

# W E L C O M E



*... to the Stamford Village Condominiums located at 2799 St. Paul Avenue,  
which is part of the historical and timeless Village of Stamford.*

*As an owner you will be nestled in a quiet residential neighborhood bordered by  
scenic trails and country settings, while being just minutes away from enjoying  
the amenities of the area including quaint shops, markets,  
grocery stores, libraries, banking and churches.*

*It is anticipated that our 39 unit 3 story modern design luxury building,  
with your new private oasis will be completed in the fall of 2008.*

*Niagara South Standard Condominium Corporation #94*

## *YOU ARE IN CONTROL!*

You have individually metered utilities assuring your control of operating costs,  
especially in periods of extended absence.

Including:

- Individually metered hydro
- Municipal property taxes, telephone and cable television
- Liability and content insurance on your personal belongings.

As an owner you complete all interior maintenance and repairs within your home to suit your personal  
tastes. All exterior components are the responsibility of the Corporation.

*continues....*

## CONDOMINIUM CHARGES – MONTHLY

The common element fee for all units is \$174.00 per unit per month

Your monthly fee is utilized for the following:

- Cleaning and interior maintenance of the common elements
  - Grounds keeping and snow removal
  - Utility charges for the common areas
    - Insurance for the corporation
  - Management and administration charges
- Maintenance and regular inspection of the elevator
- The required contribution to the Reserve Fund as directed by the Reserve Fund Study and the Condominium Act
  - Regular maintenance of the corporation
    - Water and sewer charges

The operating budget and monthly condo fees will be reviewed and set annually by the Board of Directors with the assistance of the Property Manager.

## DEPOSIT STRUCTURE

### • INITIAL DEPOSIT:

A deposit of \$1,000 with a signed Formal Agreement of Purchase and Sale and a further deposit of \$19,000 will be required upon firming.

### • BALANCE OF PAYMENT:

The balance of payment is required on the agreed closing date.

## MANAGEMENT

This is an area where we take great care to ensure that you, as a future owner, are treated with the highest professional etiquette.

The sales team, comprised of 3 top producing sales representatives from Re/Max Niagara Realty Ltd. Real Estate Brokerage, Dennie Fishman, Anna Gualtieri and Nicole Flowers-Davis, will help you through the buying process from beginning to end.

If you require assistance to sell your current home, they are here to make the transition as easy as possible.

Jeff Eidt, your property manager is a well-versed, seasoned professional and the owner of Eicon Property Management. Jeff brings a wealth of experience to the day to day management of Stamford Village Condominium. He is determined to develop a long term relationship with every new home owner and is dedicated to ensuring their comfort and satisfaction for years to come.



Stamford Village  
CONDOMINIUMS

# O U R S T A N D A R D S

## Standard Specifications and Quality Finishes

Creating a special home, one that reflects your personality and lifestyle in its décor is very important to Jeff and the sales team.

The suites at Stamford Village are architecturally designed and built to exacting standards that will meet and exceed your expectations.

Our standards are of the highest quality, however, if you wish to upgrade areas of your home to an even higher standard, Jeff and the sales team will be more than happy to assist you in personalizing your suite.

A wonderful array of upgrades will be made available to you when you meet with Jeff and you can rely on his expertise to help you make your new home something to be proud of.

Your selections including cabinetry, flooring and decor are to be completed no later than 30 days after the Agreement to Purchase is finalized.

GST included in purchase price (buyer to assign Builder's rebate)

TARION - You will be enrolled in the New Home Warranty Program

## The Building – 2799 St. Paul Ave.

A fully fenced and decorative private park-like setting awaits you for those relaxation times.

Environmentally conscious Eco Pavers make up the assigned reserved parking areas. Decorative concrete and stone walkways open to a beautifully landscaped, brightly lit promenade and access to nature trails.

Assigned, reserved parking for each suite with ample guest parking as per approved site plan. Extra parking is available.

Architecturally designed, low maintenance exterior.

