



# 1110 KING WEST

CONDO LIVING LAKESIDE IN THE CITY

Brand new condos coming soon to  
Kingston Ontario




Just.Condos

Limited Time Release Offer Price. Subject to change without notice E. & O.E. April 2023

**South Bay  
Towers**

**1110 King West**





# 1110 King West is setting a **new standard in condominium living.**

1110 King West Condos Kingston will be a 23 storey tower with 167 mixed condo units. Units will be a mix of one bedroom, two bedroom and three bedroom layout. Units will range from about 640 square feet to about 2680 square feet. The estimated completion date for 1110 King West Condos is set for estimated completion of Spring 2026.







## **A ground breaking community.**

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Imagine waking up, walking to your balcony, and being surrounded by the beautiful waters of Lake Ontario.

- ✓ Unobstructed view of Lake Ontario
- ✓ Cataraqui Golf and Country Club
- ✓ St. Lawrence College and Queen's University
- ✓ Close to shops, restaurants and schools
- ✓ From **640** SqFt Up to **2,680** SqFt

Picture living in luxury just steps from downtown Kingston in your own modern, spacious, beautifully finished condo.







Lake Ontario



Superb Restaurant Selection



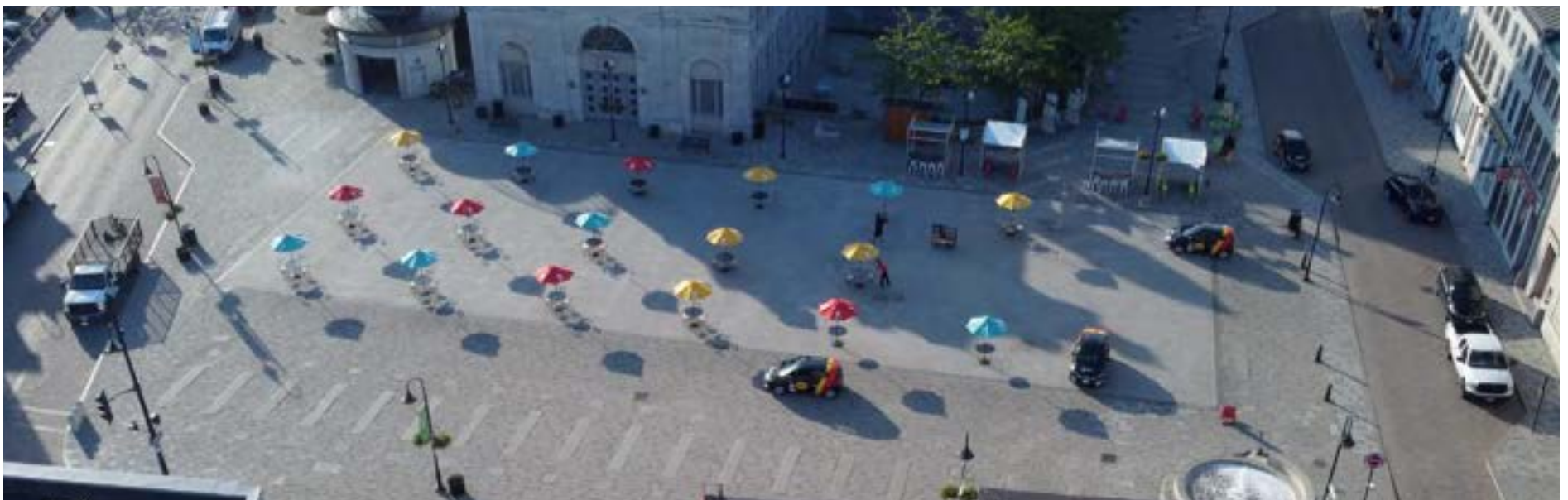
Bustling Music Scene



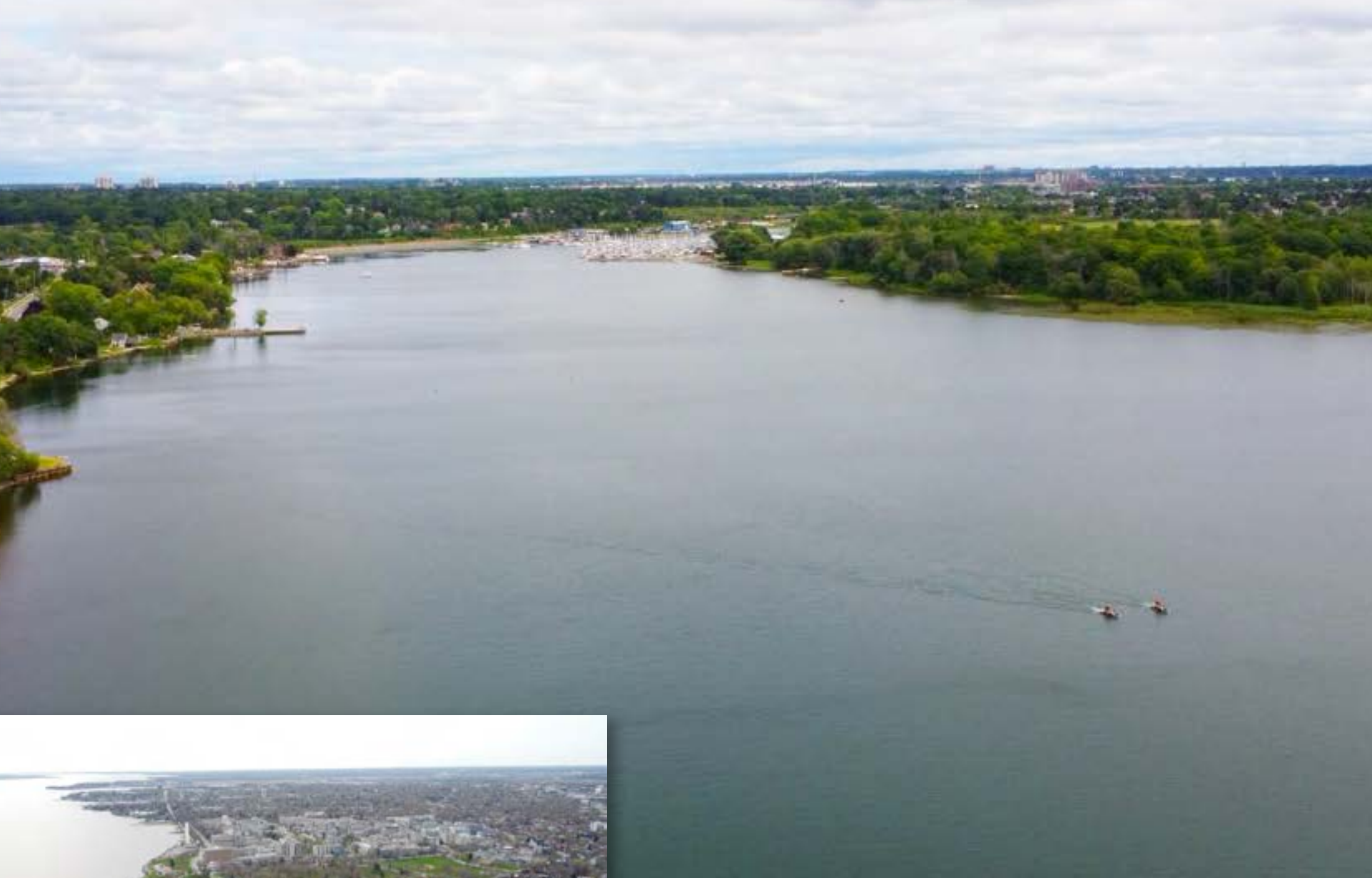
Boating



# Located In Kingston, Ontario



A New Destination



A town surrounded  
by a beautiful  
waterfront.



# A **dream** location for avid golfers

1110 King West backs onto the **Cataraqui Golf & Country Club**.

The Cataraqui Golf and Country Club is a premier private golf club located in Kingston, Ontario, Canada. Founded in 1917, the club has a rich history and tradition of providing outstanding golf experiences to its members and guests.

The golf course at Cataraqui is a challenging and well-maintained 18-hole layout that offers beautiful views of Lake Ontario and the surrounding countryside. The club also boasts excellent practice facilities, including a driving range, putting green, and short game area.

In addition to golf, the Cataraqui Golf and Country Club offers a wide range of amenities and activities for its members, including tennis courts, swimming pool, fitness center, and social events. The clubhouse is a beautiful and elegant facility that provides a welcoming and comfortable atmosphere.



# Why **Kingston?**

As the vibrant urban hub of Eastern Ontario with a population of and a regional population of 1.6 million people, Kingston offers its residents an unbeatable lifestyle, first class amenities, and short commute times.



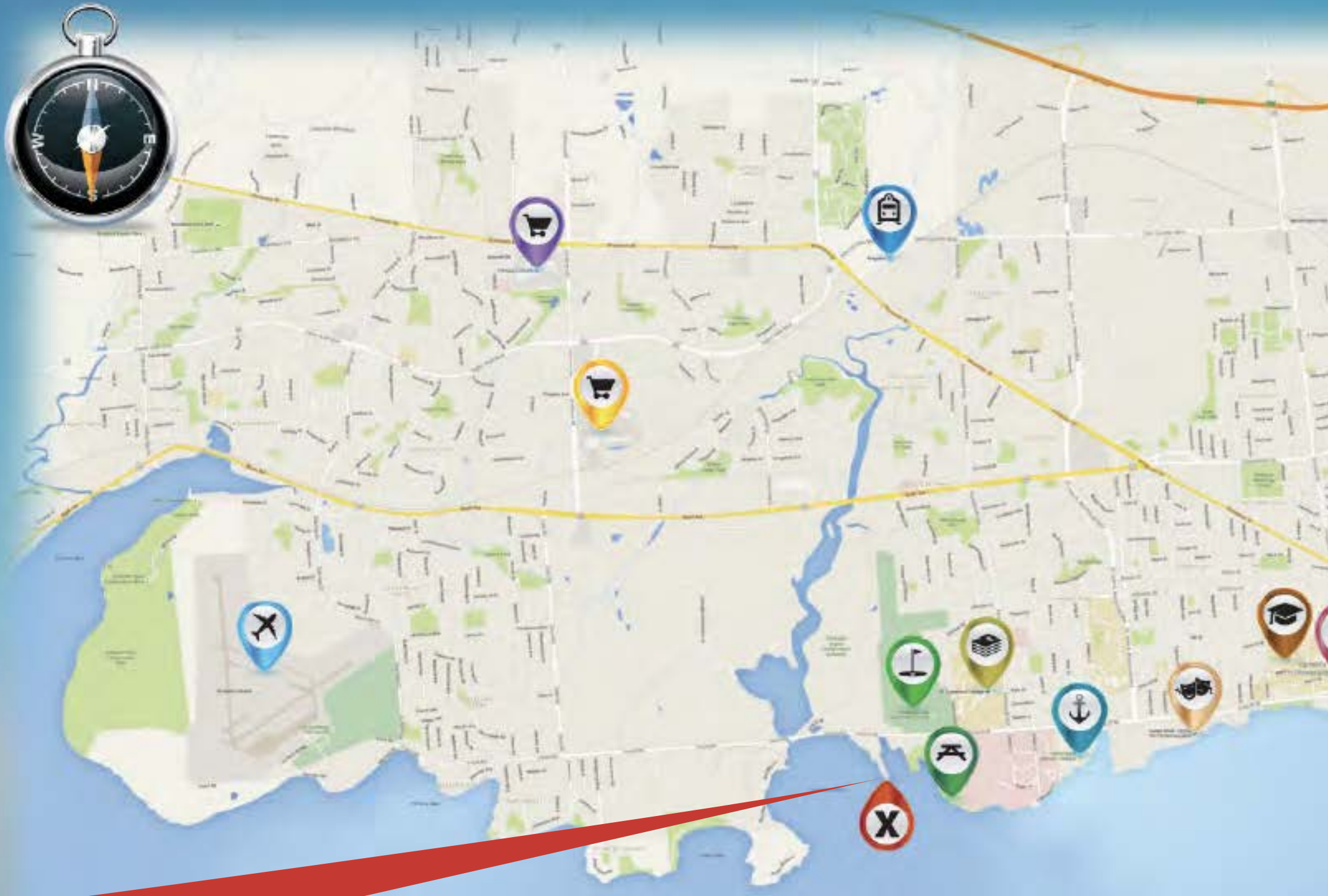


- ✓ Gateway of the 1000 Islands and UNESCO-designated Rideau Canal
- ✓ Gorgeous limestone backdrop, home of creators and innovators for over 300 years
- ✓ Storied military and political history
- ✓ Vibrant arts scene encompassing several art galleries & cooperatives, home to some of Canada's most innovative artists
- ✓ Some of the best fresh water sailing in the world (hosted numerous international competitions including the 1976 Olympics)
- ✓ Beautiful parks, trails and stunning waterfront views  
Charming, pedestrian friendly downtown




