



88 JAMES URBAN CONDOS

SLEEK AND STYLISH DOWNTOWN LIVING





The tallest tower to grace the City of St. Catharines

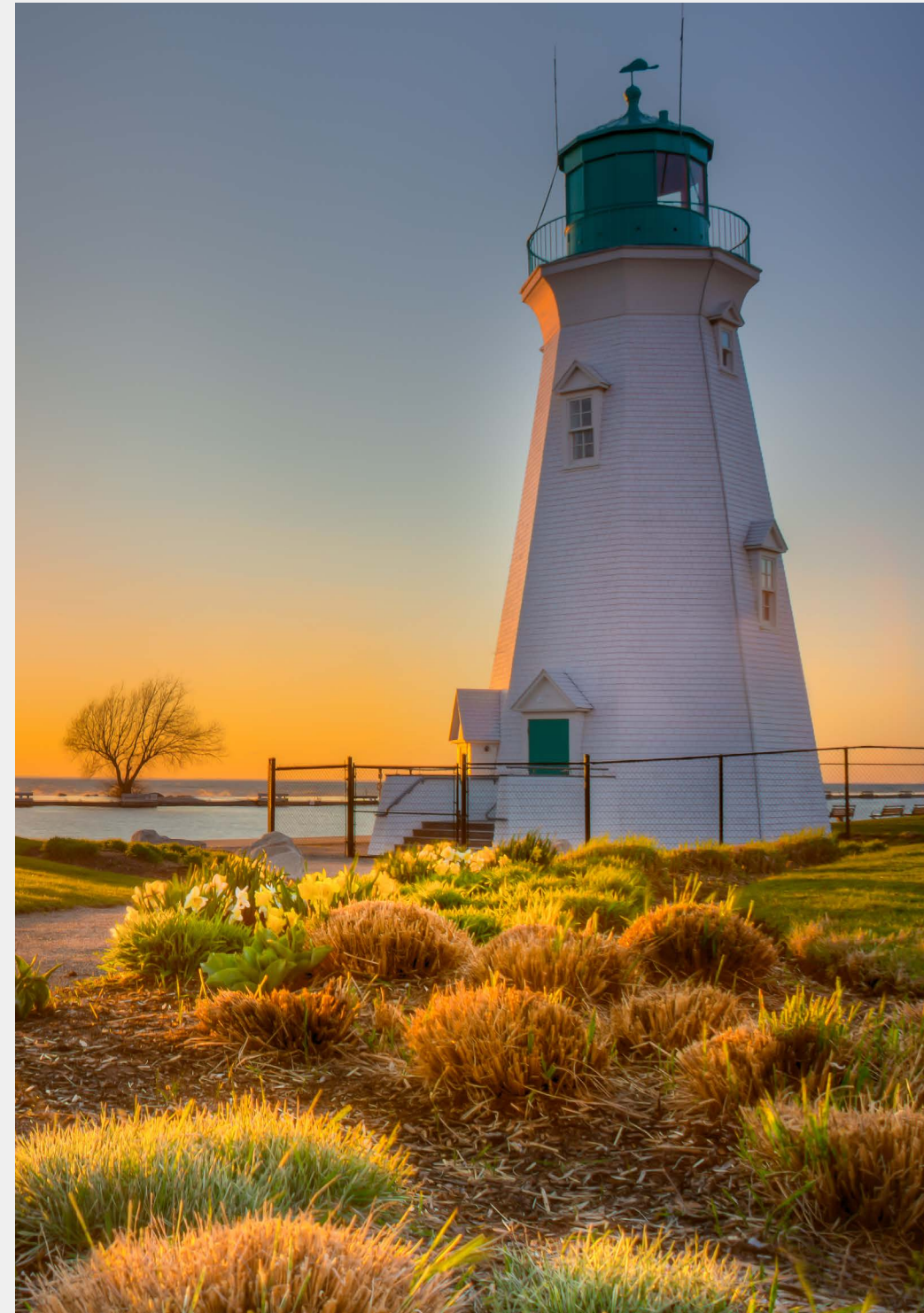
88 James is a striking new residence that will offer affordable condo life in Downtown St. Catharines. Enjoy sleek and stylish living in the heart of the city, which offers an exciting urban environment, boasting boutiques, culture, cafes, entertainment events and more.





