

# TheDesignDistrict <sup>41</sup>

EMBLEM x Furnishings by Louis Vuitton.

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 with furnishings by Louis Vuitton, a timeless monument inspired by innovation and driven by slick urban design.

Model	Unit Type	Bath(s)	Approximate Interior Sq. Ft.	Approximate Exterior Sq. Ft.	Exposure	Starting Floor	Starting From Price*
Gneiss	Studio	1	381	145	North	10	\$464,990
Quartzite	Studio	1	376	145	North	13	\$468,990
Cella - 1	Studio	1	421	40	East	7	\$469,990
Caisson	Studio	1	421	40	East	8	\$472,990
Doric	1B	1	470	Juilette	South	3	\$537,990
Core	1B	1	452	Juilette	South	3	\$553,990
Onyx	1B	1	575	No Balcony	West	10	\$559,990
Fluorite	1B	1	556	No Balcony	West	21	\$565,990
Dome	1B	1	530	Juilette	South	3	\$569,990
Keystone	1B+D	1	500	Juilette	East	3	\$609,990
Belfry	1B+D	1	524	Juilette	South	3	\$619,990
Atrium	1B+D	1	586	Juilette	South West	3	\$649,990
Marble-1	1B+D	1	636	52	East	10	\$658,990
Billet - 1	1B+D	1	669	No Balcony	South East	7	\$669,990
Slate - 1	2B	1	668	142	North West	10	\$688,990
Sandstone	1B+D	2	636	52	East	15	\$689,990
Slate	2B	1	672	142	North West	13	\$691,990
Cresting - 1	2B	1	619	Juilette	South West	7	\$694,990
Calotte - 1	2B	2	662	35	East	7	\$709,990
Elevation	2B	2	688	No Balcony	South	3	\$714,990
Canopy	2B	2	688	Juilette	South	3	\$716,990
Cavetto - 1	2B	2	651	40	East	7	\$729,990
Bezant	2B	2	651	40	East	8	\$730,990
Granite	2B	2	635	96	South	9	\$731,990
Porcelain	2B	2	645	96	South	9	\$739,990
Tudor	2B	2	726	Juilette	South West	4	\$739,990
Transom	2B	2	718	Juilette	South West	6	\$748,990
Limestone	2B	2	734	96	South West	10	\$754,990
Lintel - 1	2B+D	2	687	Juilette	East	3	\$769,990
Lintel	2B+D	2	680	Juilette	East	3	\$774,990
Gable	2B	2	875	Juilette	South East	3	\$799,990
Basalt	2B+D	2	822	125	North	10	\$829,990
Travertine	2B+D	2	848	144	South East	9	\$859,990
Ionic	3B	2	888	Juilette	East	3	\$869,990
Parapet	3B	2	915	No Balcony	South West	4	\$869,990
Scoria	3B	2	921	95	North East	10	\$879,990
Obsidian	3B	2	921	95	North East	14	\$883,990
Incentives							
Louis Vuitton bag with purchase* (Valued at \$3,500)  CAPPED DEVELOPMENT FEE 1B+D & Smaller: \$10,000 + HST 2B and Larger: \$12,000 + HST  Free Assignment** (Value at \$5,000)  Right to Lease During Occupancy*** (Value at \$5,000)				Standard Parking: \$62,900 \$52,900 Compart Parking: <del>\$52,900</del> \$42,900  Suites that are 672 sq.ft. and above are eligible for parking. All other suite types will be wait listed.  Storage Locker: <del>\$7,500</del> \$5,000  Suites that are 680 sq.ft. and above are eligible for locker. All other suite types will be wait listed.  Kitchen Island: <del>\$5,000</del> \$3,490  Den Enclosure: <del>\$5,000</del> \$3,490			
Maintenances Fees				Limited Time Deposit Structure!			
Maintenance: \$0.61/psf (Hydro & Water Metered Separately)  Roger's Internet Package: \$25/mo****  Parking Maintenance: \$49.30/mo Locker Maintenance: \$11.80/mo				\$5,000 on signing (Bank Draft) Balance to 5% in 30 days 5% in <del>60 days</del> 180 days 5% in <del>90 days</del> 540 days 5% on Occupancy			
Estimated Occupancy: Summer 2026  Please make all deposits payable to <b>HARRIS SHEAFFER LLP in TRUST.</b>							
<small>*Limited Time Offer, subject to 10% deposit cleared 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. &amp; O. E.                      July 2022.</small>							

# EMBLEM

## The Design District Building Details

Location: 41 Wilson St W (at intersection, Wilson St and James St N)

Towers: 3

Storey: 31

Units: 931

State of the art amenities.

