



WALKERS
CONDOMINIUMS
CREEK

379 SCOTT ST. ~ ST. CATHARINES

choices ~ flexibility ~ options
THIS IS WHAT YOU'VE BEEN WAITING FOR!



SALES REPRESENTATIVES JIM BRODERICK, PATRICK BURKE, RANDY HART AND LIANA ROMANO

SALLY MCGARR REALTY CORP. BROKERAGE ~ 905.687.9229

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McGarr 
Sally McGarr Realty Corp. Brokerage

THE DETAILS

TYPE	NAME	SIZE	PRICE
A	The Secord	1293 sq. ft.	\$295,900
B1	The Vine	1140 sq. ft.	\$259,900
B2	The Vine	1140 sq. ft.	\$259,900
B3	The Vine	1140 sq. ft.	\$259,900
C	The Scott	1194 sq. ft.	\$269,900
D	The Niagara	1205 sq. ft.	\$279,900
E	The Lakeshore	1095 sq. ft.	\$249,900
F1	The Grantham	966 sq. ft.	\$209,900
F2	The Grantham	974 sq. ft.	\$219,900

INCLUDES HST

SQUARE FOOTAGE DOES NOT INCLUDE BALCONIES



BUILDING DETAILS

Standard Features

Your standard finishes include cabinetry, flooring choices and decor selections and will exceed your expectations in quality and options! Personalization for your lifestyle is also available.

- Moen single lever faucets throughout
- Acrylic 1-piece shower and tub units
- GFI electrical outlets in bathrooms
- Full-width vanity mirrors in each bathroom
- Circuit breaker-type electrical panel with 100-amp service
- Copper wiring throughout
- Smoke detectors and carbon monoxide detectors installed
- Pre-wired for telephone and cable
- Window blinds from Builder's samples
- Beaded (rounded) corners throughout
- High-efficiency furnace and air conditioning (Magic Paks)
- Expansion foam applied into R/I windows and door openings
- 9 ft. ceilings throughout
- Closets with rods
- Door viewer in suite entrance doors
- 30-minute fire-rated entrance doors
- ICF insulated concrete forms
- Professionally designed, landscaped greenspace
- Glass panel decorative railings on balconies
- Assigned parking space and storage unit(s)
- Entry intercom to phone for secure entrance
- Rough-in for dishwasher
- Paint: 1 light base colour for walls, 1 for trim, 1 for baseboards
- Series 800 Doors

Tarion Warranty Corporation Coverage. The Seller reserves the right to substitute alternative materials and fixtures of equal or better quality. Features are subject to change, E&O excepted.

Condominium Fees

Monthly payment of approx. \$250 includes:

- 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
- Parking garage cleaning

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.

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.

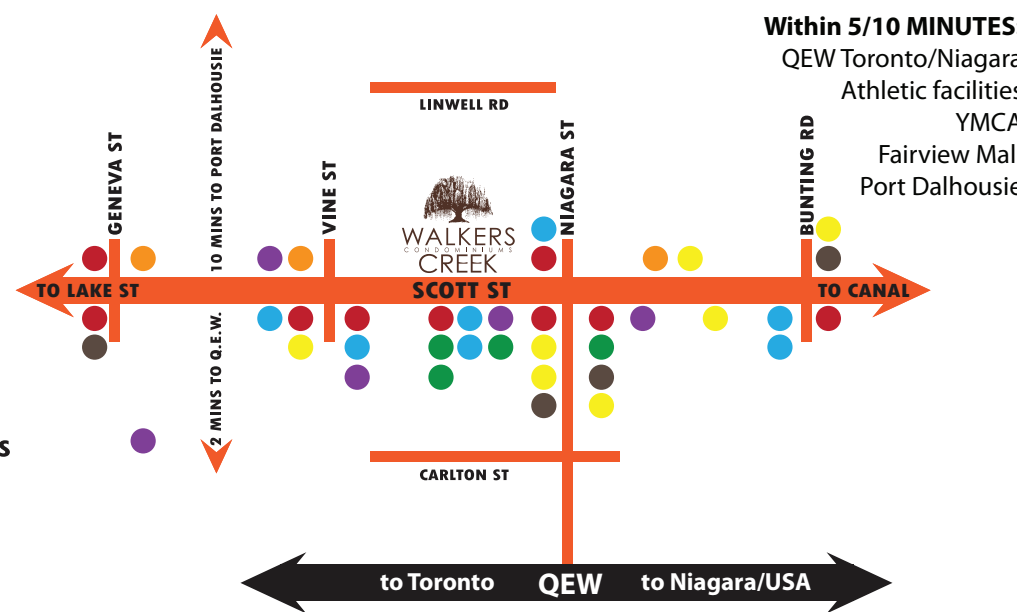
Benefits of ICF: • Improves energy efficiency and thermal resistance within the unit and lowers utility costs • Reduces noise transmission and provides for a safe and quiet home • Environmentally responsible • Adds resale value to your home.

Please see sales representatives for all details and further information on financials. Condominium fee is an approximation.

Situated in the heart of north end St. Catharines, you will find this residence convenient to all amenities.

Within 1 MINUTE:

- Grantham Plaza
- Starbucks
- Banks
- Grocery
- Canal
- SHOPPING PLAZA
- BARS / PUBS
- SCHOOL
- RESTAURANT / CAFE
- BANKS / LENDERS
- CHURCH / RELIGIOUS
- ATHLETICS



Within 5/10 MINUTES:

- QEW Toronto/Niagara
- Athletic facilities
- YMCA
- Fairview Mall
- Port Dalhousie

The Amenities

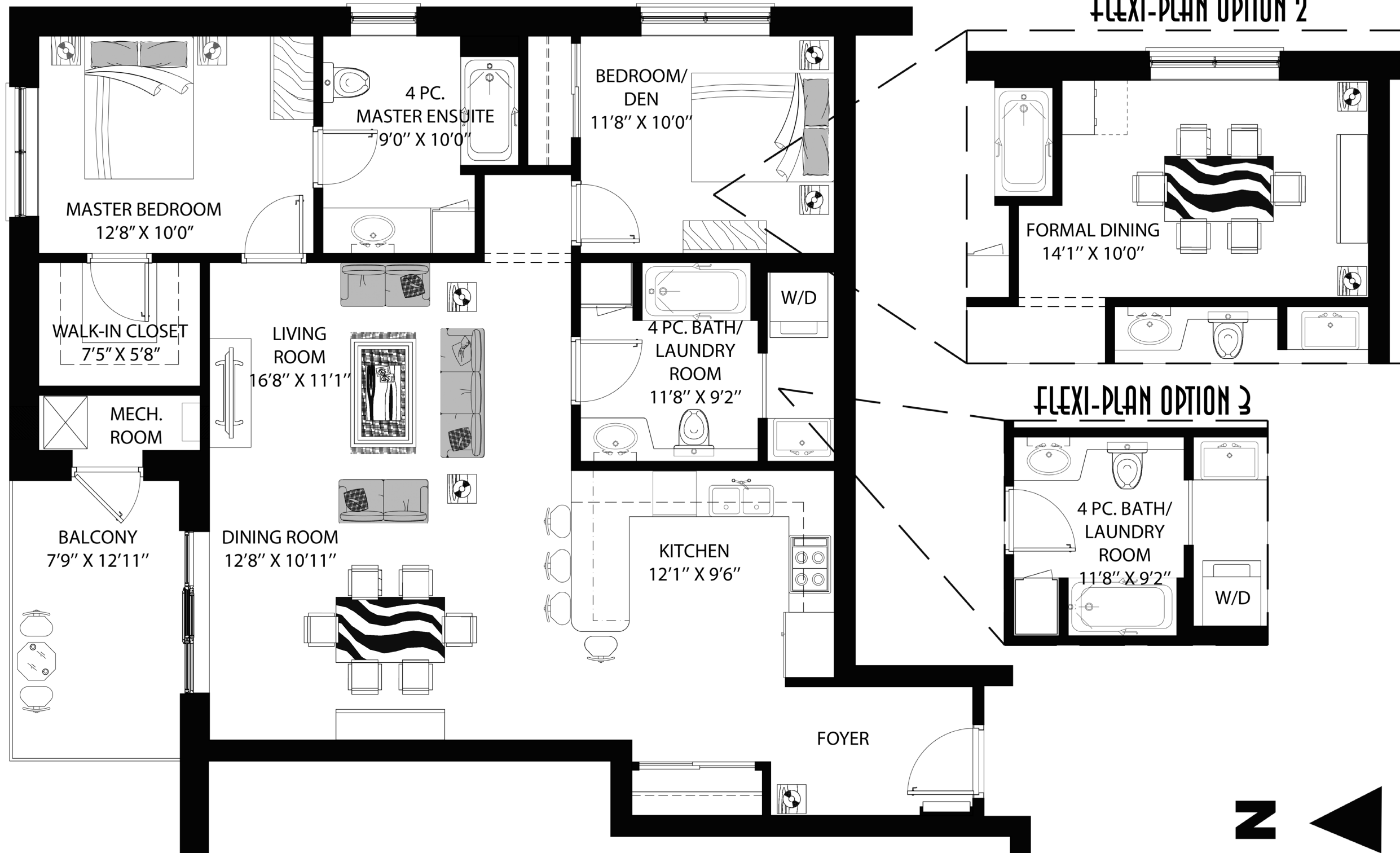
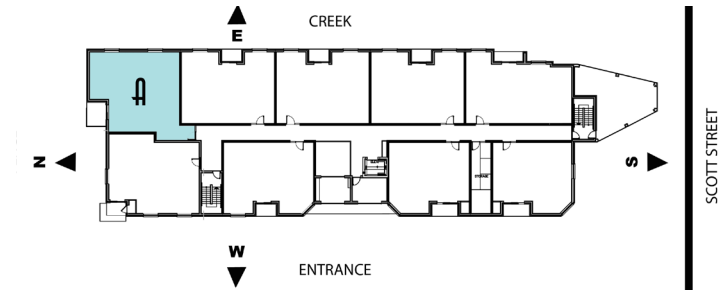
Your custom-decor, Flexi-Plan suite is located in this architecturally-designed, energy-efficient building, with:

- Underground parking available with easy access to your suite via elevator
- Bike storage and storage units underground as well as large units on your floor
 - Resident's workshop for all your hobbies and tools
- 24/7 security system with telephone-controlled main entry, cameras and intercom
- Lounge/party room and common room for gatherings and resident-only use
 - Ample visitor parking
 - 2 storey solarium for resident-only use
- Gorgeous, fully fenced, well designed and low maintenance exterior and landscaping
- All surrounded by this well-established north end community, convenient to everything

THE SECOND



TYPE A • 1293 SQ. FT.
FLOORS 1-5 / NE CORNER



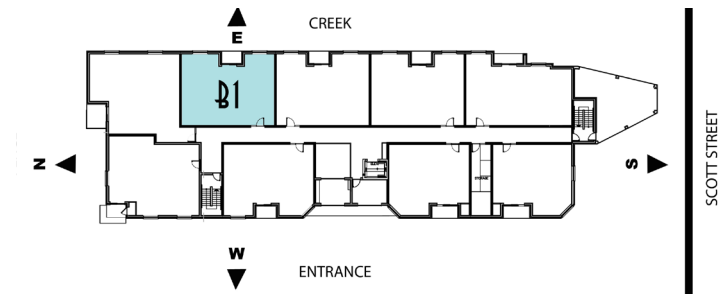
* All suite renderings and interior drawings are artists concepts. Material specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Prices may be subject to change without notice. E.&O.E.

