



# CLOCKW<sup>3</sup>ORK

## Feature Sheet

Located in Upper Joshua Creek, in the coveted heart of North Oakville, *Clockwork 3* - the third building within a master planned community - offers a rhythmic beat that you can set your lifestyle to. Nestled at Dundas St and Ninth Line, ClockWork's prime location means you're never far from green space while enjoying convenient access to public transportation and highways into the city centres of Oakville, Mississauga and Toronto.

### EXCLUSIVE GROUND FLOOR AMENITIES

- Executive Concierge
- Pet Spa
- Co-Working Lounge
- Fitness Centre
- Entertainment Lounge
- Outdoor Terrace with Dining Spaces and BBQs
- Automated Parcel Storage

### CURATED SUITE FEATURES

- 9' and 10' Smooth Ceilings\*
- Designer-Selected Colour Packages
- Quartz Countertops
- Stainless Steel Appliance Package
- Single Plank Laminate Flooring
- Geothermal Heating & Cooling
- Smart Home System
- Bulk Internet

<p><b><u>PARKING</u></b> One Parking Included (For select suites 483 sqft and larger) Waitlist available</p> <p><b><u>LOCKER</u></b> \$5,500 (For suites 600 sqft and larger) Waitlist available</p> <p><b><u>\$0 DEVELOPMENT LEVIES</u></b> Including All Municipal Charges For <u>ALL</u> Suites</p>	<p><b><u>DEPOSIT STRUCTURE</u></b> Only 10% Down**</p> <p>\$5,000 on signing Balance to 5% in 30 days 2.5% in 180 days 2.5% in 270 days 5% on Occupancy</p> <p><b><u>TENTATIVE OCCUPANCY</u></b> Mid-2026</p> <p>Cheques Payable to <b>JOSEPH &amp; O'DONOGHUE LLP IN TRUST</b></p>	<p><b><u>MAINTENANCE FEES</u></b> (Excludes Hydro, Water, Geothermal)</p> <p>Approx. \$0.65/sqft (Suites 699 sqft and smaller)</p> <p>Approx. \$0.61/sqft (Suites 700 sqft and larger)</p> <p><b>FREE ASSIGNMENT FEE</b></p> <p><b>RIGHT TO LEASE DURING OCCUPANCY</b></p>
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\*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale. All dimensions are approximate and are subject to normal construction variances. Ceiling height excludes dropped areas or areas where bulkheads are required. \*\*Availability, Features, Promotions and Prices are subject to change without notice. Floor premiums may apply, based on elevation and location. Legal/Admin fees apply. Price includes HST. Please see a Sales Representative for full details E. & O.E. October 17, 2023.