- Outdoor Pool
- Pool Lounge
- Fully equipped fitness centre
- Yoga Studio
- Party Room
- Co-working space
- Meeting Rooms
- Outdoor Bar & Lounge
- Outdoor Dining
- Outdoor BBQ
- 3 Designer Lobbies
- Lobby Lounge
- 24-hour Concierge
- Visitor Parking

Introducing The Design District, GTA's most anticipated development, featuring an innovative design by award-winning interior designer Burdiflek. This 31-storey designer condominium will feature furnishings by Louis Vuitton making it the first of its kind in Hamilton. Located at 41 Wilson St (Wilson St and James St North) the development has over 19,175 sq. ft. of amenities. An inspiring new lifestyle in Hamilton where contemporary architecture reaches new heights. *A Forever Moment.*

### **The Perfect Transit Hub**

Located in the heart of Hamilton's transportation hub, residents at The Design District will find themselves just steps away from the upcoming LRT and Hamilton GO Train. Hamilton's strategic location and infrastructure supports all forms of transportation, cars, trains, planes and boats. A \$3.4 Billion investment from the Provincial and Federal Government for the future Hamilton LRT was announced in 2021. Residents will travel at ease throughout the city, minutes away from major Highways, GO train, Hamilton International Airport and the future Hamilton LRT.

### **Educational Hub**

The Design District is the perfect neighbourhood for post-secondary students. According to Times Higher Education, McMaster University is 4<sup>th</sup> ranked in Canada. McMaster is only 4 stops away using the future Hamilton LRT. The area is home to great educational institutions such as Brock University, Sheridan College, Mohawk College and many more.

### **An Exciting Future for the Waterfront**

The sweeping water views and relaxing green spaces of Hamilton's West Harbour will reach all their potential with a \$140 million redevelopment project. With parks, bike paths, boardwalks, and people-centred spaces, the Harbour will be transformed into a vibrant, pedestrian-friendly community. Residents and visitors will have access to the water's edge and plenty of space for a variety of activities, from picnicking to roller and ice skating to strolling along the trails. This new lifestyle waterfront will also be home to a vibrant commercial village and a public piazza at the foot of James Street North, a flourishing boulevard full of galleries, stores, and restaurants.

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## EMBLEM

### The Mark of Exceptional Design.

4,300 units

Under development

3.6 million

Sq.ft. of total G.C.A.

\$3.3 billion

In development value

2 months

From launch to start of construction for 1 Jarvis

### Award Winning Developer.

2022 The Nationals

Winner for the Best Presentation Centre for Artform

2022 WE HBA

Winner for the best Social Media Campaign for 1 Jarvis

2021 Bild Awards

Winner for the Best Suite Design for 1 Jarvis

2022 Bild Awards

Finalist for the Best Project Branding & Identity for Arte

2022 Bild Awards

Finalist for the Best Brochure for Arte

2022 Bild Awards

Finalist for the Best Overall Marketing for Arte

## THE BUILDING.

### Best Designed Floorplans.

19,175

Sq.ft. of indoor and outdoor amenities

931

Suites

3

Towers

31

Levels

## THE EDUCATIONAL HUB.

### Prestigious institutions.

McMaster

36,449 students

Mohawk College

60,000 students

## HAMILTON MARKET VALUE.

### Fastest growing city in Canada.

+ \$4B

Billions invested into new infrastructure

+ 236,000

Projected new residents for Hamilton

+ 122,000

Projected Hamilton employment growth

+ 18,557

Future Condominium Market Units Proposed

+ 34%

Average resale condo ppsf increase y/y

+ 13%

Average increase in sold ppsf for new condos y/y

## THE PERFECT TRANSIT HUB.

### Connectivity.

5 min

From future Hamilton LRT

11 min

From Hamilton GO Centre

40 min

From Downtown Toronto

16 min

From Hamilton International Airport

4 stops

From future LRT to McMaster University

5 min

From Hwy 403

97

Walk Score

85

Transit Score

93

Biker Score