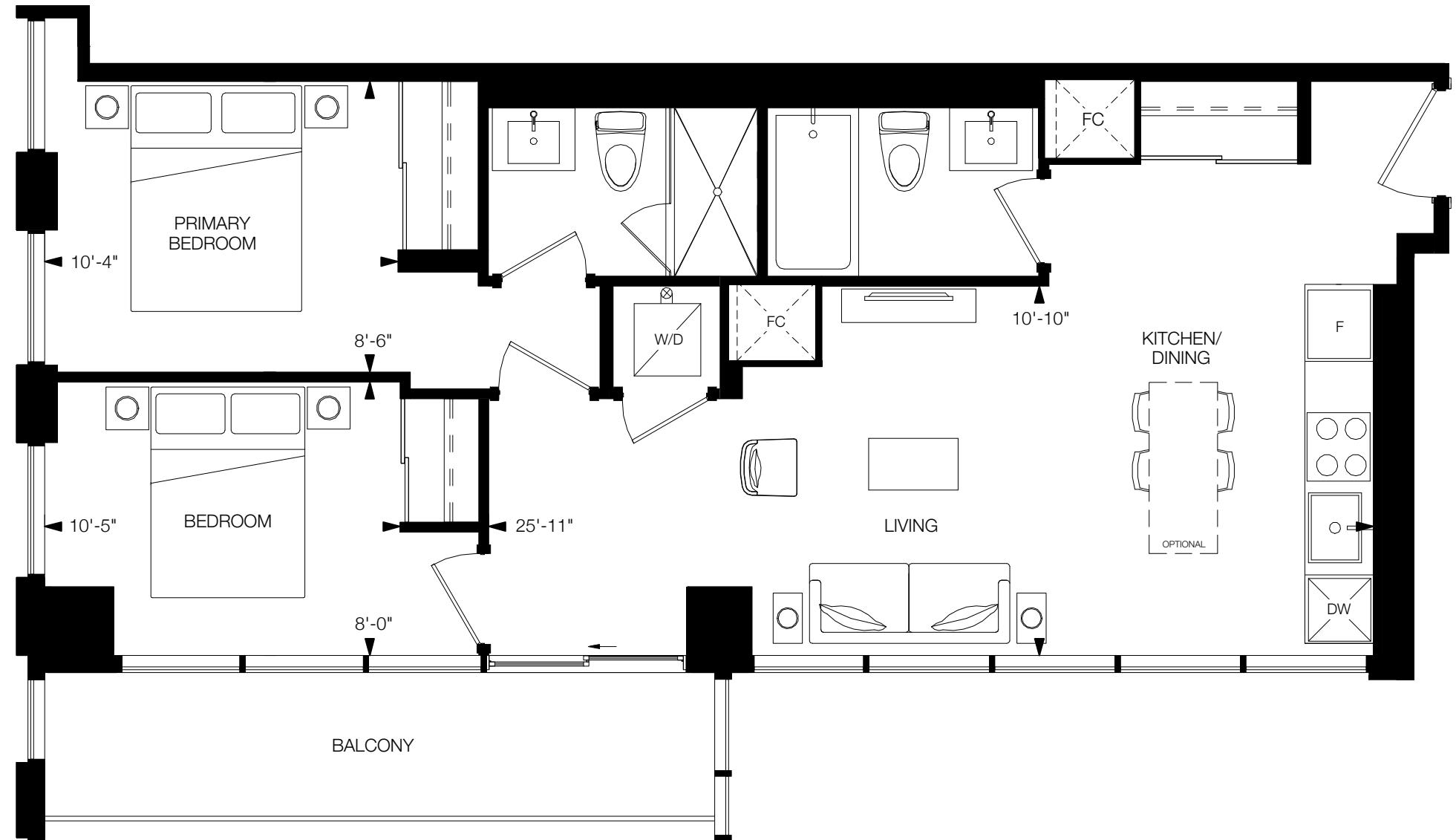
LIMESTONE

2 Bedrooms, 2 Bathrooms

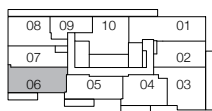
Interior: 734 sq.ft.

Exterior: 96 sq.ft.

Total: 830 sq.ft.



TOWER A



FLOORS 10 - 31



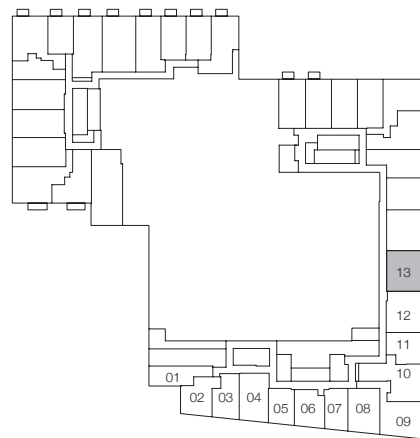
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LINTEL

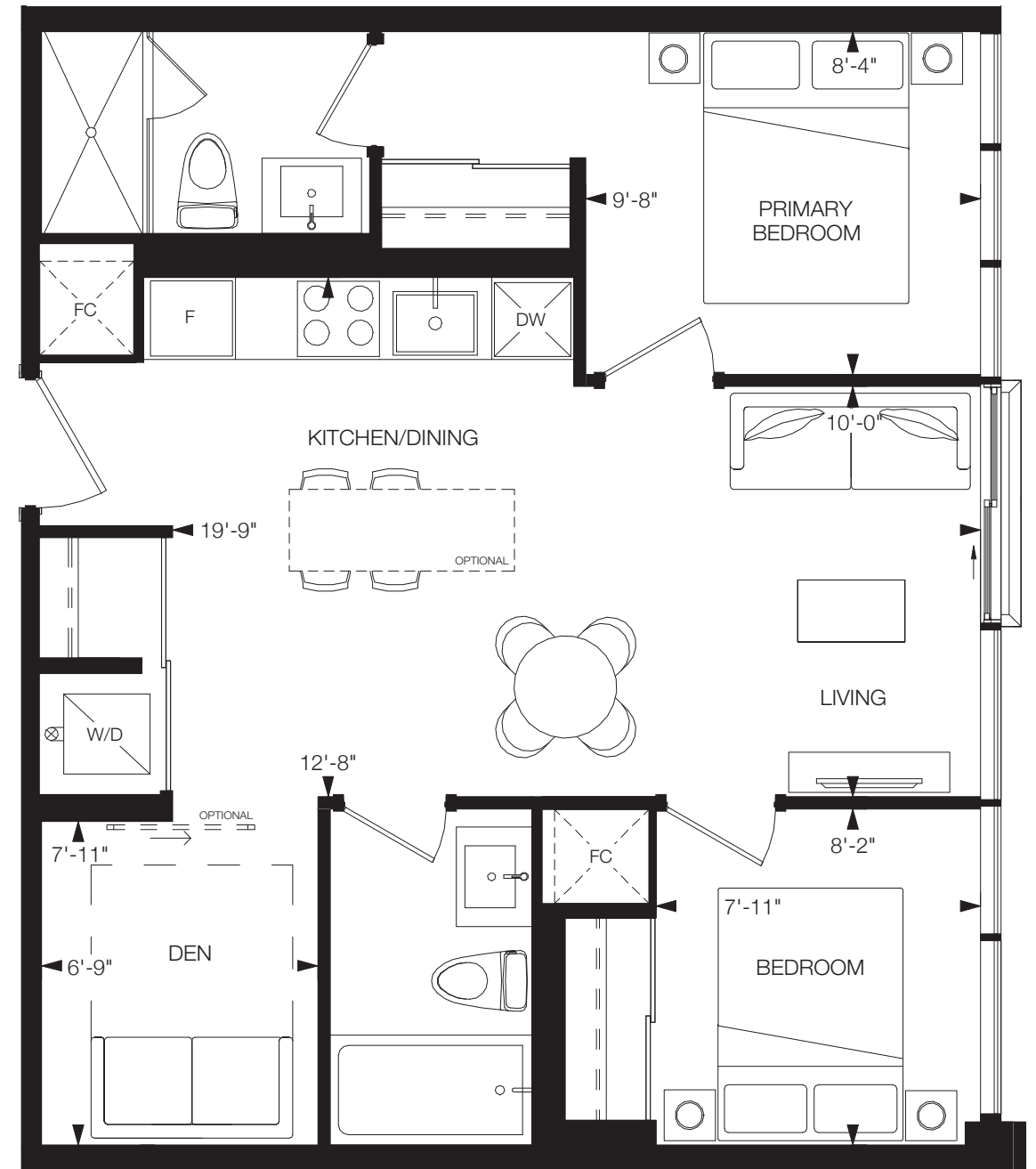
2 Bedrooms + Den, 2 Bathrooms

Interior: 680 sq.ft.