# 1110 KING WEST


CONDO LIVING LAKESIDE IN THE CITY



 1110 King West


 Kingston Airport (YGK)


 Cataraqui Town Centre


 RioCan Centre

 Via Train Station


 Cataraqui Golf and Country Club

 Lake Ontario Park

 St. Lawrence College

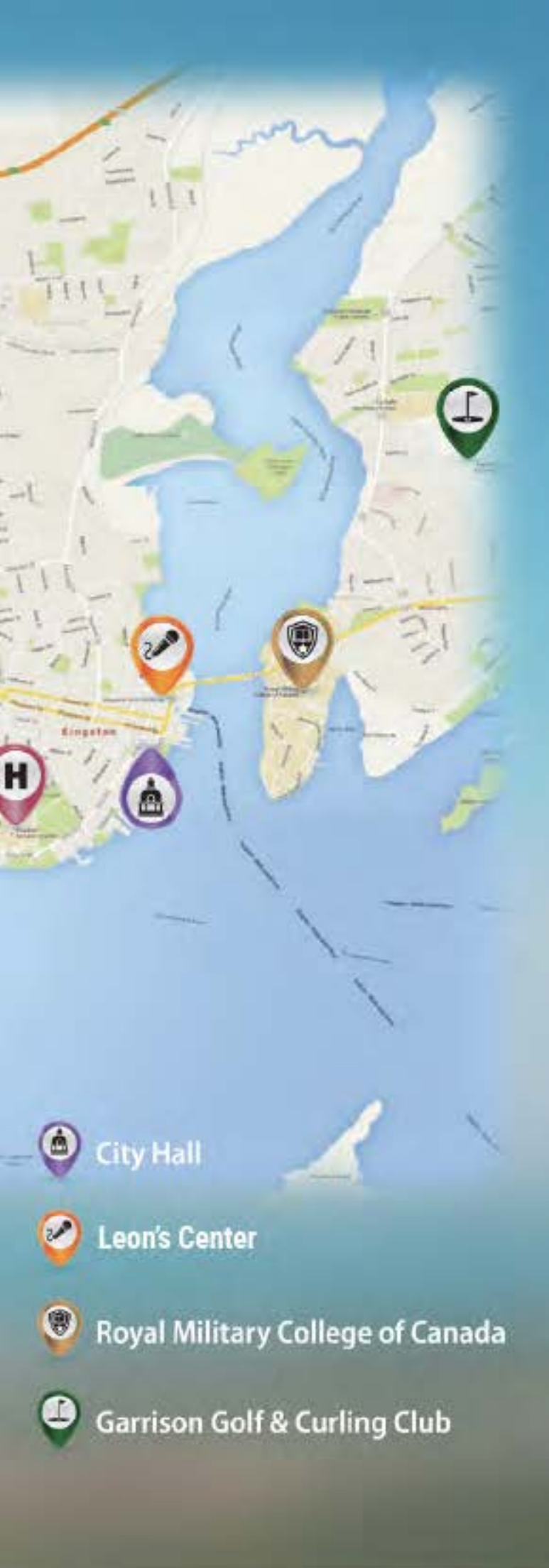
 Portsmouth Olympic Harbour

 Isabel Bader Centre for Performing Arts

 Queen's University

 Kingston General Hospital





# Experience the lifestyle of your dreams in Kingston

a city known for it's living conditions, walkability,  
and things to do around every corner.

# Ammenities

Resort-style living







1110 King West at 1106 King West Condos will be a 23 storey tower with 167 mixed condo units. Units will be a mix of one bedroom, two bedroom and three bedroom layout. Units will range from about 620 square feet to about 2,680 square feet. The estimated completion date for 1110 King West Condos is set for estimated completion in early 2026.

**See floor plans**



# Developer

Kingston Waterfront Developments Limited

## The Developer

Kingston Waterfront Developments Limited is a consortium of highly successful real estate investment, development and contractor professionals each having on average over 40 years of experience. The company ownership includes Frank Converso, President. Frank's company Cartier Kitchens is a major manufacturer of kitchen cabinetry in Canada and the U.S. and the suites will be appointed by Cartier Kitchens. Cristina Bogza, Vice President. Cristina's company Associated Mechanical is a long standing company and has been involved in numerous high rise and commercial developments and has a number of real estate holdings; one of Cristina's other companies LAPE Holdings Corporation is a real estate holdings company that also owns the McDonald Cartier Building in downtown Kingston. Lino D'uva is also a principal investor in this project and Lino's company Vinyl Window Designs is a major manufacturer of windows for high rise and residential homes in Canada.

## The Architect

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## The Law Firm

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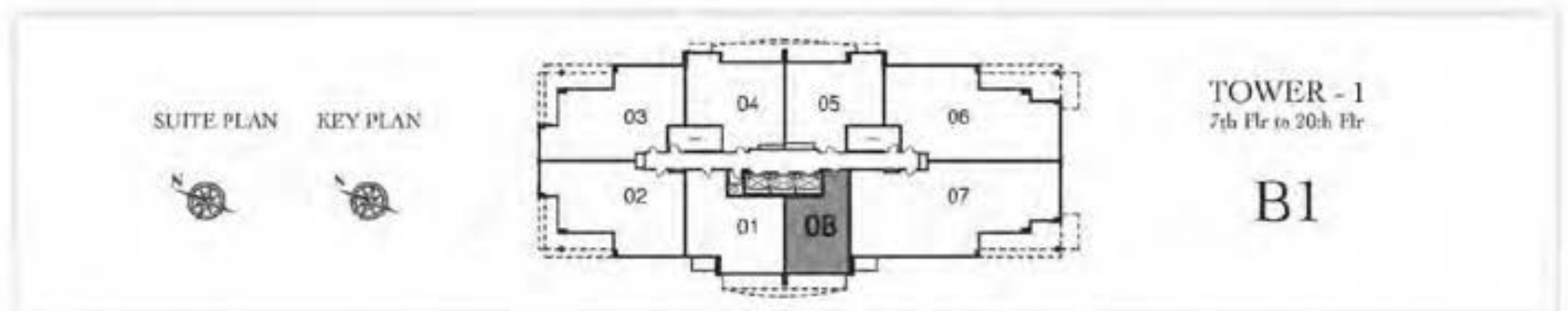