Telephone controlled main entry security system. Elevator and stair access to each floor. Designer coordinated interior finishing of vestibules and corridors.

## Heating & Air Conditioning

Your home will be heated and air conditioned using the newest and most technically advanced system in the market place – The Magic-Pak.

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The Magic-Pak is manufactured in Canada and is specifically designed and well suited for the Canadian environment.

It has a small footprint that is installed in an exterior wall closet to allow for outside ventilation.

Advantages to the Magic-Pak are:

- Low operating sound levels
- Robust heating and cooling
- Anti-microbial insulation in air handling
- Fully insulated cabinet and unit closet
- Drain connection in chassis base for easy cleaning
  - Large access panels
- Low maintenance and life cycle costs

### *Building Construction*

The ICF (Insulated Concrete Form) system is a state of the art concrete forming system, consisting of two layers of polystyrene insulation connected with web connectors. The forms are then filled with concrete producing a superior, energy efficient, insulated monolithic concrete wall.

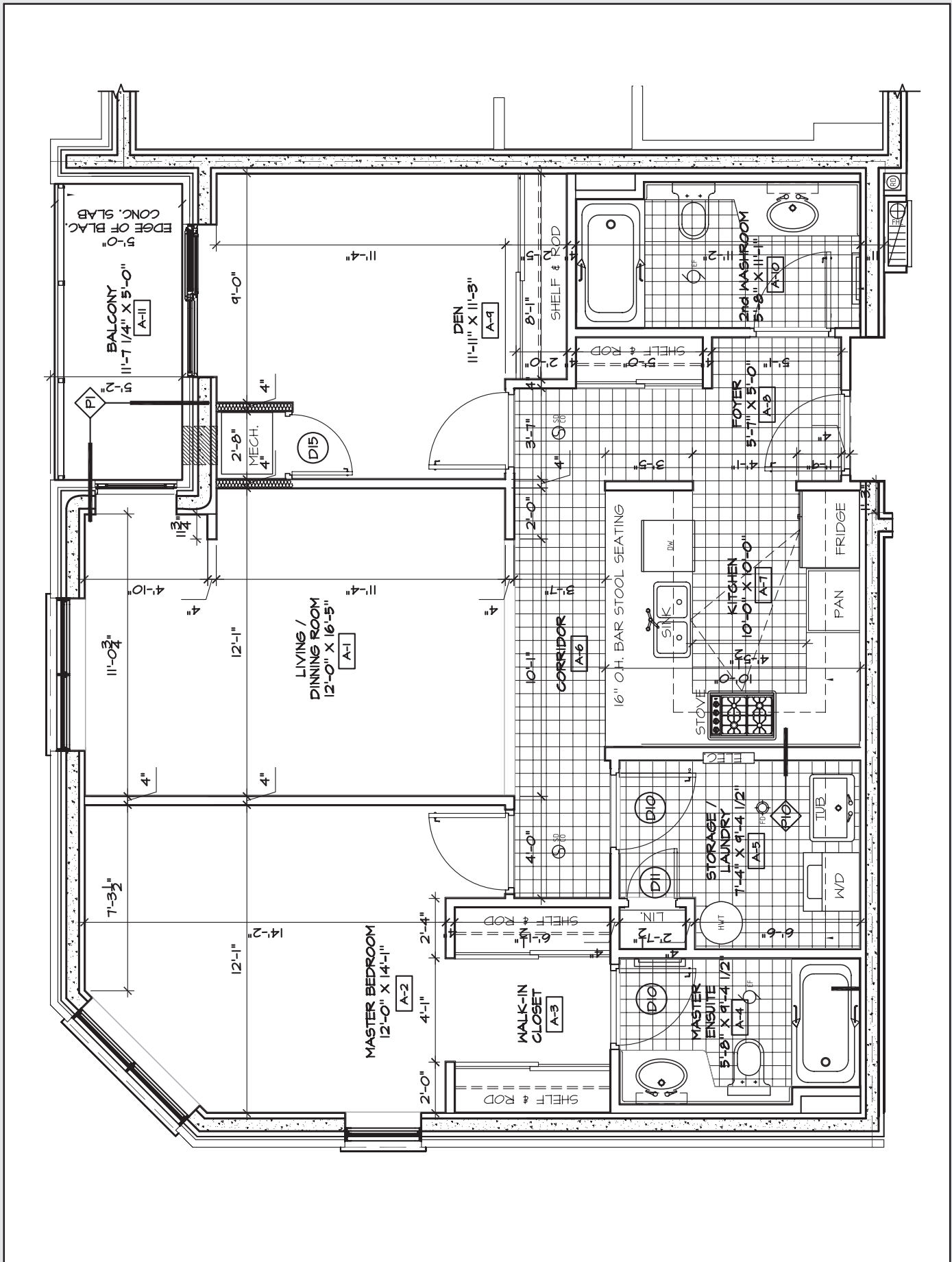
### *The ICF System:*

- Improves energy efficiency and thermal resistance within the unit and lowers utility costs