Total: 680 sq.ft.



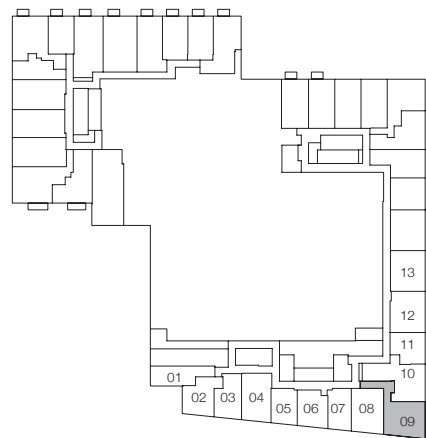
FLOOR 3 - 5



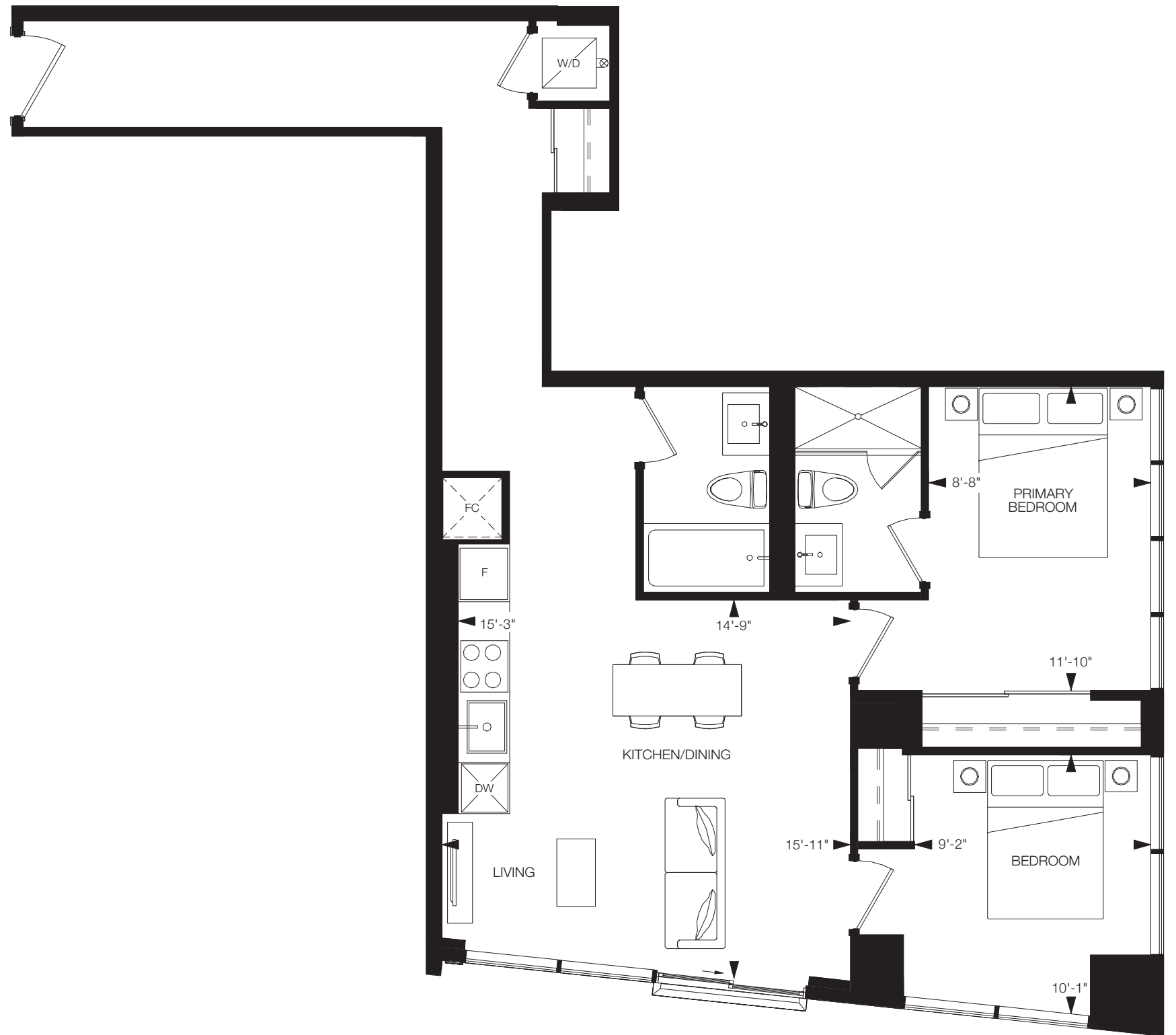
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GABLE

2 Bedrooms, 2 Bathrooms
 Interior: 875 sq.ft.
 Total: 875 sq.ft.



FLOOR 3 - 5



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BASALT

2 Bedrooms + Den, 2 Bathrooms

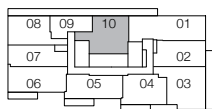
Interior: 822 sq.ft.

Exterior: 125 sq.ft.

Total: 947 sq.ft.



TOWER A



FLOORS 10 - 31



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TRAVERTINE

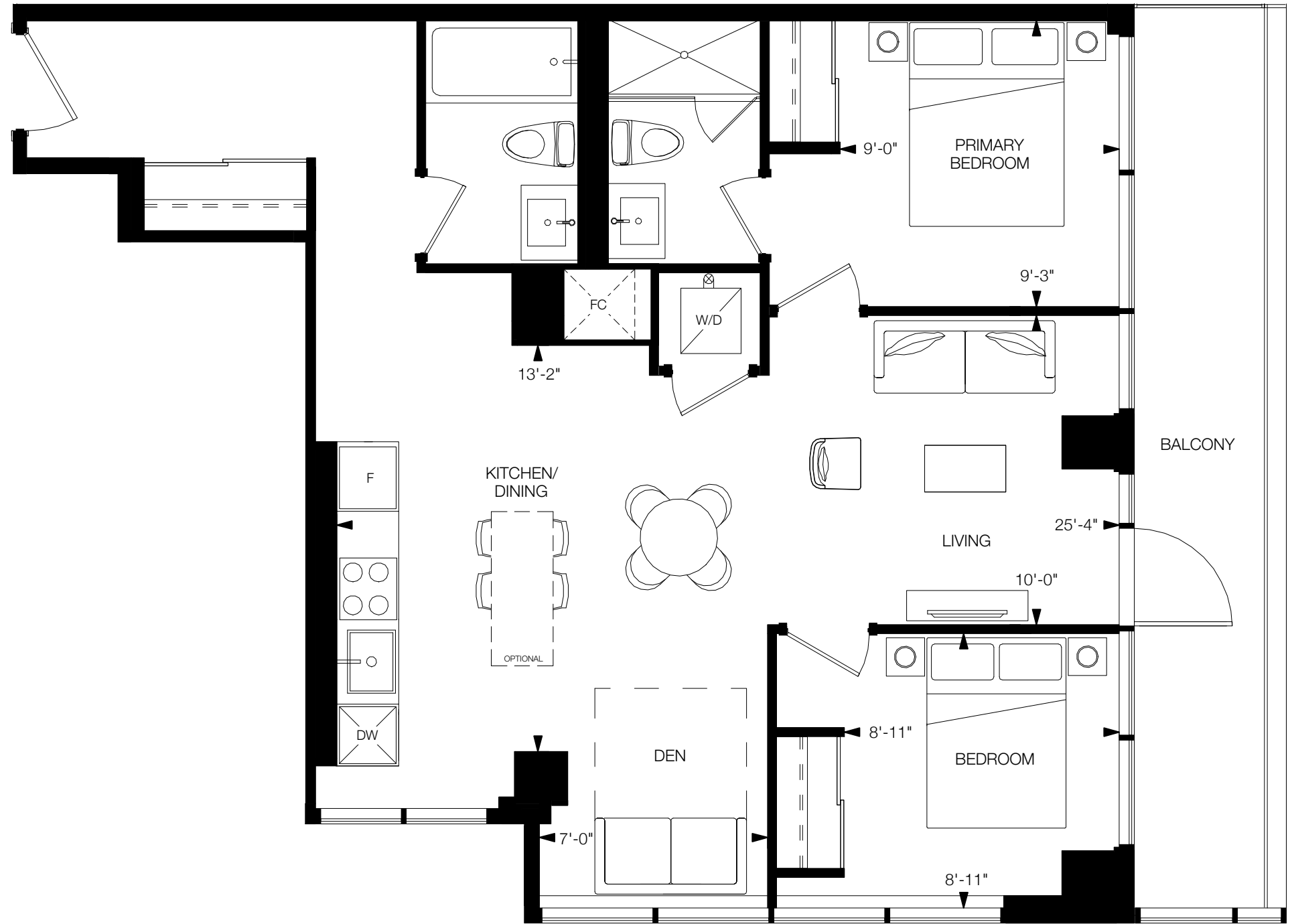
FLOORS 9 - 31

2 Bedrooms + Den, 2 Bathrooms

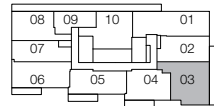
Interior: 848 sq.ft.