St. Catharines, Ontario

The largest city in Ontario's Niagara Region, St. Catharines is nicknamed 'The Garden City' due to its plethora of gardens, trails and parks. In fact, it is home to around four square kilometres of green space.



57-61 Lighthouse Rd, St. Catharines, ON L2N 7P4 | 11 min drive from 88 James



TOP ATTRACTIONS AND ACTIVITIES TO DO IN ST. CATHARINES

Explore the shoreline

Wander around the port and take in the fresh air. Port Dalhousie is situated along the Lake Ontario shoreline and is home to the region's most popular Lakeside Park beach.

The historic Lakeside Park features an antique, hand carved carousel from 1898, sure to bring out the child in all of us.



1932 Welland Canals Parkway, St. Catharines, ON L2R 7K6 | 11 min drive from 88 James



ENJOY THE ENTERTAINMENT AND CULTURE

The FirstOntario Performing Arts Centre, located in downtown St. Catharines is the largest and most popular theatre in the region. This cultural complex spans 8,800 square metres.



Bob Magee

Go to the theater or browse the museum

At the St. Lawrence Seaway, climb to the top of the viewing platform and watch the ships along the canal. Afterwards visit the St. Catharines Museum & Welland Canals Centre.



250 St Paul St, St. Catharines, ON L2R 3M2 | 4 min walk from 88 James



2714 Decew Rd, St. Catharines, ON L2R 6P7 | 12 min drive from 88 James

ENJOY THE OUTDOORS

Short Hills Provincial Park

Hike, mountain bike or go horse-back riding through the Short Hills Provincial Park. The 660 hectare park is located at the very southwest corner of the city.



Smell the roses

Montebello Park is the largest and most famous park in all of St. Catharines; designed by Central Park designer Frederick Law Olmsted.

St. Catharines, ON L2R 6P7 | 10 min drive from 88 James



DeCew Falls

Waterfall lovers should not miss the chance to visit DeCew Falls. The falls is actually two waterfalls; Upper DeCew falls and Lower DeCew Falls. Upper DeCew falls is a large 22 metre plunge waterfall that is around six metres wide.

Bruce Trail

There are over 90 kilometres of accessible trails in St. Catharines that are great for walking, cycling, jogging, and cross-country skiing in the winter.





Farm Fresh in the City

The St. Catharines Farmers Market has been a crowd pleaser for decades. Find everything that the Niagara Region grows, bakes and makes!

Since 1860 St. Catharines Farms Market has been a vibrant scene that offers fresh quality goods and handmade items from the local area. Including local vendors who grow and produce fruits, veggies, meats, and baked goods. A farm-to-table experience while living in the city. Have quick and easy access to fresh and one of a kind local products while supporting local!



91 King St, St. Catharines, ON L2R 3H6 | 1 min walk from 88 James



SHOP IN A LOCAL MARKET



HAVE FUN AT A FESTIVAL



Festivals

Multi-day Music Festivals attract over 3,000 people and features mostly alternative bands. Wine connoisseurs will have fun at The Niagara Grape & Wine Festival that takes place around the entire region every Fall season.



Watch a regatta

The Royal Canadian Henley Regatta, famously named after England's Henley Royal Regatta, is a world-class rowing event that takes place each year in August. The regatta has been held in Port Dalhousie annually since 1903.



WHY 88 JAMES IS CONNECTED TO THE GROWTH OF ST. CATHARINES

This groundbreaking condominium features 30 stories, 276 uniquely designed units ranging from 559 - 1,067 sqft, and dynamic amenities spaces all in the heart of downtown St. Catharines.

