

WELCOME TO

MAPLEVIEW TERRACE CONDOMINIUMS

529 SOUTH PELHAM ROAD, WELLAND



— WWW.MAPLEVIEWCONDOS.CA —

TOP 5 REASONS TO BUY A CONDO

1

LOCK & LEAVE LIFESTYLE

2

LOCATION, LOCATION, LOCATION

3

AFFORDABILITY

4

SECURITY

5

NEIGHBOURS/COMMUNITY

IF MOWING YOUR LAWN BRINGS YOU DREAD,
CLIMBING THE STAIRS IS A HASSLE,
AND SHOVELLING YOUR WAY THROUGH ANOTHER
NIAGARA WINTER IS ALREADY GIVING YOU THE
CHILLS, IT MAY BE TIME TO

"RIGHT-SIZE"

YOUR LIFESTYLE AND TRADE YOUR
HOUSE FOR A CONDO.

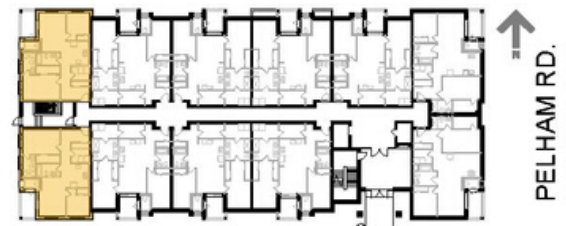
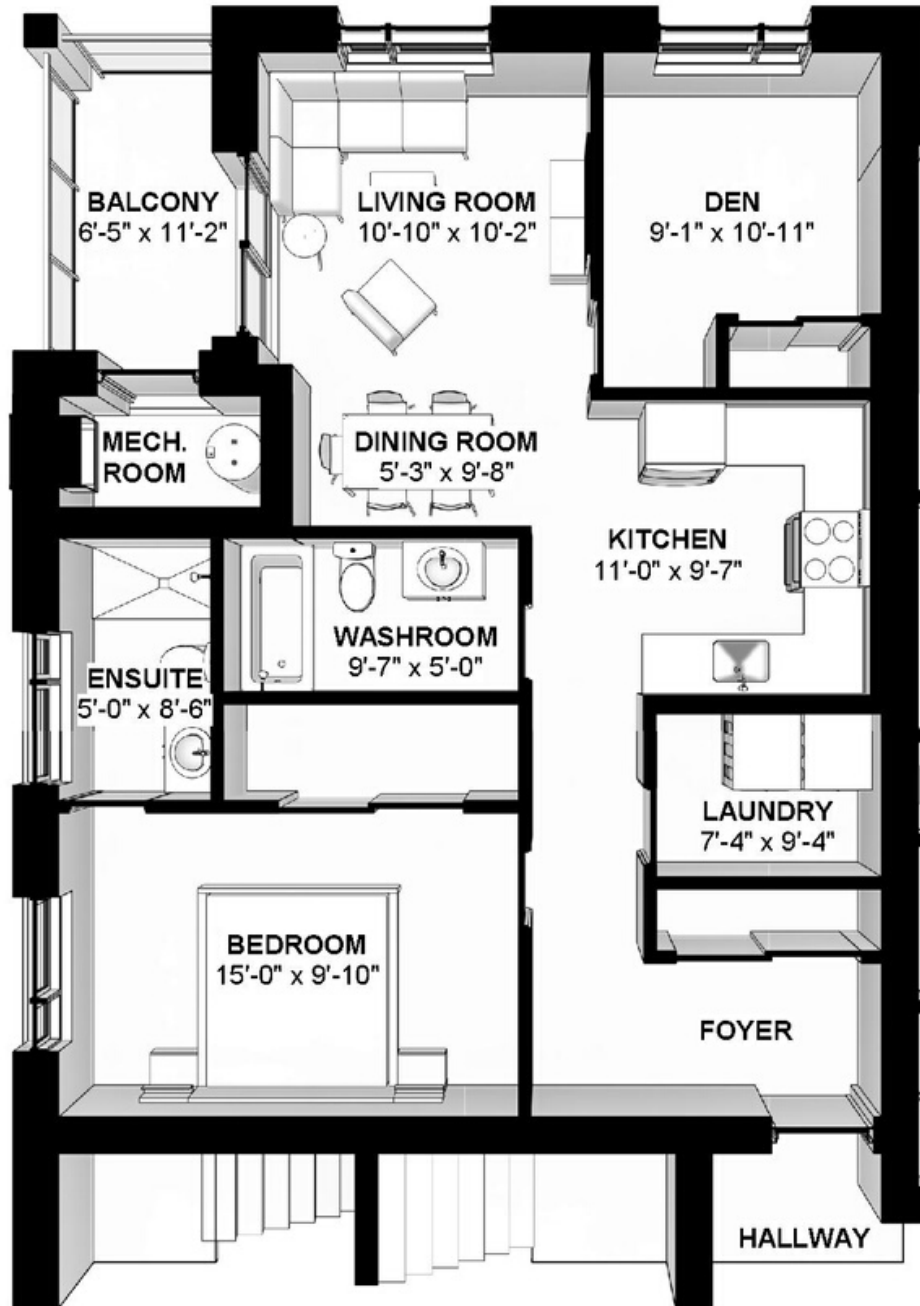