Exterior: 144 sq.ft.

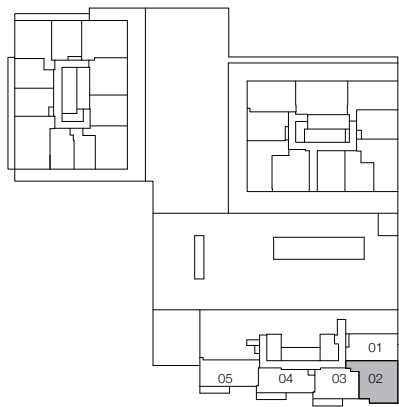
Total: 992 sq.ft.



TOWER A



FLOORS 10 - 31



FLOOR 9



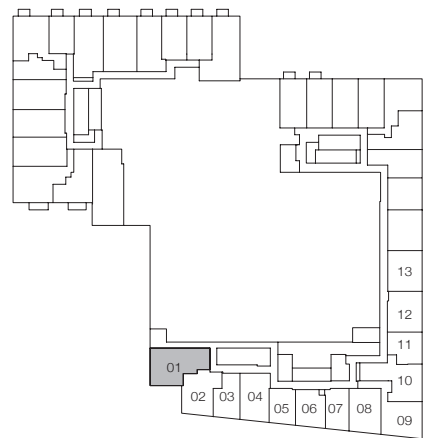
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PARAPET

3 Bedrooms, 2 Bathrooms

Interior: 915 sq.ft.

Total: 915 sq.ft.



FLOOR 4 - 5



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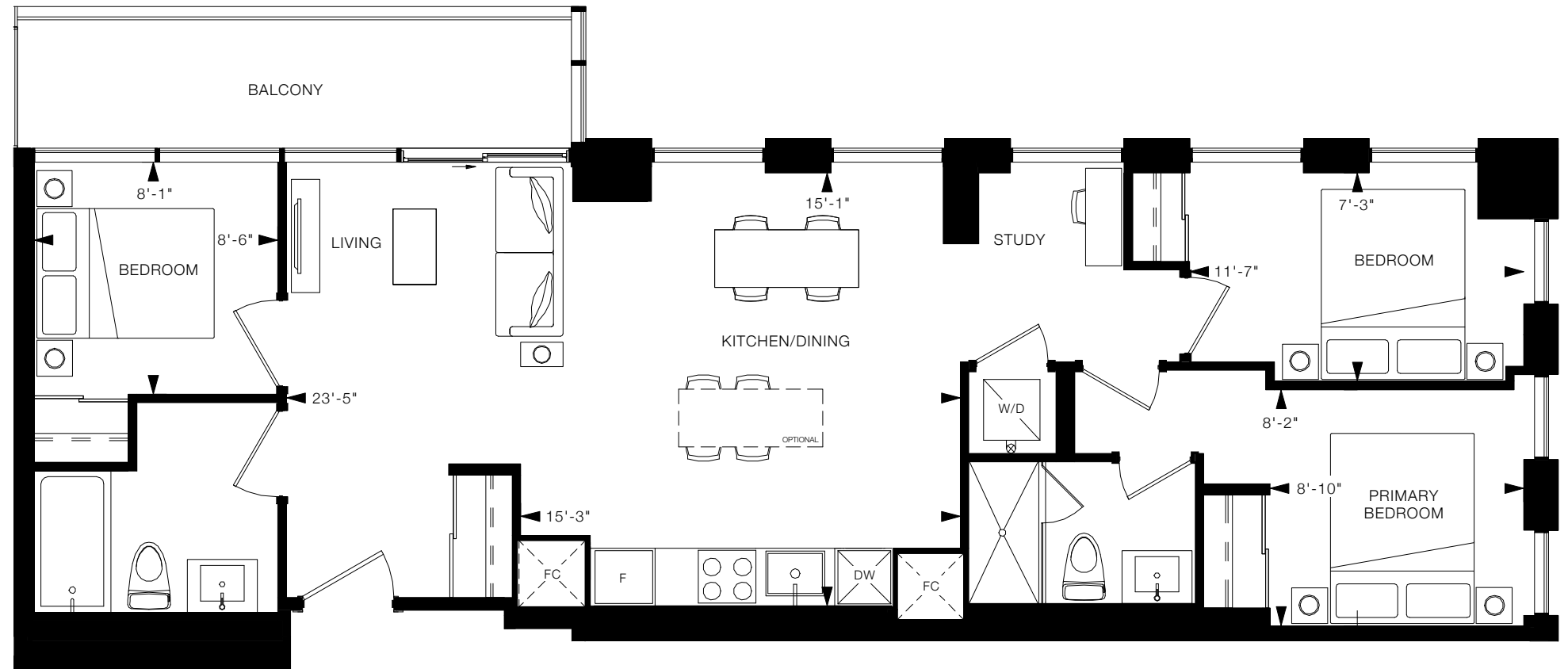
SCORIA

3 Bedrooms, 2 Bathrooms

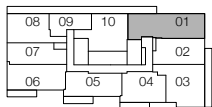
Interior: 921 sq.ft.

Exterior: 95 sq.ft.

Total: 1,016 sq.ft.



TOWER A



FLOORS 10 - 13



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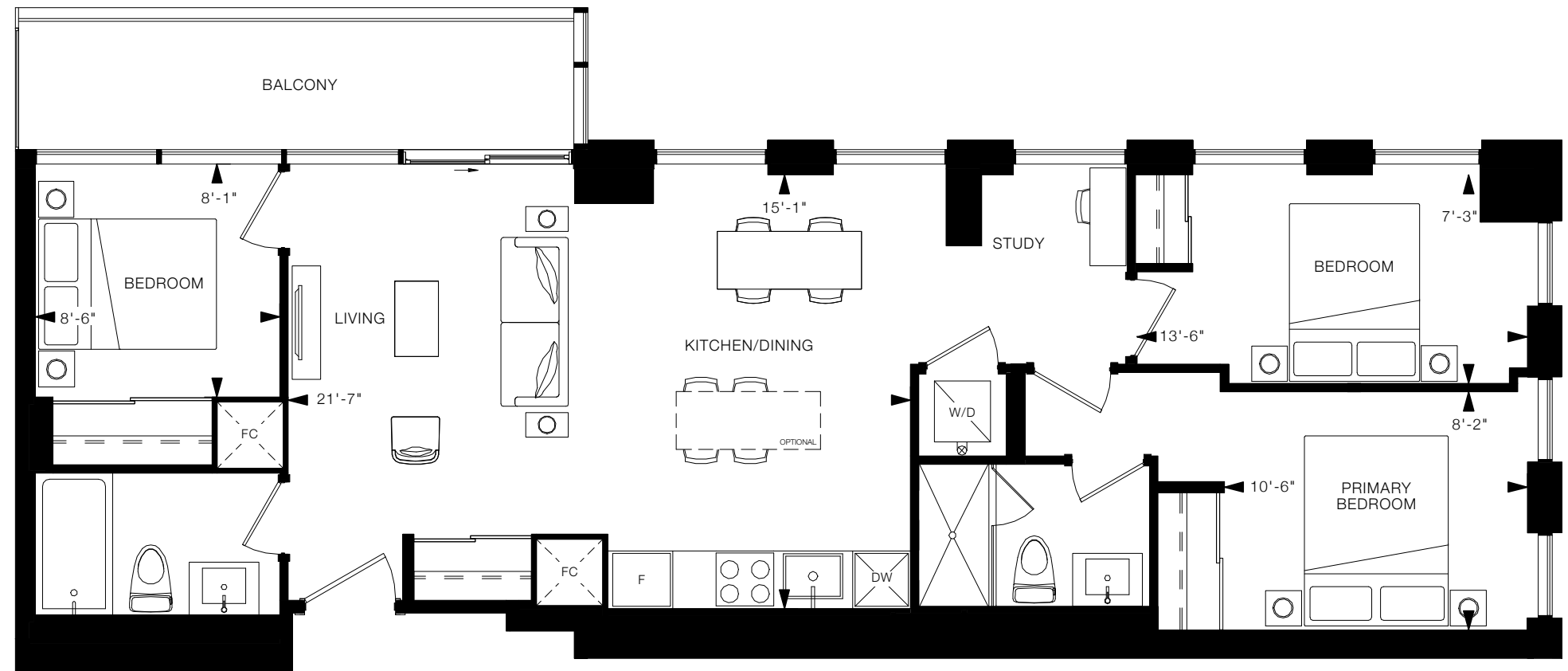
OBSIDIAN

3 Bedrooms, 2 Bathrooms

Interior: 921 sq.ft.