  - Reduces noise transmission and provides for a safe and quiet home
    - Environmentally responsible
    - Adds resale value to your home.



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# THE GENERAL BROCK SUITES



## TERRACE LEVEL

• The General Brock (A) – 2-bds/2-baths - 1168.72 sq. ft.

Suite 101 - \$253,000 • Suite 113 - \$253,000 • Suite 107 - \$249,000 • Suite 108 - \$249,000

## SECOND LEVEL

• The General Brock (A) – 2-bds/2baths - 1168.72 sq. ft.

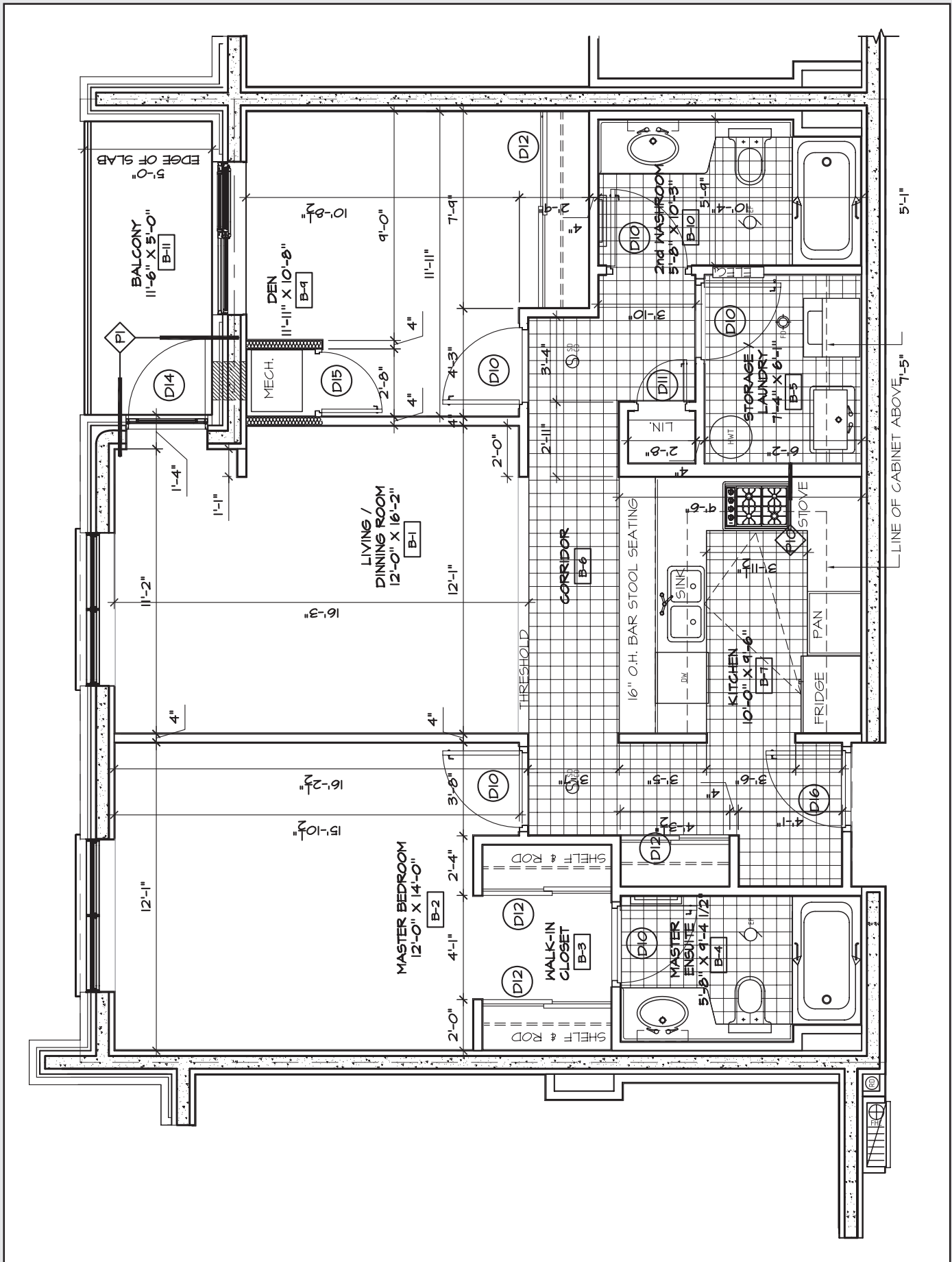
Suite 201 - \$246,000 • Suite 213 - \$246,000 • Suite 207 - \$244,000 • Suite 208 - \$244,000

