



## ELEVATE YOUR LIFE

- Care-Free Living
- City-view Roof-top Terrace
- Spacious Suites
- Chic Features and Finishes
- 11 Innovative Suites to Choose From
- Location, Location, Location

All renderings are artist concepts. All floor plans have been drawn to scale. All measurements are approximate inside dimensions. Please consult our agent with regards to any alterations.  
E. & O.E. 10/10/2010.



# THERE'S PLENTY TO DO

Urban West is nestled in an established neighbourhood where every convenience and opportunity awaits. You'll appreciate the convenience of local shops and services, various places of worship and schools. The vibrant Locke Street community offers it all - designer boutiques, hip cafés, restaurants and entertainment. Enjoy the meandering nature trails of the Niagara Escarpment's Bruce Trail. Why not tee it up for a game of golf, take a stroll or jog, perhaps cycle or meet at the many local hot spots, all within this intimate neighbourhood.



Cootes Paradise



Locke Street boutiques and cafés



Chedoke Radial Trail



McMaster Innovation Park



Hamilton GO Station



36 holes of golf



Entertainment

**McMASTER INNOVATION PARK:** an internationally recognized focal point for innovation, creativity, learning and research excellence. A complex of buildings built to high standards of energy efficiency with limited environmental impacts providing a facility for thousands of research scientists and students.



Bruce Trail



Bayfront Park



Dundurn Castle



St. Joseph's Hospital



Hess Village



Leander Boat Club



Art Gallery of Hamilton



McMaster Hospital

Getting to and from Urban West is easy. The Hamilton GO Station is at your service - just moments away. Hamilton transit (with a bus stop at your doorstep), the QEW, 403 and 407 are all nearby.

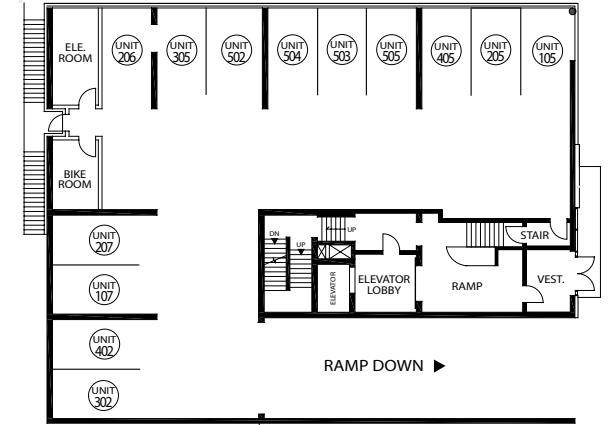


# ROOF-TOP & PARKING - BUILDING AMENITIES

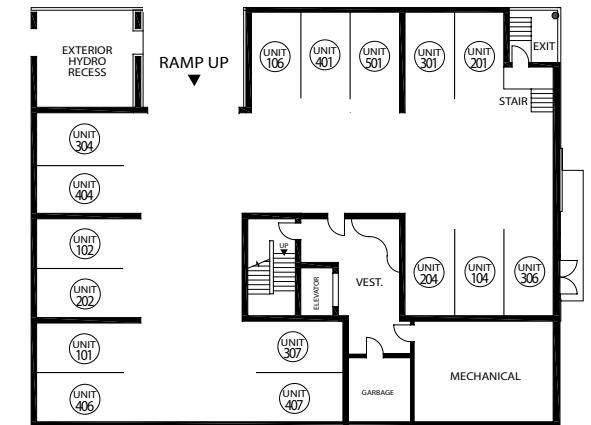
## ABERDEEN



## ROOF-TOP TERRACE



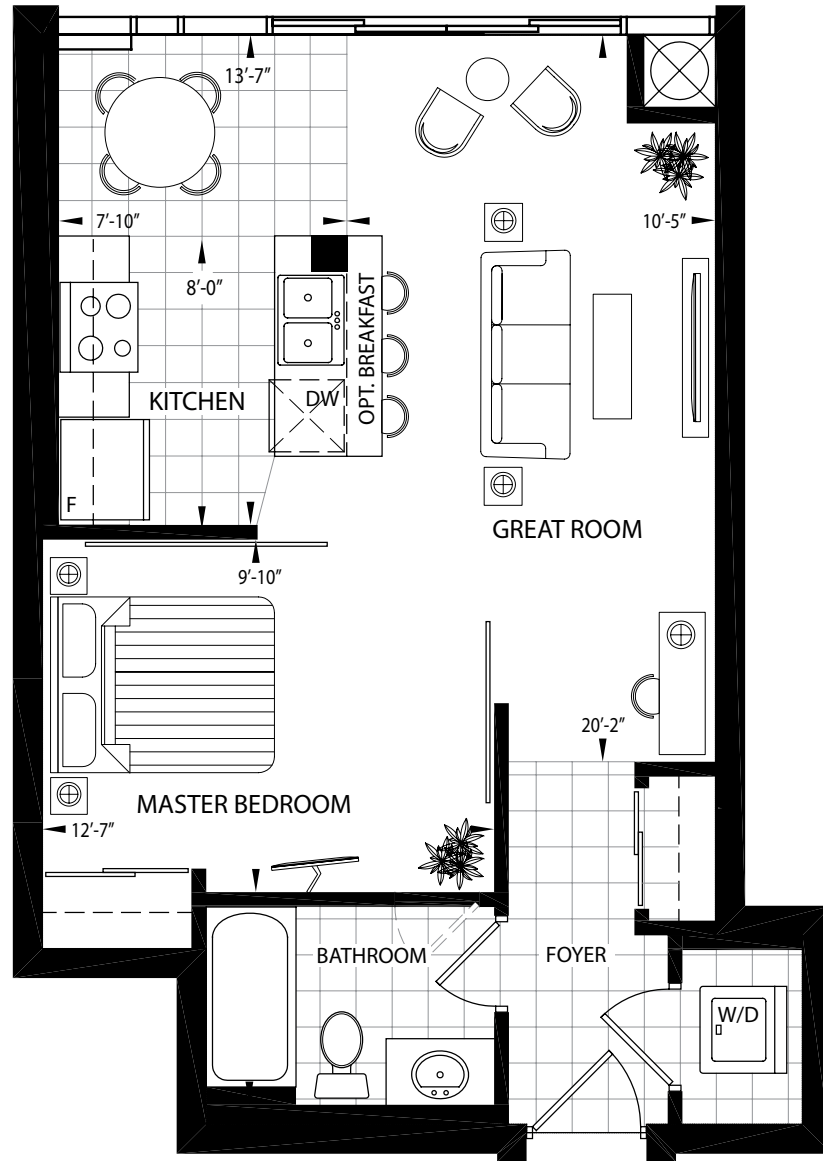
## UPPER LEVEL PARKING



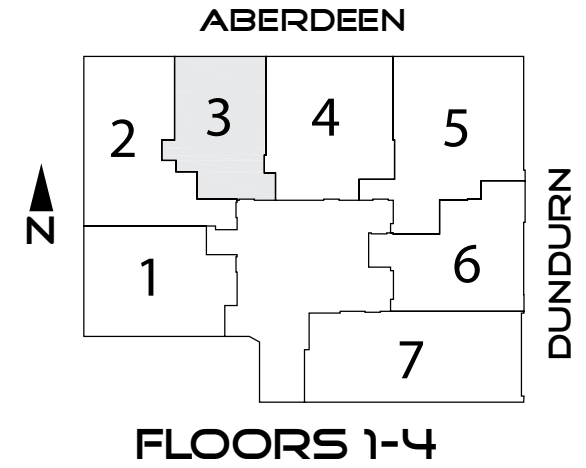
## LOWER LEVEL PARKING

\*All hard landscaping such as pergolas, modular planters, privacy screens and wood decks are included. All outdoor furniture not included. We reserve the right to make changes without notice. Please ask our sales agent for details. Roof-top illustration is an artist concept drawn to scale. E.&O.E.