THE

RISE OF ST. CATHARINES



INVEST IN 88 JAMES

St. Catharines is still one of the most affordable places to buy homes in the Golden Horseshoe, and that has brought continuous demand for investors, especially as demand for good rentals is so high.

Rent-to-own and traditional rentals have both been in demand and are popular investment options in the city.

St. Catharines Township is Canada's eighth fastest growing municipality: 2021 census Niagara's population up more than 30,000 since 2016.

93
Walk Score

81
Bike Score

25% Growth
Forecast Planning for Niagara Region over the next decade

15 Min
Drive to American Border

10 Min
Drive to Brock University

1 Hour
From Toronto ON

Avg. \$ per sqft
St. Catharines vs. Toronto
\$870 **\$1,400**

PERFECTLY
LOCATED

Entertainment

- 1 Niagara Symphony Orchestra
- 2 Chorus Niagara
- 3 Warehouse Concert Hall
- 4 FirstOntario Performing Arts Centre
- 5 The Foster Festival
- 6 MYOM Yoga
- 7 Mahtay Café & Lounge
- 8 Nitro Dance & Night Club
- 9 O'Lounge
- 10 Pool City Billiards
- 11 St. Catharines Sports Hall of Fame
- 12 Parkway Social
- 13 Niagara River Lions
- 14 Niagara IceDogs
- 15 Meridian Centre

Boutiques

- 1 Frontier Barbers & Company
- 2 Green Apple Coffee House
- 3 Quenched Beverage Bar
- 4 Beechwood Doughnuts
- 5 Pocket Change
- 6 Living Apothecary Wellness
- 7 Everlove Design
- 8 Pretty and Co
- 9 Rock Universe
- 10 Ruby Red Beautiful
- 11 Happies
- 12 Sugar + Butter Baking Co.

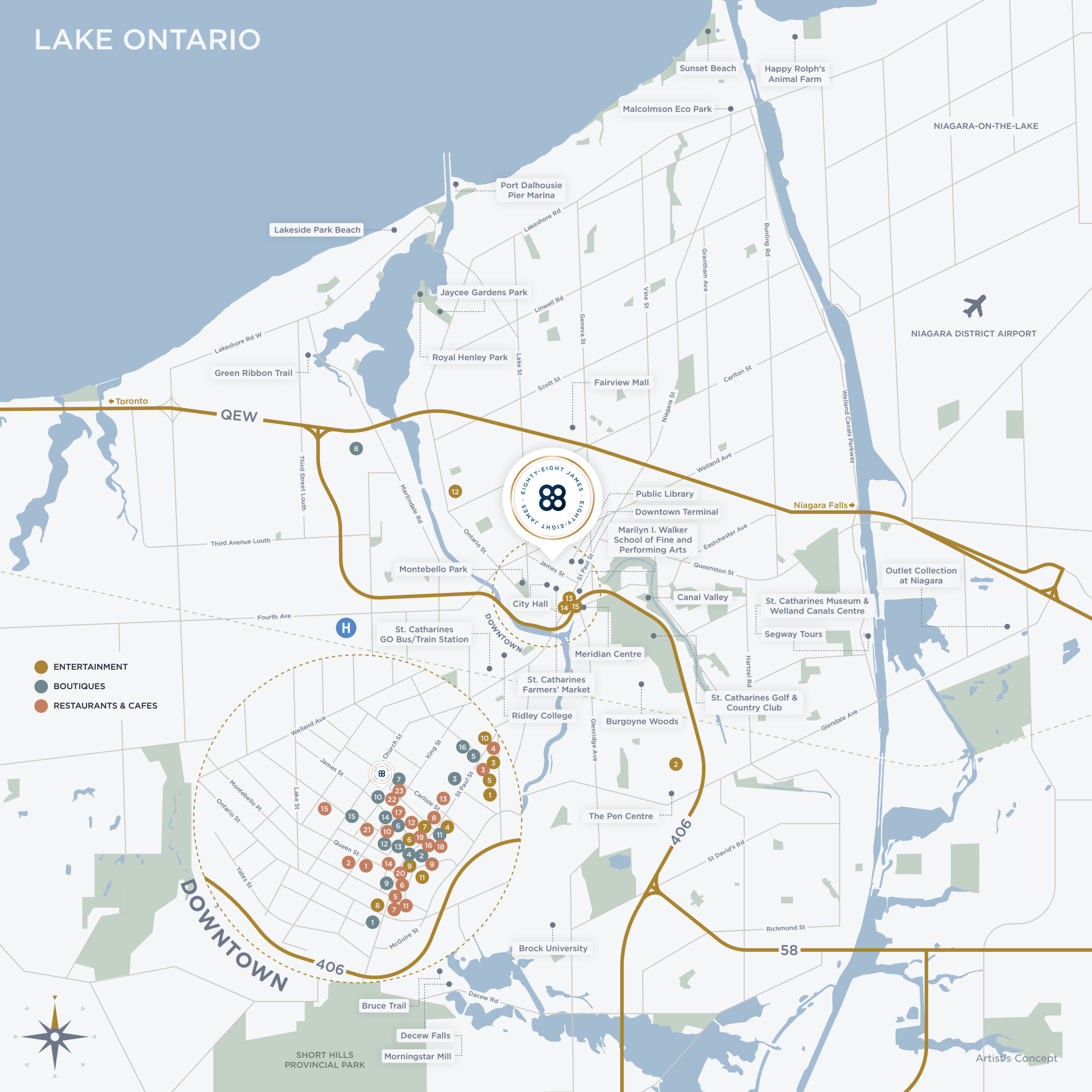
- 13 Little Chief & Co
- 14 Garden City Essentials
- 15 The Keto Crumb
- 16 Mostly Comics