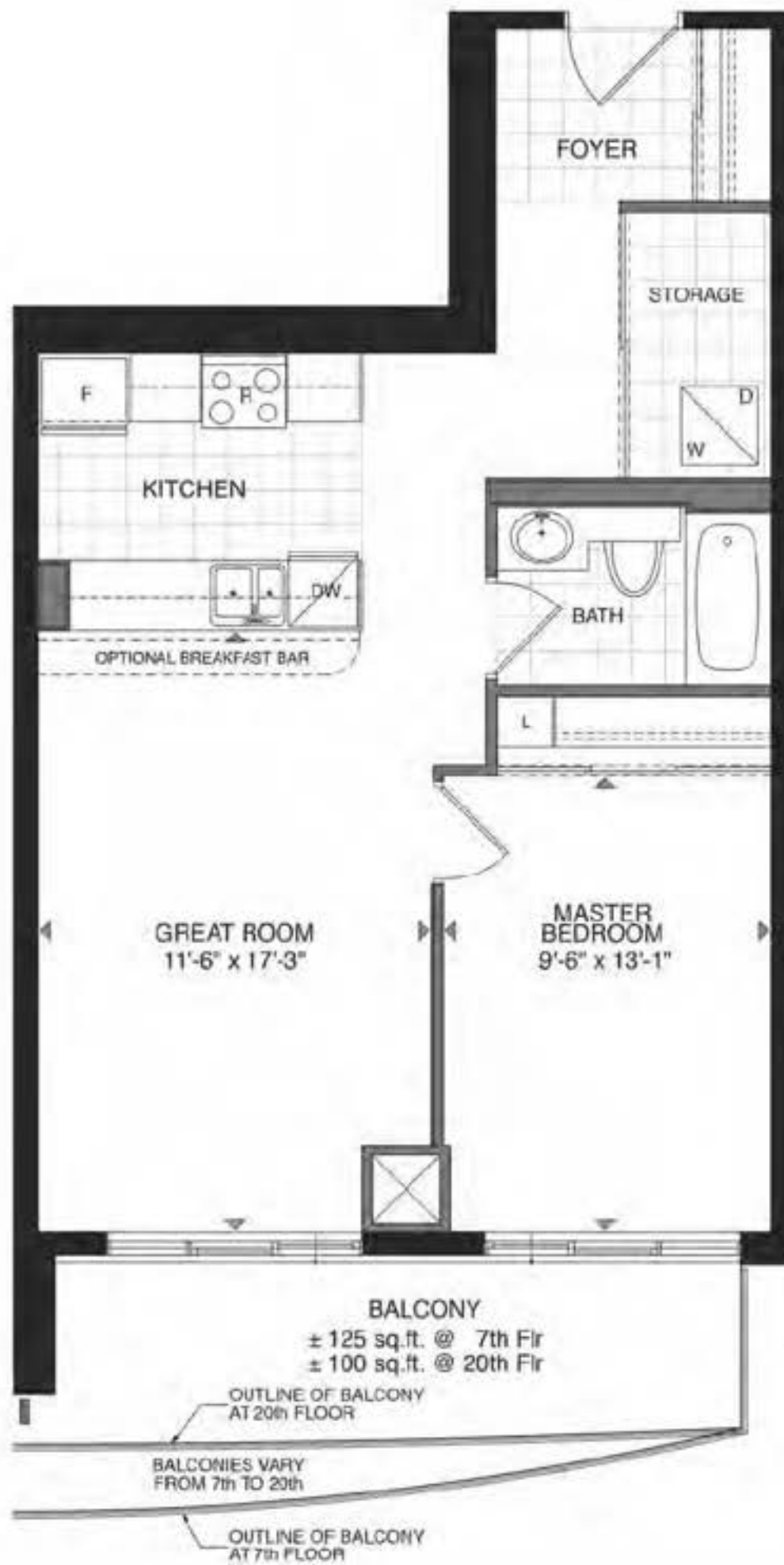


# Pier 21 695 SQ ft.

1 BDR 1 BATH  
& Waterview Balcony





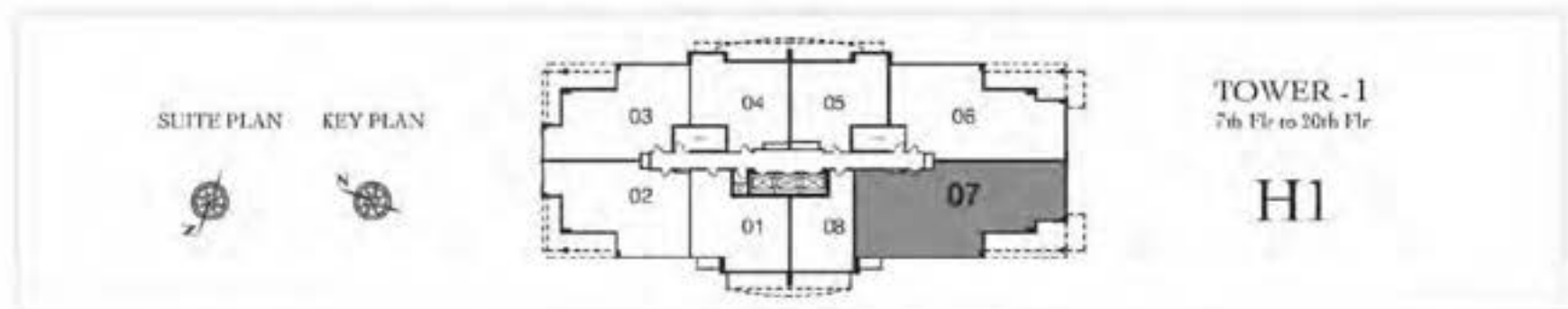


# Langlinie 2,035 SQ ft.

3 BDR 2.5 BATH

& Waterview Balcony

+Solarium

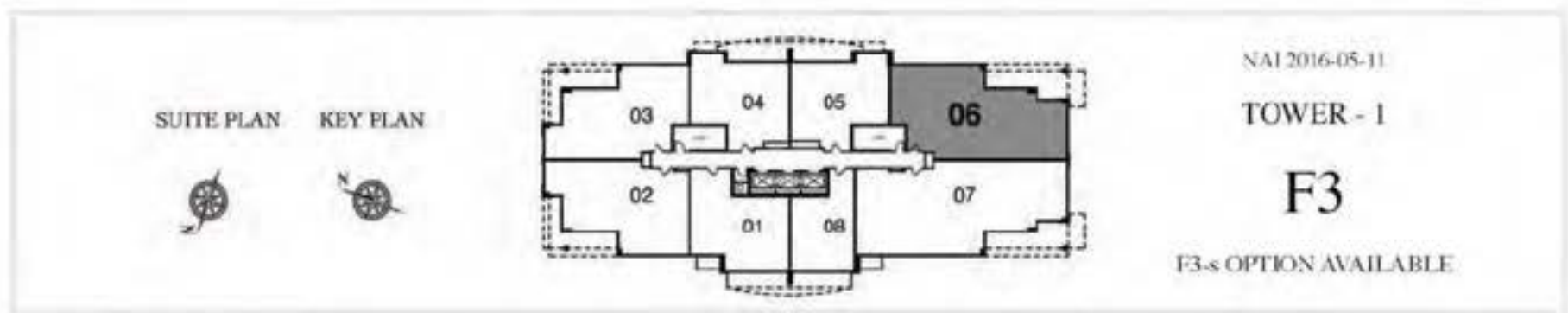




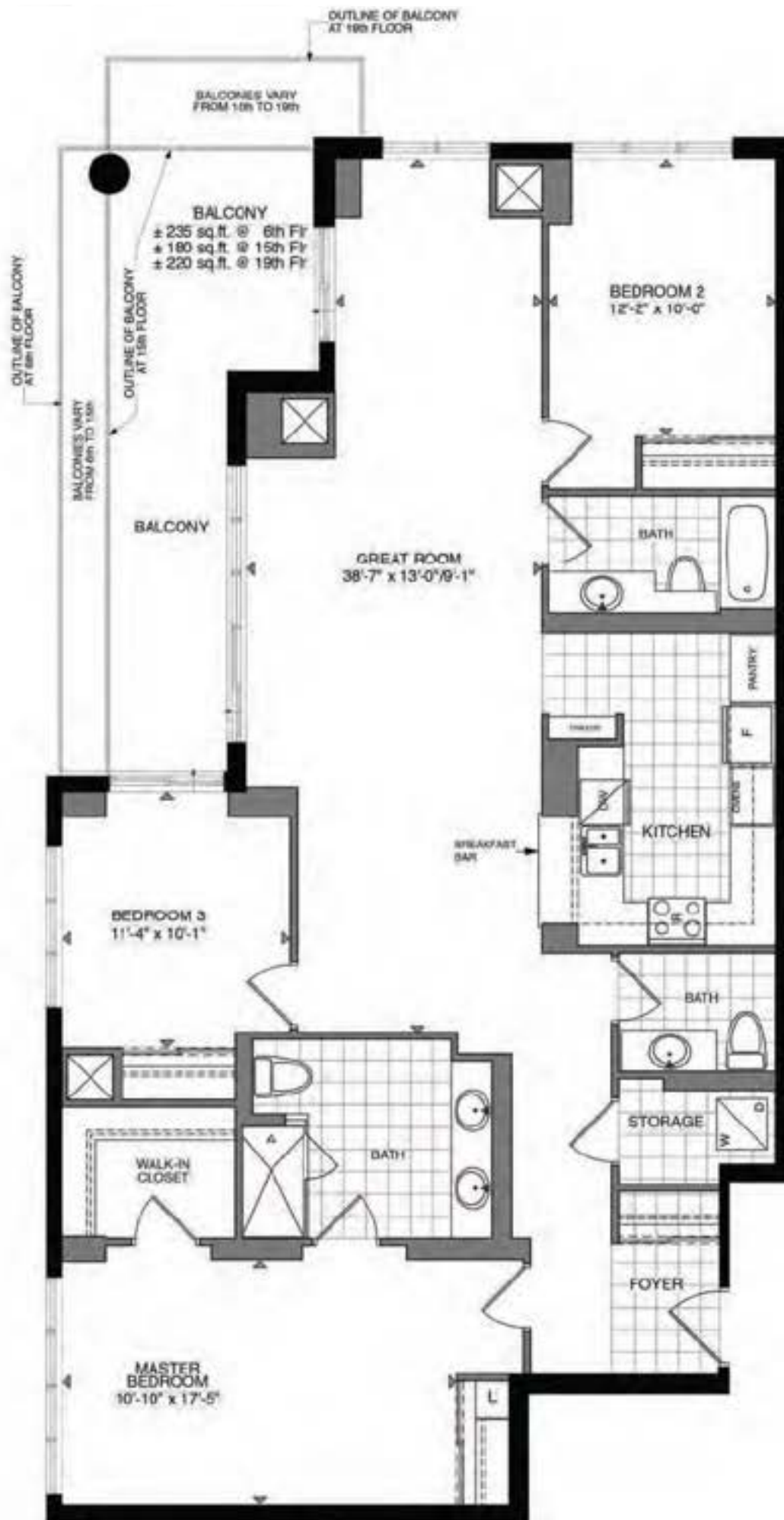


# Busselton 1,635 SQ ft.

3 BDR 2.5 BATH  
& Waterview Balcony





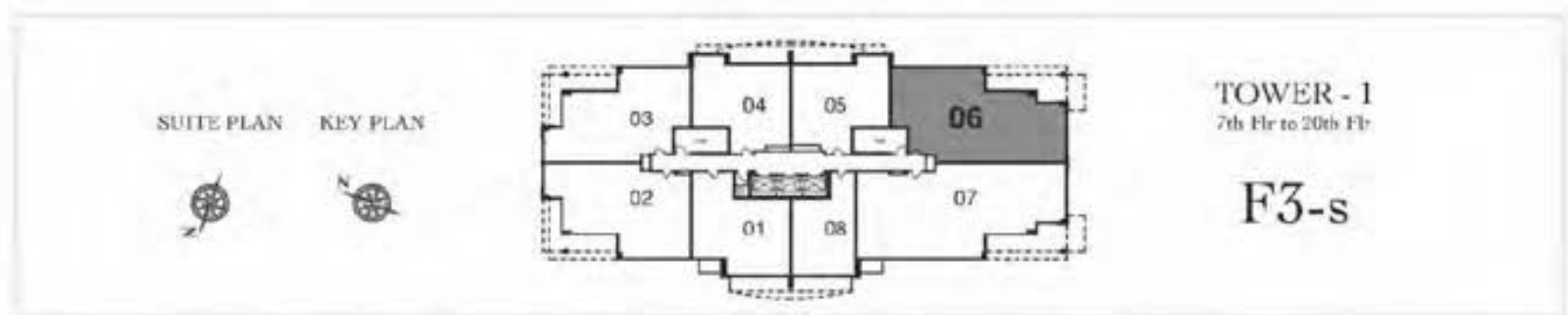


# Busselton - S 1,635 SQ ft.

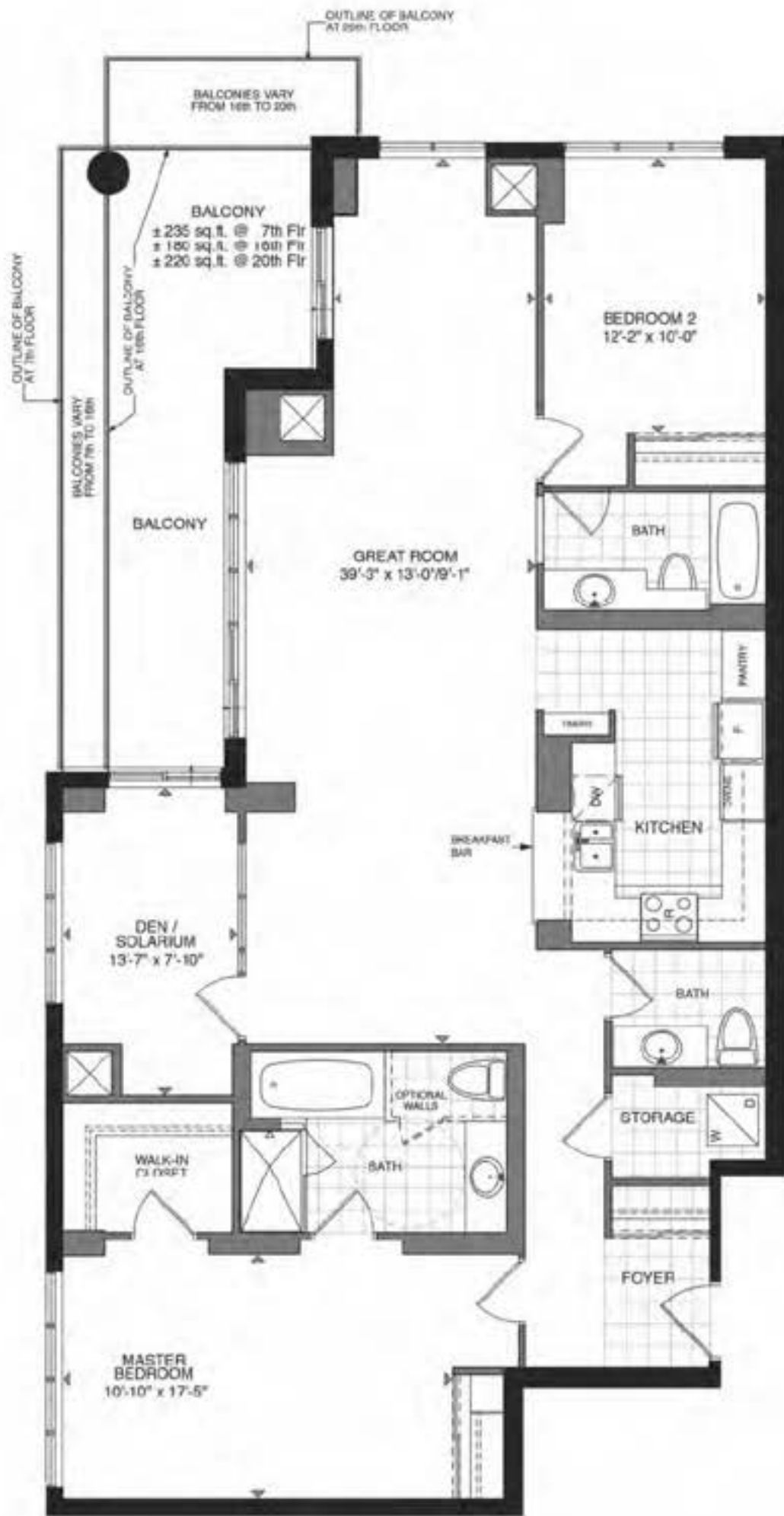
2 BDR 2.5 BATH

