

RADIO ARTS



EXCLUSIVE VIP CLIENT INCENTIVES

FREE ASSIGNMENT

(Estimated Value of \$5,000. Plus Legal Fee & HST)*

INTERIM OCCUPANCY LEASE

REDUCED 15% DEPOSIT STRUCTURE

\$5,000 on Signing
Balance to 5% in 30 Days
5% in 180 Days
5% in 270 Days
5% in 420 Days
5% on Occupancy

CAPPED DEVELOPMENT LEVIES

1 Bed +Den & Smaller: **\$8,000**
2 Bed and Larger: **\$12,000**

REDUCED PARKING & LOCKER PRICE

STACKER PARKING:
(Available for Suites > \$665,990)
\$45,000 \$39,990

MEDIUM LOCKERS:
(approximate size: 5'x3'x4')
\$3,250 \$3,150

LARGE LOCKERS:
(approximate size: 4'x4'x8')
\$5,500

*Features, promotions and prices are subject to change without notice. Some conditions apply.
*Please consult a Milborne Sales Representative for details, E.&O.E. May 24, 2022



EXCLUSIVE VIP REGISTRANT PRICE LIST

BUILDING FEATURES

At 14-storeys, 122 suites, Radio Arts is an intimate condominium conceptualized by KNYMH Architects that has been designed in the spirit of the past while rising up for a beautiful second act. The four-storey brick podium and arched windows gives a nod to the original 1908 architecture while a black and white tower of glass and artful staggered terraces, balconies and Juliets add a modern contrast to the masonry.

BUILDING AMENITIES

- Retail coffee shop/café on street level.
 - Two elevators with 1VALET Elevator Control Integration. (<https://1valet.com/>)
 - Fifth Floor Coworking space overlooking King Street featuring seating nooks and an outdoor terrace.
 - State-of-the-art Fitness Studio with cardio & weight equipment.
- Private mail and parcel pickup room.
 - Social Lounge on the 14th floor featuring a prep kitchen, bar and various lounge zones complemented with a contemporary fireplace and large screen TV.
 - “Bookend” Rooftop Terraces on the 14th floor – including a BBQ area and dining seating.
 - Dedicated indoor bicycle storage rooms with racks.

SMART COMMUNITY FEATURES

- 1VALET Smart Entry System with Resident App to access building & your suite, high-tech facial recognition and smartphone video calling to verify guests.
 - Smart Locks/keyless smart lock integration at suite entry door.
 - Smart Parcel Room with package delivery notification on your Resident App.
- Smart air purification technology purifies, cleanses and disinfects indoor air while monitoring the quality in real time.
 - CLEAR Hydro-Optic™ UV Water System is a centralized, chemical-free method to treat building water and designed to kill 99.99% of viruses and bacteria, resulting in pharmaceutical grade pure water without the use of chemicals.

SUITE TYPE	SIZE RANGE SQ .FT.	STARTING FROM**
Studio	363 to 493	Mid-\$400's
1 Bedroom	498 to 713	High-\$500's
1 Bedroom + Den	538 to 553	Low-\$600's
2 Bedroom	713 to 894	Mid-\$700's
3 Bedroom	1,020	High-\$800's

<p>TENTATIVE OCCUPANCY DATE July 2, 2025</p> <p>STACKER PARKING* (available for suites > \$665,990) \$45,000 \$39,990.00</p> <p>MEDIUM LOCKERS \$3,250.00 \$3,150.00</p> <p>LARGE LOCKERS \$5,500.00</p>	<p>DEPOSIT STRUCTURE</p> <p>\$5,000 on Signing</p> <p>Balance to 5% in 30 Days</p> <p>5% in 180 Days</p> <p>5% in 270 Days</p> <p>5% in 420 Days</p> <p>5% on Occupancy</p>	<p>MAINTENANCE FEES Approx. \$0.64/Sq ft (Excluding Hydro, Water & Gas)</p> <p>CAPPED DEVELOPMENT LEVIES 1 Bed +Den & Smaller: \$8,000 2 Bed and Larger: \$12,000</p> <p>TAXES Property Taxes Approx. 1%</p>
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*Finishes from Vendor's Standard Samples. Features, promotions and prices are subject to change without notice. Some conditions apply.
*Please consult a Milborne Sales Representative for details, E.&O.E. May 24, 2022