Restaurants
& Cafes

- 1 Pharmacii Snackbar
- 2 The Brazen Café
- 3 Dispatch Restaurant
- 4 Amakara Japan
- 5 Ludology Boardgame Cafe
- 6 Rise Above Restaurant
- 7 The District Tapas+Bar
- 8 Twenty Kitchen & Bar
- 9 Bolete Restaurant And Catering
- 10 Eh José Taqueria
- 11 oddBird
- 12 The Office Tap & Grill
- 13 Incoho Restaurant
- 14 Huang's Kitchen Restaurant + Catering
- 15 Wellington Court
- 16 The Grand Yard
- 17 The WORKS
- 18 Kenzo Ramen
- 19 Fiddler's Pour House
- 20 Eighty Eight Craft House & Steak House
- 21 Blue Mermaid Seafood
- 22 East Izakaya
- 23 Wind Japanese and Thai



LAKE ONTARIO





Artist's Concept



Artist's Concept



Artist's Concept



LIVE IN 88 JAMES

With Feng Shui and unique designs

- ✦ Party Room
- ✦ Connectivity lounge
- ✦ Kids Lounge
- ✦ Health and Wellness Wing
- ✦ Game Room
- ✦ 88 Adult Lounge
- ✦ SunDeck



Game Room

Unlock a New Level of Gaming

Take gaming to a new level in 88 James' virtual reality game room. Featuring a rich immersive VR experience with wall-to-wall screens, DBox chairs and unlimited fun. Connect with others while engaging all your senses. 88 James Game Room will transport you entirely out of this world and into another... your next reality is unlimited.



Health and Wellness Wing

Fitness Facility

88 James Health and Wellness Wing explores all aspects of fitness, with uniquely designed rooms for all types of activity training. Fitness Areas include a yoga room, strength & conditioning (free-weight) room, and cardio room.



Kids Lounge

A Safe and Fun Kids Club Area

Children will have no absence of amusement, with play stations such as arts and crafts and an indoor jungle gym - enjoy an abundance of fun ALL year round.