THE

VINE

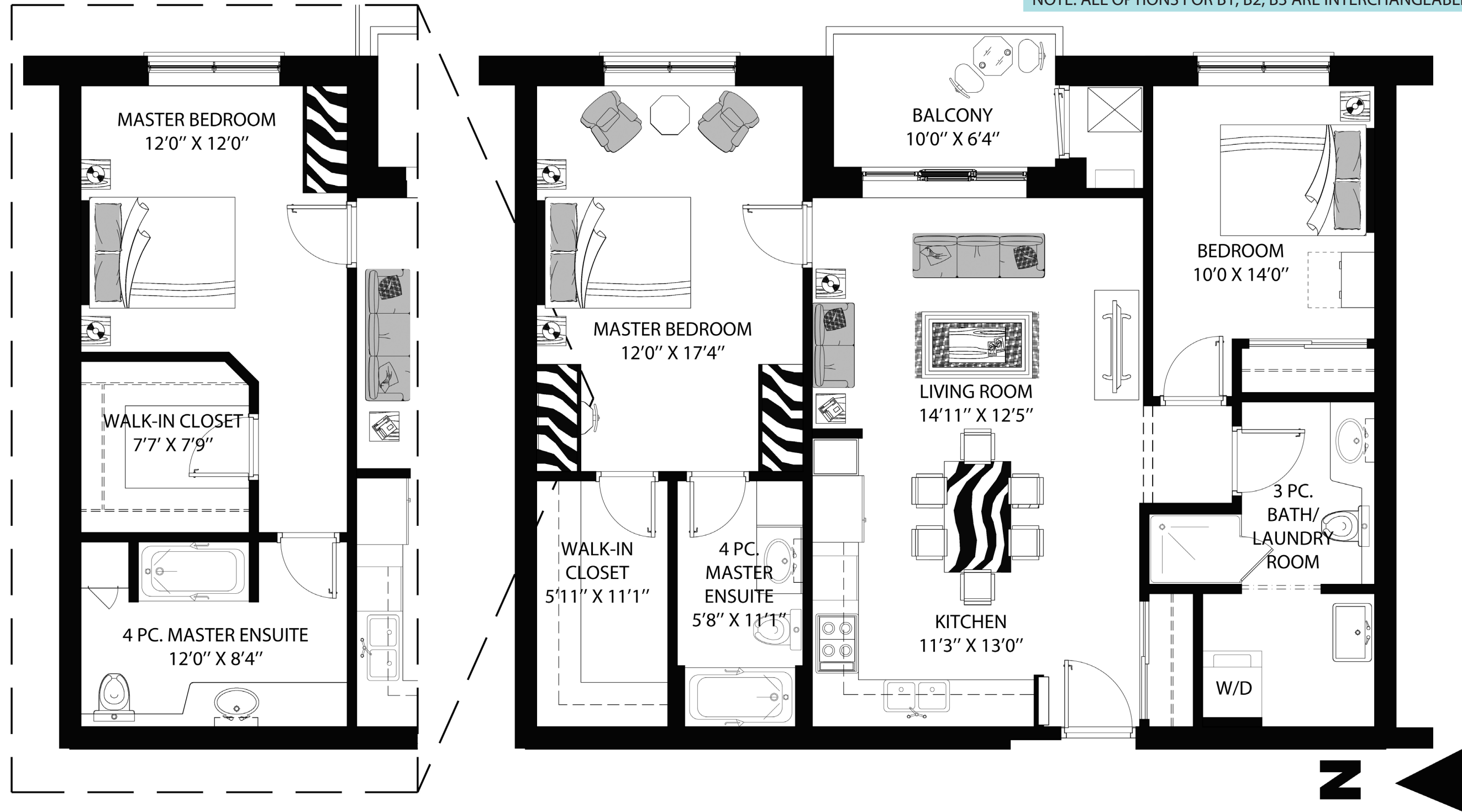


TYPE B1 • 1140 SQ. FT.
FLOORS 1-5 / NE CREEK



NOTE: ALL OPTIONS FOR B1, B2, B3 ARE INTERCHANGEABLE

FLEXI-PLAN OPTION 1

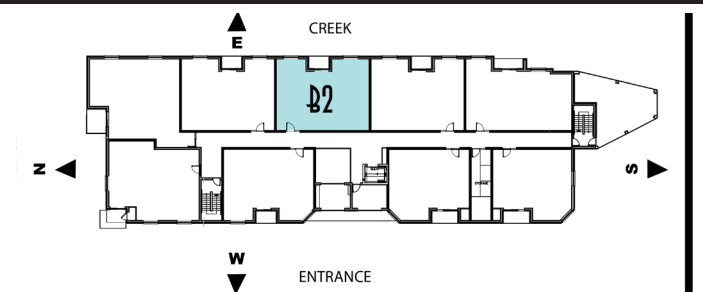


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THE VINE

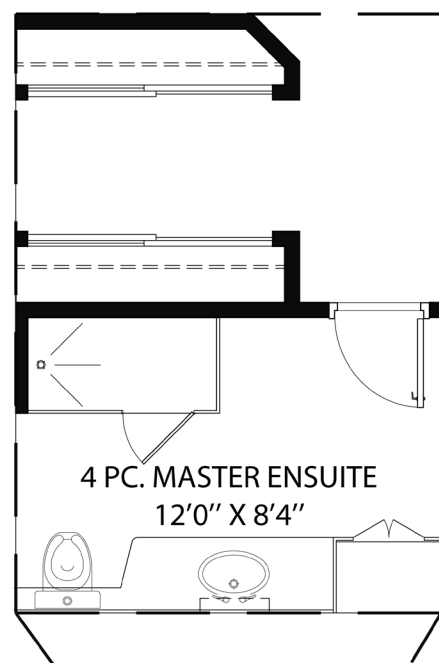


TYPE B2 • 1140 SQ. FT.
FLOORS 1-5 / E CREEK

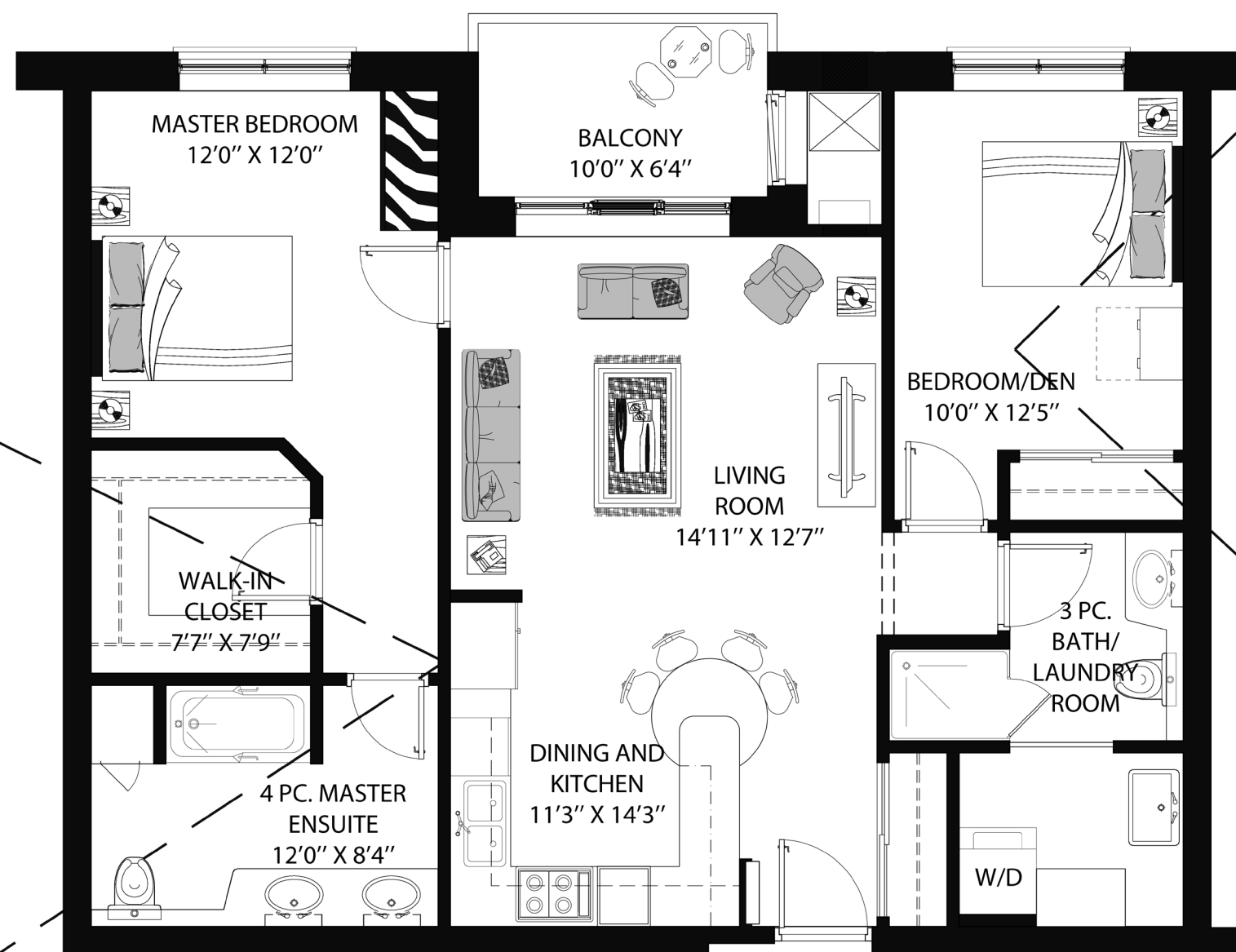
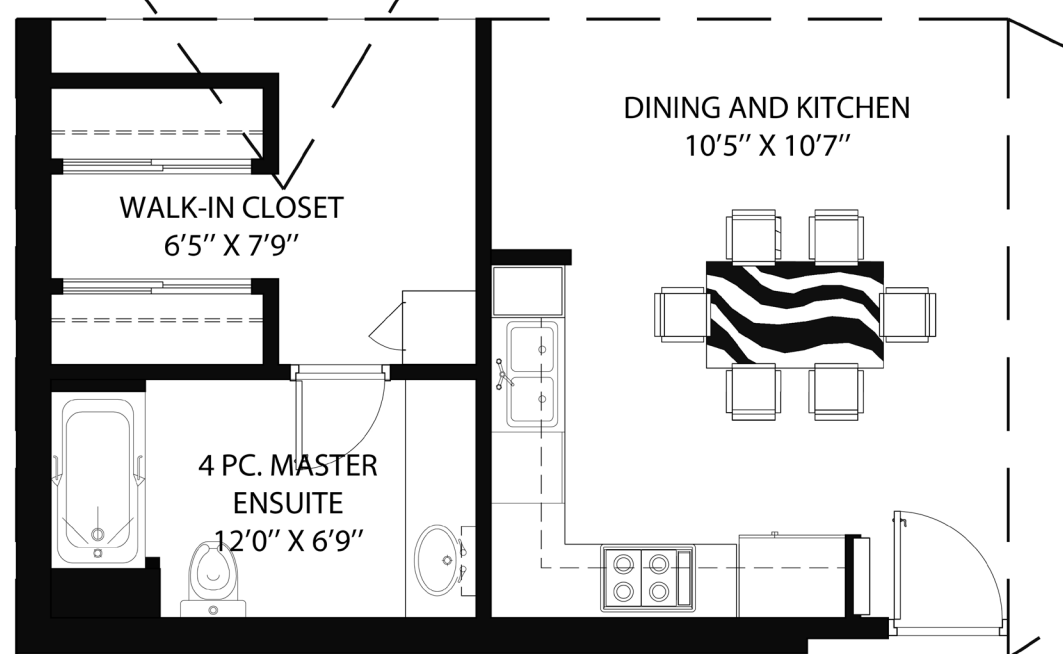


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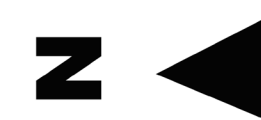
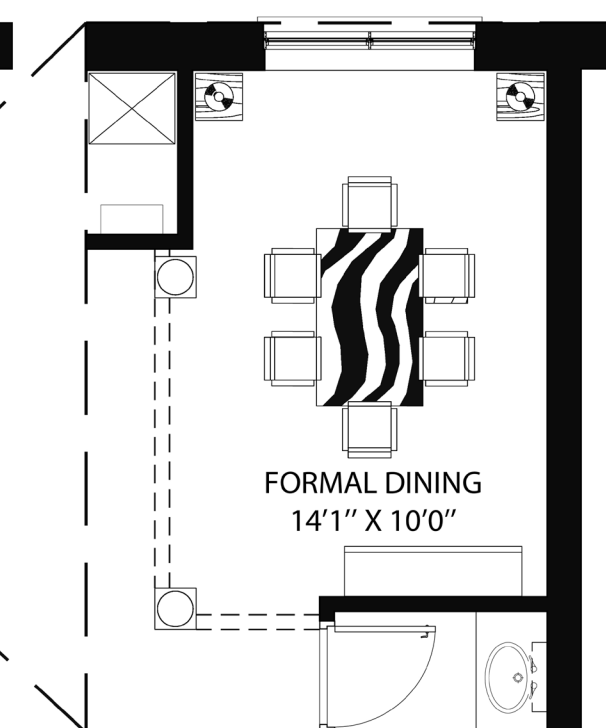
FLEXI-PLAN OPTION 3



FLEXI-PLAN OPTION 2



FLEXI-PLAN OPTION 4



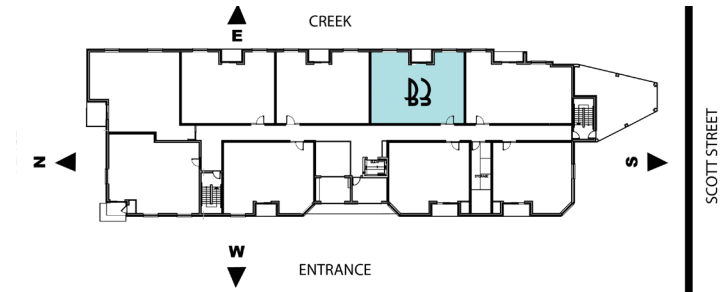
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THE

VINE

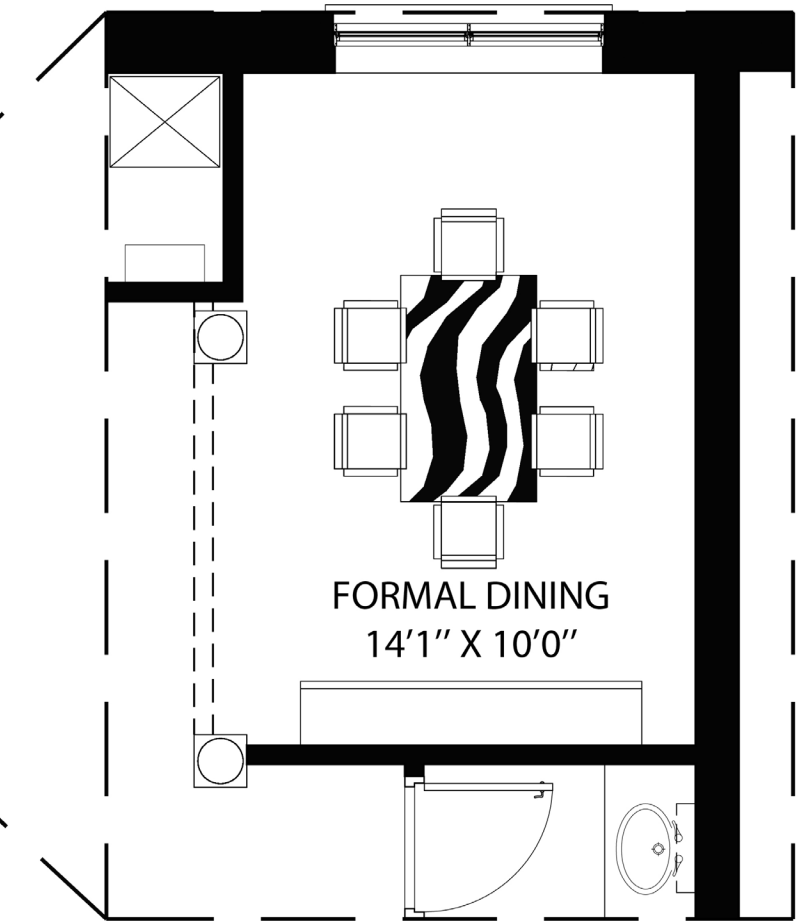
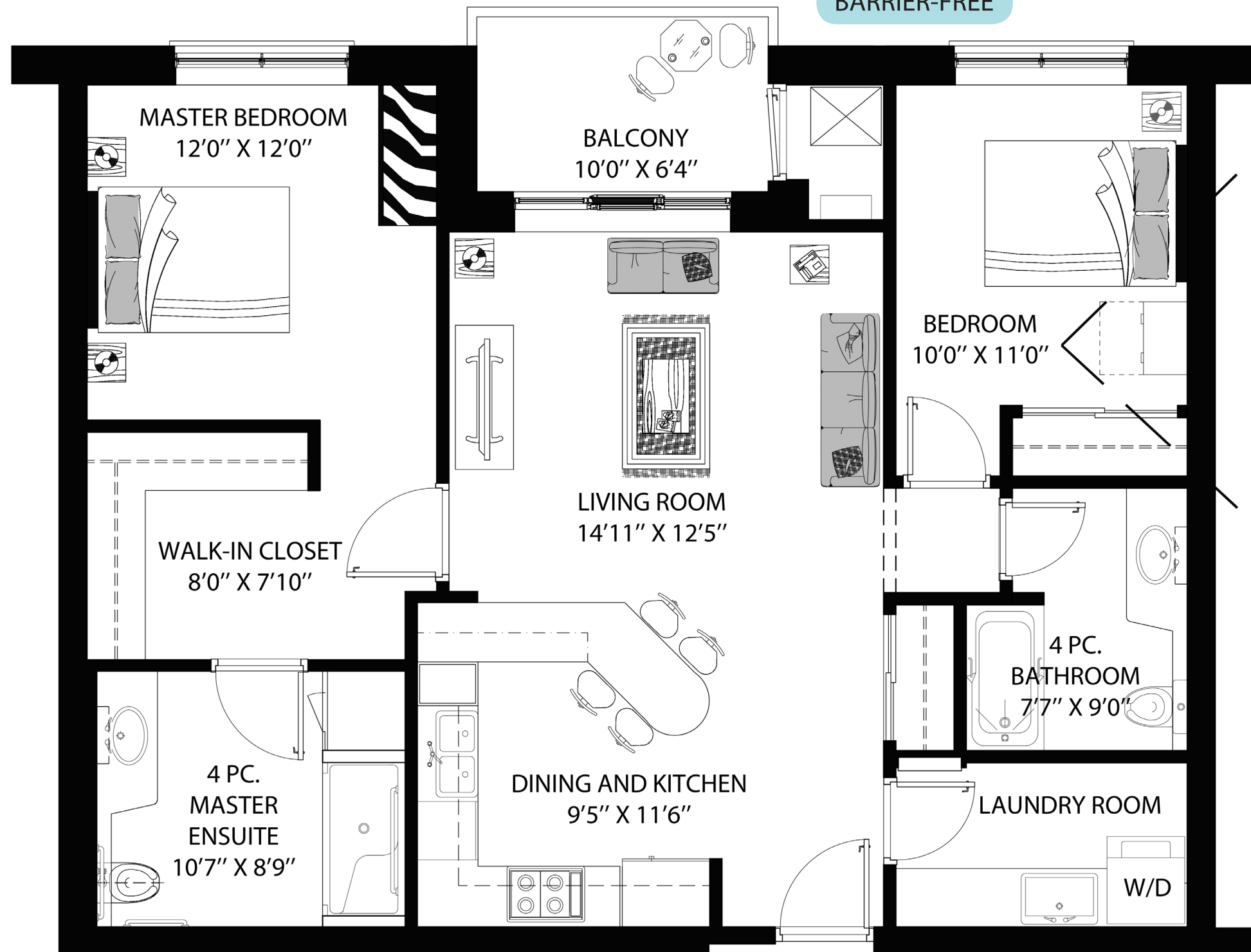