& Waterview Balcony

+Solarium







# Sassandra

955 SQ ft.

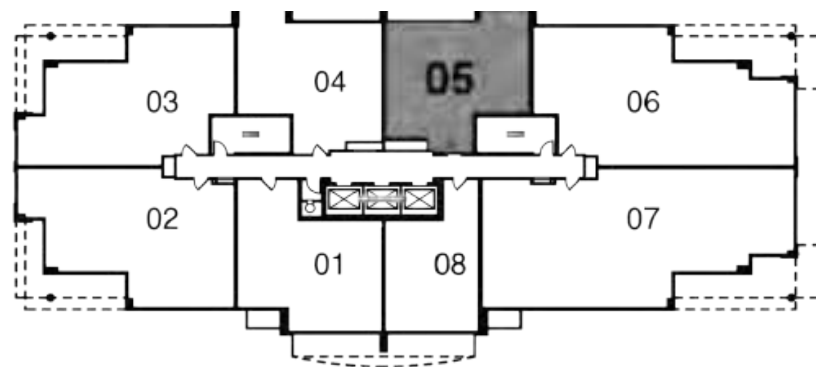
2 BDR 2 BATH

& Waterview Balcony

SUITE PLAN

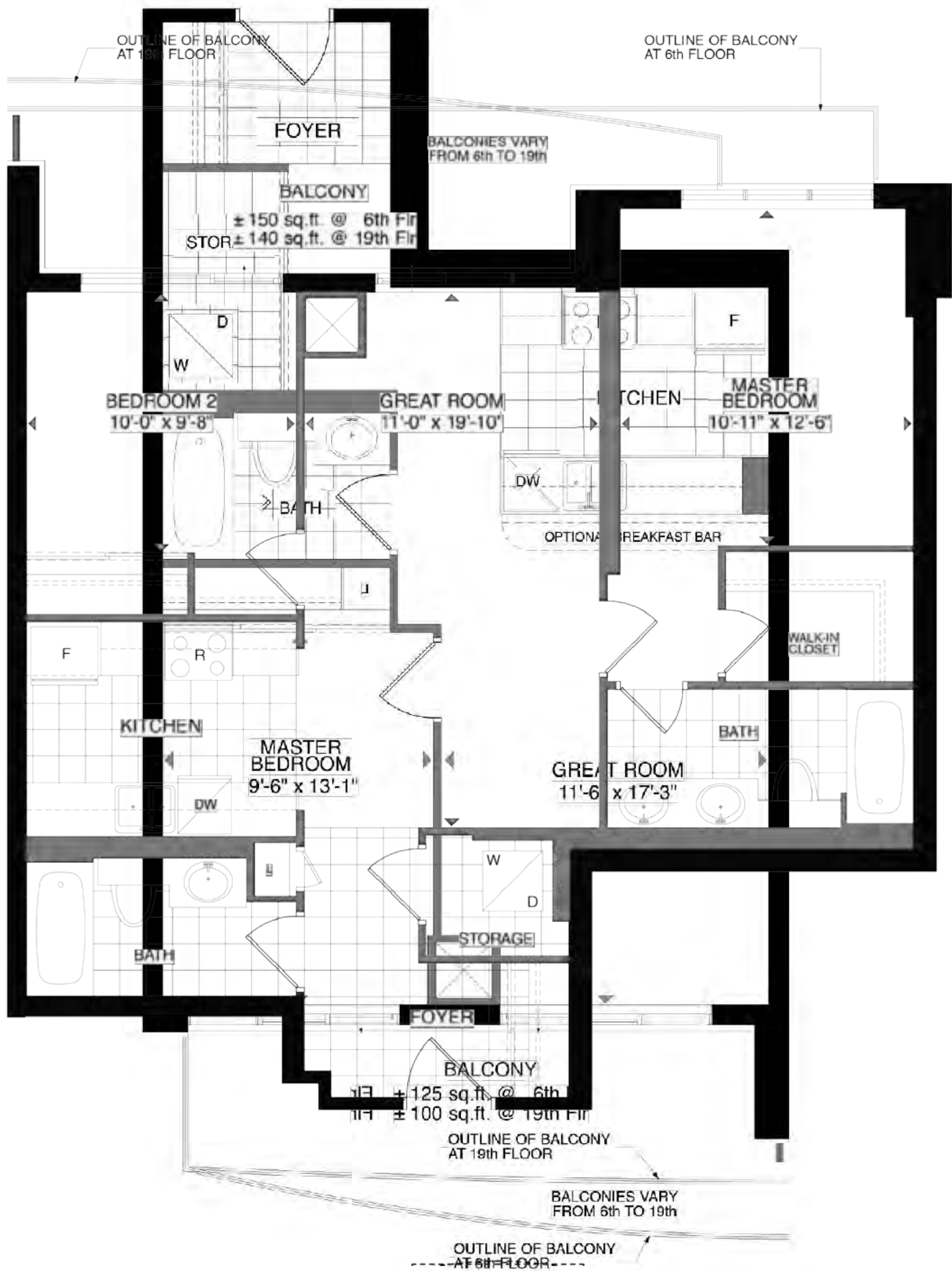


KEY PLAN



D3

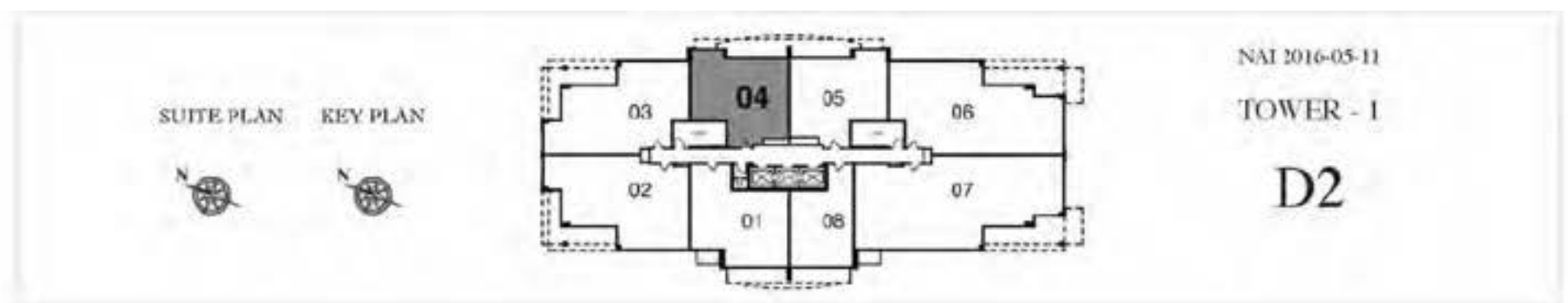




**Sopot** 960 SQ ft.

2 BDR 2 BATH

& Waterview Balcony



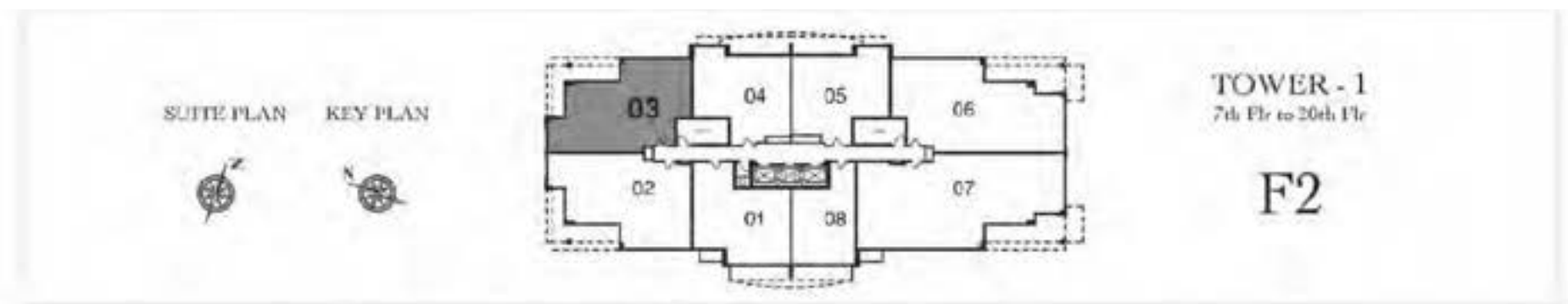




# Huntington 1,280 SQ ft.

3 BDR 2 BATH

& Waterview Balcony







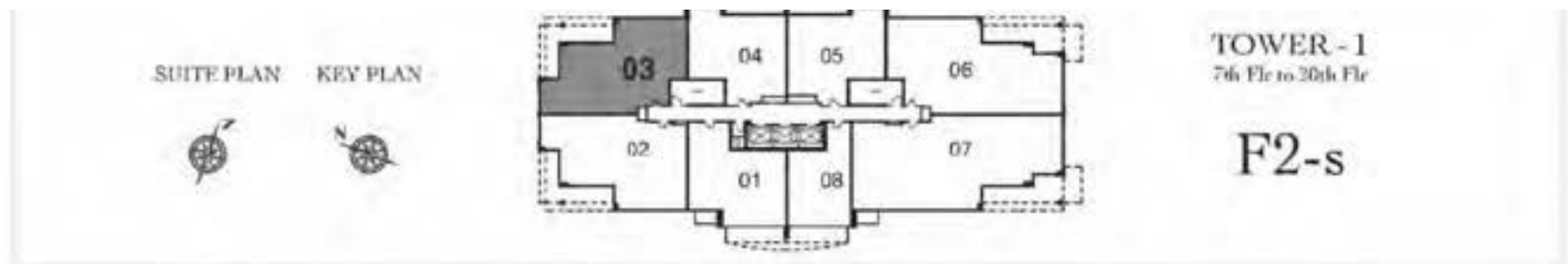
# Huntington - S

1,280 SQ ft.