Exterior: 95 sq.ft.

Total: 1,016 sq.ft.



TOWER A



FLOORS 14 - 31



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IRON

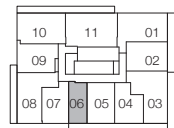
Studio, 1 Bathroom

Interior: 369 sq.ft.

Exterior: 61 sq.ft.

Total: 430 sq.ft.

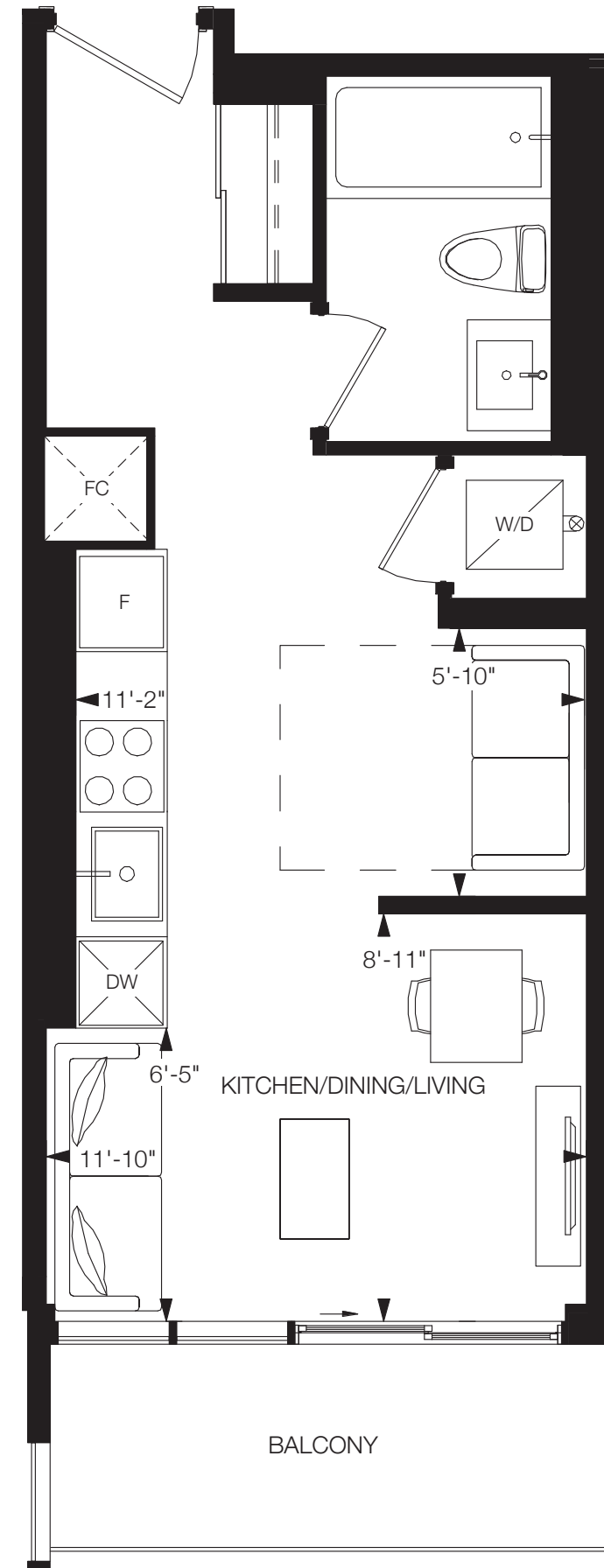
TOWER B



FLOORS 10 - 31



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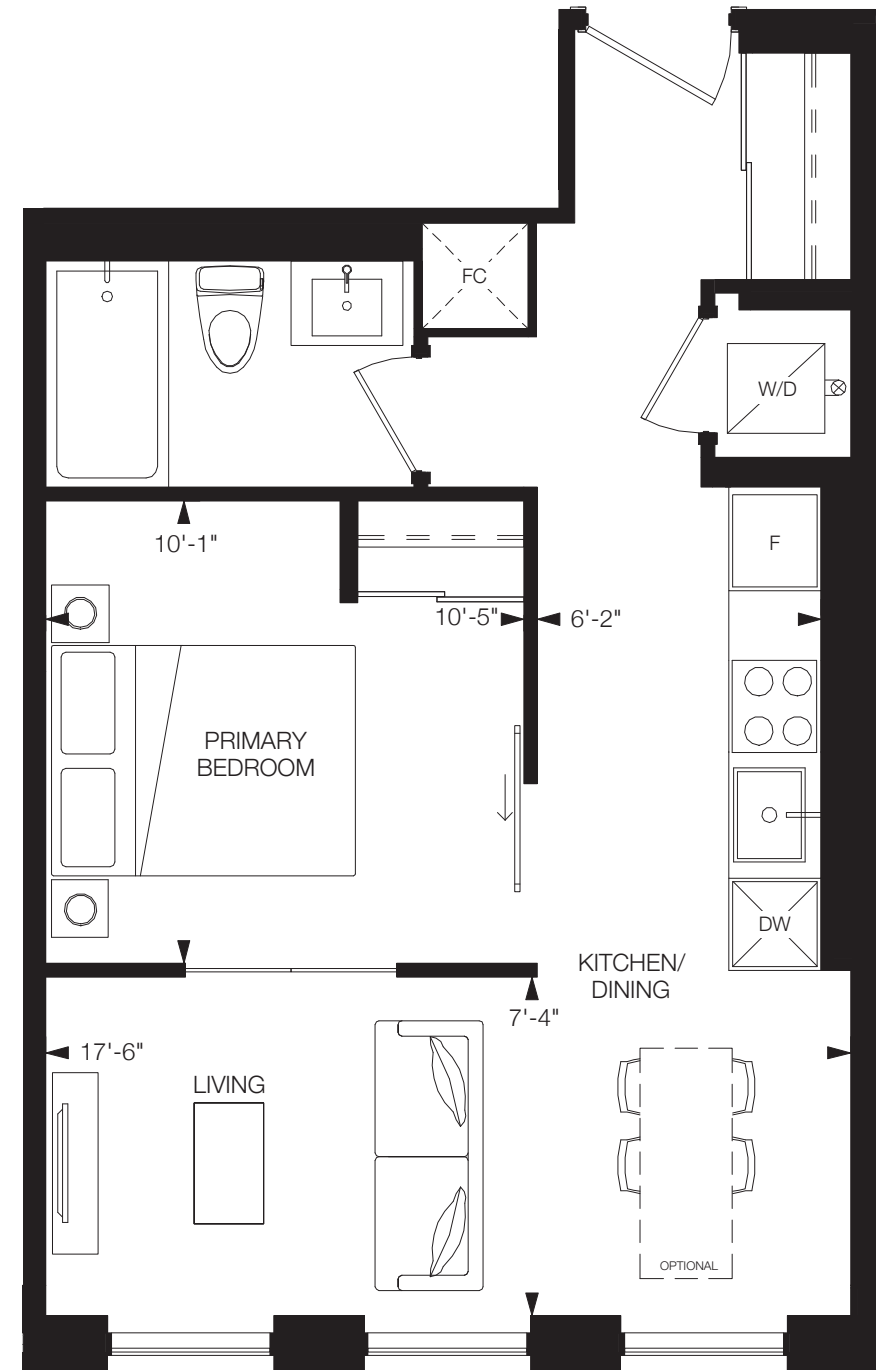


NICKEL

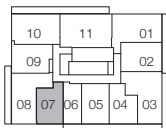
1 Bedroom, 1 Bathroom

Interior: 496 sq.ft.

Total: 496 sq.ft.