TYPE B3 • 1140 SQ. FT.
FLOORS 1-5 / SE CREEK

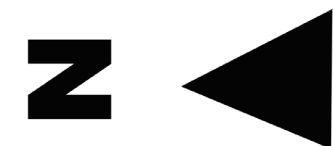


BARRIER-FREE

FLEXI-PLAN OPTION 2



NOTE: ALL OPTIONS FOR B1, B2, B3 ARE INTERCHANGEABLE

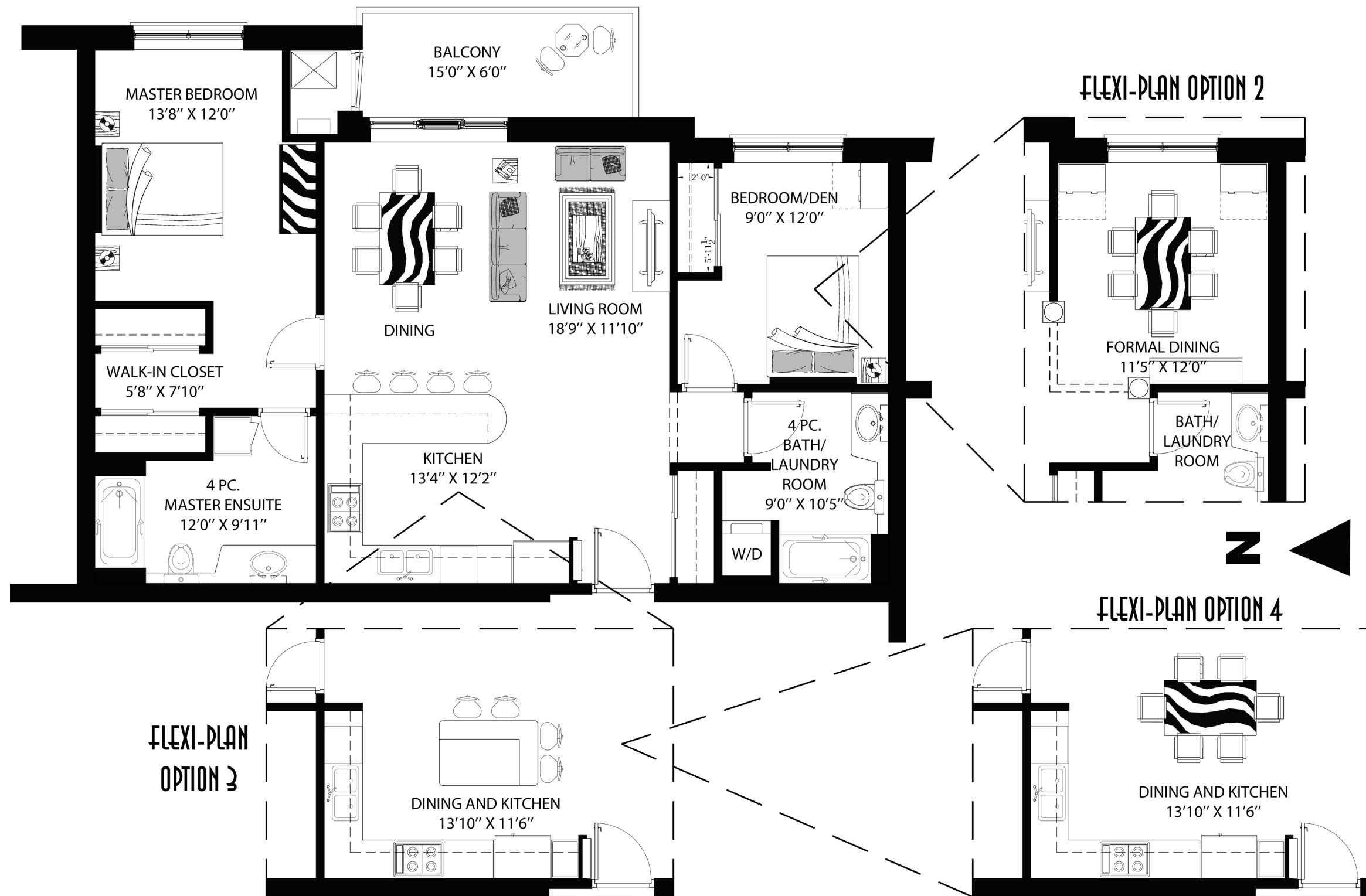
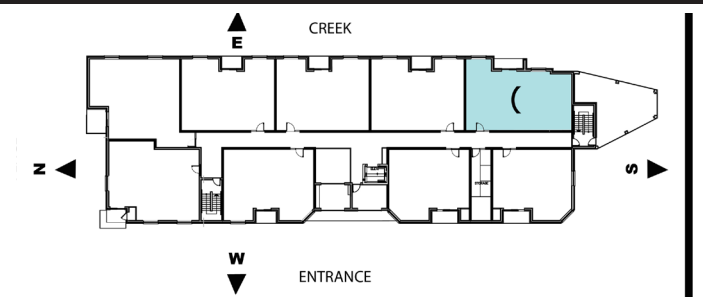