## PENTHOUSE LEVEL

• The General Brock (A) – 2-bds/2baths - 1168.72 sq. ft.

Suite 301 - \$259,000 • Suite 313 - \$259,000 • Suite 307 - \$254,000 • Suite 308 - \$254,000

# THE GENERAL DRUMMOND SUITES



## TERRACE LEVEL

- The General Drummond (B) – 2-bds/2-baths - 1125.41 sq. ft.  
Suites 102, 105, 106, 109, 110 and 112 - All priced at \$244,000

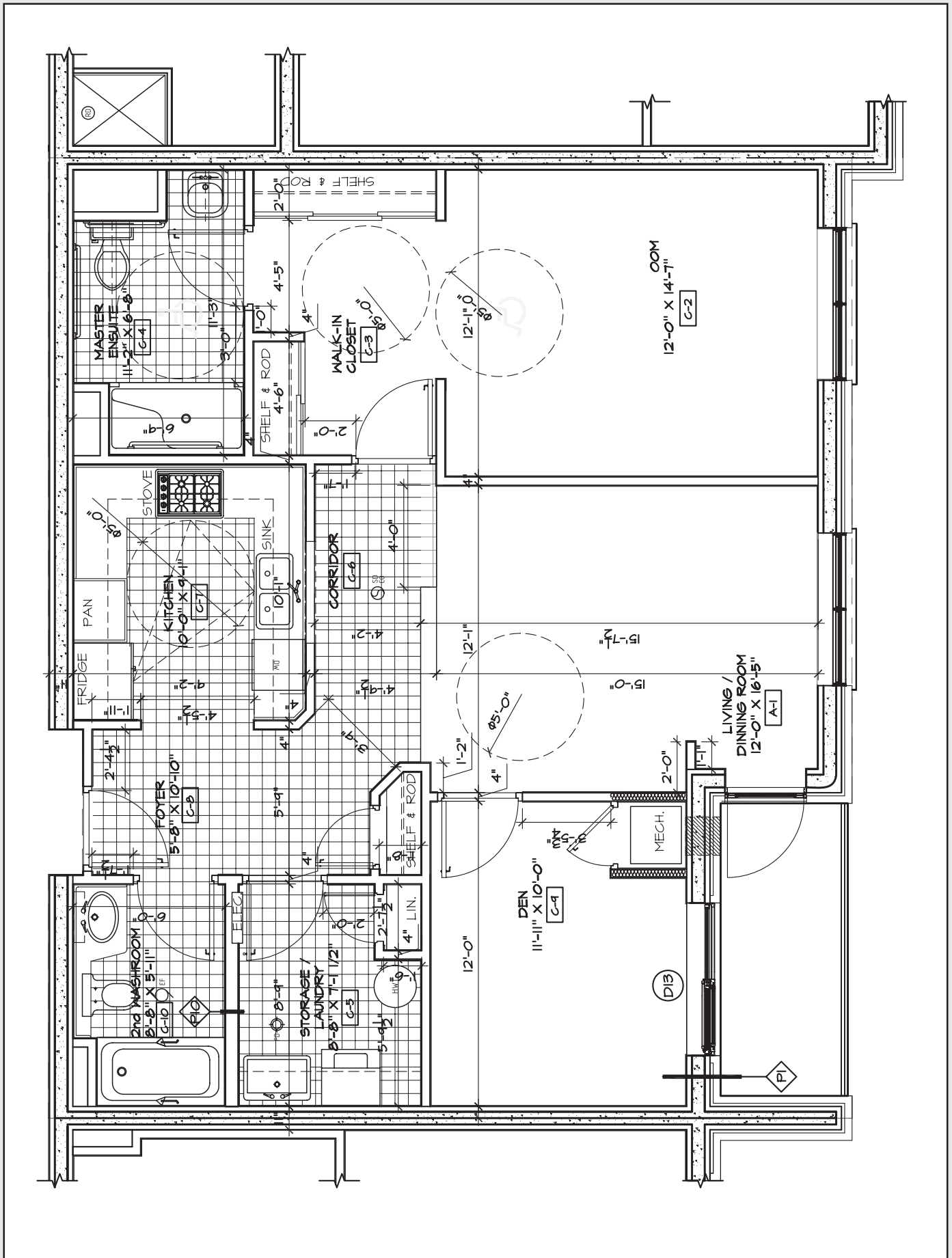
## SECOND LEVEL

- The General Drummond (B) – 2-bds/2baths - 1125.41 sq. ft.  
Suites 202, 203, 205, 206, 209, 210, 211 and 212 - All priced at \$239,000

## PENTHOUSE LEVEL

- The General Drummond (B)– 2bds/2baths - 1125.41 sq.ft.  
Suites 302, 303, 305, 306, 309, 310, 311 and 312 - All priced at \$247,000