UNIT 3 - THE HERKIMER ★ 600 SQ.FT.

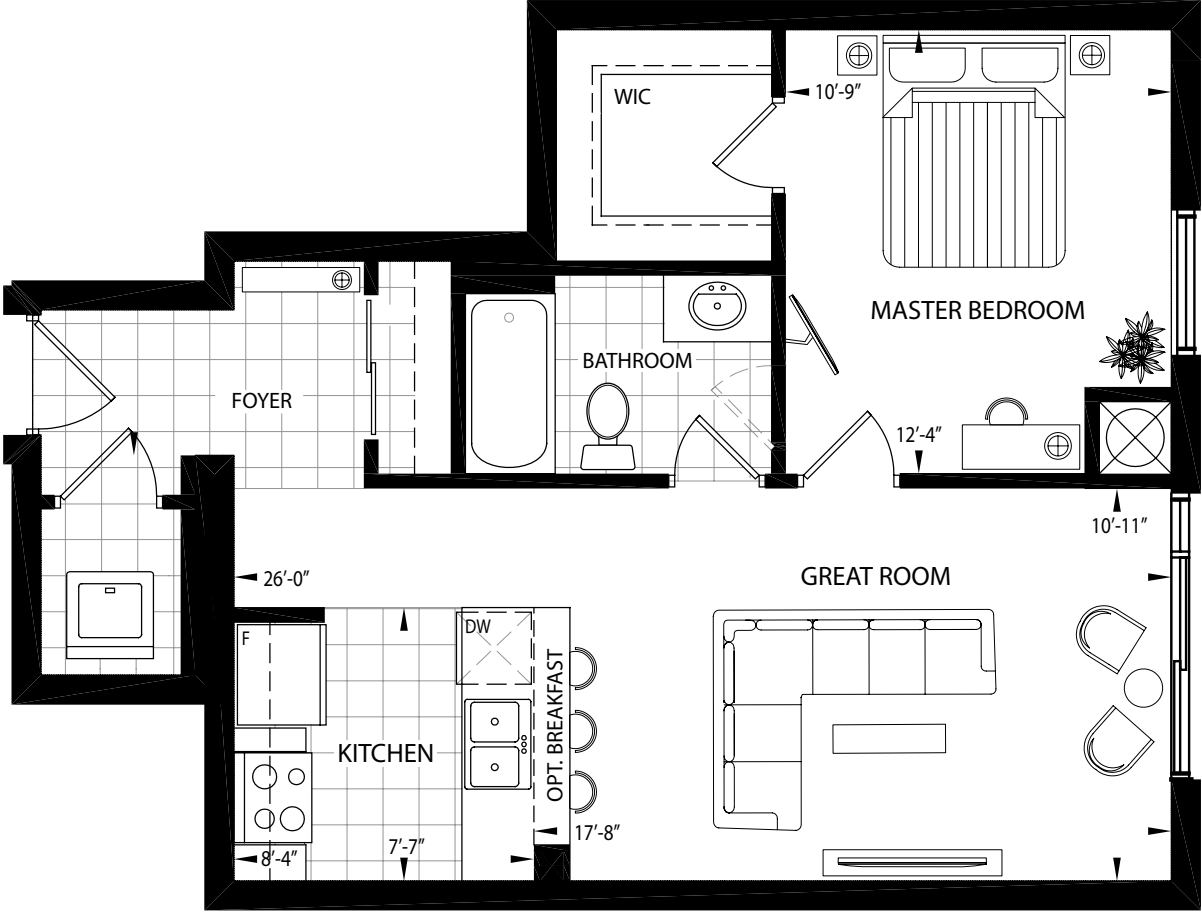


1 BEDROOM

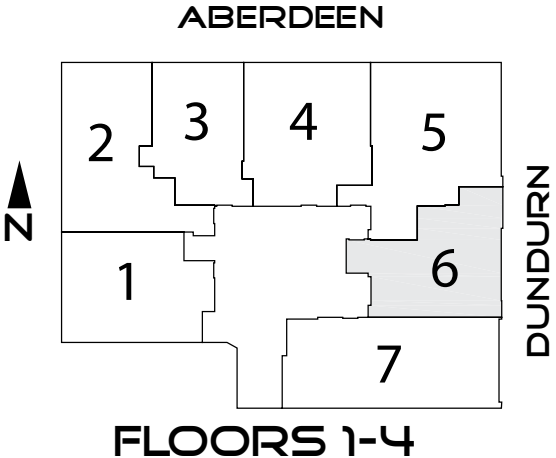


4th floor view facing north.