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THE SCOTT



TYPE C • 1194 SQ. FT.
FLOORS 1-5 / SE CORNER

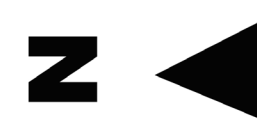
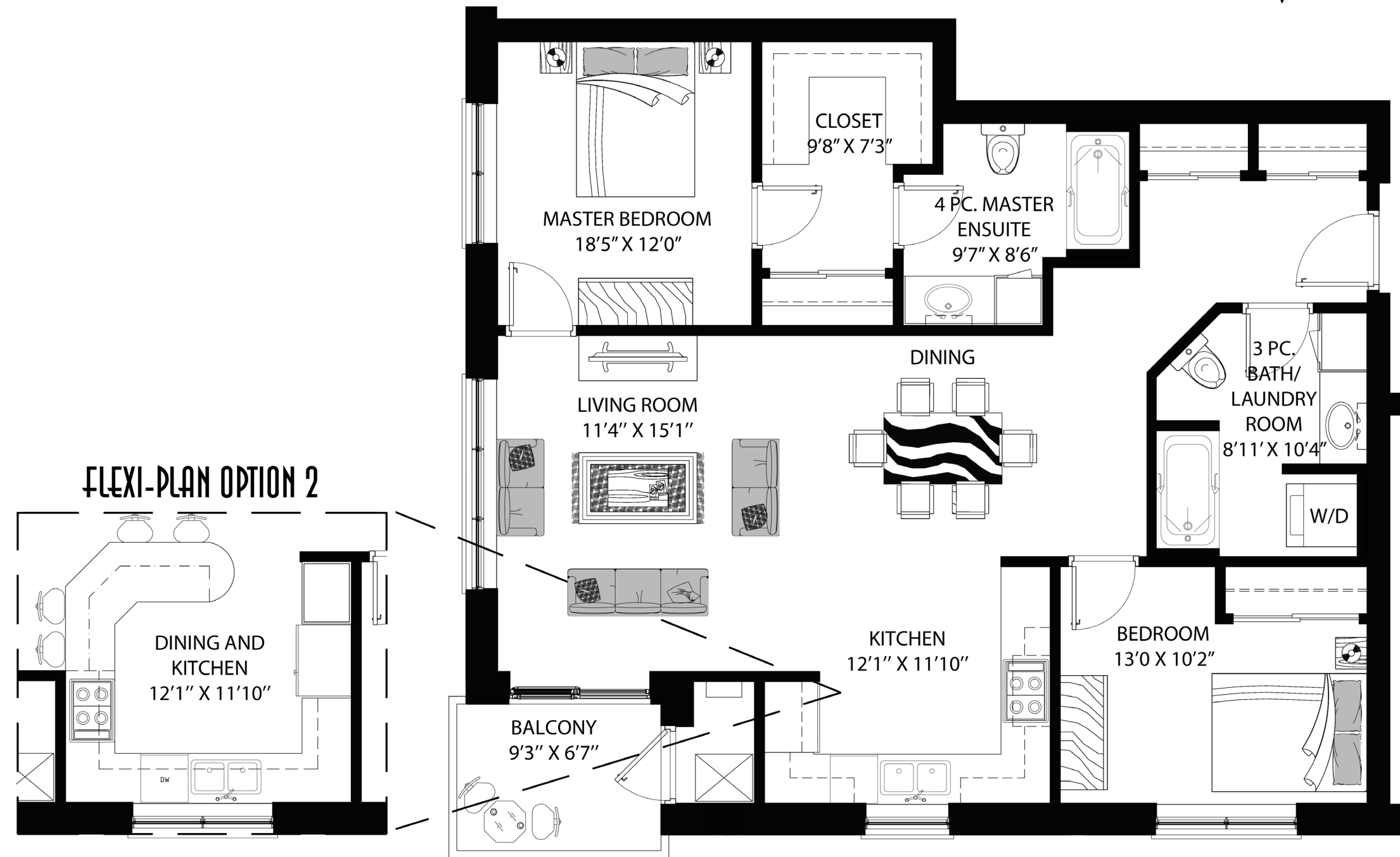
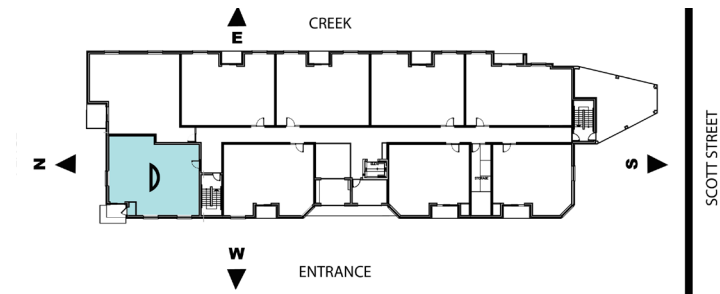


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THE NIAGARA



TYPE D • 1205 SQ. FT.
FLOORS 1-5 / NW CORNER

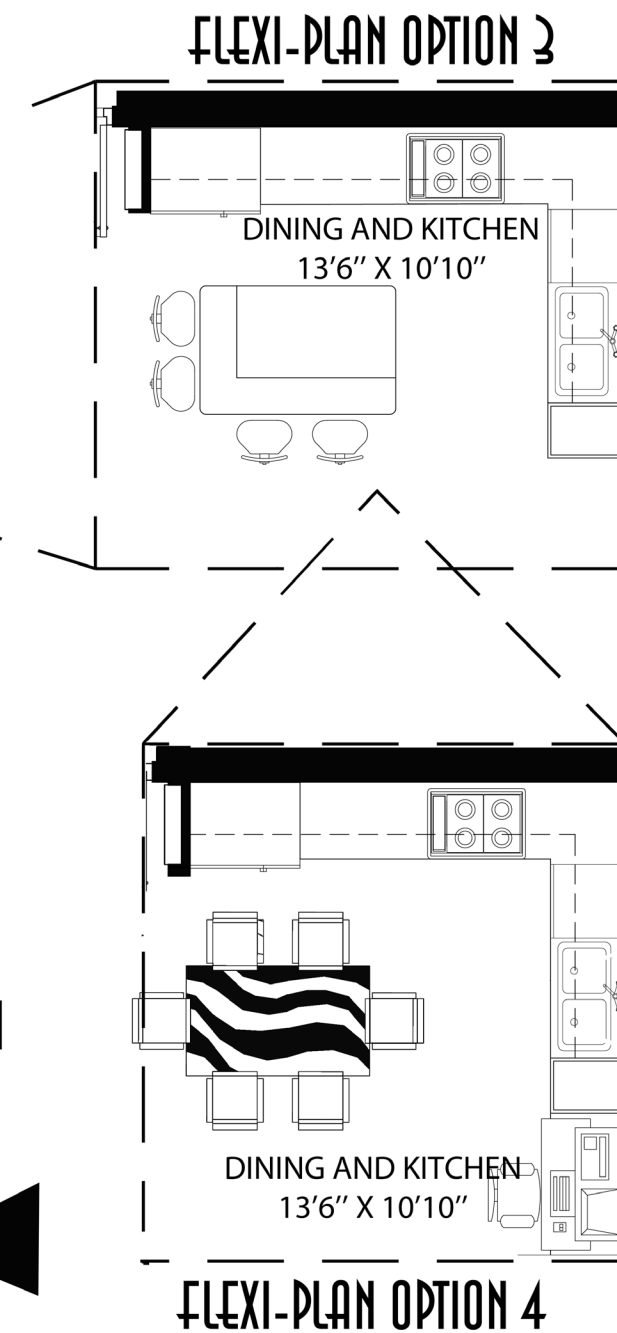
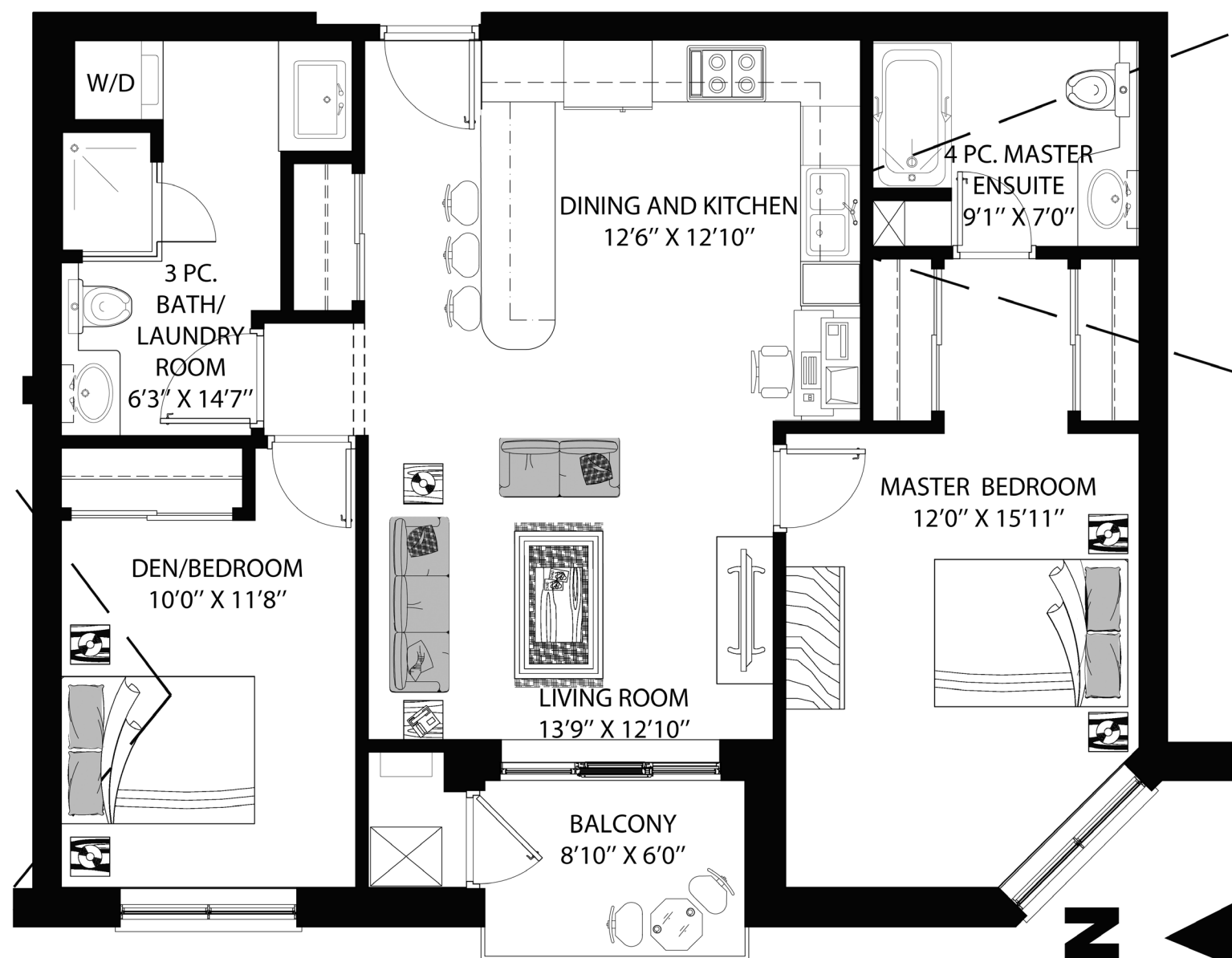
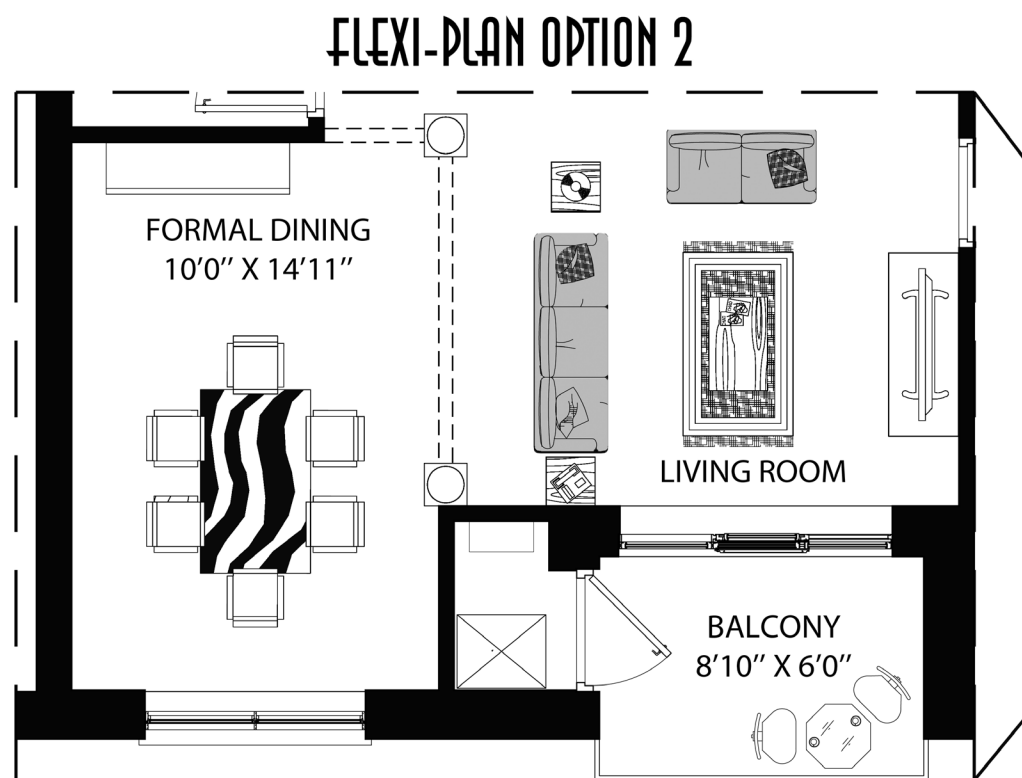
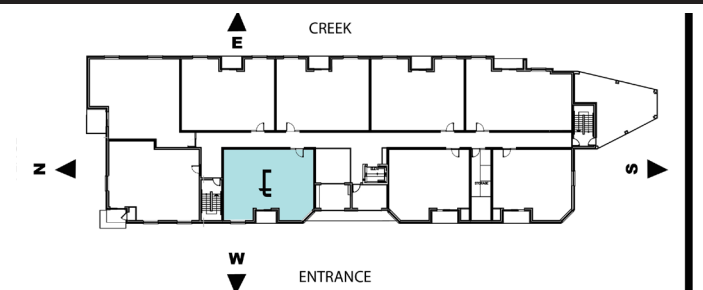