2 BDR 2 BATH

& Waterview Balcony

+Solarium



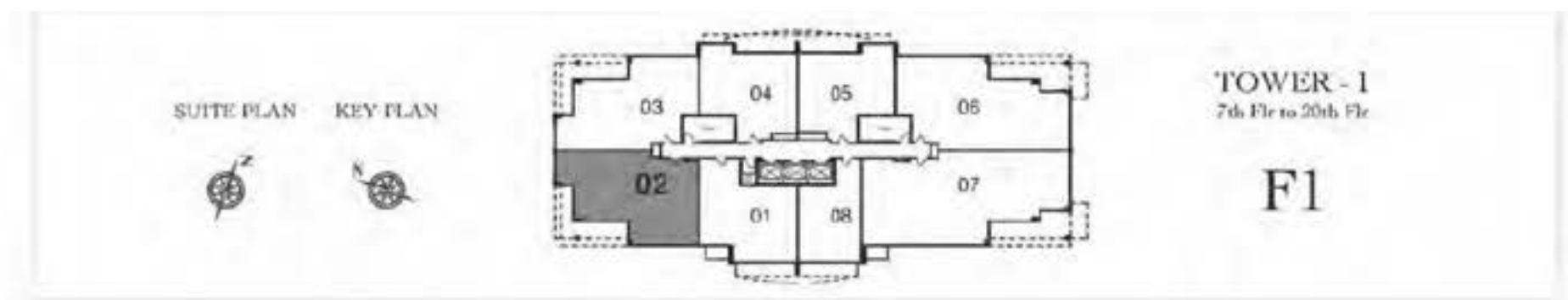




# Malibu 1,325 SQ ft.

3 BDR 2.5 BATH

& Waterview Balcony





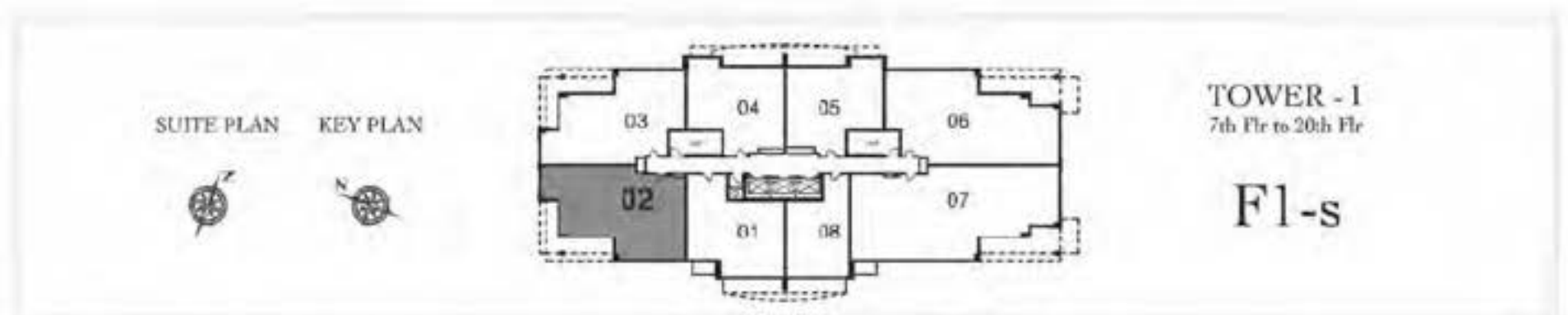


# Malibu - S 1,325 SQ ft.

2 BDR 2.5 BATH

& Waterview Balcony

+Solarium

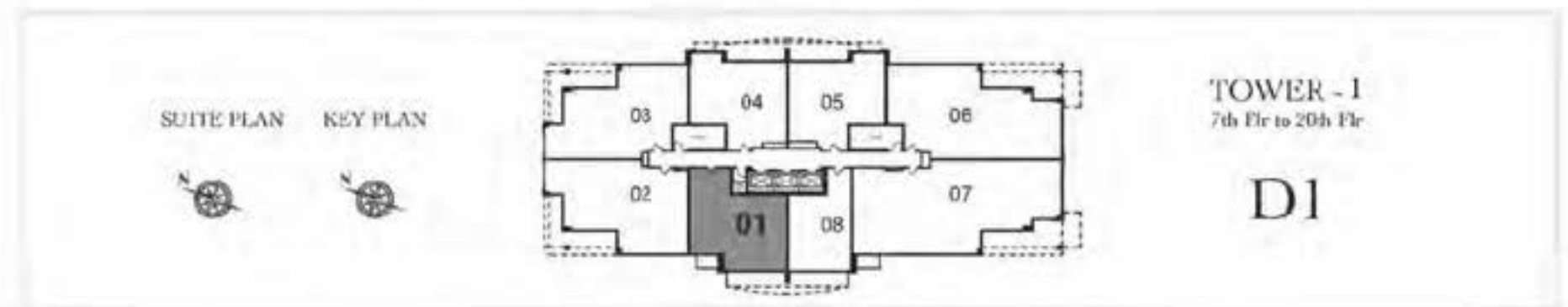




# Monterey 1,000 SQ ft.

2 BDR 2 BATH

& Waterview Balcony







PENTHOUSE

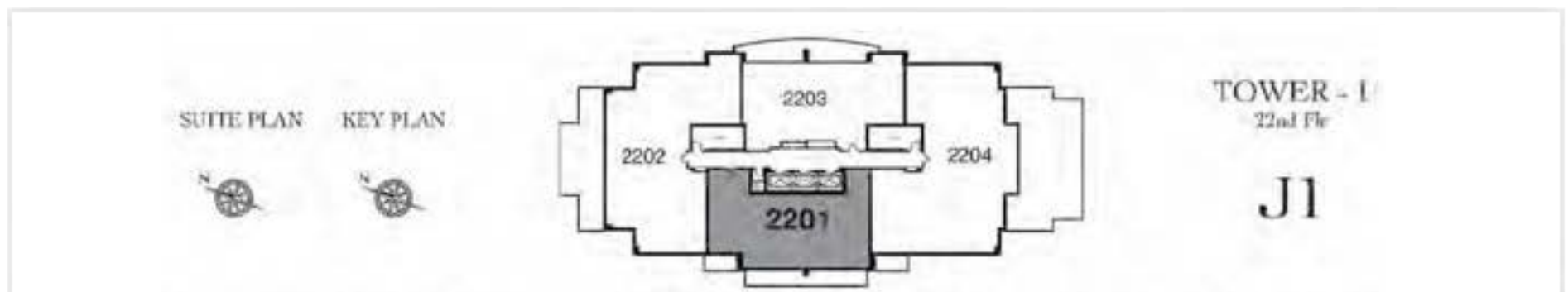
# Unit 2201

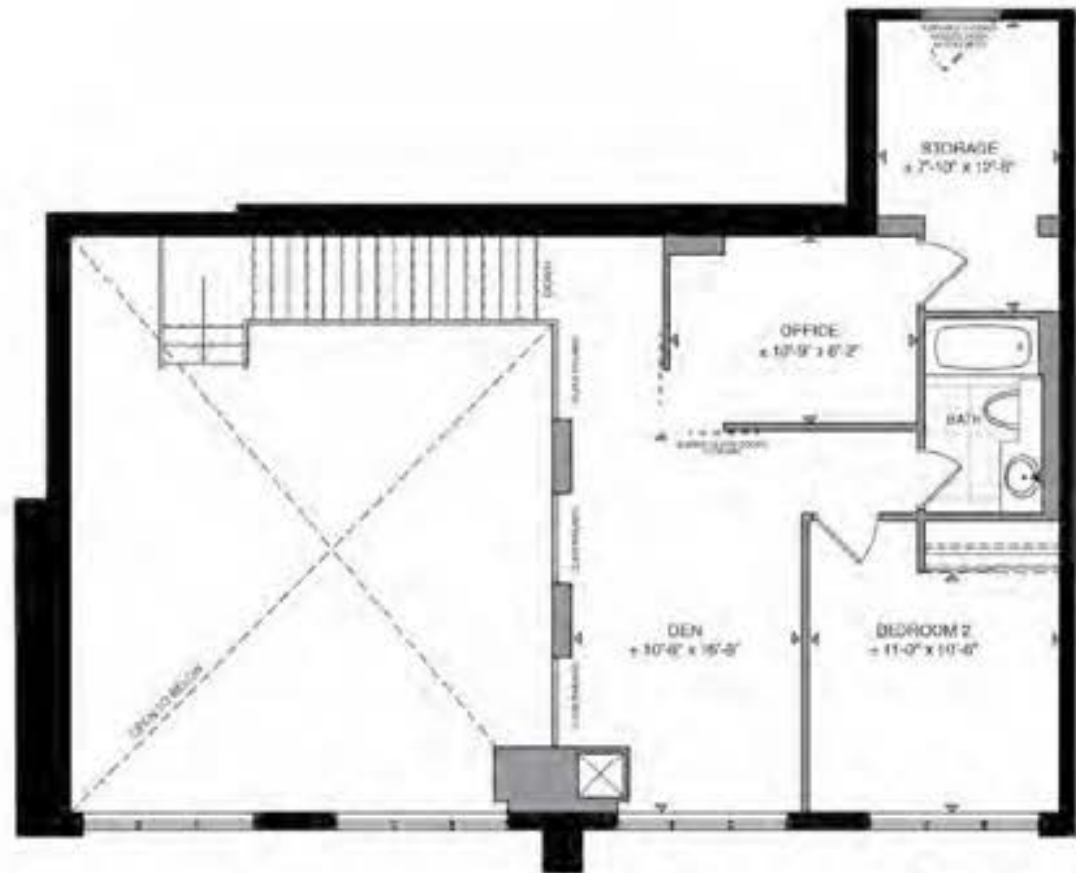
2 Storey

2,480 SQ ft.