**UNIT 6 - THE MT. ROYALE ★ 694 SQ.FT.**

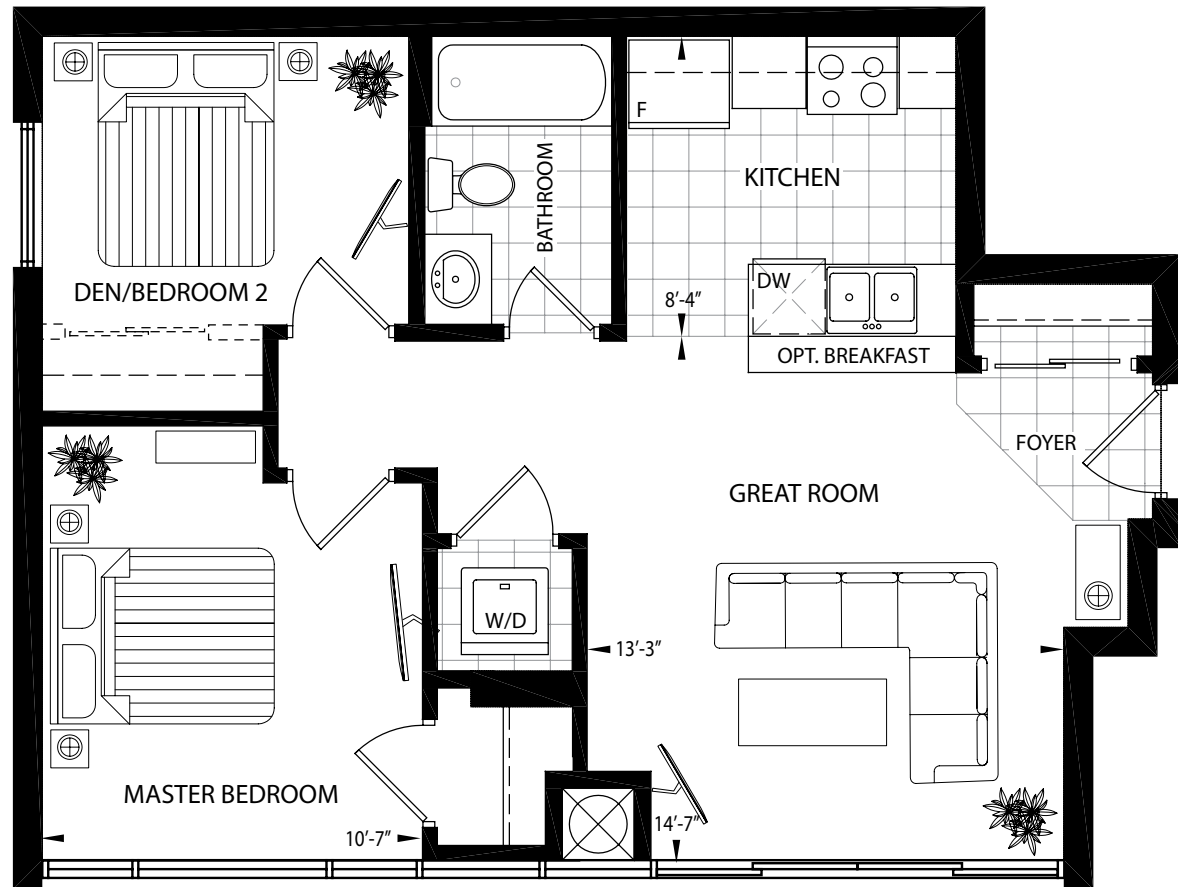


**1 BEDROOM**



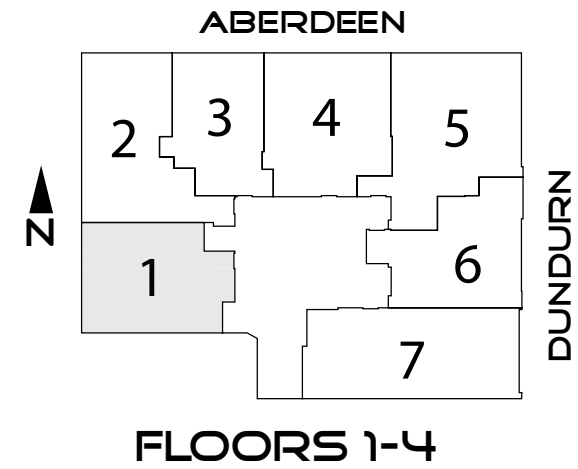
4th floor view facing east looking at the city skyline and the Niagara Escarpment.

UNIT 1 - THE CHEDOKE ★ 742 SQ.FT.



1 BEDROOM + DEN/2 BEDROOM

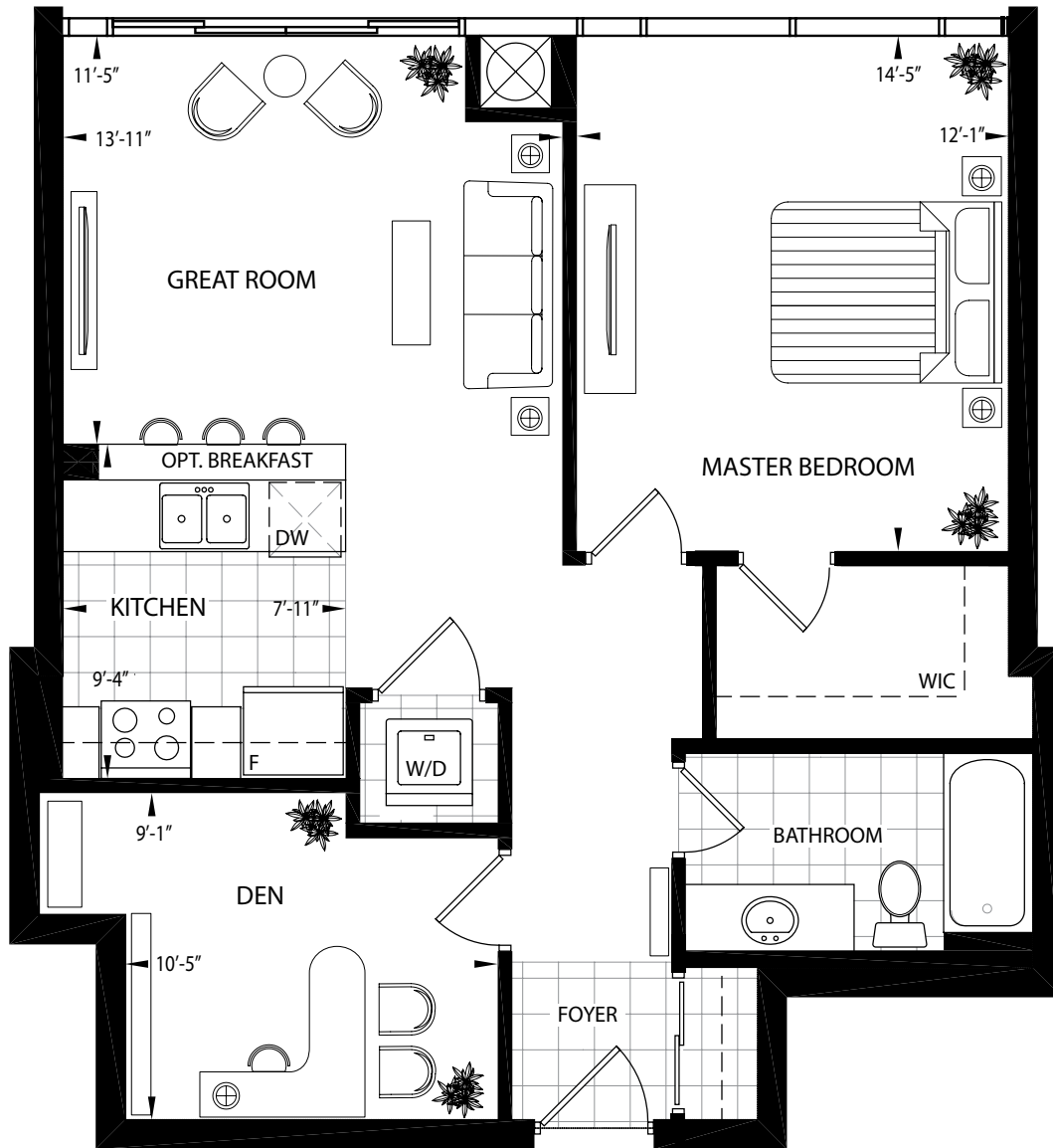
ASK ABOUT  
THE CHEDOKE  
**ONE BEDROOM  
PLAN**



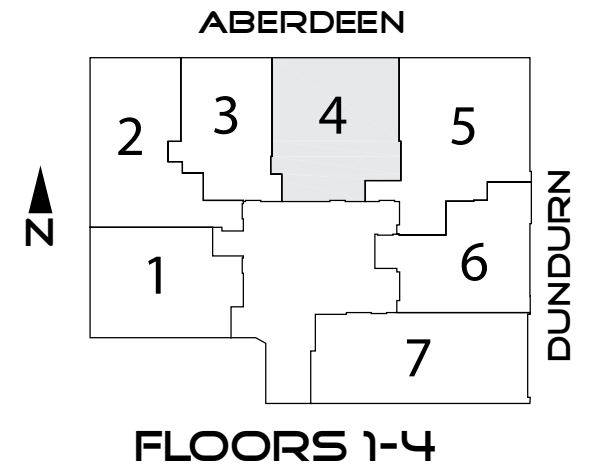
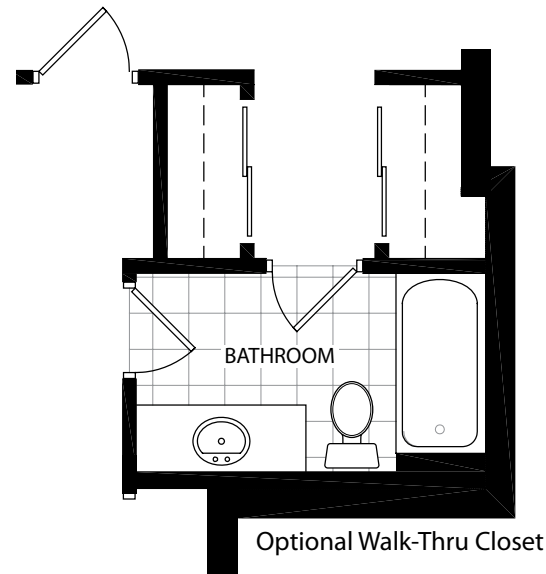
4th floor view facing south west, a spectacular view of the Niagara Escarpment.



UNIT 4 - THE ABERDEEN ★ 820 SQ.FT.