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THE LAKESHORE



TYPE E • 1095 SQ. FT.
FLOORS 1-5 / NW ENTRANCE

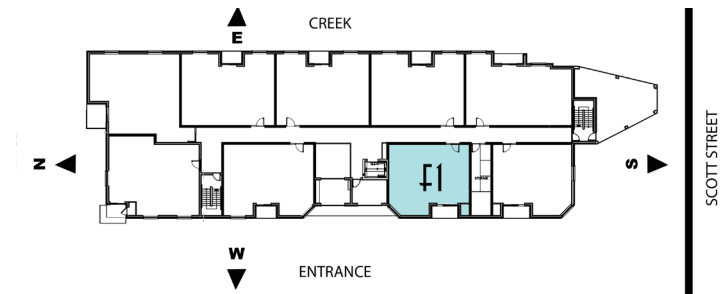


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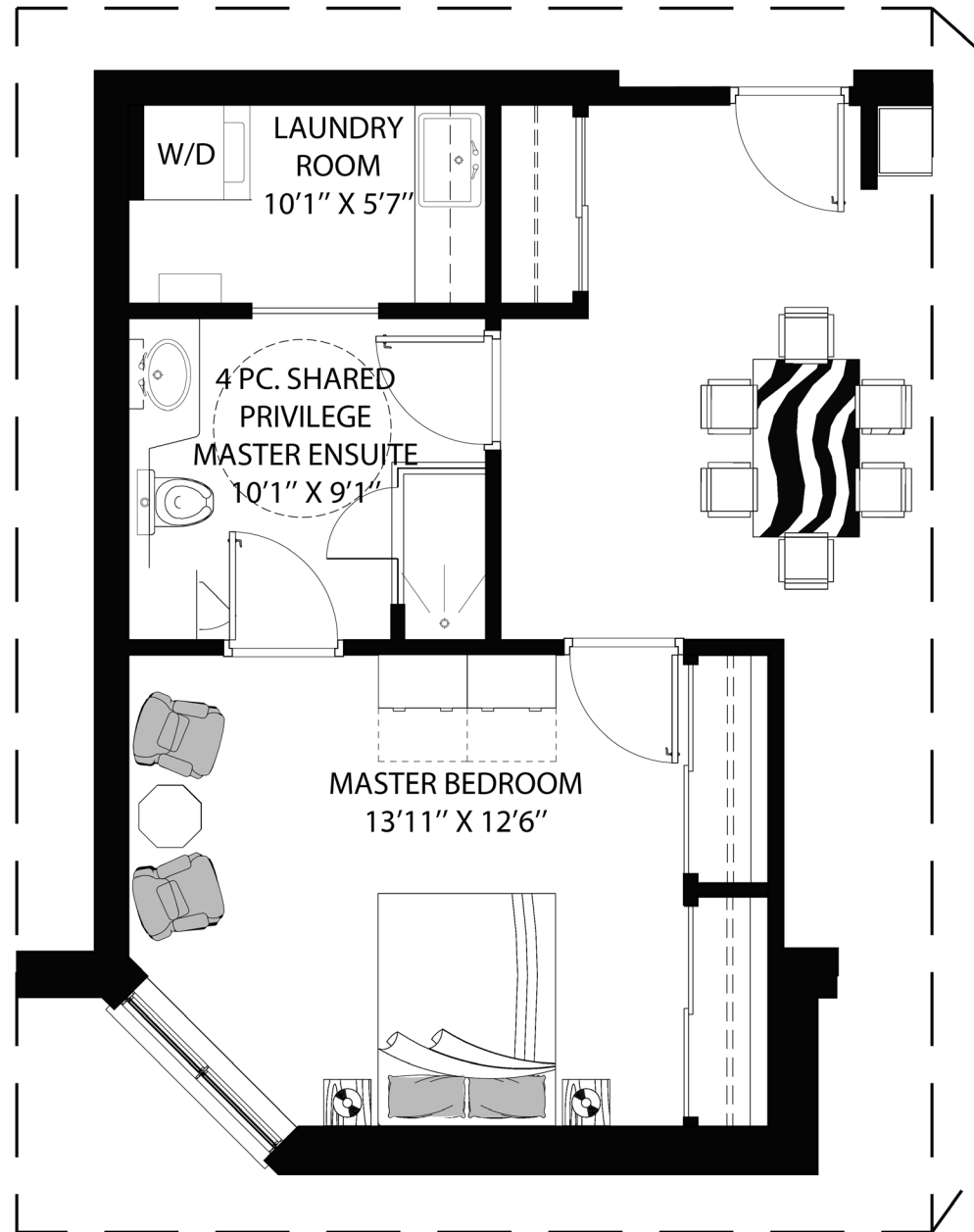
THE GRANTHAM



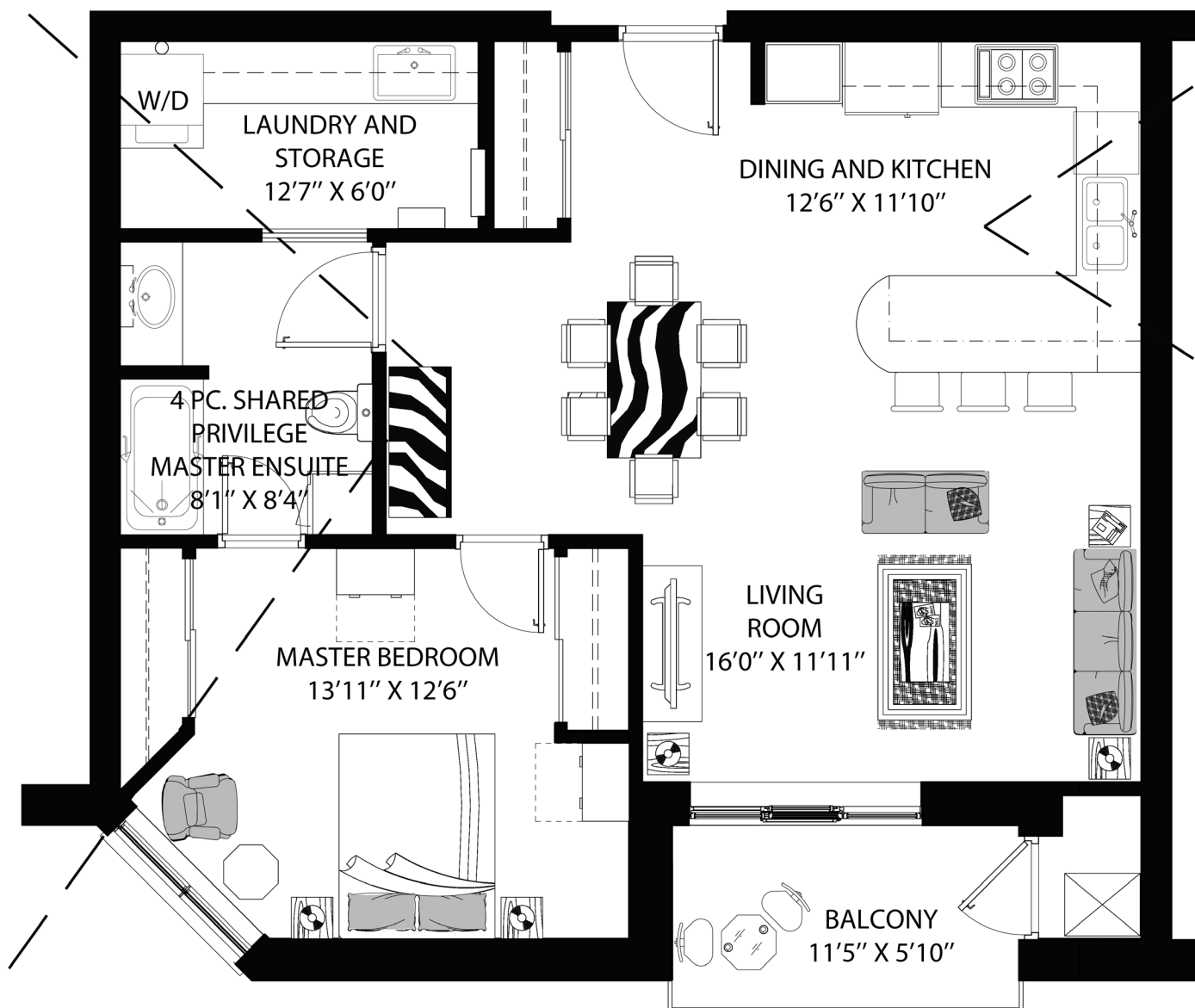
TYPE F1 • 966 SQ. FT.
FLOORS 1-5 / SW ENTRANCE