Connectivity Lounge

A Work from Home Workspace

This dedicated workspace entails an interruption free space including private block pods for pure silence. With captivating views of the City, this connectivity space allows you to get the job done with a picture-perfect backdrop to inspire your creativity.



Interiors

- Exquisite standard and upgraded condo packages professionally designed by our interior designers that will appeal to all tastes
- Textured ceiling throughout the kitchen, laundry and bathroom (s)
- Individually controlled centralized heating and cooling system in each suite
- Solid core entry door with satin nickel level hardware and privacy viewer
- Contemporary baseboards and casing painted white
- Space saving vinyl coated wire shelving installed in all closets
- Contemporary satin nickel lever style hardware on interior doors
- Interior trim and doors to be finished in semi-gloss paint finish
- 1 Paint colour throughout suite
- In-suite laundry closet with stacked washer & dryer (white)

Electrical

- White decora style receptacles and switches throughout
- Ground fault outlets in all bathrooms
- Electrical receptacle on balcony
- Suite lighting
- Finished cable outlets in living room, all bedrooms & den as per plan
- Finished phone/data outlets in living room, den & bedroom(s) as per plan
- Pendant lighting over island as per builders selection as per plan

Kitchen

- Contemporary designed kitchen upper and base cabinetry with one bank of drawers, colour and style and hardware choices from Elite Developments standard condo packages
- Quartz countertop from builders standard samples as set in each condo package
- Stainless steel undermount sink
- Satin nickel finish single handle pull out kitchen faucet
- Extended height kitchen uppers
- Electrical outlet on island (as per plan) and a counter level, heavy duty electrical outlet for stove and dedicated outlet for refrigerator
- Stainless steel finish kitchen appliance package (fridge, stove, dishwasher & over the range microwave)

Bathroom

- Quality custom vanity (from builders condo packages)
- Hard surface countertops with undermount sink
- Satin nickel single lever vanity faucet with pop up drain
- Satin nickel finish towel bar and tissue holder
- All sink faucets and toilets are fitted with shut off valves
- Framed glass shower enclosure with acrylic base
- Quality ceramic/porcelain floor tiles (as set in condo packages)
- Privacy lockset lever on bathroom interior door