1 BEDROOM + DEN



FLOORS 1-4

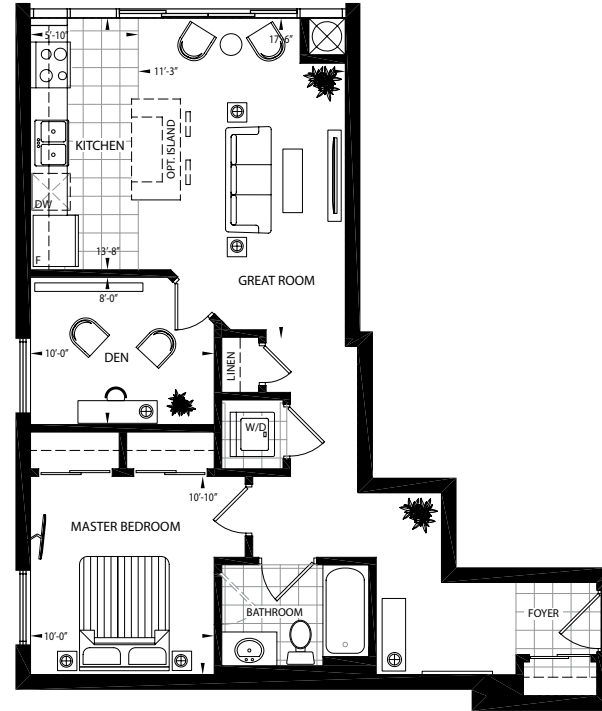


4th floor view facing north on Dundurn Street. Cathedral of Christ The King is clearly visible in this breathtaking vista.

UNIT 2 - THE HYDE PARK ★ 835 SQ.FT.

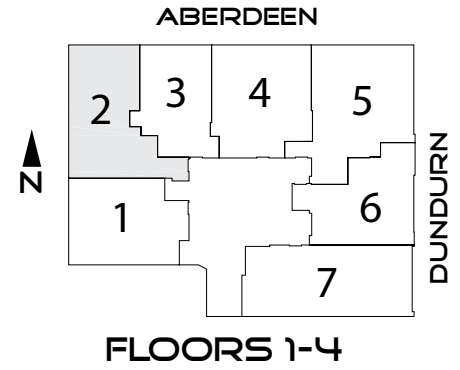


2 BEDROOM PLAN



1 BEDROOM + DEN PLAN

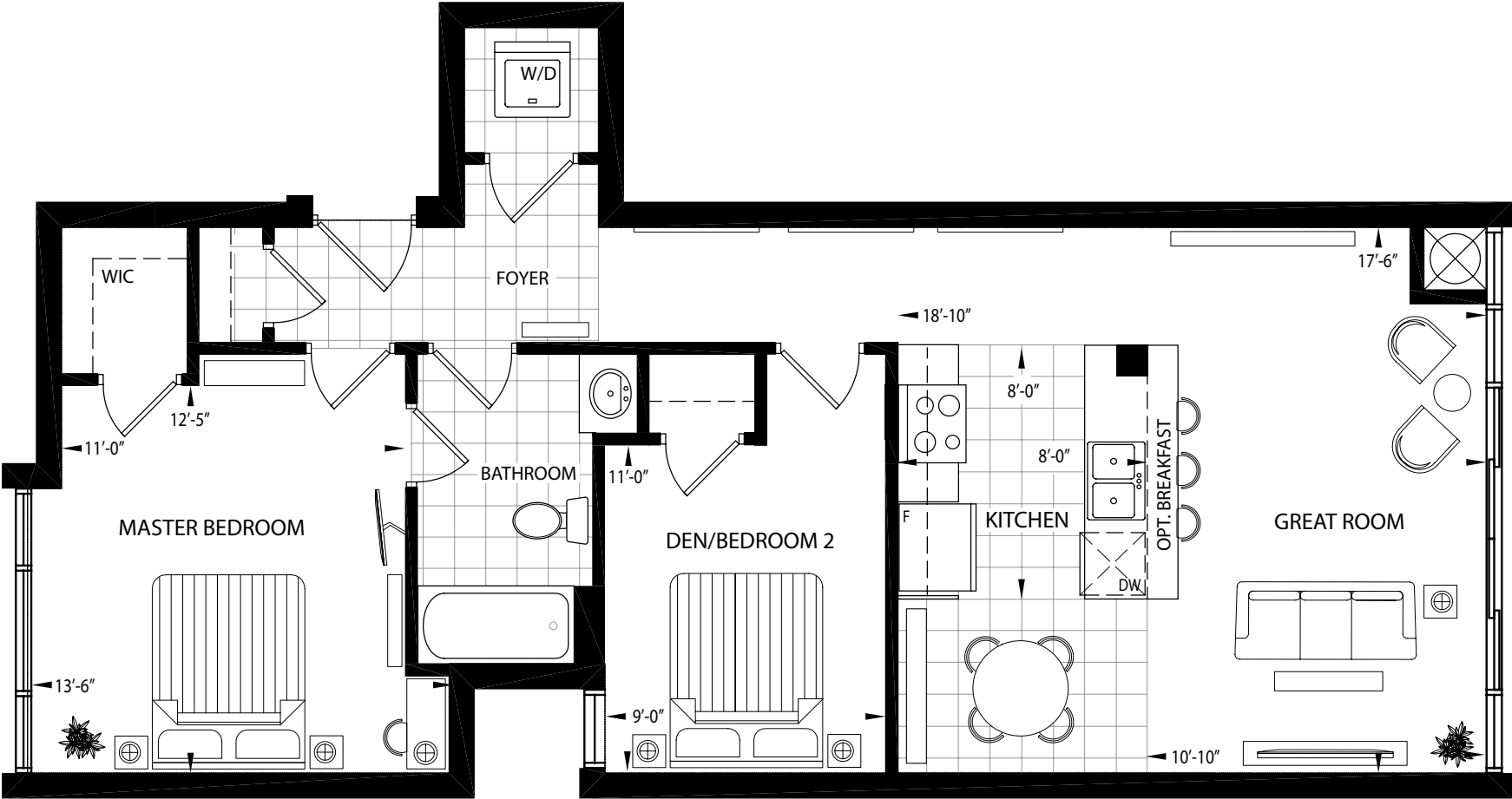
ASK ABOUT  
THE HYDE PARK  
**ONE BEDROOM  
PLAN**



A calming view of foliage during summer months enhances this panoramic north west view.

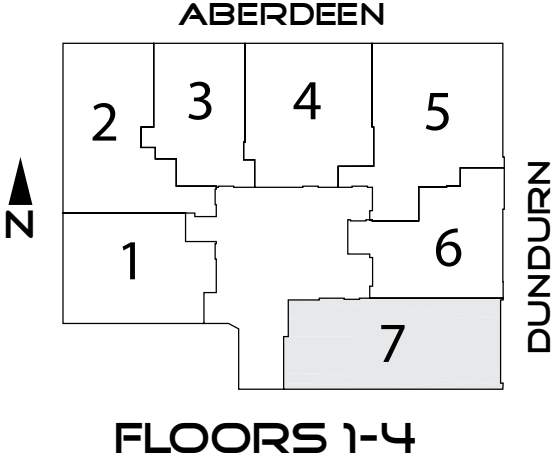


**UNIT 7 - THE HILLCREST ★ 960 SQ.FT.**



**1 BEDROOM + DEN/BEDROOM 2**

**ASK ABOUT  
THE HILLCREST  
ONE BEDROOM  
PLAN**

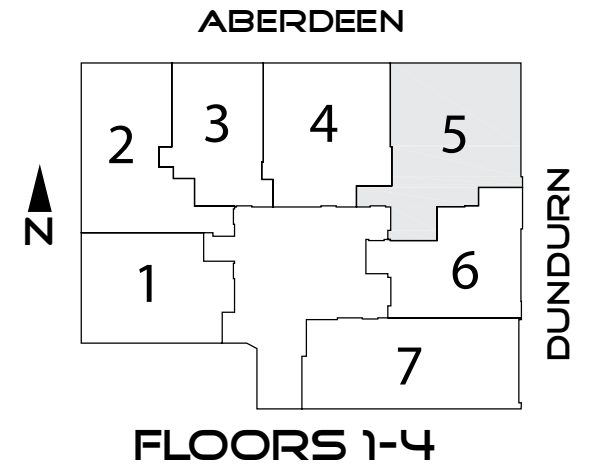


**FLOORS 1-4**



4th floor view looking north up Dundurn Street - shows convenient foot access to the escarpment via the stairs as seen in this photo.

