

GO-TO DEVELOPMENTS PRESENTS

GO TO SHIPVIEW CONDOS

ST. CATHARINES, ON



ABOUT THE DEVELOPER: Go-To Developments (GTD) offers a variety of residential preconstruction developments throughout the GTA and Golden Horseshoe of Ontario. Developments range from singles and towns, to condominiums. Their vision is to develop first-class communities that embody the values of the neighborhoods they inhabit.



Go To Mackenzie Towns



Claret on St Paul Condos



ABOUT THE BUILDER: At Capital North Communities we don't just build condominiums or houses; we build homes and champion communities. We believe where you live is just as important as how you live. From start to finish of every structure, our efforts are focused on you, the customer, because it is the love for your home that makes our communities so special. With over 50 years of combined experience, our team here at Capital North Communities is dedicated to building homes that are perfect for you.



INTRODUCING THREE LUXURIOUS CONDOS WITH CONTEMPORARY MODERN DESIGNS



GO TO SHIPVIEW CONDOS

Go To Shipview Condos is a 4 storey, 234 unit, luxury condominium in the desirable St. Catharines city, overlooking the Welland Canal. The buildings offer luxurious finishes and a wide range of both local and building amenities.

The City of St Catharines is the largest city in Canada's Niagara Region. Located between the GTHA and the Canada-U.S. border, St. Catharines carries the official nickname "The Garden City" due to its 1,000 acres of parks, gardens and trails. The City has been designated as an Urban Growth Centre by the Growth Plan for the Greater Golden Horseshoe, intended to achieve a minimum density target of 150 jobs and residents combined per hectare by 2032 or earlier.





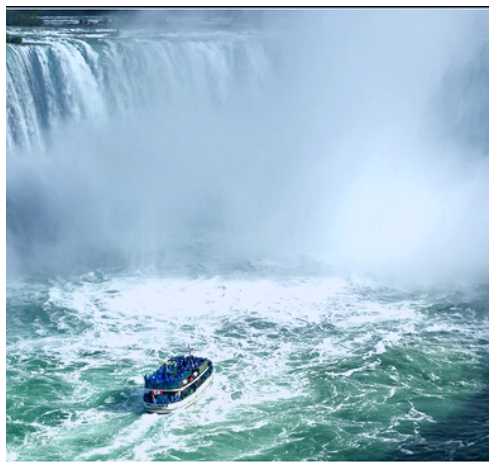
Features & Finishes

- Alluring extended 9' high ceilings
- California knockdown finished ceilings throughout
- Walk in closets for extra storage (except Nina model)
- Kitchen cabinetry in a variety of color packages
- Granite countertops
- Engineered laminate flooring



Building Amenities

- Guest parking for each building
- Lobby for each building
- Party Room for each building
- Gym for each building
- Security Systems (cameras, fob access, automatic locks)
- Bike racks for each building