TOWER B



FLOORS 10 - 31



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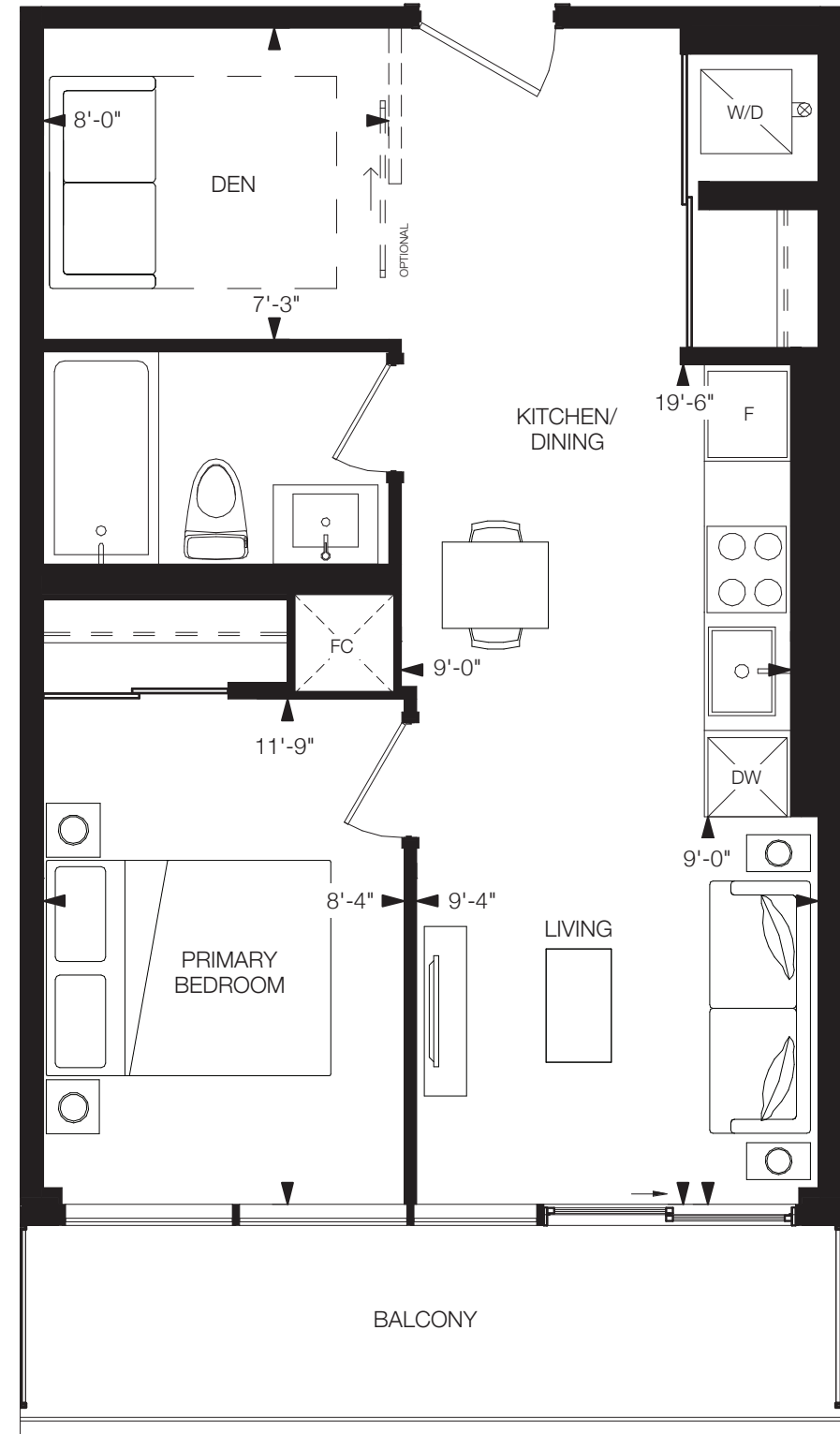
ZINC

1 Bedroom + Den, 1 Bathroom

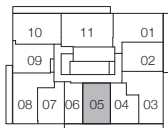
Interior: 538 sq.ft.

Exterior: 94 sq.ft.

Total: 632 sq.ft.



TOWER B



FLOORS 10 - 31



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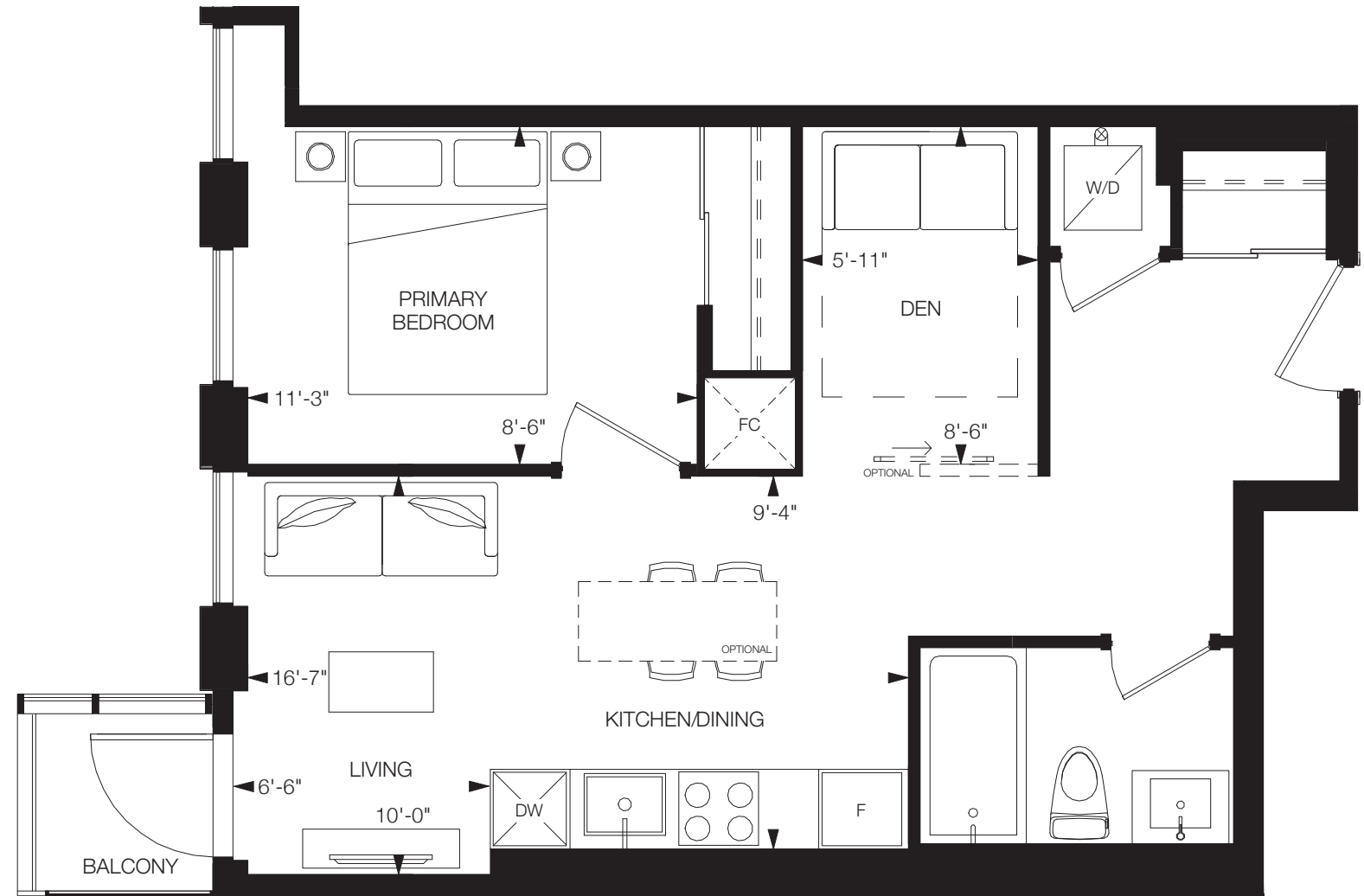
MAGNESIUM

1 Bedroom + Den, 1 Bathroom

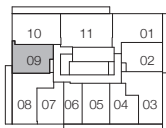
Interior: 556 sq.ft.

Exterior: 23 sq.ft.

Total: 579 sq.ft.