FEATURES + FINISHES



Artist's Concept

Package 1



Artist's Concept

Package 2



Artist's Concept

Package 3



STAY CONNECTED ANYWHERE, ANYTIME



Smart Innovative Living

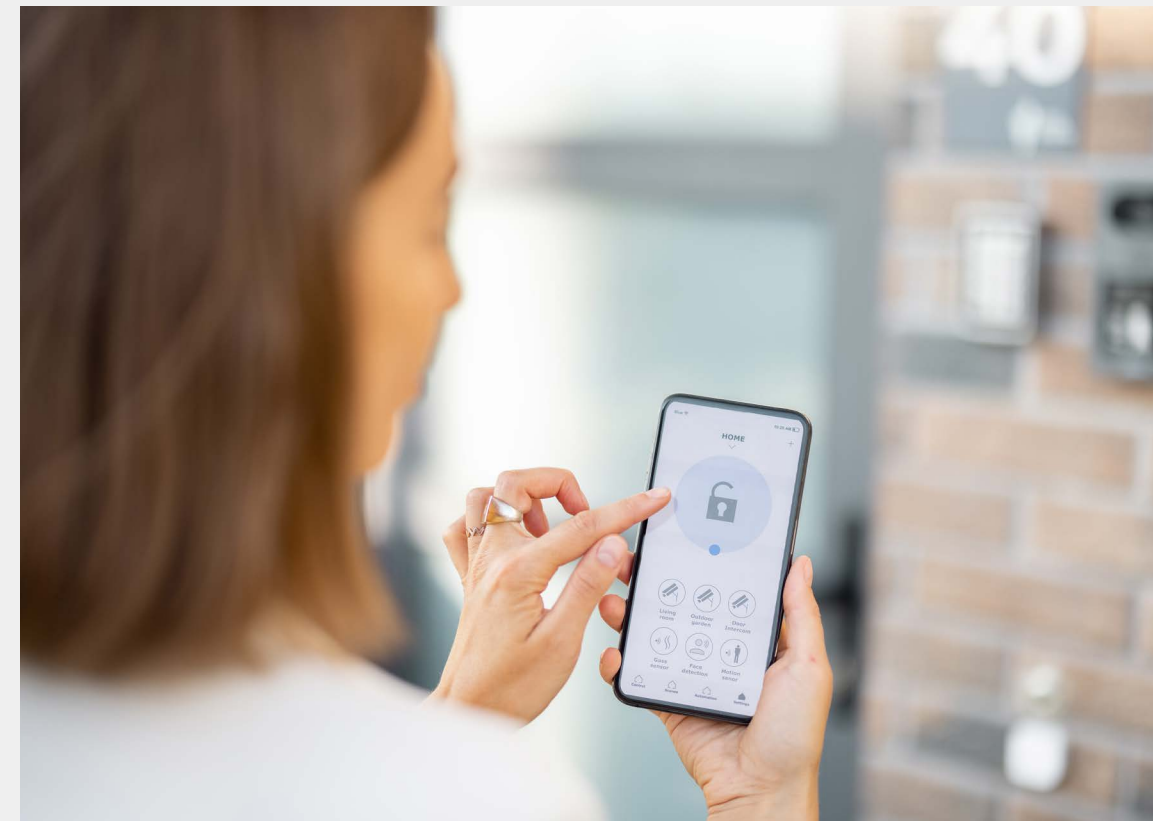
Smarter Building. Better Living.

88 James 1Valet apps allows users to stay connected through your mobile device and gives you the freedom to do more. Enhance your living experience through the 88 James 1Valet apps.