Please make cheques payable to: HARRIS SHEAFFER LLP IN TRUST



FEATURES & FINISHES

BUILDING AMENITIES

- Retail coffee shop/café on street level.
- Ground floor lobby features soaring ceilings and lobby lounge.
- Lobby also features refurbished or replicated mosaic tilework from the original Radio Arts building era (circa 1960 (approx.) that spells out 'Radio Arts'.
- Private mail and parcel pickup room.
- Two elevators with 1VALET Elevator Control Integration.
- Wi-Fi in lobby and main amenity areas.
- State-of-the-art Fitness Studio with cardio & weight equipment.
- The Fifth Floor Coworking space overlooking King Street with seating nooks and an outdoor terrace.
- Social Lounge on the 14th floor features a prep kitchen, bar and various lounge zones complemented with a contemporary fireplace and large screen TV.
- "Bookend" Rooftop Terraces on the 14th floor – The North Terrace extends the lounge seating to the outdoors and The South Terrace has a BBQ area and dining seating.
- Surveillance cameras strategically placed throughout the common ground floor areas and underground parking areas and amenities, as well as access doors to the buildings.
- Storage lockers available.
- Tri-sorter waste chute for garbage and recycling conveniently located on each floor.
- Dedicated indoor bicycle storage rooms with racks.

SMART COMMUNITY FEATURES

- 1VALET Smart Entry System with Resident App to access building & your suite, high-tech facial recognition and smartphone video calling to verify guests.
- Smart Locks/keyless smart lock integration at suite entry door.
- Smart Thermostats to control individual unit temperature.
- Smart Parcel Room with package delivery notification on your Resident App.
- 1VALET property management including communication, community messaging, and amenity booking through your Resident App.
- 24-hour Digital Concierge including two-way communication from select common areas.
- Smart air purification technology purifies, cleanses and disinfects indoor air while monitoring the quality in real time.
- CLEAR Hydro-Optic™ UV Water System is a centralized, chemical-free method to treat building water and designed to kill 99.99% of viruses and bacteria, resulting in pharmaceutical grade pure water without the use of chemicals.
- Underground Smart Stacked Parking by Klaus – innovative urban stack parkers.

SUITE FEATURES – PODIUM LEVELS (2nd – 4th)

- Sliding door with screens to outside balcony or terrace, as per applicable plan.
- Juliet balconies as per applicable plan.
- Brick and beam soft loft design with exposed brick feature walls, concrete ceiling and exposed ductwork in primary living areas.
- 9' high smooth white ceilings painted flat white where applicable, except for bulkheads and dropped ceilings when required for mechanical purposes such as kitchen and bath exhausts and heating and cooling ducts.
- Contemporary flat profile 7" baseboards and 5" casings.
- Wide plank luxury vinyl flooring throughout suite, hard wearing floor tile in bathrooms.
- Modern interior door hardware in satin chrome finish.
- Solid core suite entry door with guest viewer and contemporary matte black hardware.
- Smooth slab interior and closet doors, swing or sliding as per applicable on plan.
- Closets fitted with rod and shelf.

SUITE FEATURES – TOWER FLOORS (5th – 14th)

- Sliding door with screens to outside balcony or terrace, as per applicable plan.
- Juliet balconies as per applicable plan.
- 9’ high smooth white ceilings painted flat white where applicable, except for bulkheads and dropped ceilings when required for mechanical purposes such as kitchen and bath exhausts and heating and cooling ducts.
- Contemporary flat profile 7” baseboards and 5” casings.
- Wide plank luxury vinyl flooring throughout suite, hard wearing floor tile in bathrooms.
- Modern interior door hardware in satin chrome finish.
- Solid core suite entry door with guest viewer and contemporary matte black hardware.
- Smooth slab interior and closet doors, swing or sliding as per applicable on plan.
- Closets fitted with rod and shelf.

KITCHENS

- Quality quartz countertops with contemporary square profile edge detail and luxury return matching quartz backsplash.
- Kitchen islands or peninsulas with quartz countertop (for applicable suites).
- Designer selected kitchens with upper cabinets featuring integrated open shelving and under cabinet lighting.
- Full height kitchen uppers or to bulkheads where applicable as per plan.
- Base cabinets include pot drawers where applicable.
- Undermount stainless kitchen sink.
- Single-lever pull down spray faucet in chrome.
- Energy Star® rated full sized contemporary appliance package including; s/s bottom freezer refrigerator, self cleaning 30” slide in s/s electric range, contemporary s/s kitchen hood fan, 24” dishwasher, and under cabinet microwave all installed

BATHROOMS & LAUNDRY

- Custom designed vanity with quartz countertop and backsplash, drawer storage and open shelf.
- Vitreous china undermount sinks and chrome faucets.
- 5’ soaker tub with full height wall tile surround.
- Rainhead showerhead in chrome finish.
- Framed shower enclosure with water resistant ceiling potlight.
- Thermostatic tub/shower controls for precise temperature control.
- Elongated front one-piece high efficiency toilets.
- Privacy lock on bathroom door.
- Exhaust fan vented to exterior.
- In-suite laundry facilities including Energy Star frontload stacked washer and dryer with wall mounted safety valve.
- Tile floor & baseboard in laundry areas.
- Heavy duty wiring and receptacle for dryer.