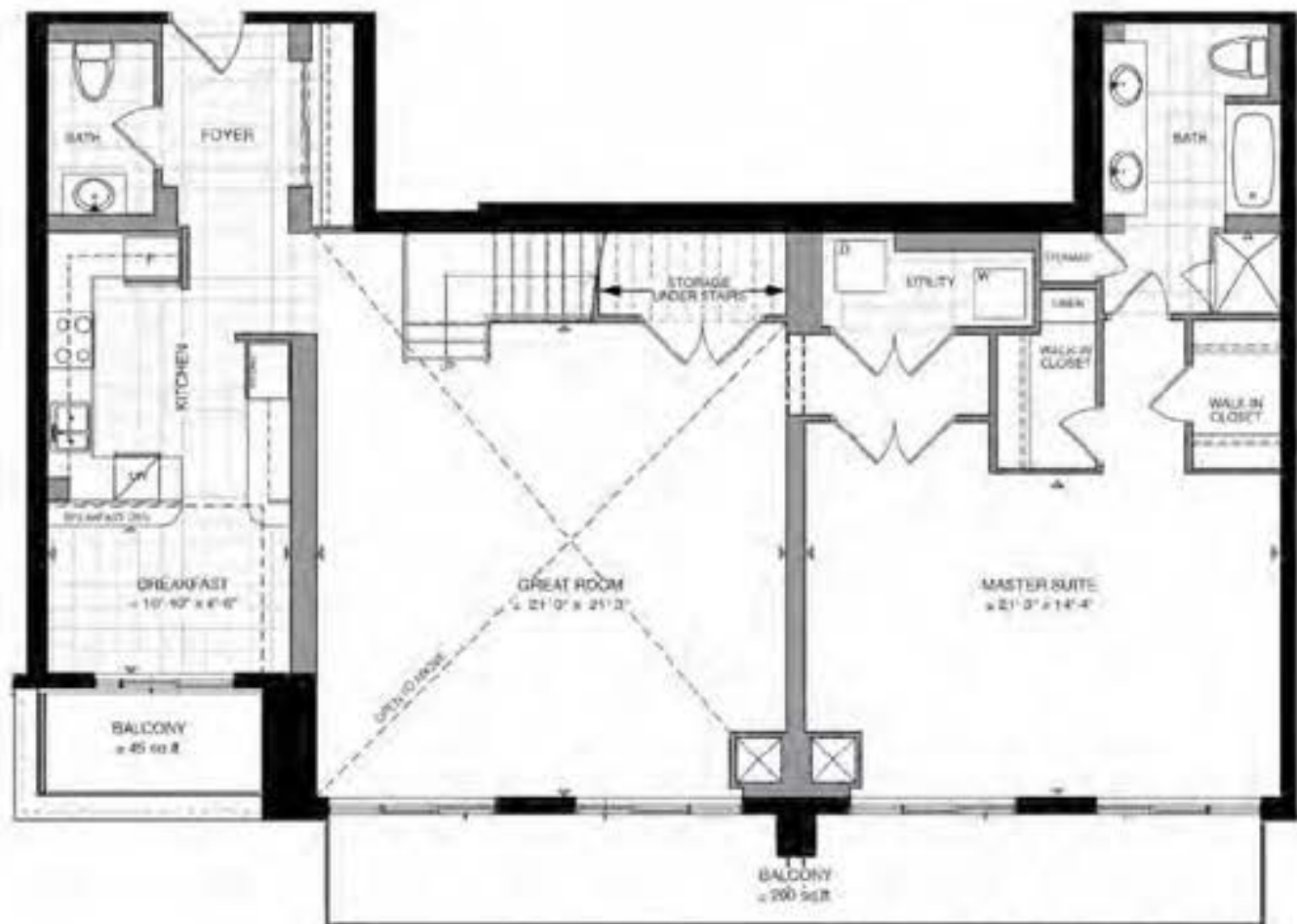
2 BDR + DEN 2.5 BATH

& Waterview Balcony





785 sq.ft. UPPER FLOOR



1,695 sq.ft. MAIN FLOOR

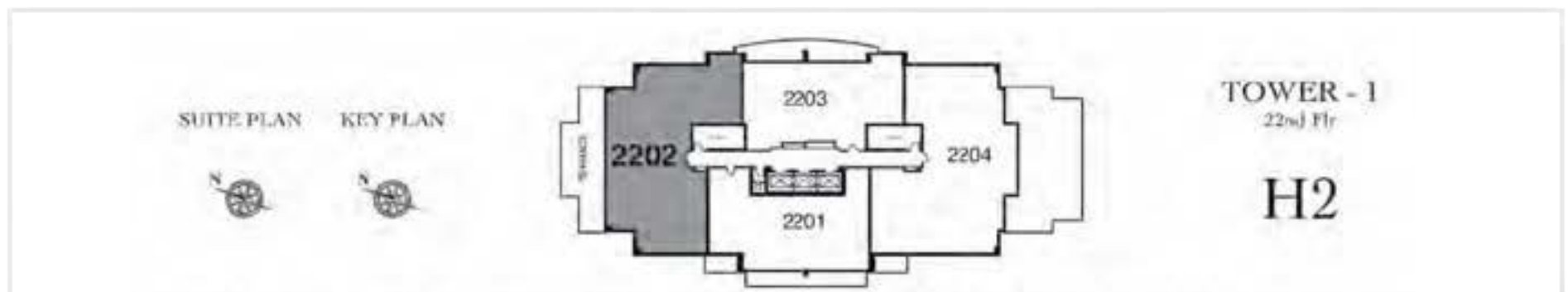


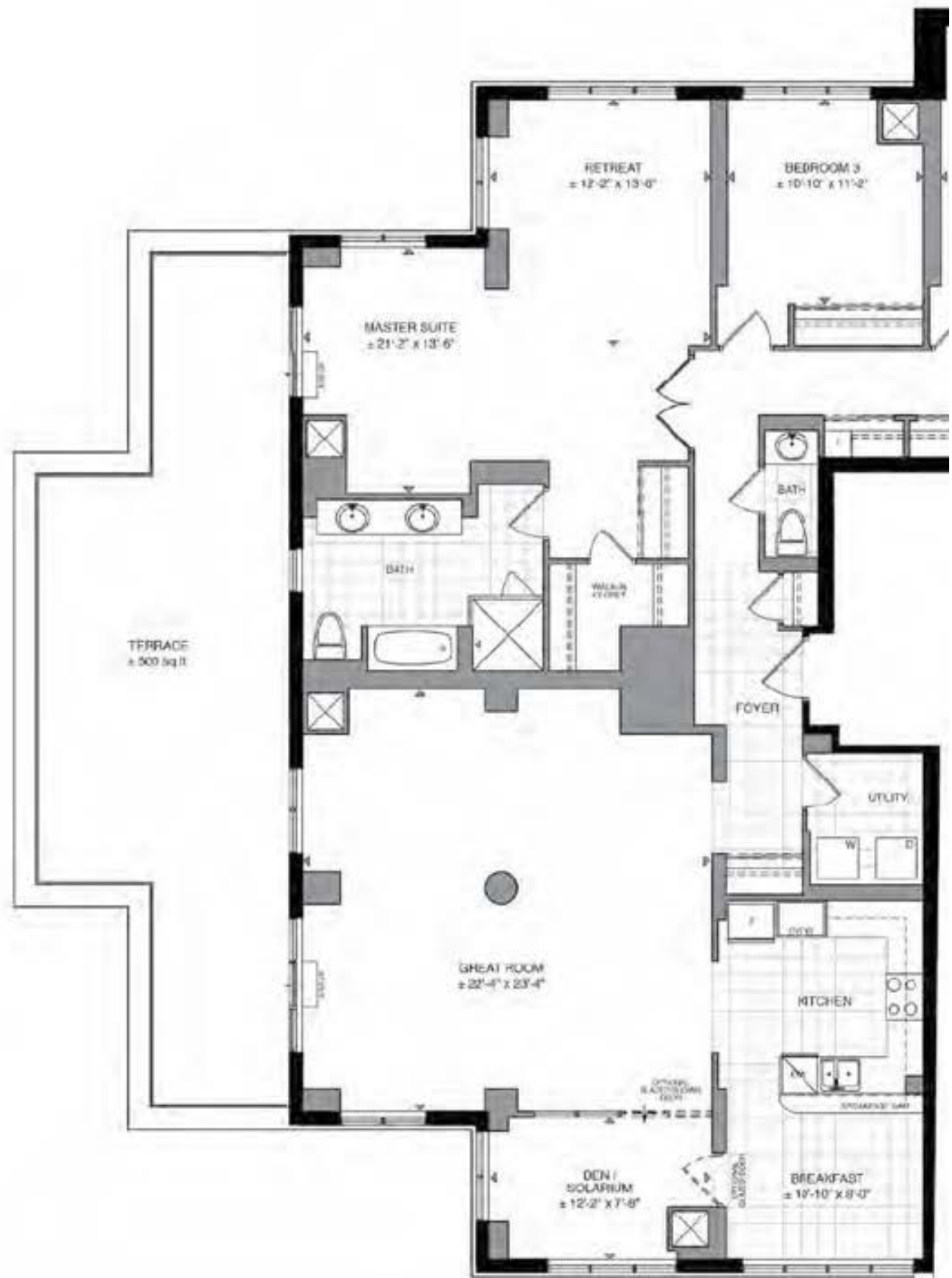
PENTHOUSE

**Unit 2202** 2,370 SQ ft.

3 BDR + DEN 2.5 BATH

& Waterview Balcony





PENTHOUSE

# Unit 2203

2 Storey

2,680 SQ ft.