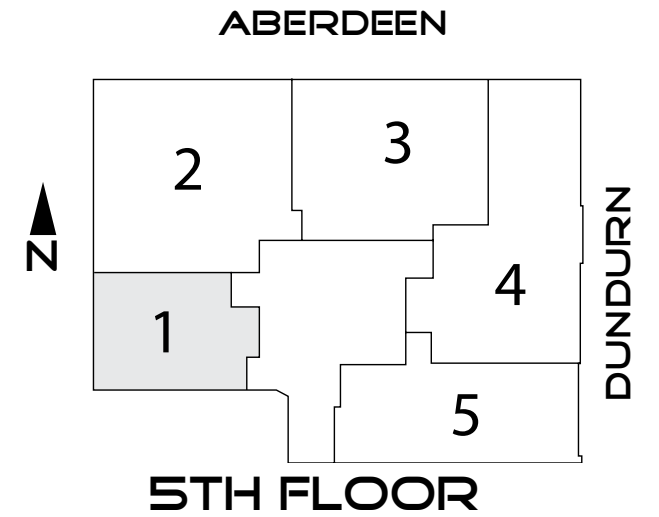
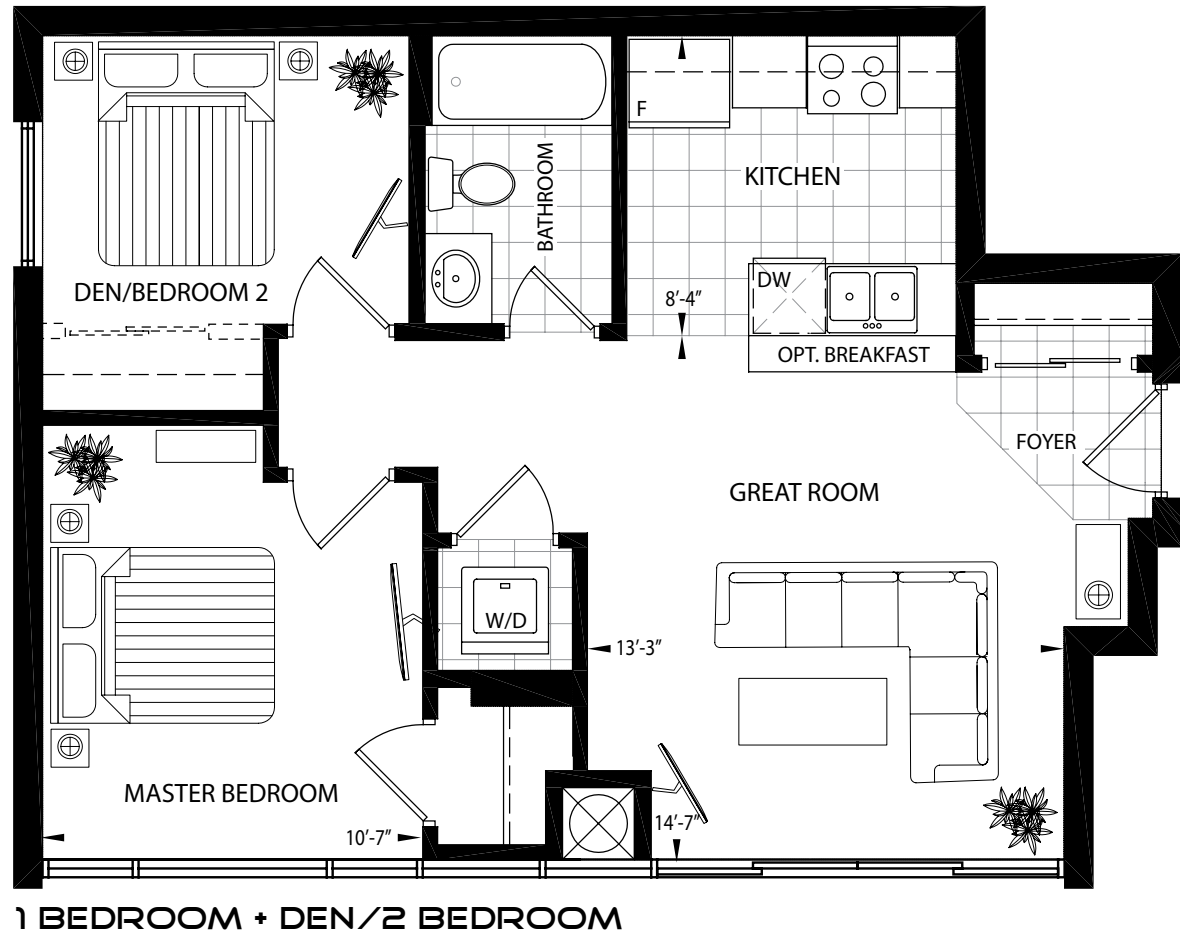
UNIT 5 - THE DUNDURN ★ 1001 SQ.FT.



4th floor view facing north east looking at the city skyline.