TOWER B

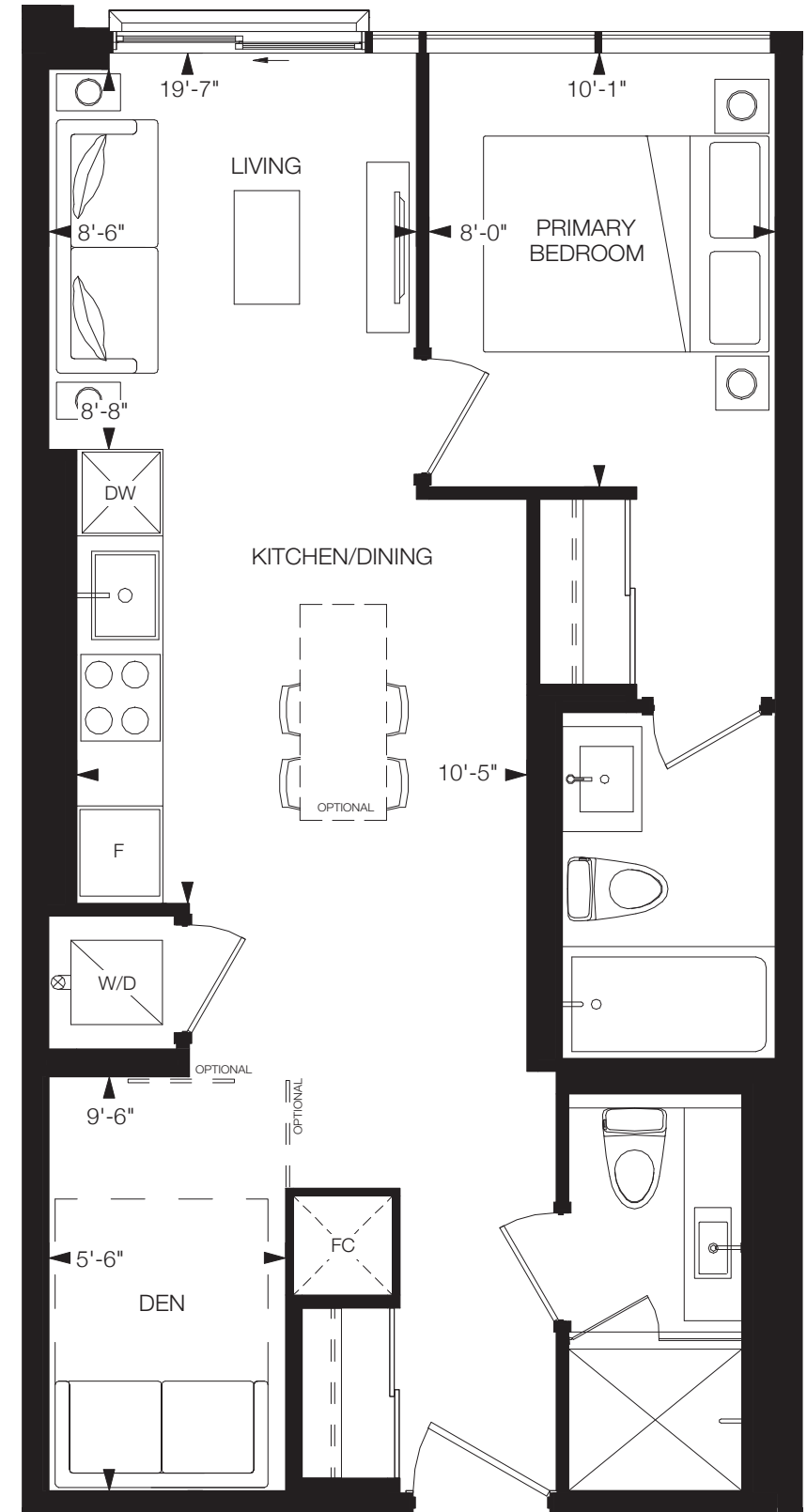
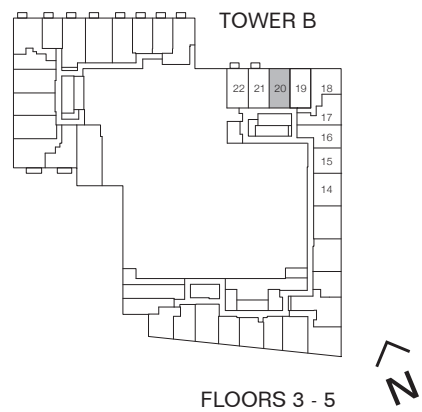


FLOORS 27 - 31

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ANCON

1 Bedroom + Den, 2 Bathrooms
Interior: 619 sq.ft.
Total: 619 sq.ft.



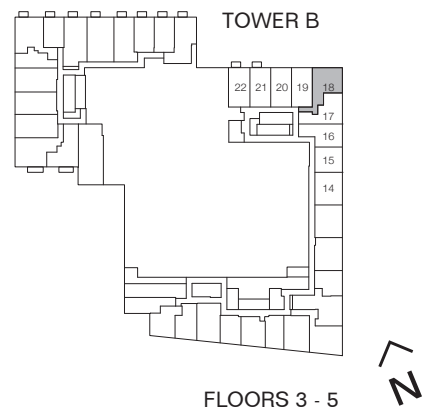
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CORBEL

2 Bedrooms, 2 Bathrooms

Interior: 778 sq.ft.

Total: 778 sq.ft.



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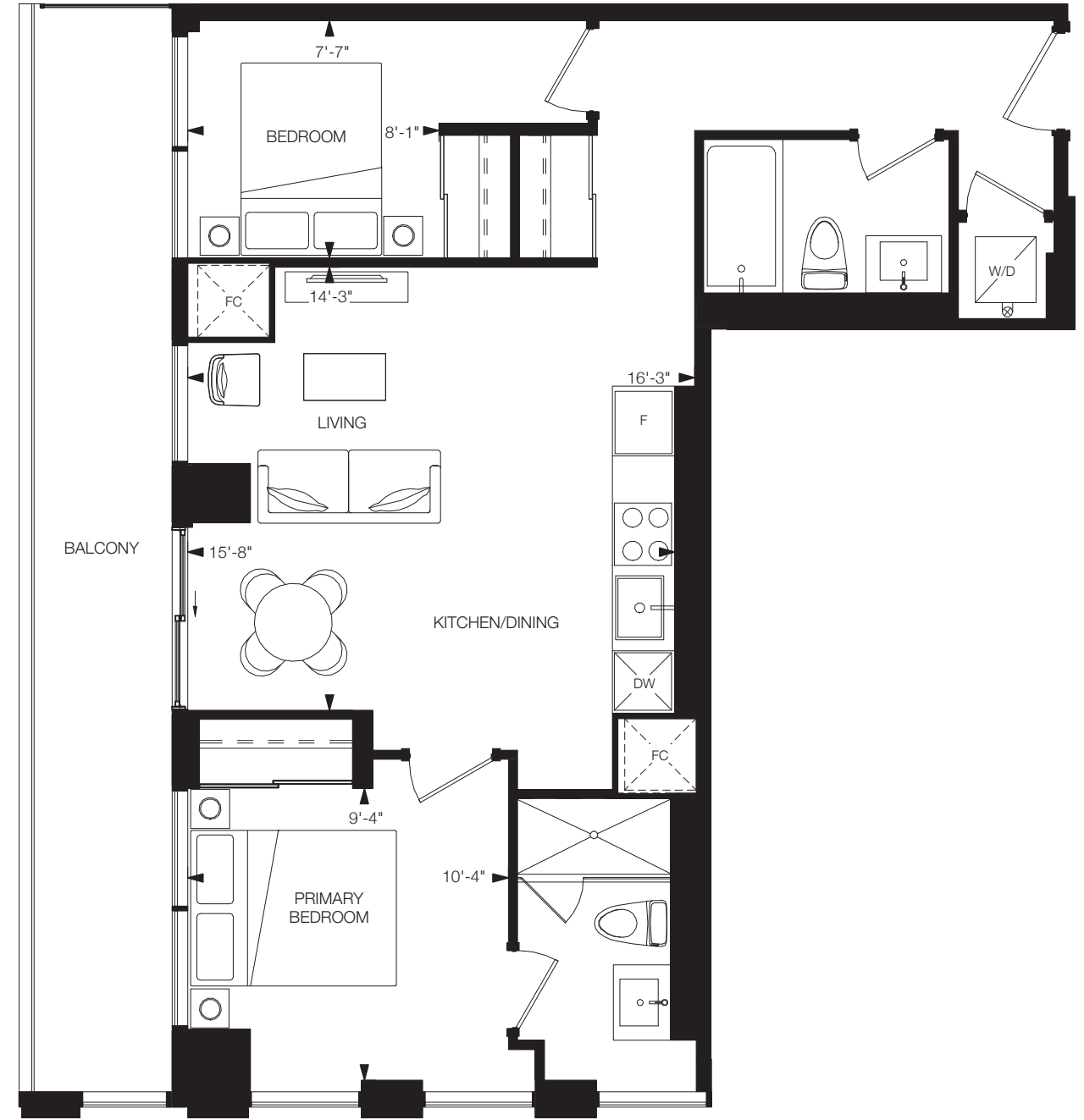
MERCURY

2 Bedrooms, 2 Bathrooms

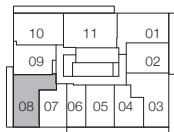
Interior: 737 sq.ft.

Exterior: 172 sq.ft.

Total: 909 sq.ft.