3 SPACIOUS FLOOR PLANS



1 BEDROOM + DEN | 2 BATHROOMS | 983 SQ FT

THE MAPLE

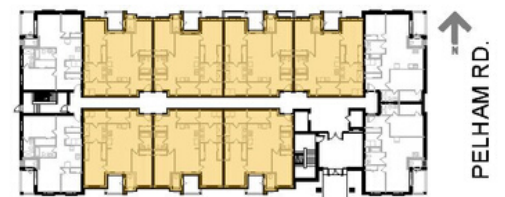


JUNE 2020 OCCUPANCY



1 BEDROOM + DEN | 2 BATHROOMS | 1100 SQ FT

THE MERRITT



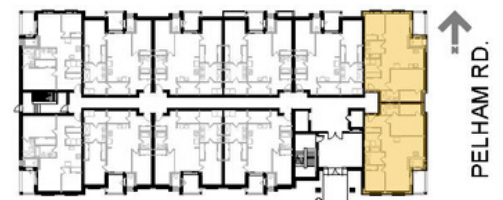
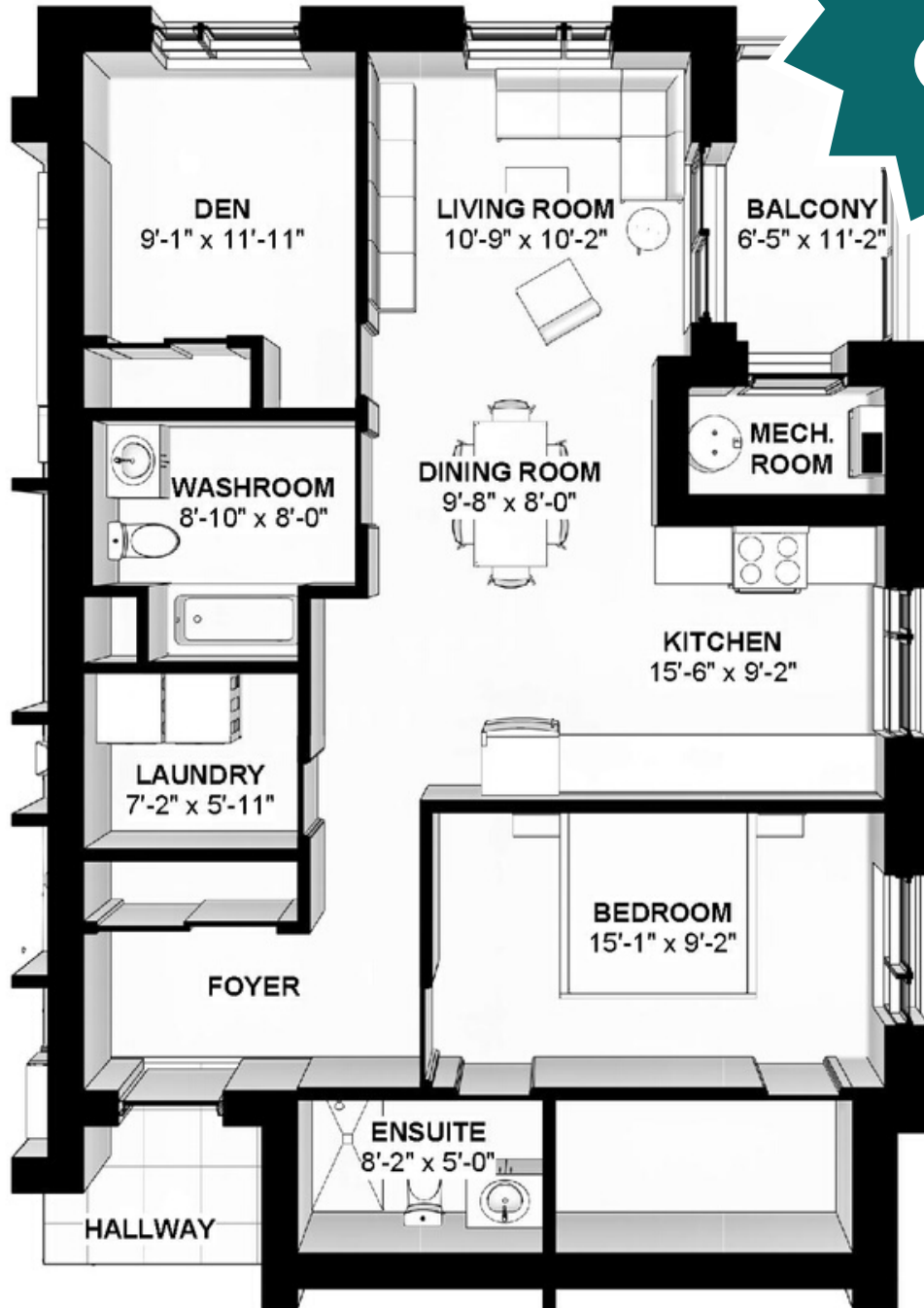
OPEN-CONCEPT LIVING