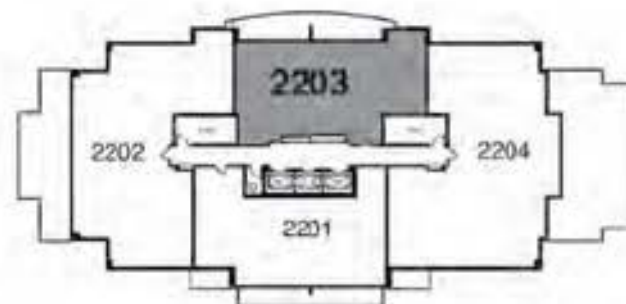
2 BDR + DEN 2.5 BATH

& Waterview Balcony

SUITE PLAN



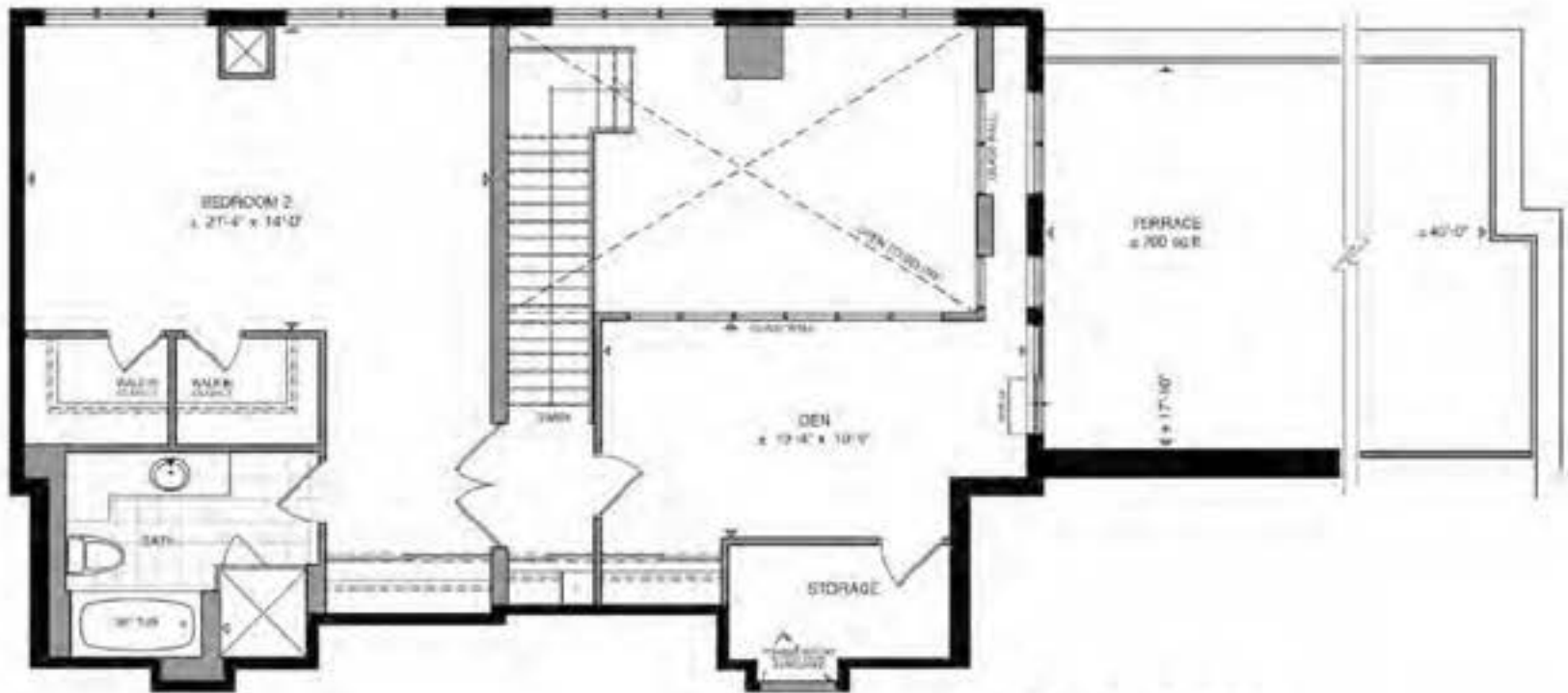
KEY PLAN



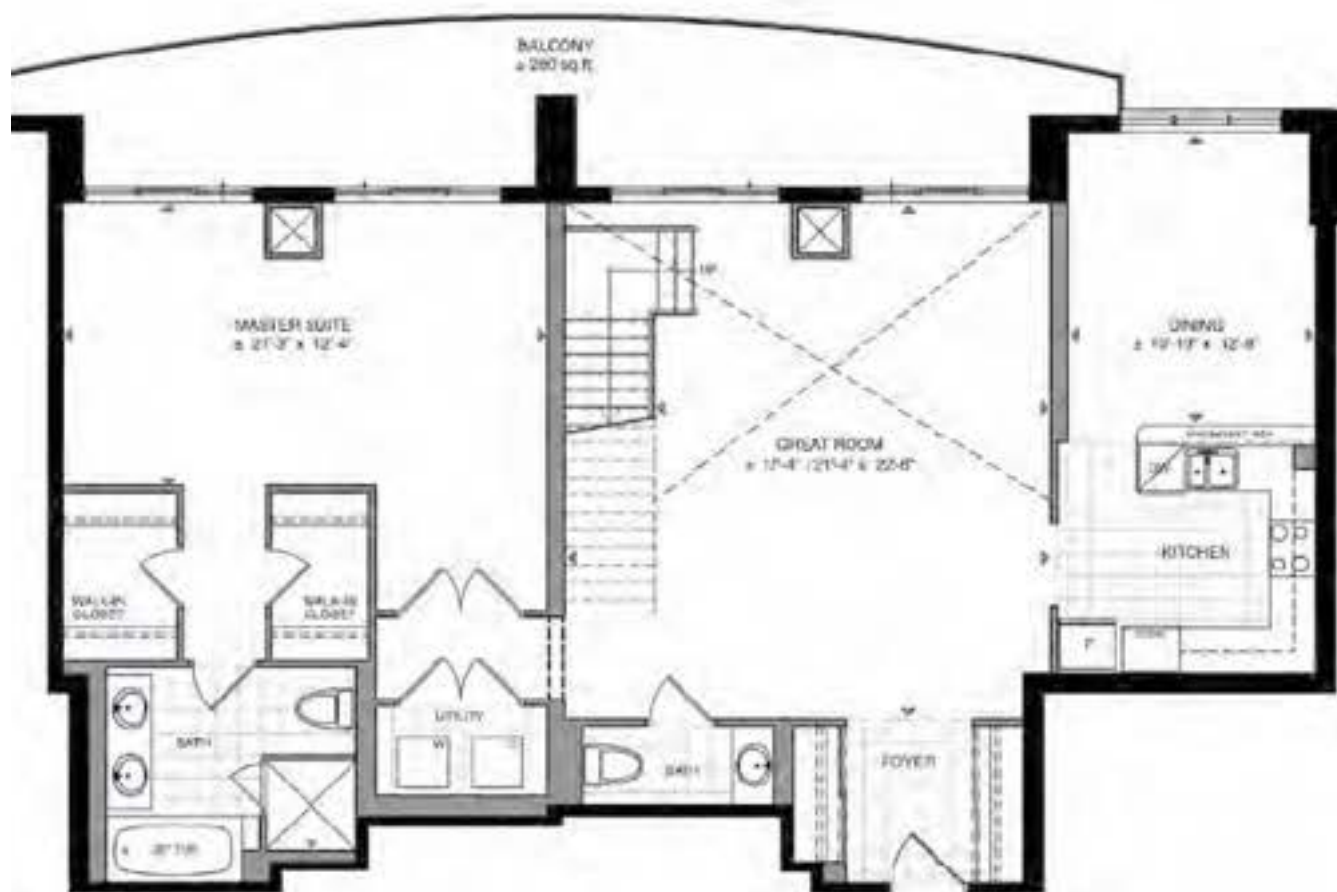
TOWER - 1  
22nd Flr

J2





1,065 sq.ft. UPPER FLOOR



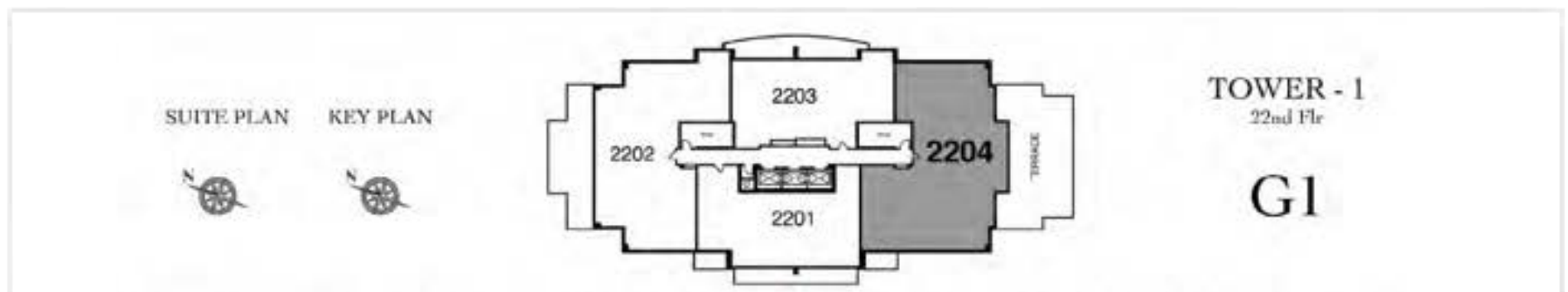
1,615 sq.ft. MAIN FLOOR

PENTHOUSE

**Unit 2204** 2,615 SQ ft.

2 BDR + DEN 2.5 BATH

& Waterview Balcony





# Specs

## GENERAL SUITE FEATURES...

- Nine-foot ceilings in principal rooms (area where bulkheads and ceiling drops are required will have lower ceilings).
- Choice of smooth coat and/or knock down stucco ceilings in living room and dining room (optional).
- Solid core entry door with privacy guest viewer and designed selected lever door hardware in satin nickel finish.
- Low "e" energy efficient double-glazed windows complete with screens.
- Large walk-out terraces or balconies as per floor plan complete with sliding, energy efficient, double-glazed patio doors or French doors per plan.
- Choice of pre-finished, laminated flooring in foyer, living room, dining room, den and hallways, as per floor plan.
- Choice of forty-ounce deep cut pile carpeting complete with underpad in bedrooms as per plan.
- Suite entry closed, with frameless mirrored sliding doors or bi-fold doors, as per plan.
- Paint grade panel doors throughout complete with designer select lever door hardware in satin nickel finish.
- Four-inch baseboard trim with matching door casings throughout.
- Designer selected lighting fixtures in foyer and hallways, as per plan.
- One exterior natural gas line connection for hookup to barbeque and water bib on terraces as per plan (22nd floors only, and if approved by building department).
- Card key and/or fob access system to common areas.
- Suite entry door alarm.

## KITCHEN FEATURES...

- Designer choice of selected quality, non-slip imported ceramic floor tile, or pre-finished laminate flooring.
- Choice of granite countertop, per builder's selection.
- Choice of designer selected quality, full height ceramic backsplash, as per plan and builder selection.
- Choice of designer selected quality cabinetry complete with deluxe, deep upper cabinets over refrigerator with side gables as per plan.
- Valance installed on upper cabinetry, as per plan.
- Four stainless steel finish appliances including 18-cubic foot frost-free refrigerator, built-in-multi-cycle dishwasher, self-cleaning electric oven/range and microwave oven.
- Impressive overhead lighting in kitchen, as per plan.
- Double stainless steel under mount sink with integral single lever satin finish faucet.

## MASTER ENSUITE BATHROOM WITH COMBINATION TUB AND SHOWER FEATURE...

- Designer choice of selected quality, non-slip ceramic floor tile, as per plan.
- Designer choice of selected furniture finishes vanity cabinet complete with cultured marble vanity countertop and under mount vitreous china sink.
- Full-width and full height mirror treatment above vanity complete with vanity surface mounted light fixture.
- Acrylic soaker tub complete with choice of designer selected ceramic tile surround as per plan.
- Designer selected satin-nickel finish faucets with lever handles.
- Temperature and pressure-balanced shower controls to maintain constant water temperature.
- Exhaust fan wired to separate switch and vented to outdoor.

## IN-SUITE LAUNDRY FEATURES...

- Designer choice of selected quality non-slip ceramic tile flooring in laundry room, as per plan.
- Stacked white washer and dryer complete with exhaust fan vented to outdoors.
- Shelving installed in laundry room, as per floor plan.

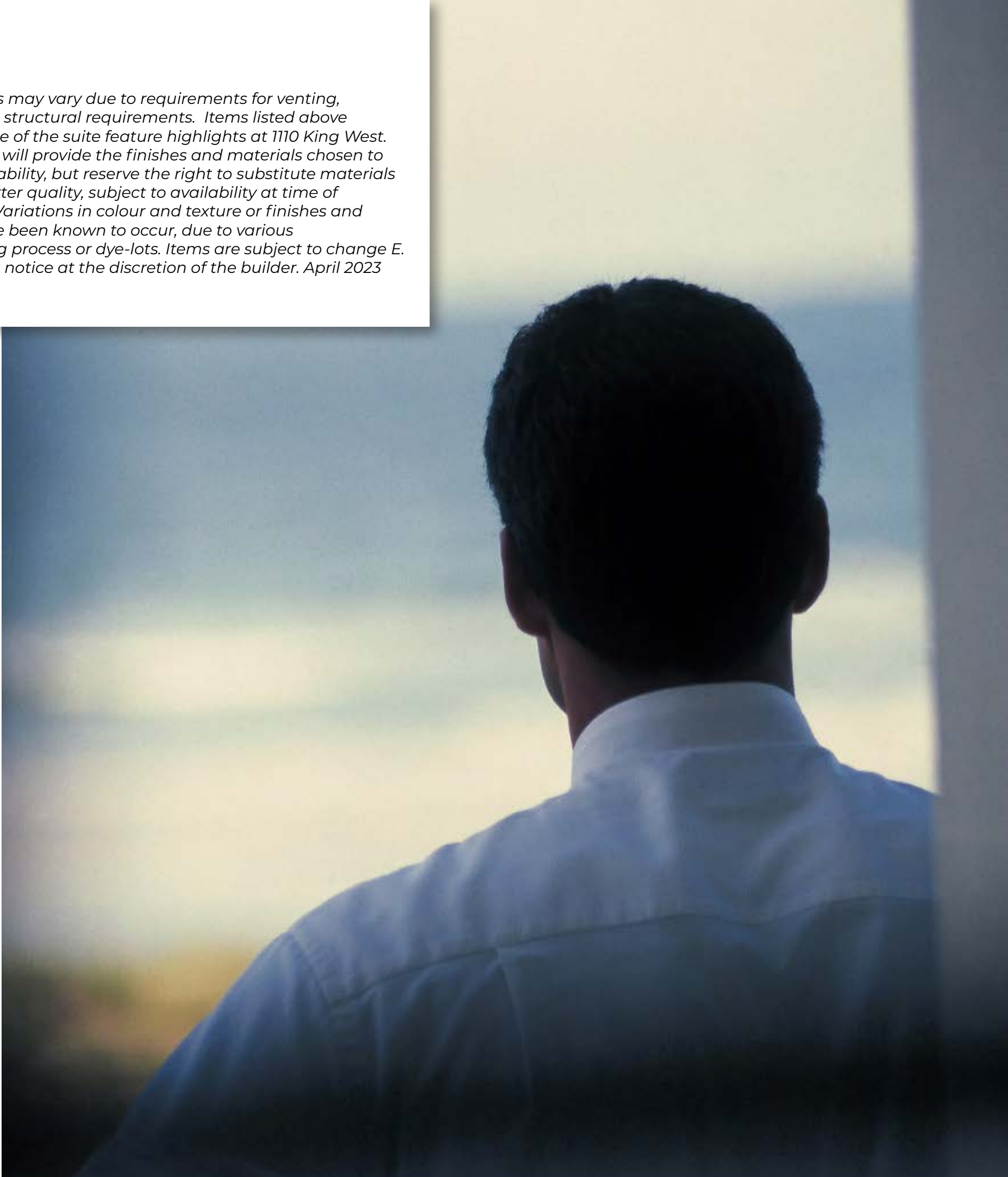
## ELECTRICAL FEATURES...

- Pre-wired for cable television outlets in all bedrooms, living room, kitchen and den for easy internet access.
- Pre-wired for telephone outlets in all bedrooms, living rooms, kitchen and den.
- Capped ceiling outlets in living room, dining room, all bedrooms and den.
- Smoke detector.
- Individual year round efficient electric hot water heating and air conditioning.



## **NOTES...**

*Ceiling heights may vary due to requirements for venting, plumbing and structural requirements. Items listed above represent some of the suite feature highlights at 1110 King West. 1110 King West will provide the finishes and materials chosen to the best of its ability, but reserve the right to substitute materials of equal or better quality, subject to availability at time of construction. Variations in colour and texture or finishes and materials have been known to occur, due to various manufacturing process or dye-lots. Items are subject to change E. & O. E. without notice at the discretion of the builder. April 2023*



## Section 1: Q & A Building & Development In General

### Q: What is the building make up?

**A:** The proposed building is 23 storeys high with the first floor located directly above the two raised floors of parking. The first floor has 1 suite plus common areas. Floors 2 through 3 have 9 suites per floor while floors 4 to 21 have 8 suites each per floor. Floor 23 (Penthouse/Sky Deck) has four Penthouse suites. Each suite has at least one private balcony (with the exception of the main floor suites which have private terraces). The building is designed with three elevators to minimize wait times for all. The parking area located at the base of the building provides covered parking and direct elevator access to each floor within the building. The first floor of the building is above the parking (essentially equivalent to a third floor view).