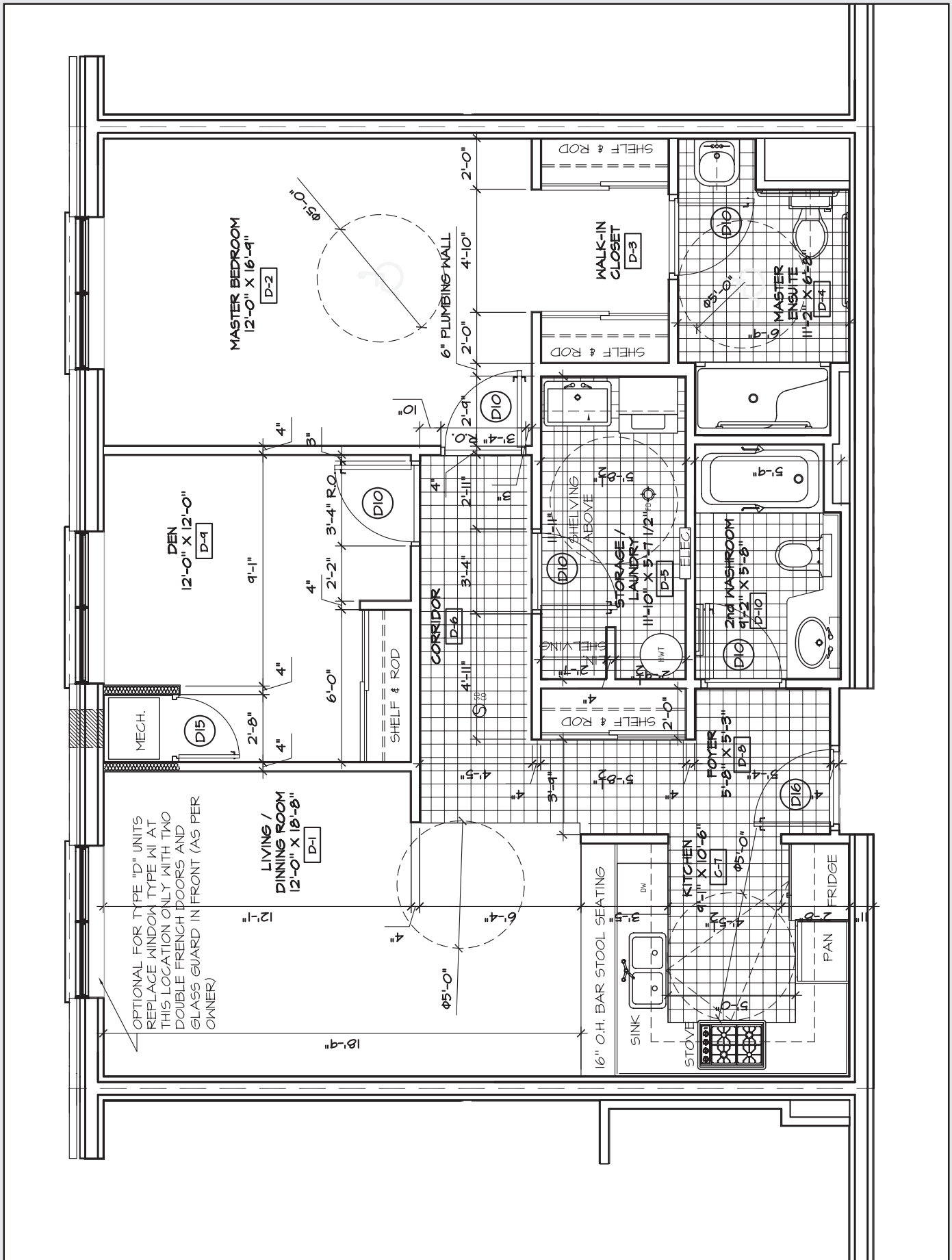
# OPEN CONCEPT SUITE (C)



## TERRACE LEVEL

- Open Concept suites (C) - 1125.30 sq. ft.  
Suites 103 and 111 both priced at \$246,500

