



Martha James

CONDOMINIUMS



Hello there!

It gives me so much pleasure to introduce you to my lovely home and enchanted life in beautiful Burlington.

For starters, I live in a chic and intimate condo, the kind of place where everything is stylish and thoughtful. There are so many delightful things here I know you will love. Like the rooftop community garden, the chic party-ready social lounge, the calming creek flowing beside the building.

It's a place that is full of engaging spaces. When I want to be alone, I retreat to the private Yoga deck on the rooftop, get my work done in the co-working lounge. Or marvel at the blissed-out views that fill my living room. Blue skies. Sparkling lake. Emerald treetops.

In the mornings, I run by the lake, which happens to be five minutes away. Some evenings, I grab takeout and watch the sunset from the pier or enjoy a delicious dinner at the many restaurants around the corner. And if you're an outdoor lover like me, the parks and trails will make your heart race. So, why am I telling you all this? Because that's what friends do - share the goodness. Come, join me, let's enjoy this wonderful world together.

Cheers,

Martha James



**“THERE’S NO PLACE
I’D RATHER BE!”**

Once you meet the lovely Martha James,
you will be saying the same thing too.
Gazing upon the azure splendour of the lake,
set in a leafy downtown neighbourhood,
it is an urban dweller’s dream. An intimate
boutique condominium that is just minutes
from the lakefront and downtown Burlington.
Sitting beside a creek and close to parks and
trails, life here is both restful and lively.
Designed for today’s way of life, Martha James
offers spacious suites with blissful views,
community-oriented amenities and life-
enhancing features. All the wonderful things,
you want, need and definitely love.



An Elegant Expression

Rising above a blanket of green, Martha James is the epitome of elegance. Designed to call attention to a dynamic corner of the city, the building makes a chic statement with its contemporary architecture and beautifully landscaped pedestrian friendly public realm. Defined by crisp vertical lines, warm brick masonry and discreet glass façade that mirrors the sky and shimmering lake, Martha James is a charmer. Articulating an urban yet serene aura, this delightfully intimate condominium blends graciously into its quiet surrounding like a thoughtful neighbour.



Illustration is artist's impression.



**“SLOW DOWN AND
SOAK IT IN.”**



A Life of Laughter and Leisure

Anticipating your every need, two floors of life-enhancing amenities await at Martha James. From cocktail parties to summertime BBQs, to calming sun salutations, and even a pet spa to wash your furry friend's muddy paws, there's a dedicated space for all things important.

Stunningly appointed with meticulous attention to detail, the amenity spaces elevate your daily life. The impressive Lobby with its concierge service rolls out a warm welcome. The Social Lounge and private Dining Room take entertaining to the next level. For team meetings and brainstorming sessions, the flexible Co-working Lounge makes remote working easy. And if you are feeling uninspired, inject some sunshine into your busy schedule and work from the Rooftop Co-working Space.

Your physical and mental well-being is a priority for Martha James. The inspiring Fitness Centre, outfitted with a connected fitness studio, will keep you on track with your wellness goals. The Rooftop Yoga Deck will calm your body and mind. And when you want to exhale, amble around in the Rooftop Garden. Let nature soothe your spirit.

From firing up the grill to relaxing with friends on the Rooftop Lounge. Or switching off and lazing around on the Sundeck Lounge. Martha James spares no detail in indulging and pampering you.





Social Lounge

Illustration is artist's impression.





Rooftop Lounge

Illustration is artist's impression.



Ground Floor Amenity Plan

- | | | |
|-------------------------------|-------------------|-----------------------|
| 1. Fitness Centre | 4. Social Lounge | 7. Lobby |
| 2. Interactive Fitness Studio | 5. Private Dining | 8. Bike Parking |
| 3. Co-working Lounge | 6. Concierge | 9. Short Term Parking |



Rooftop Amenity Plan

- | | |
|---------------------|----------------------|
| 1. Sundeck Lounge | 4. Garden |
| 2. Co-working Space | 5. Private Yoga Deck |
| 3. Lounge | 6. BBQ + Dining Area |

Illustrations are artist's concept only. Specifications and building amenities are subject to change without notice. E. & O. E.



“WHERE MY MUSIC PLAYS.
MY FEET REST. AND MY
HEART IS ALWAYS FULL.”



