

# 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 JUNE 2029

## 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 July / early August. Foundation and pile work is currently scheduled for October 2026. Tentative occupancy is projected to commence beginning June 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 23<sup>rd</sup> 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.

## SALES & PURCHASE INFORMATION

### What is the deposit structure?

Deposits may be structured over approximately 220 days to total 15% of the purchase price prior to occupancy. Upon condominium registration, the total required purchaser downpayment is 20%.

### How many pre-sales have been completed?

Currently, over 90 suites are under contract.

### What are the developer's conditions of sale?

- i) Construction Commencement - Targeted November 30<sup>th</sup>, 2025 (Commenced)
- ii) Development Approval - Site Plan Approved
- iii) Pre-Sales Threshold - September 30<sup>th</sup>, 2026

### 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 purchase. Additional parking spaces are currently priced from \$45,000 per space, subject to availability. Side by side parking accommodations will be based on inventory and availability. Additionally, EV charging capability is available for approximately \$10,000.

The development also incorporates geothermal snow and ice melting systems within key access areas, reducing the need for salt usage and improving environmental sustainability along the 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.

### WE'RE HERE TO HELP

Have more questions?  
Our team is here to  
help you every step  
of the way.

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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:

- 215+ completed projects
- 2,800+ storeys constructed
- 36 million+ square feet of construction experience

*Additional information is available at  
[www.skygrid.ca](http://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 Billy Peach, Broker, and Kateryna Topchii, REALTOR®, of REMAX RISE Executives, Brokerage.

As Kingston residents themselves, Billy and Kateryna offer extensive local market knowledge and experience in residential real estate and new development sales. Kateryna holds a Master's Degree in Economics, providing valuable insight into market trends and investment considerations, while Billy's background comes from a family of builders, giving him a strong understanding of construction and the homebuilding process.

Supported by the resources and expertise of REMAX RISE Executives, Brokerage, the sales team is committed to providing 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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