NIAGARA FALLS

Minutes away from the City and the stunning Horseshoe Falls



WELLAND CANAL

Unbeatable views of ships passing from your window

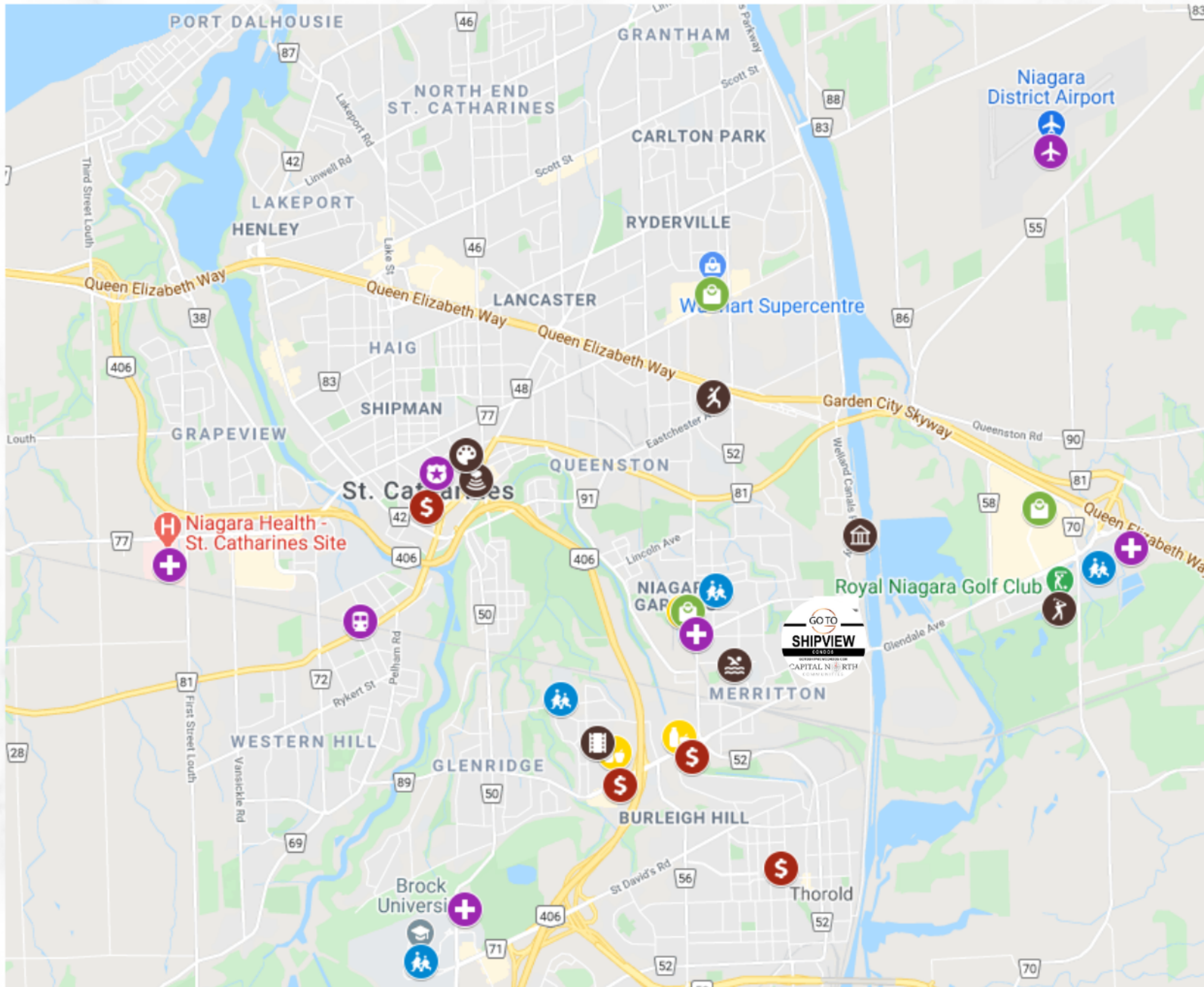


USA BORDER

Only 15 minutes to the USA-Canada border

LOCATION
LOCATION
LOCATION

LOCAL AMENITIES



Schools

- Ferndale Public School
- Winston Churchill SS
- Brock University
- Niagara College

Groceries

- Food Basics
- Sobeys
- Zehrs

Banks

- TD
- BMO
- CIBC
- RBC

Shopping

- SmartCentres
- Outlet Collection at Niagara
- Walmart Supercentre

Public Services

- Niagara Regional Police
- Hotel Dieu Shaver Hospital
- St. Catharines Hospital
- Niagara Paramedics
- GO Train Station
- Shoppers Drug Mart
- Niagara District Airport

Arts & Rec

- Landmark Cinemas
- The Collective Theatre
- St. Catharines Museum
- Royal Niagara Golf Club
- Lion Dunc Pool
- TAG Art Gallery
- ActivityPlex