TOWER B



FLOORS 10 - 31



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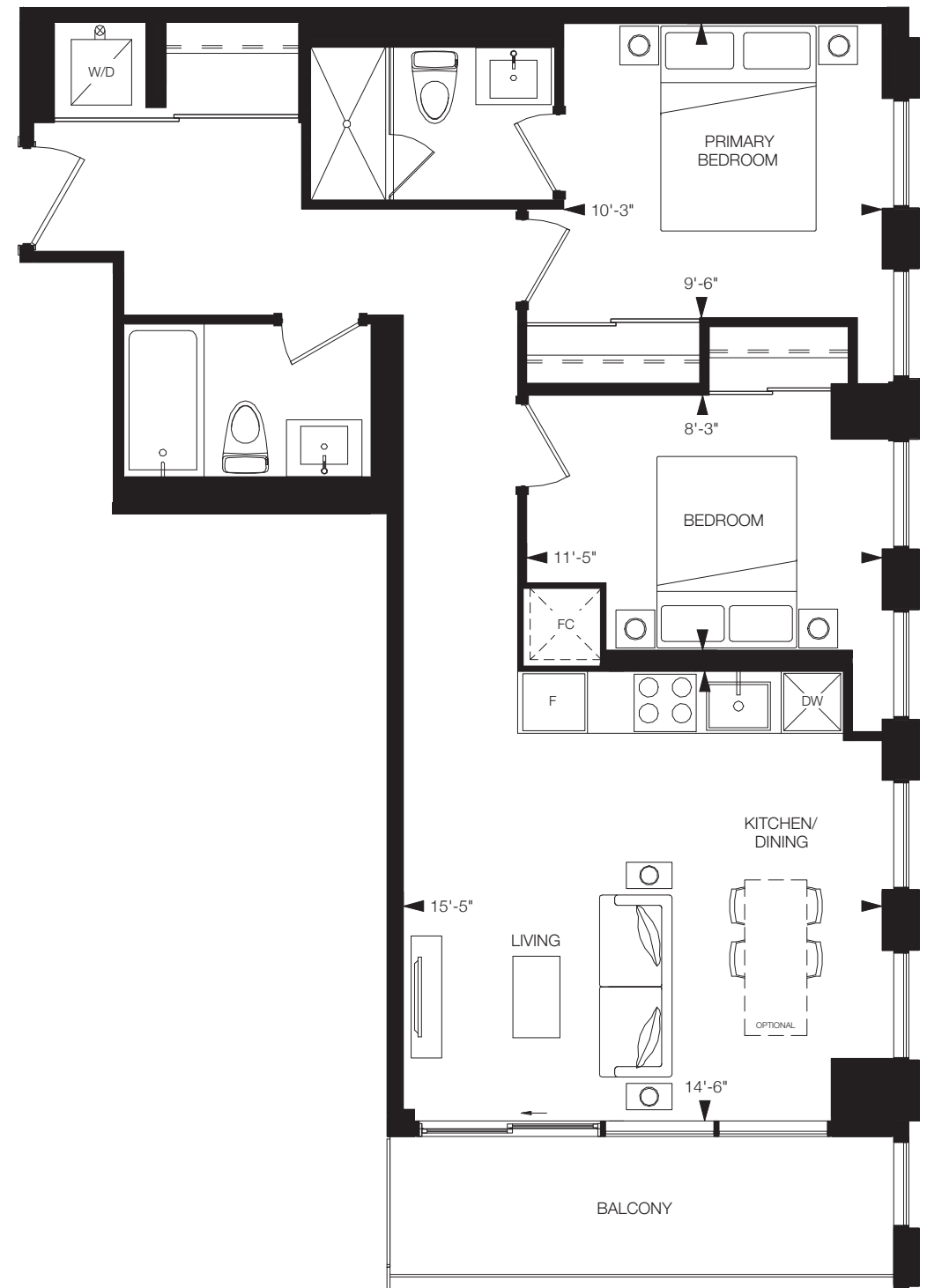
SILVER

2 Bedrooms, 2 Bathrooms

Interior: 787 sq.ft.

Exterior: 81 sq.ft.

Total: 868 sq.ft.



TOWER B



FLOORS 10 - 31



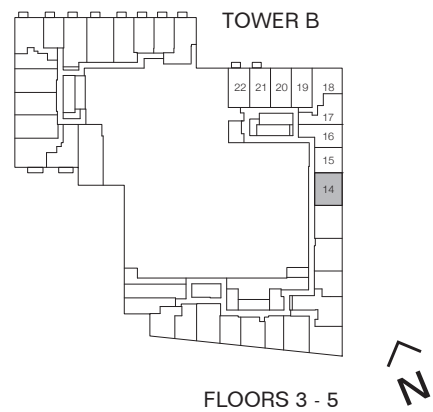
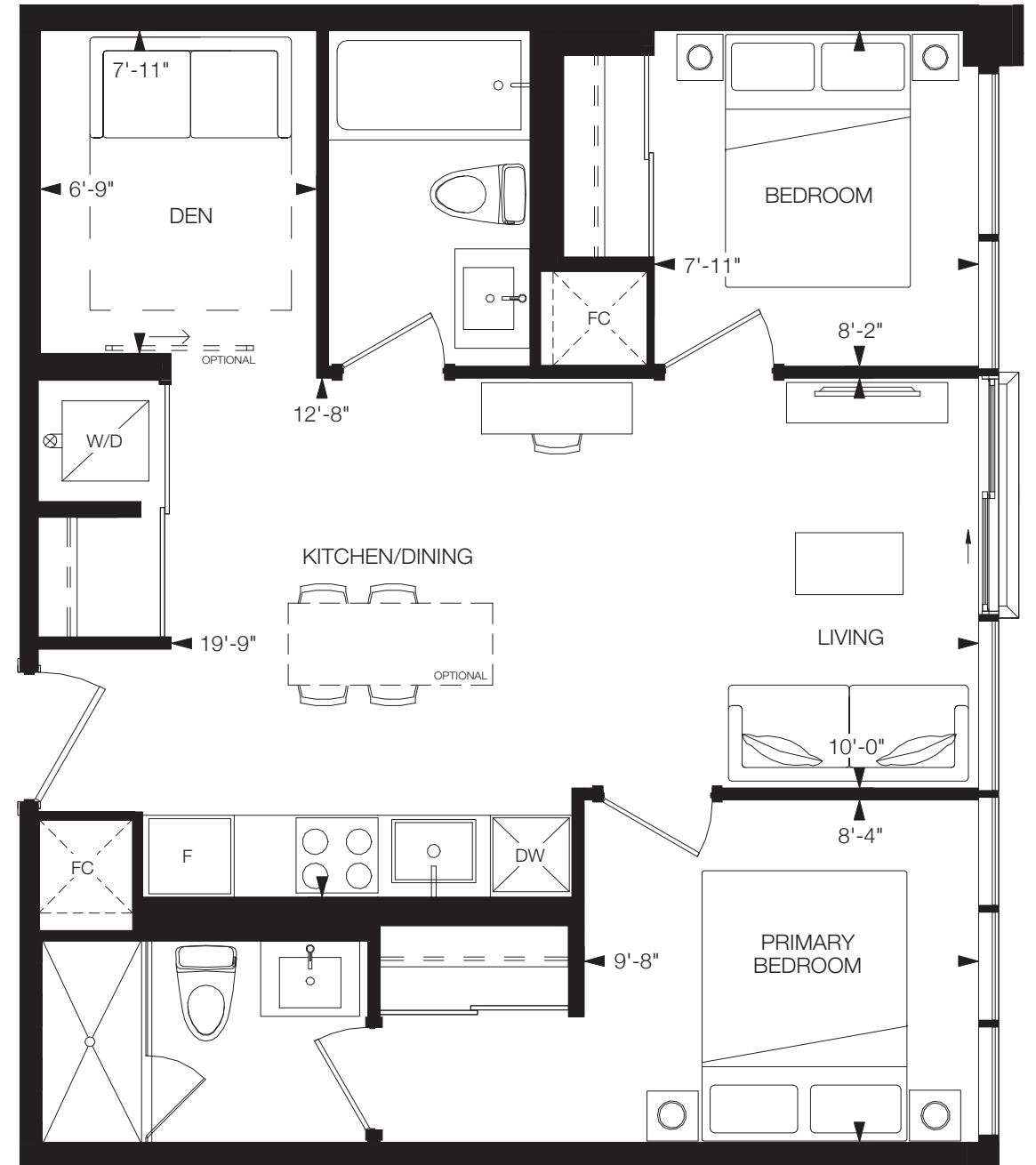
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OMBRE

2 Bedrooms + Den, 2 Bathrooms

Interior: 680 sq.ft.

Total: 680 sq.ft.



