



**BUILDING FEATURES**

A boutique four-storey condominium with 70 suites rising proudly by the shore of Lake Nipissing near Sunset Park, North Bay, Multifamily Residential Lakeview development with Contemporary Inspired Exterior and Suite Designs

**EXCLUSIVE AMENITIES**

Exquisite Lobby with Lounge and Waiting Area, Lakeview Rooftop Party Room and Outdoor Patio, Gym/Fitness Centre with Premium Equipment, Locker Area, Electric Car Charges, Parking with Block Heaters, Bicycle Storage Room, Dog Wash Station

**SUITE FEATURES**

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- Contemporary Suite Designs Featuring Approximately 9' High Painted Ceilings And Painted 5" Baseboards with 2" Casings
- Laminate Wood Flooring In Entry, Kitchen, Living/Dining And Bedroom Areas
- Customary Designed Cabinetry With Soft Close Panel Doors From Vendor's Standard Samples
- Integrated Refrigerator, Electric Stove, Microwave, Dishwasher And Hood Fan
- Quartz Kitchen Countertop with Polished Edge
- Vanity with Integrated Bath Sink And Chrome Faucets
- Full Height Porcelain or Ceramic Tiles on Bathtub Walls And Ceiling

**SECURITY AND COMFORT FEATURES**

- Security Coded Electronic Access device to all building entrances
- Video surveillance all around the building, hallways, and locker area
- Building equipped with emergency voice communication system and sprinkler protection system
- Energy efficient double glazed low E coated windows with vinyl frames
- Fire-rated Solid Core Suite Entry Door With Privacy Viewer

**PRICING PREVIEW**

MODEL	TYPE	SIZE (SQ. FT)	EXPOSURE	PRICE RANGE
Blossom	1 Bed + Den	652	East	\$491,990 - \$501,990
Sunset	2 Bed	778	Northeast	\$516,990 - \$531,990
Sunset	2 Bed	778	Northwest	\$536,990 - \$561,990
Sunset	2 Bed	778	Southeast	\$516,990 - \$531,990
Sunset	2 Bed	778	Southwest	\$536,990 - \$586,990
Willow	2 Bed + Den	892	East	\$546,990 - \$561,990
Willow	2 Bed + Den	892	West	\$566,990 - \$581,990
Cascade	2 Bed + Den	980	East	\$606,990 - \$621,990
Sparrow	2 Bed + Den	980	West	\$626,990 - \$646,990

<p><b><u>TENTATIVE OCCUPANCY DATE</u></b> June 2, 2025</p> <p><b><u>PARKING</u></b> One parking included for all units 2nd parking: \$15,000</p> <p><b><u>LOCKER</u></b> One locker included for all units Additional locker: \$5,000</p>	<p><b><u>LOCAL DEPOSIT STRUCTURE</u></b> \$5,000 on Signing Balance to 5% in 30 Days 5% due May 31, 2023 5% due May 31, 2024 5% due on Occupancy in May 2025</p> <p><b><u>INTERNATIONAL DEPOSIT STRUCTURE</u></b> \$10,000 on Signing Balance to 10% in 30 Days 10% in 180 Days 10% in 365 Days 5% due on Occupancy in May 2025</p>	<p><b><u>PROPERTY TAXES</u></b> Approx. 1% of Purchase Price</p> <p><b><u>MAINTENANCE FEES</u></b> \$0.42/sf (Individual suite metering of hydro, and water consumption)</p>	<p><b><u>FREE ASSIGNMENT*</u></b> (Plus Legal Fees, Subject to Vendor's Permissions)</p> <p><b><u>RIGHT TO LEASE DURING INTERIM OCCUPANCY*</u></b> (Plus Legal Fees)</p> <p><b><u>2 YEARS FREE MAINTENANCE*</u></b></p> <p><b><u>\$5,000 CASH BACK CREDIT*</u></b></p>
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**Please Make Cheques Payable To: "C. John D'Agostino Law Professional Corporation LLP in Trust"**

\*Floor Premiums at \$5,000 per floor and Based On Elevation & Location. Availability, Features, Promotions & Prices Are Subject To Change Without Notice.  
\*Some Conditions Apply. \*Please Consult A Milborne Group Sales Representative For Details. E&OE. October 6<sup>th</sup> 2022.