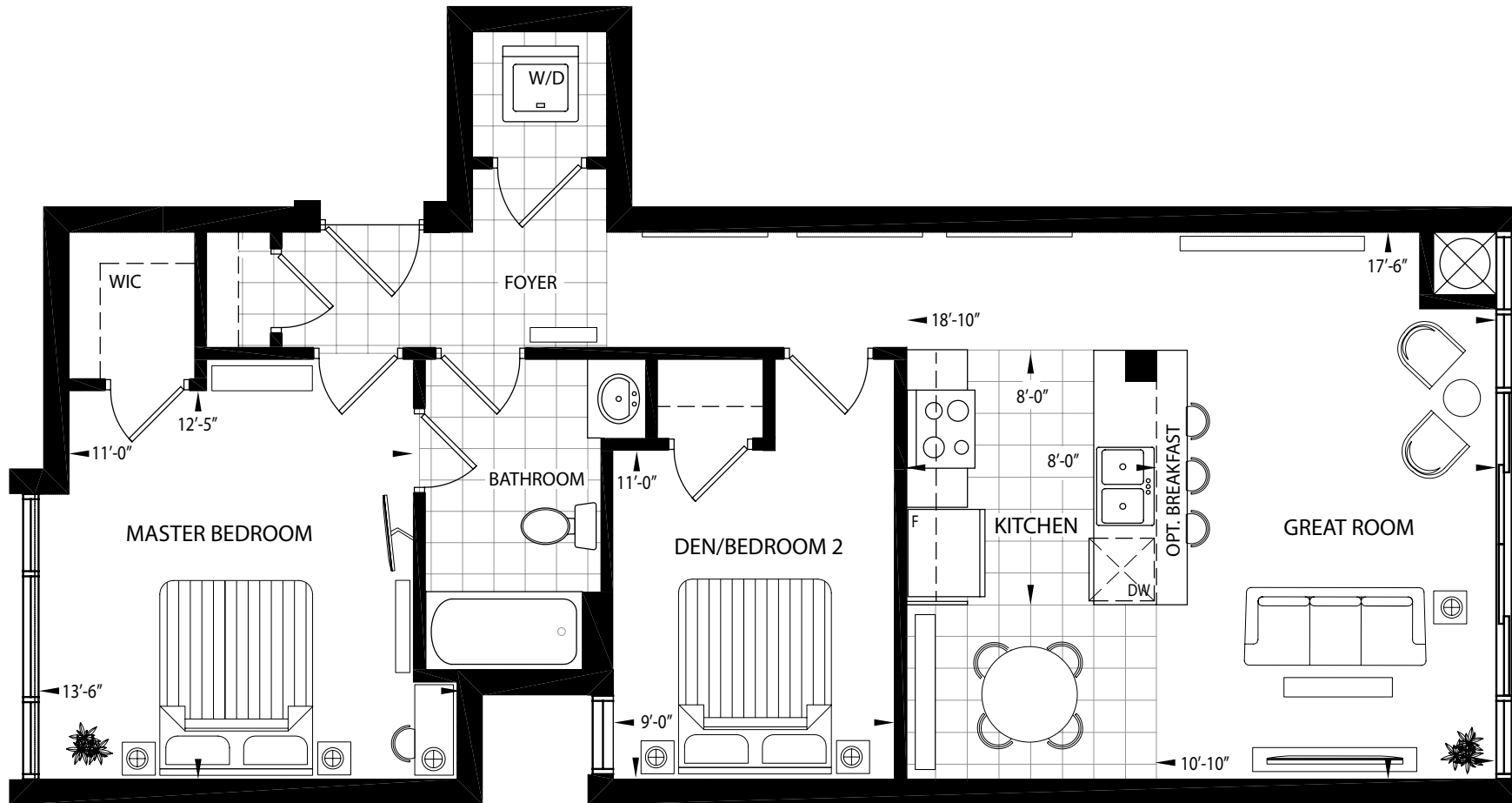


PENTHOUSE 1 - THE RIDGEVIEW ★ 742 SQ.FT.



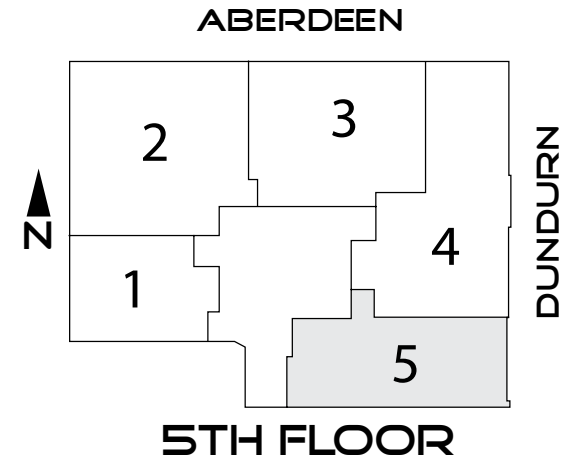
4th floor view facing south west, a spectacular view of the Niagara Escarpment.

PENTHOUSE 5 - THE GREENVIEW ★ 960 SQ.FT.



1 BEDROOM + DEN/2 BEDROOM

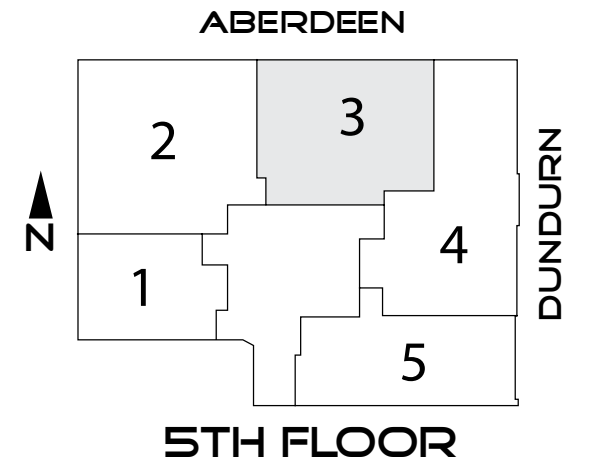
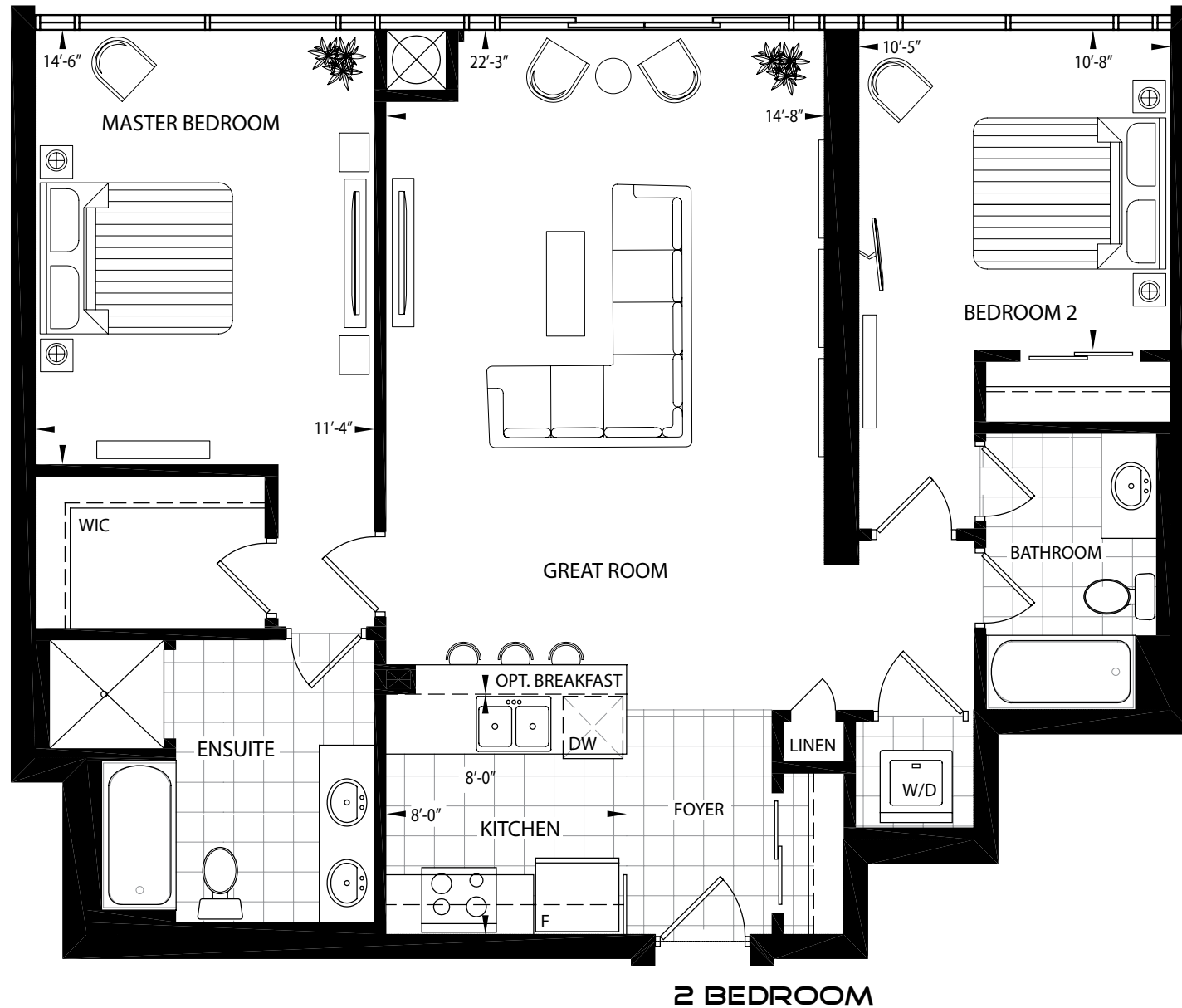
ASK ABOUT  
THE GREENVIEW  
**ONE BEDROOM  
PLAN**



4th floor view looking north up Dundurn Street - shows convenient foot access to the escarpment via the stairs as seen in this photo.