# THE OPEN CONCEPT (D)



## TERRACE LEVEL

- Open Concept Suite (D) - 1185.0 sq. ft.  
Suite 104 at \$253,000

## SECOND LEVEL

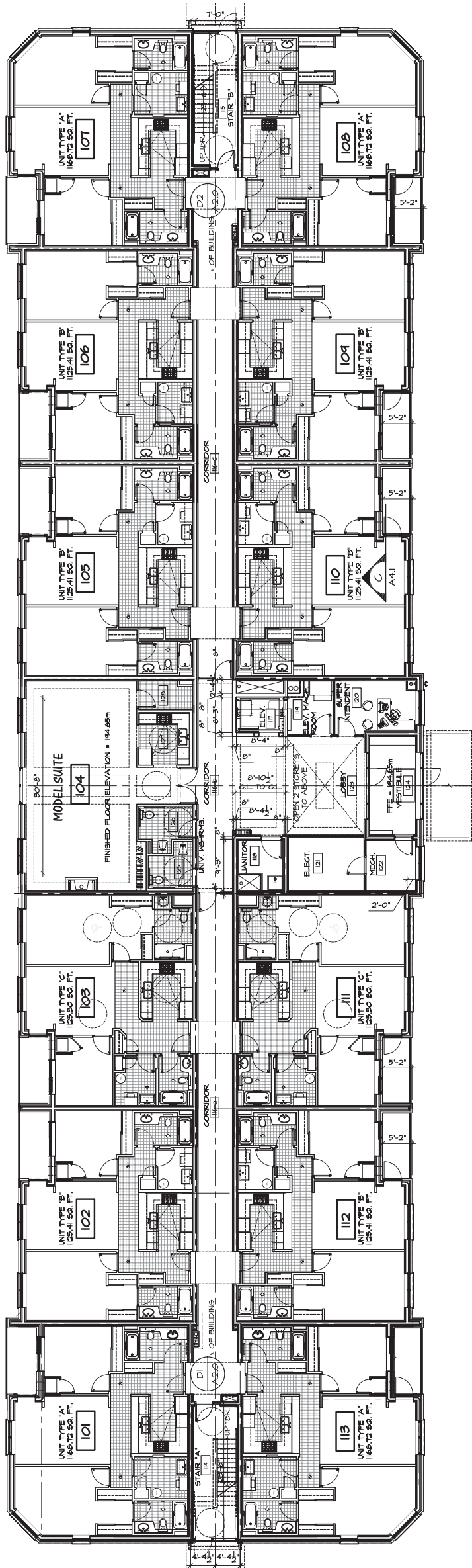
- Open Concept Suite (D) - 1185.0 sq. ft.  
Suite 204 at \$246,000

## PENTHOUSE LEVEL

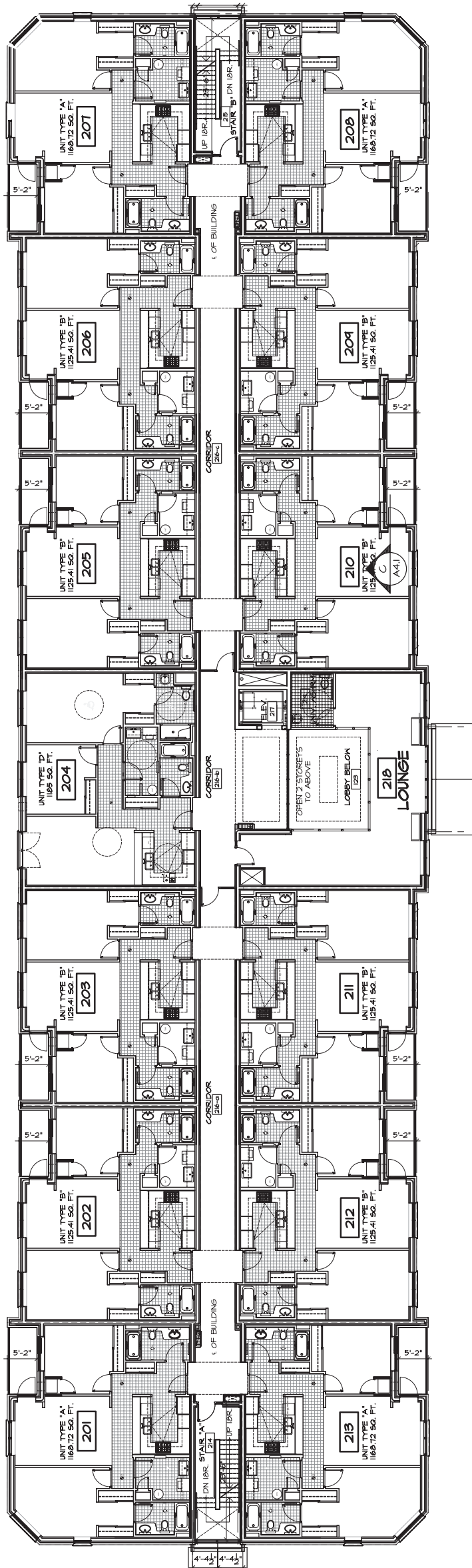
- Open Concept Suite (D) - 1185 sq. ft.  
Suite 304 at \$259,000