1 BEDROOM + DEN | 2 BATHROOMS | 1093 SQ FT

THE ROSE

**SOLD
OUT!**





STANDARD FEATURES

1 piece shower units in ensuites, tub/shower units in main bath
American Standard Cadet Pro elongated right height toilets
American Standard Colony bathroom sink with Moen faucet
Full width vanity mirrors in both bathrooms
Laminate kitchen counters (builder's sample)
Moen Camerist faucet with spray in kitchen sink
Individual electrical meters with break style circuit panel
Copper wiring throughout
Smoke detectors, fire alarms and sprinklers in each unit
Wired for Bell Fibe or Cogeco
Window coverings - builder's choice
1 exterior parking spot and 1 storage locker in basement
Insulated Concrete Form Construction
Balconies complete with decorative aluminum and glass panels
Entry intercom (via land line or cell)
Rough-in for dishwasher, fridge waterline and under counter lights
1 light base colour for walls and trim
Vinyl plank flooring, wood pattern, in suite and common areas
and carpet in bedrooms (all builder's sample)

**Please speak with your Sales Representative for specific details*



HIGHLIGHTS OF SURROUNDING AREA

MAPLE PARK AND POOL

WELLAND COMMUNITY CENTRE

WELLAND CANAL

NIAGARA COLLEGE

HIKING TRAILS

HOSPITALS

SHOPPING & ALL AMENITIES

FANTASTIC DINING

FARMERS MARKET

GOLF CLUBS

WELLAND CANOE CLUB

SUMMER CONCERTS ON THE CANAL

GARDEN CENTRES

YMCA



— FREQUENTLY ASKED QUESTIONS —

What are the condo fees?

The anticipated condo fees for the first year are \$219.08 per month and \$294.73 per month for the following year. Fees will include the common elements maintenance, condo insurance, water, one parking spot and property management fees.

Can the fees increase?

Like most things with a property, costs do increase over time, however your condo fee at Mapleview Terrace is different than what you'll find at older, larger buildings. Common utilities and extensive amenities found in older buildings (ie: swimming pool or hydro in the fees) will only drive the condo fees up. At Mapleview Terrace, the entire project has been structured to create an efficient and comfortable condo residence.

Are property taxes included in the condo fee?

With any condo, the property taxes are always billed separately by the municipality.

What if we have two cars?

Great news! We have a selection of additional parking spots available to purchase. Check with the Sales Team regarding pricing and availability.

Can I have my lawyer look at the documents?

Absolutely. Once the Agreement is signed, you will have a 10 day cooling-off period, during which, you and your lawyer can review the documents to ensure you are comfortable with your move to Mapleview Terrace!

How is it heated? Is there air conditioning?

Each suite will have its own HVAC system with independent hi-efficiency electric forced air heating & cooling unit, hot water heater and HRV unit. If you're too warm in the summer, you can simply adjust your thermostat just like at home.

Is it a wood frame building?

Mapleview Terrace is being built with Insulated Concrete Form (ICF) construction, meaning that all exterior walls of the building, as well as each suite, will be solid concrete with insulation built in on either side. The benefits of this type of construction include; increased energy efficiency, noise transference reduction and far greater strength and safety compared to other construction styles found in Niagara.

We love it but we have a house to sell. How would we handle that?

Most people purchasing a newly built condo will have a home to sell, so that is a completely normal part of the process. With the expected occupancy being 2020, you will have plenty of time to prepare your home and list it on the market to co-ordinate your moving dates. Need help? The Mapleview Terrace Sales Team are here to help simplify the entire process.

How do the deposits work?

\$5,000 will be due upon execution of the Agreement and \$15,000 due 21 days following the execution of the Agreement, for a total of \$20,000 with the balance due on closing.



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