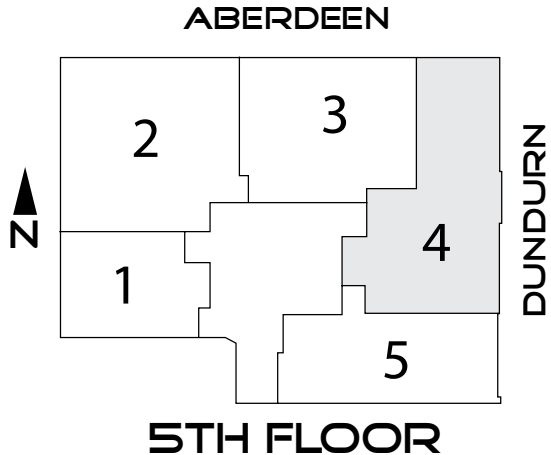


PENTHOUSE 3 - THE BAYVIEW ★ 1,133 SQ.FT.

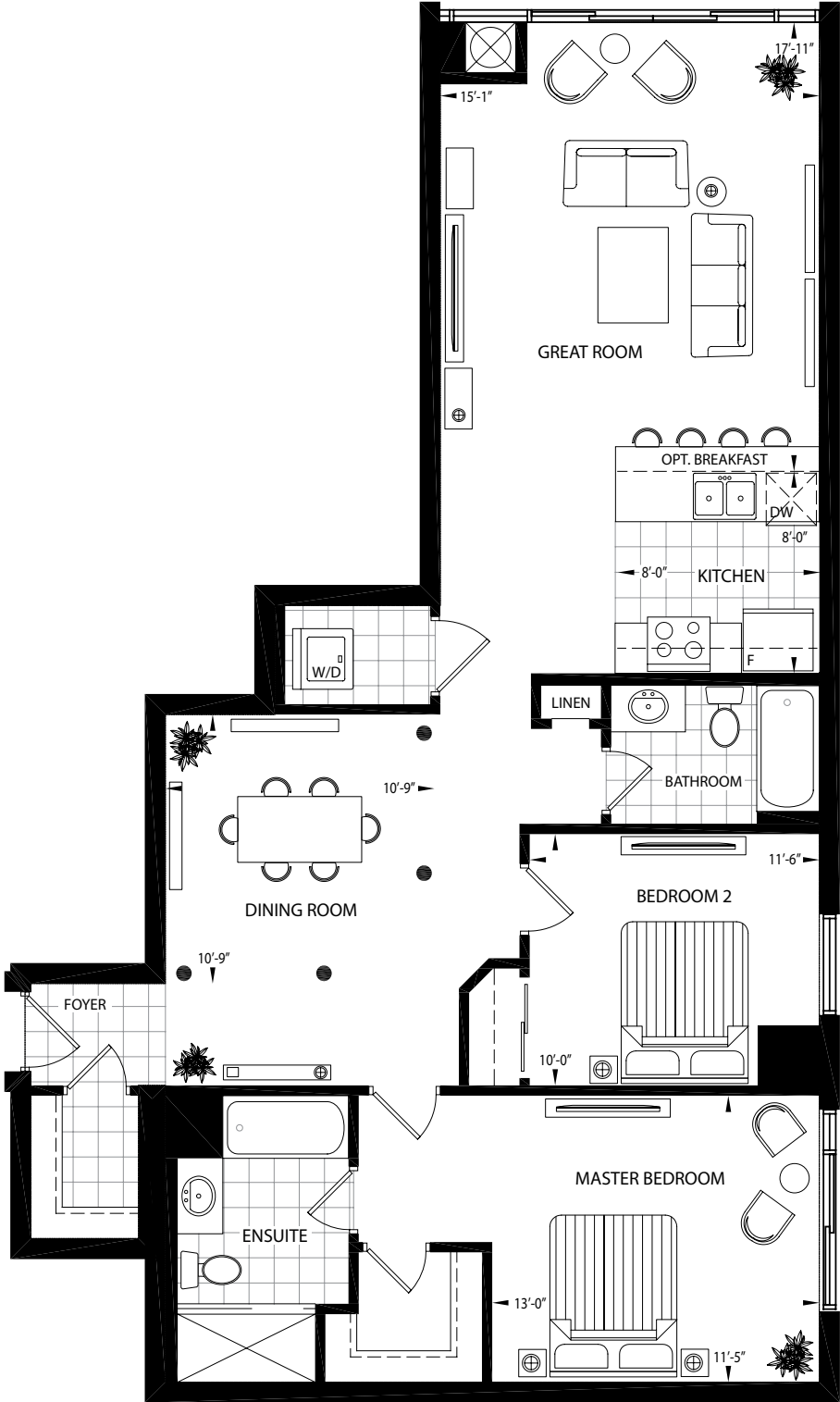


4th floor view facing north on Dundurn Street. Cathedral of Christ The King is clearly visible in this breathtaking vista.

PENTHOUSE 4 - THE CITYVIEW ★ 1,344 SQ.FT.



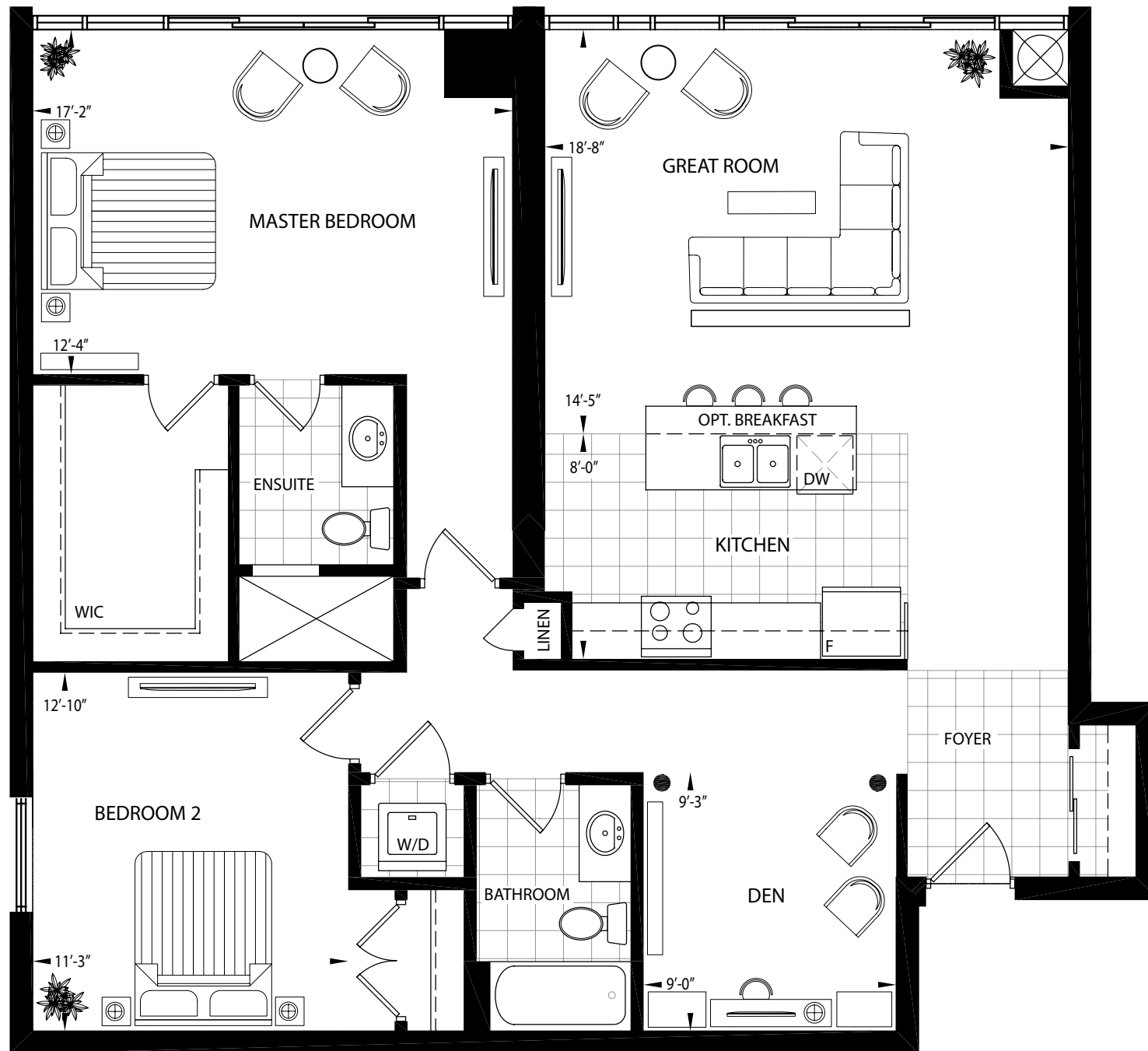
4th floor view facing east looking at the city skyline and Niagara Escarpment.