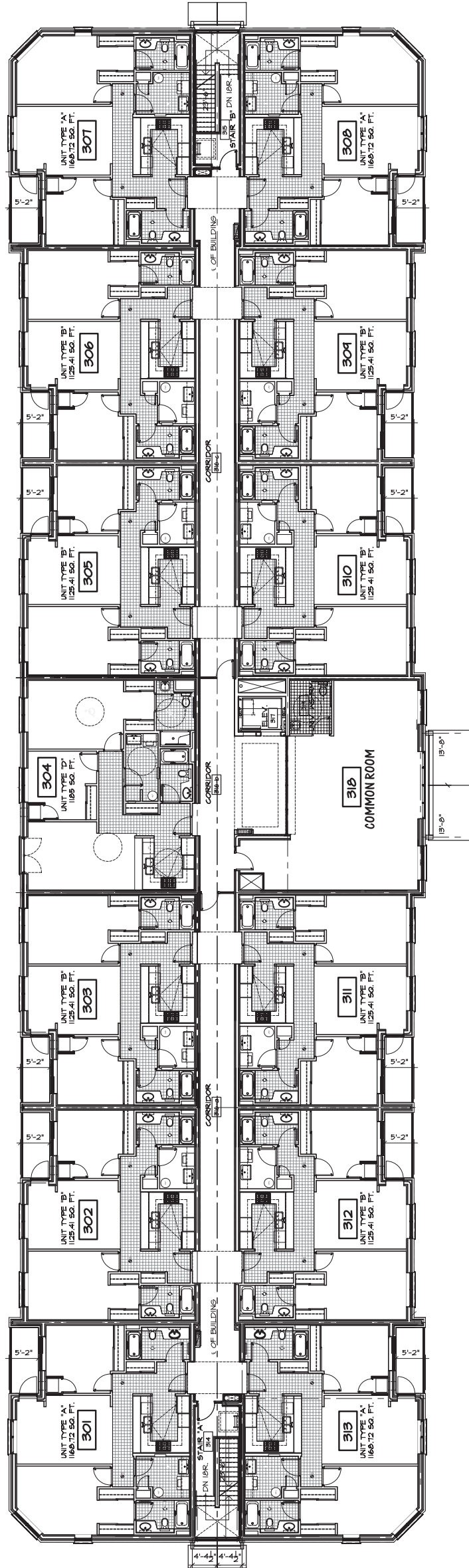
# TERRACE LEVEL



# SECOND LEVEL



# PENTHOUSE LEVEL





# P R I C E L I S T

## TERRACE LEVEL

- The General Brock (A) – 2-bds/2-baths

1168.72 sq. ft.

Suite 101	\$253,000
Suite 113	\$253,000
Suite 107	\$249,000
Suite 108	\$249,000

- The General Drummond (B) – 2-bds/2-baths

1125.41 sq. ft.

Suites 102, 105, 106, 109, 110 and 112

All priced at \$244,000

- Open Concept suites (C)

1125.30 sq. ft.

Suites 103 and 111

Both priced at \$246,500

- Open Concept Suite (D)

1185.0 sq. ft.

Suite 104 \$253,000

## SECOND LEVEL

- The General Brock (A) – 2-bds/2baths

1168.72 sq. ft.

Suite 201	\$246,000
Suite 213	\$246,000
Suite 207	\$244,000
Suite 208	\$244,000

- The General Drummond (B) – 2-bds/2baths

1125.41 sq. ft.

Suites 202, 203, 205, 206, 209, 210, 211 and 212

All priced at \$239,000

- Open Concept Suite (D)

1185.0 sq. ft.

Suite 204 \$246,000

## PENTHOUSE LEVEL

- The General Brock (A) – 2-bds/2baths

1168.72 sq.ft.

Suite 301	\$259,000
Suite 313	\$259,000
Suite 307	\$254,000
Suite 308	\$254,000

- The General Drummond (B)– 2bds/2baths

1125.41 sq. ft.

Suites 302, 303, 305, 306, 309, 310, 311 and 312

All priced at \$247,000

- Open Concept Suite (D)

1185 sq. ft.

Suite 304 \$259,000



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