1110 KING WEST
CONDO LIVING LAKESIDE IN THE CITY

FREQUENTLY ASKED QUESTIONS

Everything you need to know about 1110 King West - your new waterfront home in Kingston.



QUICK FACTS

23 STOREYS
A striking new landmark in Kingston.

WATERFRONT ON 3 SIDES
Unobstructed views and unparalleled access.

MARINA SLIPS APPROVED
Direct access to Lake Ontario.

ESTIMATED OCCUPANCY
FALL 2029 - SPRING 2030

DEVELOPMENT STATUS

Is the development site plan approved?

Yes. The development is fully site plan approved.

Are marina slips currently available for sale?

Not at this time. A limited number of slips are planned, with priority reservation opportunities expected to be offered first to condominium purchasers, subject to developer allocation and availability.

Has the building permit been issued?

The building permit application has been submitted to the City of Kingston and is currently in advanced review stages. The development team is targeting permit approval this summer.

Has construction started?

Pier works are currently underway and approximately 75% complete. Enbridge geothermal works are scheduled to begin in late September / early October. Foundation and pile work is currently scheduled for November 2026. Tentative occupancy is projected to commence beginning Fall 2029.

THE RESIDENCES

What type of features do suites include?

- Granite kitchen countertops
- Ceramic backsplash
- Designer cabinetry
- Stainless steel kitchen appliance package
- Luxury vinyl, laminate, and/or ceramic flooring
- Stacked washer and dryer as per plan
- Double under-mount stainless steel sinks
- Acrylic soaker tubs (as per plan)

What amenities are included?

- Signature 23rd Floor Sky Deck with panoramic waterfront and city views
- Outdoor BBQ and gathering areas
- Fitness centre
- Guest suite
- Resident gathering rooms

What are the ceiling heights?

- Floors 1-2: Approximately 12' ceilings
- Floor 3: Approximately 9' ceilings
- Floors 4-19: Approximately 9' ceilings
- Floors 20-22: Approximately 10' ceilings

Subject to bulkheads and plan variations.

Will there be outdoor spaces?

Located directly on a pier, the development offers waterfront views on all sides. Select suites feature wraparound balconies, terraces, and patio space designed to maximize the surrounding waterfront setting.

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SALES & PURCHASE INFORMATION

What is the deposit structure?

Deposits may be structured as $10,000 with the offer, followed by 5% within 45 days, 5% within 150 days, another 5% within 210 days, and the balance on occupancy. Upon condonminium registration, the total required purchaser downpayment is 20%.

How many pre-sales have been completed?

Currently, over 90 suites are under contract (59%).

What are the projected condominium fees?

Estimated condominium fees are projected between $0.50-$0.52 per square foot.

Estimated additional monthly fees:

- Additional parking (Approximately $75/month)
- Storage locker (Approximately $15/month)
- Bike storage (Approximately $10/month)

What happens if market prices increase before closing?

Purchasers benefit from securing today's pricing with a future closing timeline, allowing value appreciation potential during the development period.

What parking options are available?

One covered parking space is included with each purchase. Additional parking spaces are regularly priced from $45,000 per space, subject to availability. Side-by-side parking accommodations will be based on available inventory.

Limited-Time Purchaser Incentive: For a limited time, purchasers may choose between an additional parking space at the reduced price of $35,000 or complimentary EV charging capability, a value of approximately $10,000.

The development also incorporates geothermal snow and ice melting systems within key access areas, reducing the need for salt usage and supporting a more environmentally conscious waterfront site.

ENERGY EFFICIENCY & GEOTHERMAL SYSTEM

How does the geothermal and cooling system work?

1110 King West will utilize a geothermal heating and cooling system designed to improve energy efficiency and long-term operating performance.

The geothermal system maintains a consistent baseline temperature throughout the building using naturally generated ground-source energy, while individual suite owners retain full climate control through in-suite heat pump systems.

Heat pump systems are expected to be provided through an estimated rental program of approximately $62/month, which is anticipated to include maintenance and servicing.

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DEVELOPMENT & CONSTRUCTION TEAM

Who is building 1110 King West?

The development group has engaged SKYGRiD Construction as Construction Manager for the project.

Who is SKYGRiD Construction?

SKYGRiD Construction is an experienced Canadian high-rise builder specializing in large-scale residential and mixed-use developments across the country.

Their portfolio includes:

- 218+ completed projects
- 2,800+ storeys constructed
- 37 million+ square feet of construction experience

Additional information is available at www.skygrid.ca

REAL ESTATE REPRESENTATION

I am currently working with a REALTOR®. Can they represent me?

Absolutely. The project is fully co-operating with registered real estate agents and brokers.

Who are the listing agents?

1110 King West is represented by Patrick Hulley, Broker of Record, Jordan McGregor, REALTOR®, and Kateryna Topchii, REALTOR®, of REMAX RISE Executives, Brokerage.

Together, Patrick, Jordan, and Kateryna bring extensive experience across residential, investment, commercial, and development real estate. Patrick offers more than three decades of experience in real estate, development planning, project marketing, and asset management, while Jordan brings over 25 years as a real estate entrepreneur and a strong specialization in investment real estate. Kateryna holds a Master's Degree in Economics, providing valuable insight into market trends, financial considerations, and investment opportunities.

Supported by the resources and expertise of REMAX RISE Executives, Brokerage, the sales team combines local market knowledge with financial, investment, and development expertise to provide professional guidance, timely communication, and a seamless purchasing experience from first inquiry through to closing.

CONTACT & OFFER SUBMISSION

How do I learn more to submit an offer?

For additional information, suite availability, pricing, floor plans, or to arrange a private project presentation, please contact us.

WE'RE HERE TO HELP

Have more questions?
Our team is here to help you every step of the way. Work with dedicated, experienced agents.



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