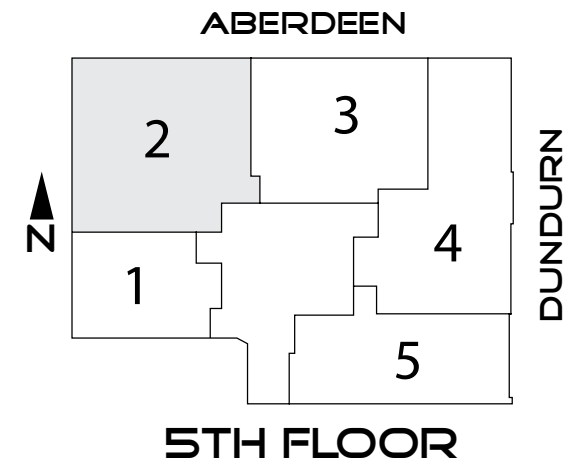
2 BEDROOM



PENTHOUSE 2 - THE SKYVIEW ★ 1,438 SQ.FT.



2 BEDROOM + DEN



4th floor view facing north west. McMaster University and the Niagara Escarpment add to this appealing view.

# YOUR LUXURY FEATURES

## AMENITIES OF DISTINCTION

- Luxurious lobby featuring porcelain tile flooring and professionally decorated to welcome you
- Distinct urban feel, professionally designed corridors throughout with superb finishing detail
- Rooftop patio featuring clear glass railing panels (where applicable) to maximize views with raised decks, multiple planters with distinctive plantings
- Rooftop furniture and dining area for entertaining complete with gas rough-in for barbecue hook up
- Distinct parking entrances for each
- Natural ventilation and well lit, painted and illuminated parking with fire sprinklers for added safety and security
- Designated exclusive use storage locker for each suite included
- Designated exclusive use parking space included with each suite (with the exception of the 03 suites)
- A finely appointed, stylish elevator with upgraded pot lights recessed in the stainless steel ceiling
- Mail boxes in the lobby
- Individual remote control entry to parking garage

## INVITING INTERIORS

- DRAMATIC 9' ceilings in living areas (except in bathrooms, kitchen, laundry and applicable mechanical areas on floors 1-4)
- 10' CEILINGS ON THE PENTHOUSE LEVEL
- California knock down ceilings in all areas except kitchen, bathrooms and laundry area
- Choice of Imported Ceramic Tile floor in foyer, kitchen, laundry and all bathrooms, from our samples
- 4 -1/4" baseboard trim, 2 - 3/4" casing and 3 panel doors all painted white
- Full length mirrored sliding glass doors for front foyer closet (where applicable)
- Urban West collection of door hardware in BRUSHED NICKEL
- Telephone intercom system for receiving guests
- Flat panel sliding doors on all closets
- LUXURIOUS UPGRADED 40 oz. broadloom, from our samples
- Interior walls to be painted from our samples - primer plus one coat included
- Ceiling light fixtures in foyer, breakfast area, bedrooms and hallways
- Poured concrete walls and drywall used in party wall construction
- Hollow core concrete floor construction

## EXCLUSIVE UPGRADED ENERGY PACKAGE FOR SUITE COMFORTS

- Individual private controls in each suite for environmentally-friendly central heating and cooling system
- Natural gas heating for maximum efficiency
- ENERGY SAVING exterior wall construction
- Maintenance-free thermopane windows throughout
- Centrally supplied hot water system. No need for in suite hot water tanks ... a real space saver!
- Windows sealed with high quality flexible caulking

## EXCEPTIONAL EXTERIOR

- STONE, BRICK, STUCCO AND GLASS EXTERIOR
- Elegant architecturally pre-selected exterior colour package, as per KNY Architects exterior colour selection design team
- An architecturally detailed and designed elevation of distinction that will be ICONIC IN ITS DESIGN in the South-West

## WE'VE GOT YOU WIRED

- Pre-wired telephone jacks in great room, master bedroom, and den/office, as per plan (rough-in only)
- Pre-wired Cable TV outlets in master bedroom and great room (rough-in only)
- Individual service panels with in suite circuit breakers

## GOURMET LIVING

- Custom quality fine furniture cabinetry with choice of handles and pulls from Urban West collection
- POLISHED GRANITE COUNTERTOPS in kitchen from our samples in range of colours
- 4 recessed pot lights in kitchen
- Heavy duty plug receptacle for stove installation
- Double stainless steel sink with washerless single lever extended handle faucet for easy use

## BONUS VALUE SIX APPLIANCE PACKAGE

- Gourmet kitchen appliances from a brand name in your choice of black, white or stainless finish:
  - 18 Cubic Foot Frost Free Refrigerator
  - 30" Easy Clean Range
  - Built in Dishwasher
  - Space Saver Microwave
  - Stacking Washer and Dryer (in white only)

## LUXURIOUS BATHS

- Laminated countertops from our wide selection of colours and finishes
- Single lever controlled washerless faucet
- Hollywood style strip lighting over vanity mirrors
- Individual switched exhaust fans vented to the exterior in all bathrooms
- Your choice of a wide variety of IMPORTED CERAMIC TILES from our samples on floors as per plans
- CLASSIC WHITE WASHROOM FIXTURES
- Matching ceramic towel bar and toilet paper holder
- Acrylic bathtub and tiled shower enclosures to be installed on Denseshield board or equivalent
- Shower door provided in separate shower stall (where applicable)
- Pressure balance and temperature control valves on showers
- Your choice of exclusive furniture finish vanity cabinets from our samples

## BARE FOOT COMFORT

- Your choice of imported ceramic floor tiles from our samples for foyer, kitchen, bathrooms, and laundry area
- Your choice of luxurious 40 oz. broadloom from our samples with quality underpad in living rooms, applicable hallways, dining rooms and all bedrooms and dens

## LANDSCAPE / CONDO FEATURES

- Snow removal for sidewalks and entrances to building and parking areas
- Private garbage removal
- Building fire alarm system complete with 24 hr monitoring
- Fully maintained common areas and rooftop terrace
- Elevator access to all floors
- SHARED BICYCLE PROGRAM FOR SUITE OWNERS

## PEACE OF MIND

- Professional independent Property Manager
- Your suite is covered for a one year warranty on the workmanship and materials, a two year guarantee for the electrical, plumbing and heat delivery and distribution systems, and a seven year guarantee on major structural components as guaranteed by the TARION warranty
- INDIVIDUAL MANUFACTURERS' GUARANTEES – the quality brand name suppliers of the many components forming part of your new residence provide individual guarantees. Suppliers are carefully selected for components such as roofing, hardware, cabinetry, electrical, heating and mechanical systems, plumbing and other key elements and the warranties provided by these reputable suppliers are passed on to you. This information is provided to you by the Conasys Assurance System, providing you with clear information on the various components of your residence in one safe, easy to find place
- In suite smoke detectors for your safety and security