LIGHTING, TECHNOLOGY & MECHANICAL

- Individual electrical panel in each suite.
- Smart thermostat to control individual unit temperature.
- Each suite is individually metered for hydro & hot and cold water consumption.
- Living room will receive a switched outlet.
- Finished cable/phone data with outlets in living room.
- Electrical outlet with integrated USB port in kitchen and master bedroom.
- Exterior balconies/terraces will receive an electrical outlet.
- White “Decora” switches and outlets throughout.
- Builder standard ceiling light fixtures in foyer, halls, den, bathrooms, bedrooms, walk-in closets and laundry rooms.
- Kitchens with islands will include rough-in for 2 pendant lights as per plan.
- Linear style kitchens will receive 2 pot lights.

The developer and our builder are committed to providing excellent service under the guidelines of The Tarion Warranty Corporation. For more information visit www.TARION.com

NOTE: The Vendor reserves the rights to substitute alternative materials and fixtures of equal or better quality. All renderings and illustrations are artist’s concepts. Size and location of windows may vary. The purchaser acknowledges that there shall be no reduction in the Purchase Price or credit / supply / pick up for any standard feature listed herein which is omitted at the Purchaser’s request. Tub shapes depicted in the rendering may not reflect the actual shape of tub installed, and the Purchaser(s) agree(s) to accept tub as installed. Specifications and conditions are subject to change without notice. Finished floor height and build-in noise-attenuation measure may case ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC, plumbing, electrical and structural requirement. All measurements and dimensions are approximate only and not guaranteed to be exact or to scale. Dimensions may vary with actual construction. All references to sizes, measurements, construction styles, brand/industry names or terms may be subject to change or variation within industry accepted standards & tolerances. All references to features and finishes are as per applicable elevation/plan, and each item may not be included in each suite. All features & finishes where a selection is provided will be selected from the predetermined standard selections. Any references or depictions, if any, to furniture, appliances or other related items and equipment are conceptual in nature and not included in the unit unless otherwise provided for in the agreement of purchase and sale. Nothing herein shall be relied upon as a representation or warranty, collateral agreement or condition, express or implied, of the final plans and specifications for the project, as the final plans and specifications are subject to the final review and approval of any applicable governmental authority and the developer and its consultants and engineers.

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RADIO ARTS



PROJECT DETAILS

THE TEAM

Developer	Canlight Realty Corporation
Architect	KNYMH Architects
Interior Design	Baudit Interior Design
Sales & Marketing	Milborne Group

BUILDING FACTS

Address	206 King Street West, Hamilton
Height	14 storeys
No. of Residential Suites	122
Suite Types	Studio, 1 Bedroom, 1+Den, 2 Bedroom, 3 Bedroom
Suite Sizes	363sf – 1020sf
Estimated Occupancy Date	July 2, 2025

Easy Connectivity

Enjoy the convenient connectivity that comes with downtown Hamilton accessibility. Radio Arts provides walkable distances and close proximity to all the shops, restaurants, arts and cultural events you could desire. With easy access to the 403, steps to local transit and just a 4 minute walk to the new future LRT, Radio Arts is poised to offer a more urban experience for getting out to get things done or just exploring the city.

New Connections

Downtown Hamilton is undergoing a revitalization through the LRT project, and Radio Arts is poised to offer a more urban experience. The new future LRT will provide reliable and frequent connections on the 14-kilometer line from McMaster University through downtown Hamilton to Eastgate Square. The James and Queen stops are only a 4-minute walk from Radio Arts, with James connecting to the Downtown GO station.

Downtown Accessibility

- Future LRT – 4 min walk
- HSR Bus Stop – outside your front door
- McNab Transit Terminal – 5 min walk
- Downtown GO – 12 min walk
- SoBi Bikeshare Station – 5 min walk
- Highway 403 – 4 min drive
- John C. Monro International Airport – 17 min drive