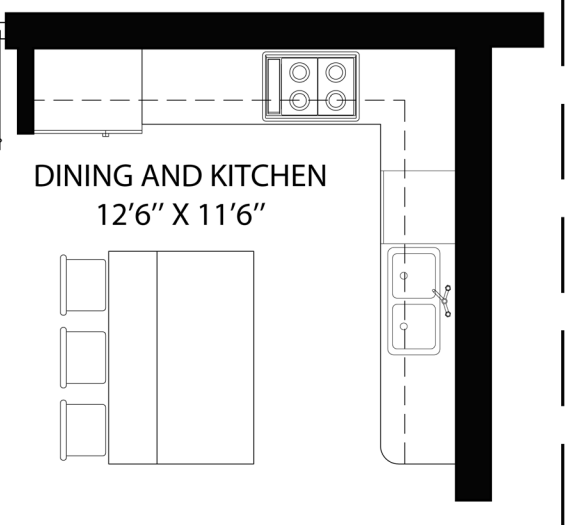
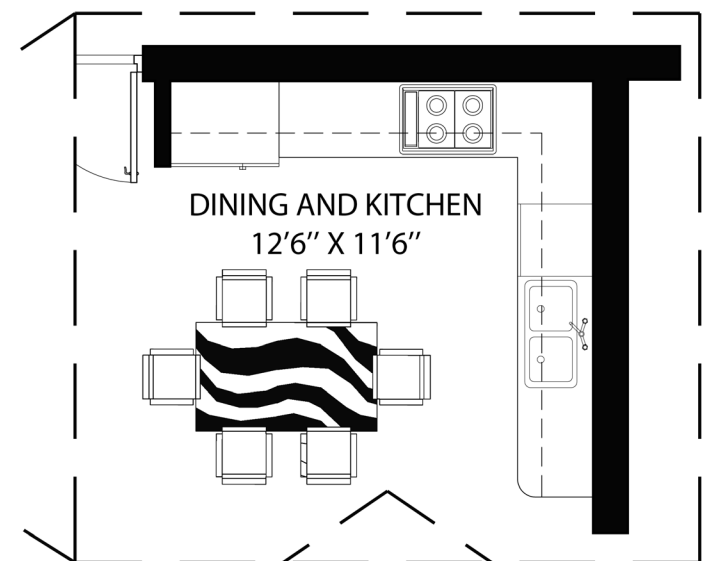
FLEXI-PLAN OPTION 2 (BARRIER-FREE)



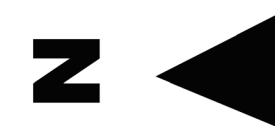
BARRIER-FREE



FLEXI-PLAN OPTION 3



FLEXI-PLAN OPTION 4

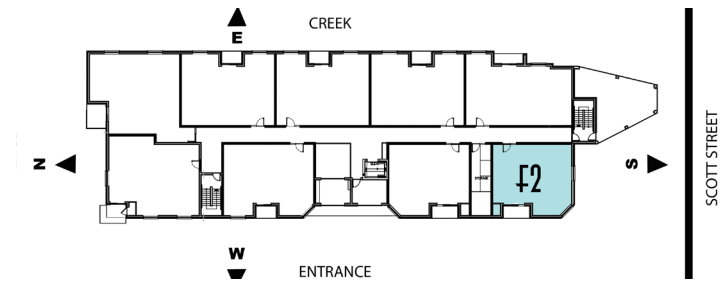


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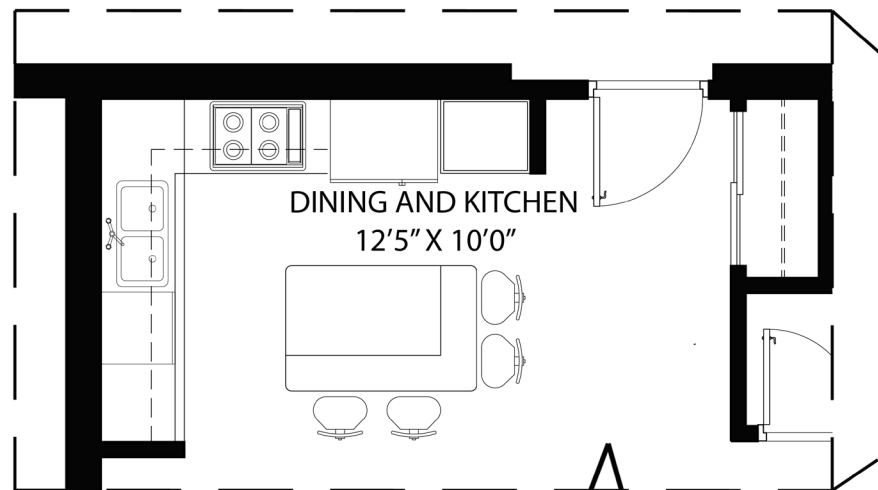
THE GRANTHAM



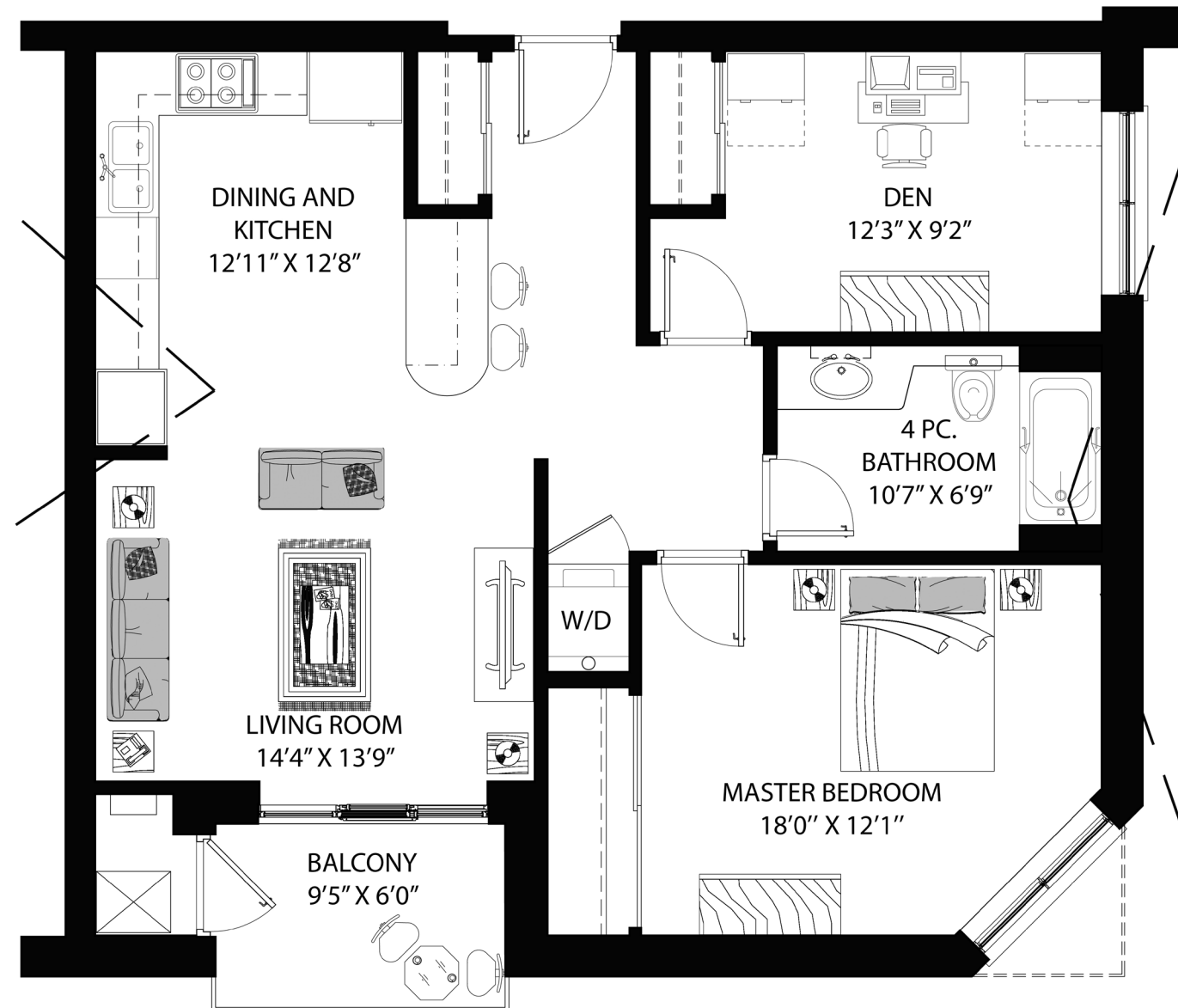
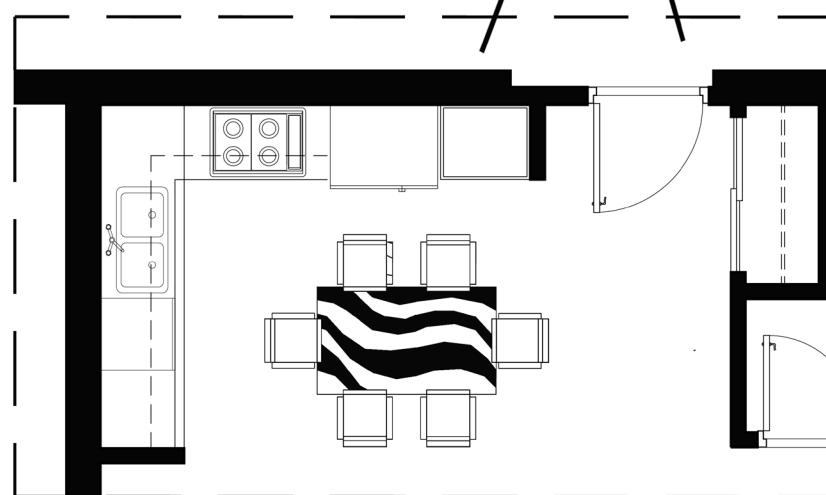
TYPE F2 • 974 SQ. FT.
FLOORS 2-5 / SW CORNER