Additional considerations to suite selections are ceiling heights per floor, which are as follows:

- Floors 1 and 2 will have an effective ceiling height of about 12'
- Floor 3 will have an effective ceiling height of about 10'
- Floors 4 through 19 will have effective ceiling heights of 9'
- Floors 20, 21 & 22 will have effective ceiling heights of 10'
- The Sky Deck Lounge on the 23rd floor will have an effective ceiling height of 10' while the Sky Deck outdoor patio ceiling height is limitless.

### Q: What are the amenities?

**A:** 1110 King West will be creating a new standard in Condominium Living featuring a 24 hour concierge, ideal for receiving packages, guests and for increased security. The main floor with accommodating lobby will offer access to common gathering room and the gymnasium. The gym area will offer a great place to work out overlooking the waterfront. The Sky Deck located on the upper floor will offer a panoramic view like no other. It is planned to feature outdoor barbecues and a gathering bar with mix of patio tables for social outings and lounging out - the perfect place for doing nothing at all, above it all. All plans and designs are subject to final site plan approval through the City of Kingston and subject to the developer's proposal meeting current approved zoning by-laws.

### Q: How will the suites be heated and cooled?

**A:** Let's start with the non-technical approach. Each unit will have its own individual control of heating and cooling that will draw off of a centralized system. This system does not restrict individual control, such that one resident may be cooling their suite while another may be warming theirs. The power and control is individual, however the system utilizes a central control which provides for greater efficiency. As the system is both central and individual, a portion of the monthly condominium fee goes toward the heating and cooling system while the individual use is directly metered. Here is a more technical overview:

The heat pump system carries the highest initial cost, but generally provides the highest degree of comfort control for the resident. It requires a mechanical room located in a penthouse or the ground floor. The major components include a boiler, chiller, cooling tower, and pumps. Hot and chilled water are distributed from the mechanical room to fan coils located inside the living units via two pairs of dedicated supply and return pipes – one for heating, one for cooling. One of greatest advantages of this system is that it allows the unit occupant to switch from heating to cooling at will. Because the system runs on four pipes – two self-contained systems – hot water and cold water can be available in each unit simultaneously during transitional seasons.

### **Q: What about parking?**

**A:** Each suite includes one parking space in the purchase price. There may be, on a first come first serve basis, the opportunity to purchase an additional parking space, subject to availability. The developer is proposing 249 total parking spaces, including guest parking.

### **Q: What are the highlights of the suites offered within?**

**A:** Suites offer the following:

- Minimum 9' ceiling heights.
- Private balconies per suite with terraces for penthouse suites (main floor suites have private terraces).
- In-suite laundry complete with white stacked washer / dryer per suite.
- Designer kitchens with granite counters with under mount sinks.
- Ceramic tile in foyer, kitchen and bath areas.
- Stainless steel kitchen appliance package including fridge, stove, dishwasher and microwave.
- 40oz carpet in bedrooms.
- Marble counter tops in bathrooms.
- Ceramic tile surround tub/shower or shower as per plan.
- Option to purchase storage unit and/or bicycle storage locker.

### **Q: What are the highlights of the suites offered within?**

**A:** Much like the adjacent 1000 King Street West, will be built in phases. The current plan proposes three buildings in total including 1110 King West, in addition to plans for future marina slips. The final development proposal will go through a site plan and approval process with the City of Kingston and the development will evolve through the process. The proposal provided reflects the developer's intent for 1110 King West. 1110 King West is the first building to be developed and the proposed development calls for two additional buildings to be built to the north of 1110 King West.

It should be noted that the site contains both the land area you see, and the waterfront lot with a total land and water area of about 15.54 acres (about 9.6 acres of that total being on land). The future development proposal includes boat slips, subject to approvals, but these slips are seen as a key asset to this premier location, as existing break walls already provide protection to the bay.

The property is currently zoned B3.216 which accommodates a Marina with up to 1,000 sq. meters, ancillary commercial use to the Marina, in addition to being zoned for up to three buildings containing a total of 343 dwelling units. The development proposal calls for boat slips and a commissary area without a formal Marina facility within. In addition per B3.217 the site is also zoned for water based facilities necessary for a Marina (i.e. boat slips). The developers plan for boat slips would be encapsulated within a condo title structure. The developer has also proposed a water dock bubbler system that would allow for year round storage of all boats, ensuring that the water in the docking area will never freeze. All of which is subject to final site plan approval.

### **Q: When will the building be built?**

**A:** With any new condo project the closing date is not an exact science as there are several controlling factors that must be satisfied. These include site plan approvals, finalization of design requirements for full code compliance, reviews and approvals. In addition, condo projects require pre-sales to satisfy lender financing requirements, prior to construction commencement. As such the closing date is a proposed date, and in the case of 1110 King West, the proposed construction start date is Late 2023

### **Q: What is the price range of the units?**

**A:** The remaining units range from the low \$500,000's to approximately \$2,100,000.

# Q&A

## **Q: What is the price range of additional options to the purchase?**

**A:** Additional options in addition to the purchase price include the following:

- Parking for one space is included and additional parking (subject to availability) with ability to purchase additional space. This will be your exclusive use space on title.
- Bicycle Storage Space can be purchased. Again, this too would be added to your exclusive use on title.
- Storage Lockers typical 56 sq.ft. in area can be purchased per unit and would be added to your exclusive use space on title.
- Additional condo fees would be applied for the additional space as pro-rated by the condo budget as disclosed by the Declarant.

## **Q: What degree of finish will there be to the balance of the site after the first building is completed?**

**A:** The site is planned for three buildings and 1110 King West. As planned, its location is right at the end of the Pier (the most southerly point, with panoramic views surrounding the building). As part of the buildings positioning, within the first phase of the development, the surrounding pier will comprise the first phase of the second building (finished parking level). Full landscaping will surround 1110 King West.

## **Section 2: Q & A Development Team**

### **Q: Who is the Developer?**

**A:** Kingston Waterfront Developments Limited is consortium of highly successful real estate investment, development and contractor professionals each having on average over 40 years of experience. The company ownership includes Frank Converso, President. Franks company Cartier Kitchens is a major manufacturer of Kitchen cabinetry in Canada and the U.S. and the suites will be appointed by Cartier Kitchens. Cristina Bogza, Vice President. Cristina's company Associated Mechanical is a long standing company and has been involved in numerous high rise and commercial developments and has a number of real estate holdings; one of Christina's other companies LAPE Holdings Corporation is a real estate holdings company that also owns the McDonald Cartier Building in downtown Kingston. Lino D'uva is also a principal investor in this project and Lino's company Vinyl Window Designs is a major manufacturer of windows for high rise and residential homes in Canada.

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### **Q: Who is the Selling Brokerage RE/MAX RISE?**

**A:** RE/MAX RISE Executives, Brokerage, established in 2004, has been a proven leader in real estate sales and marketing with an innovative and dynamic edge to real estate service. The team at RE/MAX RISE has years of experience and a proven track record in new construction sales and marketing. Their passion is real estate and seeing a vision through to reality. 1110 King West is a once in a lifetime project due to the premier location along Kingston's Waterfront. RE/MAX RISE has worked with the development team for over a year in planning and execution prior to launch. A testament to their commitment to this premier real estate offering.

### **Q: Who is the Law Firm Goldman, Sloan, Nash & Haber LLP?**

**A:** For more than 40 years, Ontario's largest condominium, subdivision and commercial real estate developers have relied on Goldman, Sloan, Nash & Haber LLP for strategic and practical counsel, who can help support company and personal goals.

## **Section 3: Q & A Agreement of Purchase and Sale**

### **Q: Where does the deposit go?**

**A:** Your deposit is held in trust account administered Goldman, Sloan, Nash & Haber LLP governed under the deposit requirements of Condominium Act.

### **Q: What is the deposit structure for purchases?**

**A:** The deposit structure upon acceptance will be as follows:

1. Upon acceptance - \$10,000.
2. Within 30 days - 5% of the purchase price (including the initial \$10,000).
3. Within 90 days - Fill up to 10% of the purchase price.
4. Within 150 days - Fill up to 15% of the purchase price.
5. Upon occupancy - Fill up to 20% of the purchase price.

### **Q: Where does my deposit on the Agreement of Purchase and Sale go and is it insured?**

**A:** The Condominium Act requires that all deposits paid for a new condominium must be kept in trust by the Sellers Lawyer or appropriate trustee. In the case of 1110 King West, deposits will be held by the developers Solicitor. Deposits held in Trust are governed under Trust and Insurance Guidelines to protect Trusts. Further Goldman, Sloan, Nash & Harbour LLP has a 40 year track record dealing with leading developers.

### **Q: Is there a conditional period built in to the agreement?**

**A:** First and foremost, all condos sold in Ontario are governed by legislation that provides for what is known as a 10 day cooling off period. The Cooling off period provides you 10 days from receipt of the Condo Documents and Disclosures (which provide full detail of the proposed condo structure). If you are not satisfied within the 10 day period, you simply exercise written notice within that time frame. Even if your offer was unconditional by law, the agreement is voided and your deposit is to be returned to you.

## **Q: What is included in the Condominium Fees?**

**A:** It is not practical to outline all items here, and it is equally important to note that within a new project there may be changes to the final documents (again legislation controls degree of flexibility the developer has here in relation to your contract). Here is a brief outline of what the proposed condo fees will include:

- Exterior maintenance including snow removal, parking areas, regular exterior window cleaning and maintaining of common areas. It should be noted that the driveway and walkway to the building will be geothermally heated, thus removing the need for salt in the Winter.
- Operational costs for common areas of the building (including amenity areas) that can include taxes, maintenance, utilities and ongoing operational items related thereto.
- As described herein, a portion of the condo fees will go to the central heating / cooling system but this is not to be misunderstood as a centralized controlled system per unit as each unit has individualized heating and cooling within.
- When a new condo is developed and registered, the existing reserve fund is established based on an independent third party report as to amounts required. Ongoing condo fees provide for a contribution to future reserves based on this study and future updates thereto as required by the act.
- A portion of condo fees go to the appointed management firm, accounting and legal firm as is normal practice within any condominium structure.
- If you elect to purchase a bike storage locker for example, (the building will have a select number of individual lockers), condo fees will have a small additional monthly number towards these additional features.
- Water and Sewer Rates are common within the condominium with each suite individually metered for electrical.

The Agreement of Purchase and Sale outlines additional disclosures and declarations and budgets related to the Condominium Structure.

## **Q: When will the project start construction and be built?**

**A:** The projected target occupancy date is Mid 2025, subject to changes as per Tarion schedule attached with agreements and like most condo projects a number of pre-sales need to be established prior to commencement of construction. Typical pricing will increase as the project moves forward, notwithstanding the purchase is for a future close date, where additional market escalation may be a factor. As with any real estate project there is no price escalation guarantees. There is however, an exceptional location advantage to this project, an exceptional list of standard specifications, and the positioning of this building as the premier location within the development.

**Q: When will the project open fully to the market?**

**A:** The target full release date is July 2025.

**Q: Will the project be Tarion Registered?**

**A:** 1110 King West is a Tarion Registered Condominium Project. Registration #4643

**Q: What if prices go up between the time I purchase and close?**

**A:** While future values can never be guaranteed at a later date, we do anticipate that the prices of suites will increase. Your contract price locks in your purchase price for the future closing date. This is a benefit to signing early.



# 1110 KING WEST

CONDO LIVING LAKESIDE IN THE CITY

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