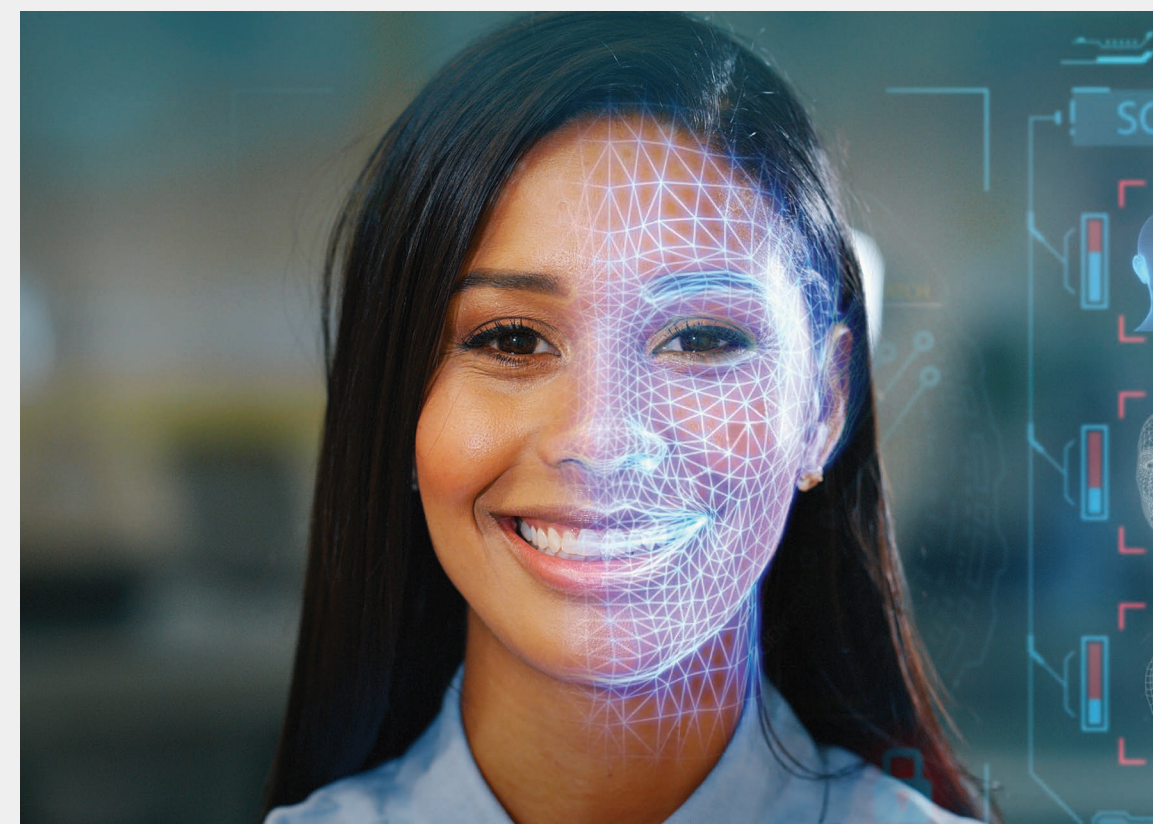
Smart Features 1VALET®

- Digital Keys: Use your phone to unlock your suite and building doors
- Smart Video Calling; See who's at your door - before letting them in
- Facial Recognition Entry - Enter the building with only a smile
- Package Delivery Notification - never miss another delivery
- Amenity Booking - schedule and book your condo amenities from anywhere, anytime!
- Guest SMS Key Access - Remotely provide guest access to your building and suite
- Smart Camera - keep you safe and secure with 24/7 surveillance
- Smart Door Locks
- Smart Automated Lighting
- Smart Thermostat
- Smart Indoor Air Quality Monitoring
- Smart Utilities



Advanced smart amenities to accommodate your fast paced downtown lifestyle.

- Bike Storeroom & Repair Room
- Smart Parcel Room
- EV Vehicle Charging Stations
- Digital Concierge
- 24 Hour Security
- 1 Valet App





COMING SOON ELITE COMMUNITIES

Elite Developments selects sustainable, convenient and affordable locations to build homes in, all of which are the top 10 cities to live in Canada.

STATION
SIXTY

BRANTFORD



CAYUGA



HAGERSVILLE

ROSEWOOD
ESTATES

ANCASTER



ANCASTER - HAMILTON



DUNDAS - HAMILTON



HAMILTON



HAMILTON

CENTRAL
LOFTS.

KITCHENER



LONDON



NIAGARA

THE FONTHILL
BOUTIQUE RESIDENCE

FONTHILL - NIAGARA





Elite Developments has built its foundation with fifty years of combined building experience. They have attained a reputation in delivering premier residential and commercial properties throughout Ontario. Residential properties at Elite Developments feature a portfolio of high-rise, mid-rise, low-rise and master-planned developments. Elite acquires locations for communities which improves the quality of life. They focus on providing homes with thoughtful amenities, spacious layouts, health & wellness, and leading innovative features throughout. Considerable time, thought and care is given to ensure they deliver a sustainable product, anticipating the needs of their homebuyers. This reflective precision is executed by a dream team of experienced professionals specializing in real estate, who deliver homes that are affordable and enjoyable, while maximizing value for investments in real estate.

Elite Developments, the pursuit of building excellence.



Our passion in real estate is evident, delivering superior quality, leading edge designs, curated technology, and wellness derived homes.

We understand the importance of a home and look forward to building you a community of excellence, with convenient amenities, surrounded by nature.

Thank you for entrusting us as your preferred homebuilder.

Elite Developments, the pursuit of building excellence.

Sincerely,

Hamid Hakimi
CEO

Sam Sakhi
President

eighty-eight
James

E ELITE
DEVELOPMENTS

1.289.816.1024 | 88 JAMES ST, ST. CATHARINES, ON L2R 5C1 | 88JAMES.COM