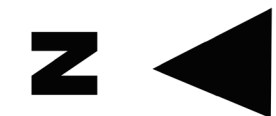
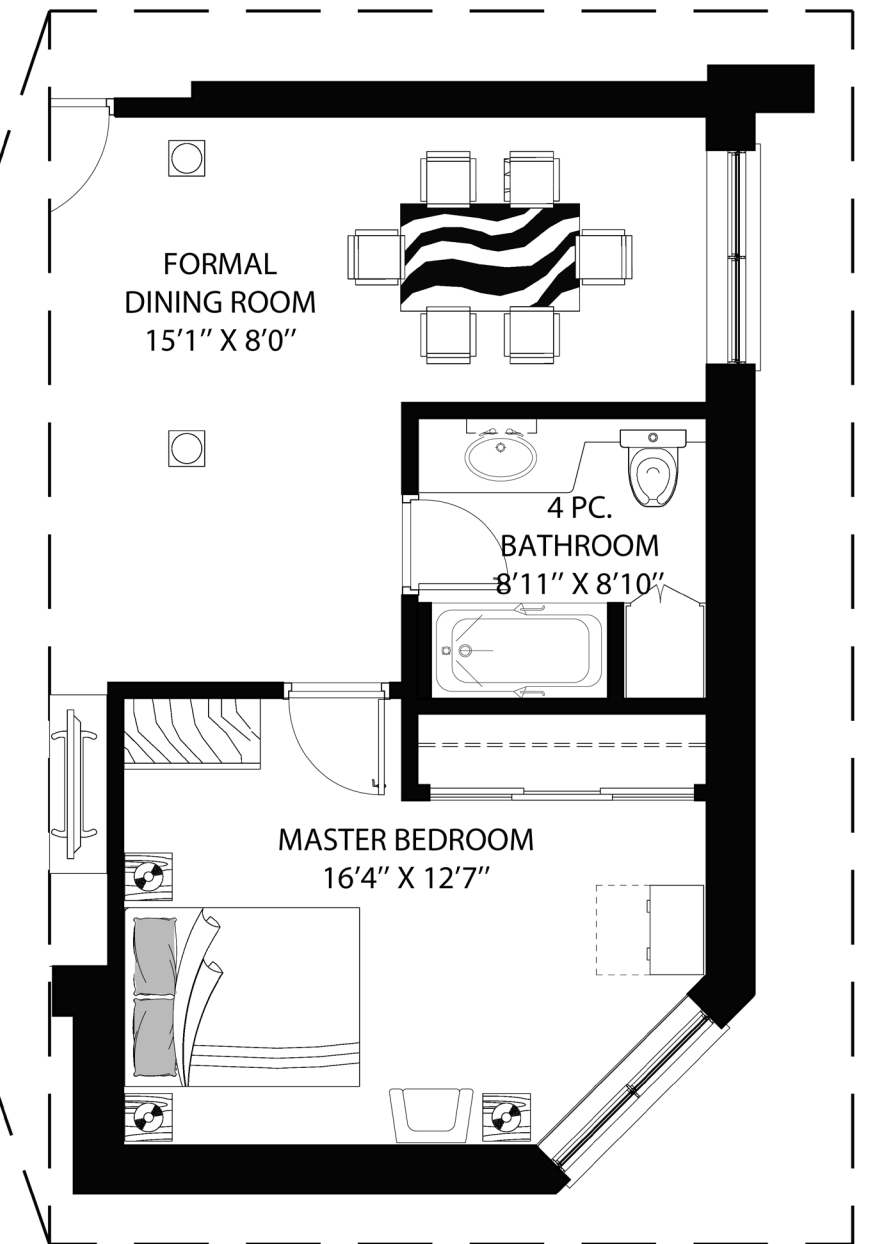
FLEXI-PLAN OPTION 2



FLEXI-PLAN OPTION 3



FLEXI-PLAN OPTION 4

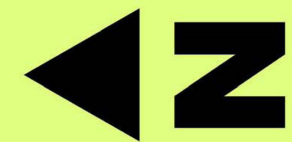
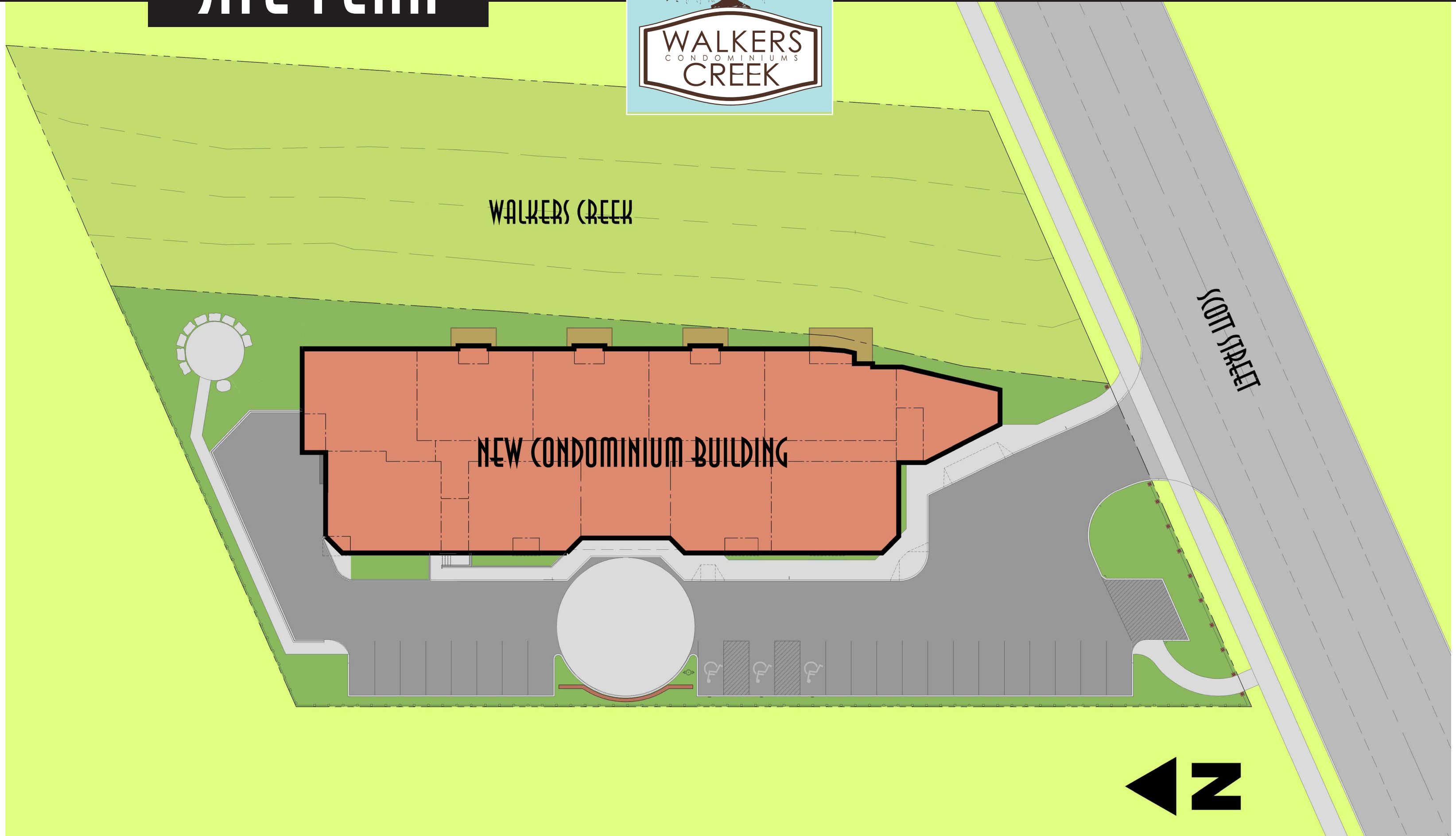


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THE SITE PLAN



379 SCOTT ST., ST. CATHARINES, ON, L2M 3W2
NEW 5 STOREY, 44-SUITE CONDOMINIUM





BUILDING NIAGARA WITH INNOVATION

Niagara Innovative Living Inc. 2125 Fruitbelt Parkway Niagara Falls ON L2E 6S4

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