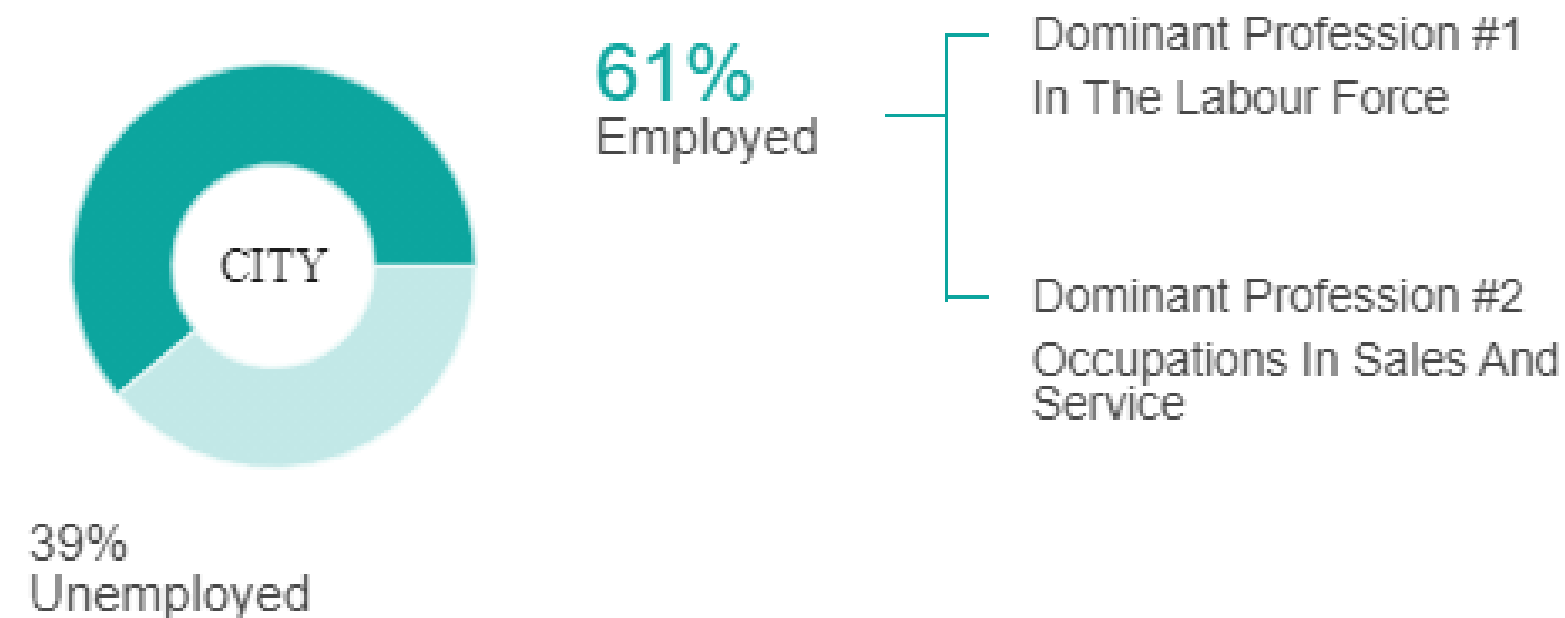


**75 Oliver Lane
St. Catharines, ON**

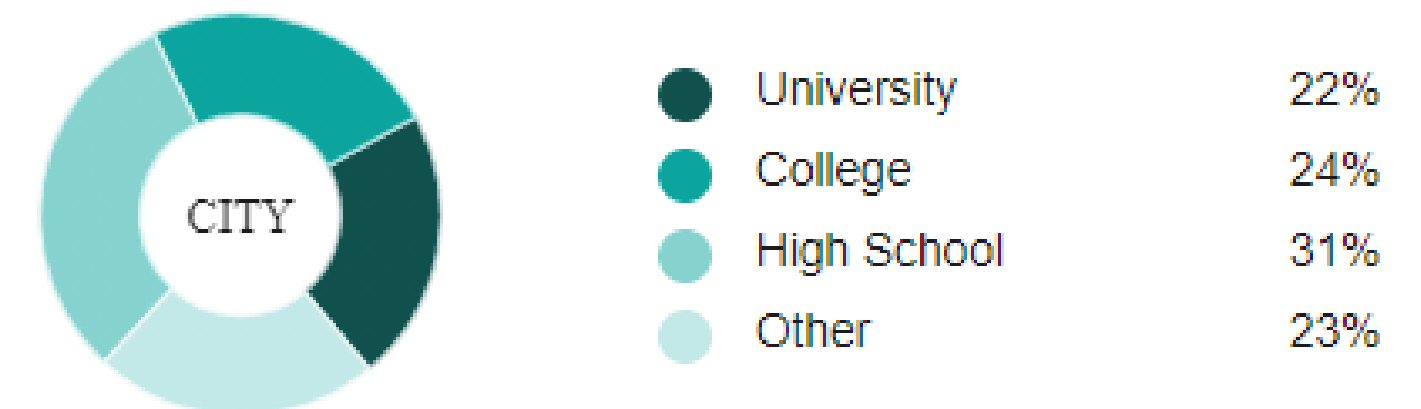
St. Catharines Demographics

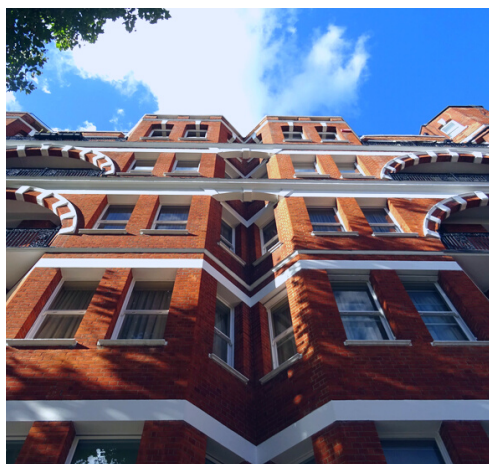
Avg. Household Income NBH \$88,642 COM \$74,675 CITY \$85,012

Employment



Highest Level of Education





HOME SALES ACTIVITY

totaled 991 units in June 2021. This was a gain of 15.6% from June 2020. Residential sales haven't hit this level in the month of June in five years.



HPI BENCHMARK PRICE

was \$655,200 in June 2021, a jump of 39.8% compared to June 2020.



DEMAND > SUPPLY

"Home sales are still red-hot and have been trending at or near record levels for a year now." said Terri McCallum, President of the Niagara Association of REALTORS®.

ST. CATHARINES MARKET ANALYSIS

Incentives

- Stainless steel fridge, electric stove, dishwasher, OTR microwave (supplied and installed)
- Front loader white washer and dryer (supplied and installed)
- 1 Underground Parking spot included with each Suite
- 1 Locker storage included with each Suite
- Waiting list for additional parking spots and locker storage units



Condo Fees

PARKING SPOT FEE

\$39.95 each spot

LOCKER STORAGE FEE

\$19.95 each locker

COMMON ELEMENTS FEE

\$0.53 per unit's sq. ft

UTILITIES

Individually metered hydro,
water and gas for each unit



Deposit Structure

Payable to "Torkin Manes, LLP in Trust"

\$5,000.00

Upon signing

Please bring a cheque or bank draft with you when you sign your offer. Alternatively, you may obtain wire instructions from us and remit the payment at your local bank.

Balance to 5%

Due 10 days from signing (Firm Up)

The balance of 5% of the purchase price (5% minus \$5,000.00 previously paid) must be submitted via bank draft, cheque, or wire.

Further 5%

Due 90 days from Firm Up date

A further 5% of the purchase price must be submitted via bank draft, cheque, or wire.

Further 5%

Due upon Notice of Construction

A further 5% of the purchase price must be submitted via bank draft, cheque, or wire, within 30 days of receiving Notice of Construction from the builder.

Further 5%

Due upon Occupancy

A further 5% of the purchase price must be submitted via bank draft, cheque, or wire upon occupancy of the Suite.



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— Our Name is Our Promise —

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An architectural rendering of a modern, multi-story apartment building at dusk. The building features a mix of dark grey and light grey panels, large windows, and balconies. Some balconies have glass railings, and some windows are illuminated from within. The sky is a deep blue with scattered clouds, and the horizon shows a warm orange glow from the setting or rising sun. In the foreground, there are landscaped areas with trees, shrubs, and a paved walkway. A few people are visible walking on the path, and a car is parked on the left. A large, white, cursive 'Thank you' text is overlaid in the center of the image.

Thank you