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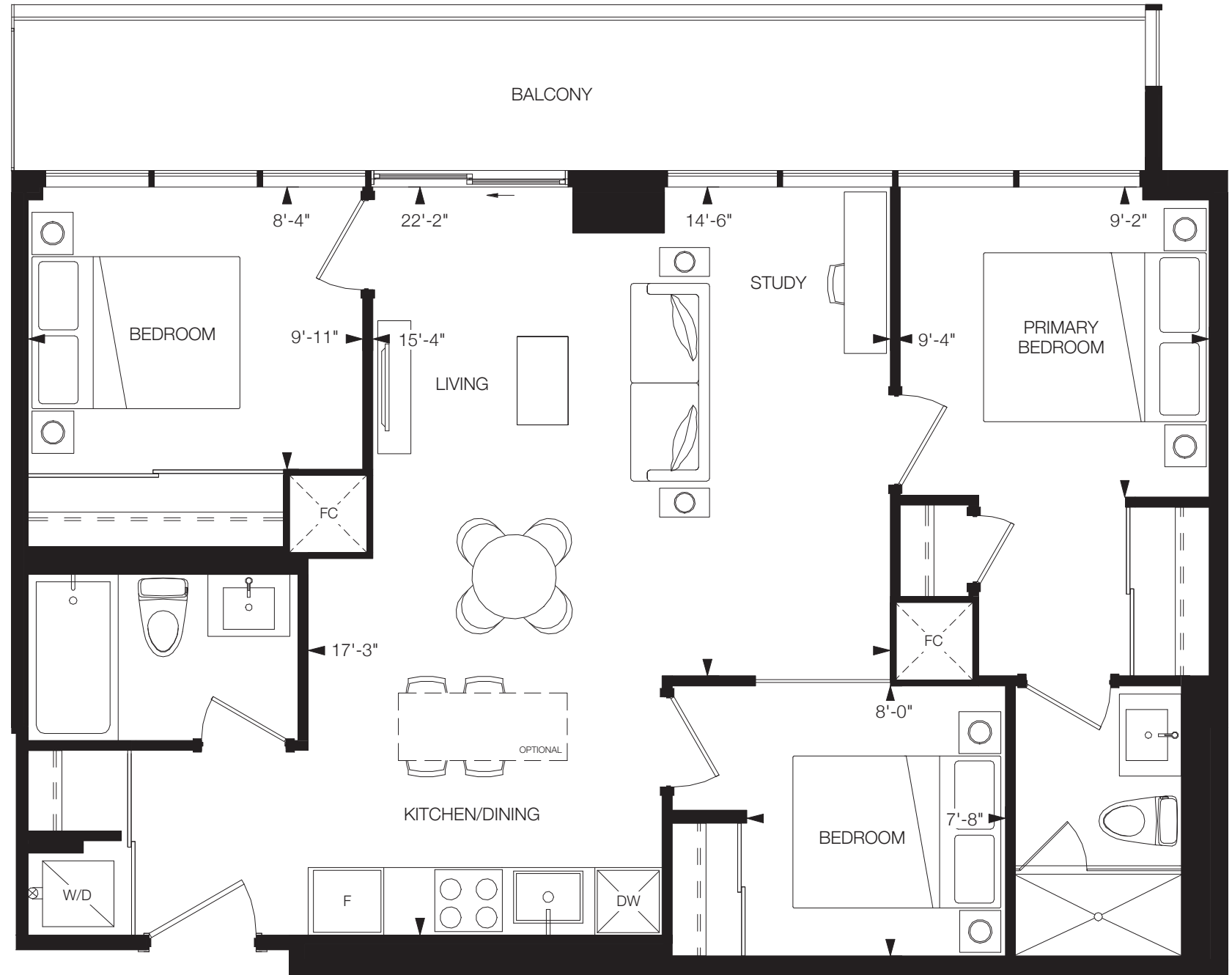
ALUMINUM

3 Bedrooms, 2 Bathrooms

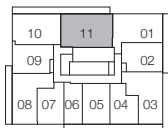
Interior: 868 sq.ft.

Exterior: 166 sq.ft.

Total: 1,034 sq.ft.



TOWER B



FLOORS 11 - 31



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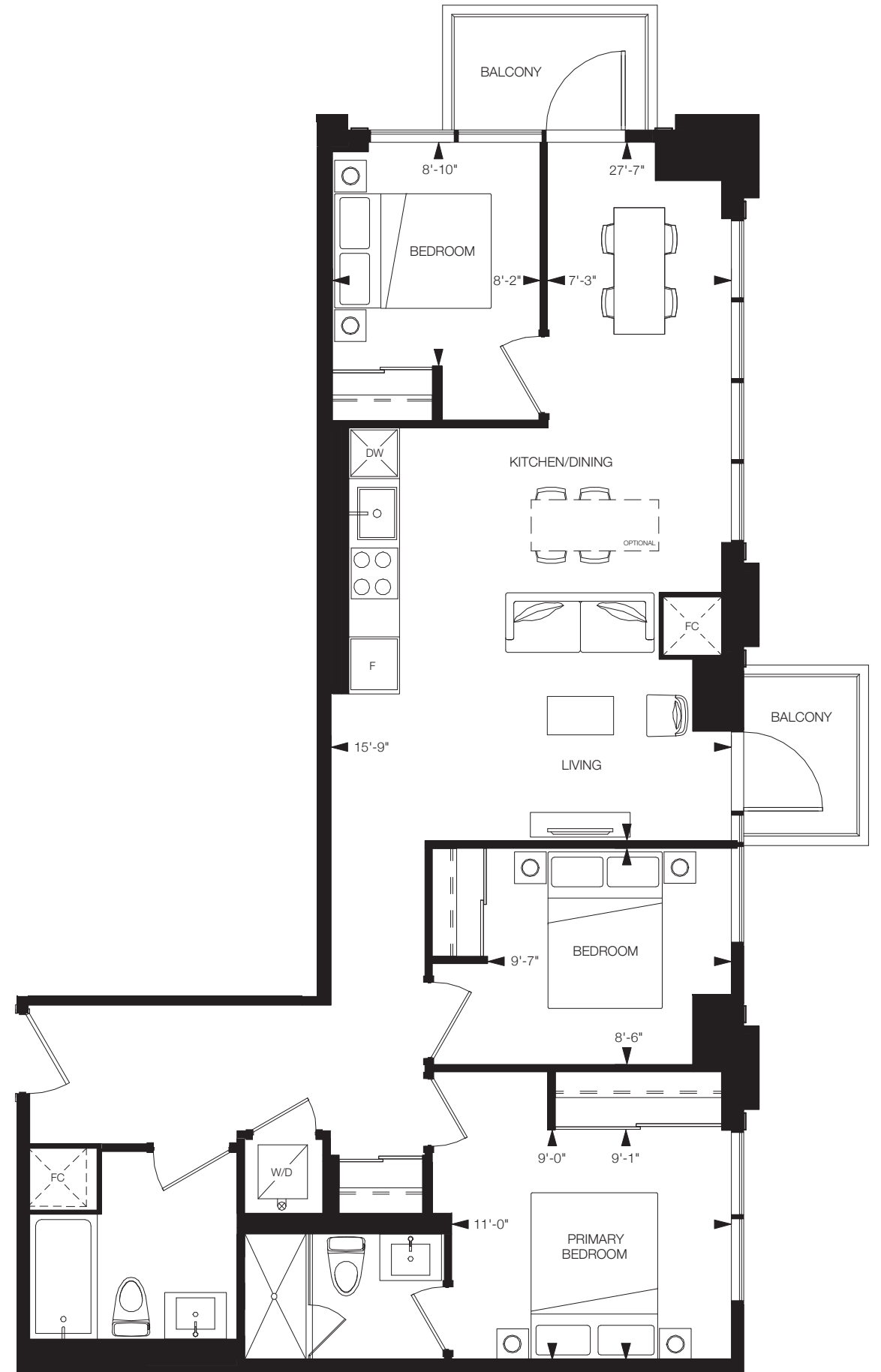
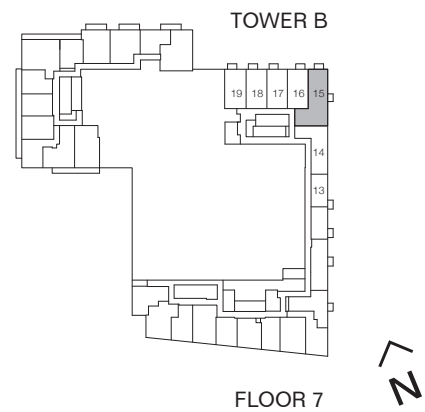
CONCHA

3 Bedrooms, 2 Bathrooms

Interior: 1,012 sq.ft.

Exterior: 77 sq.ft.

Total: 1,089 sq.ft.



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