Home at Last

Exuding warmth, filled with light and dressed in inviting colour schemes, the suites at Martha James are chic and highly livable. With simplicity in mind, your space is designed to accommodate real life. The open concept living area is perfect for lounging, entertaining or weekend Netflix binging. Heart of every home, the kitchen is distinctly modern and comes equipped with all necessary ingredients, including sleek appliances, masterfully crafted cabinetry and ample counter and storage space. And then there are the panoramic views that will calm your mind. Airy 9 ft ceilings, expansive windows and spacious balconies work together to soothe your spirit. Just what a home should do.







Ensuite

Illustration is artist's impression.



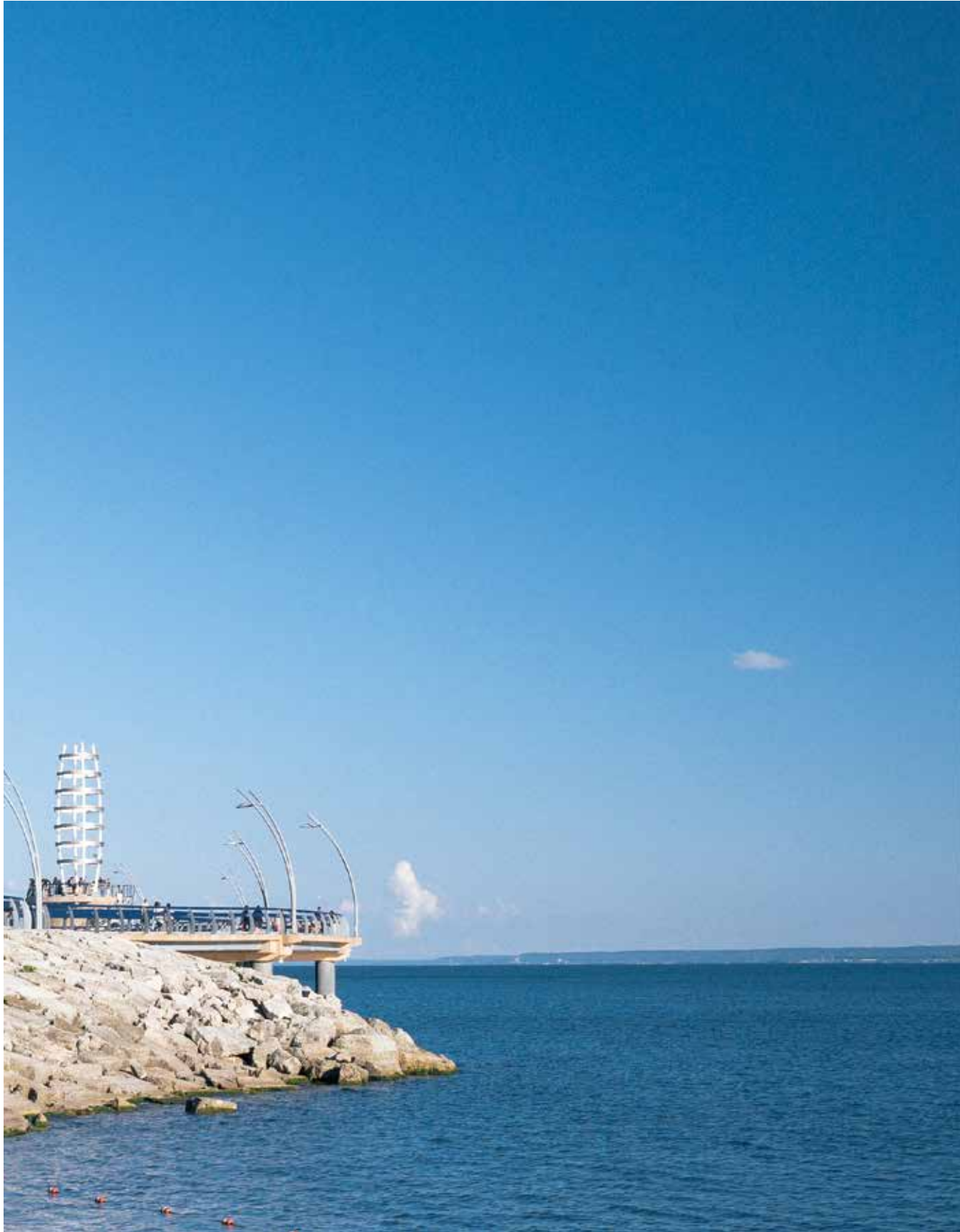
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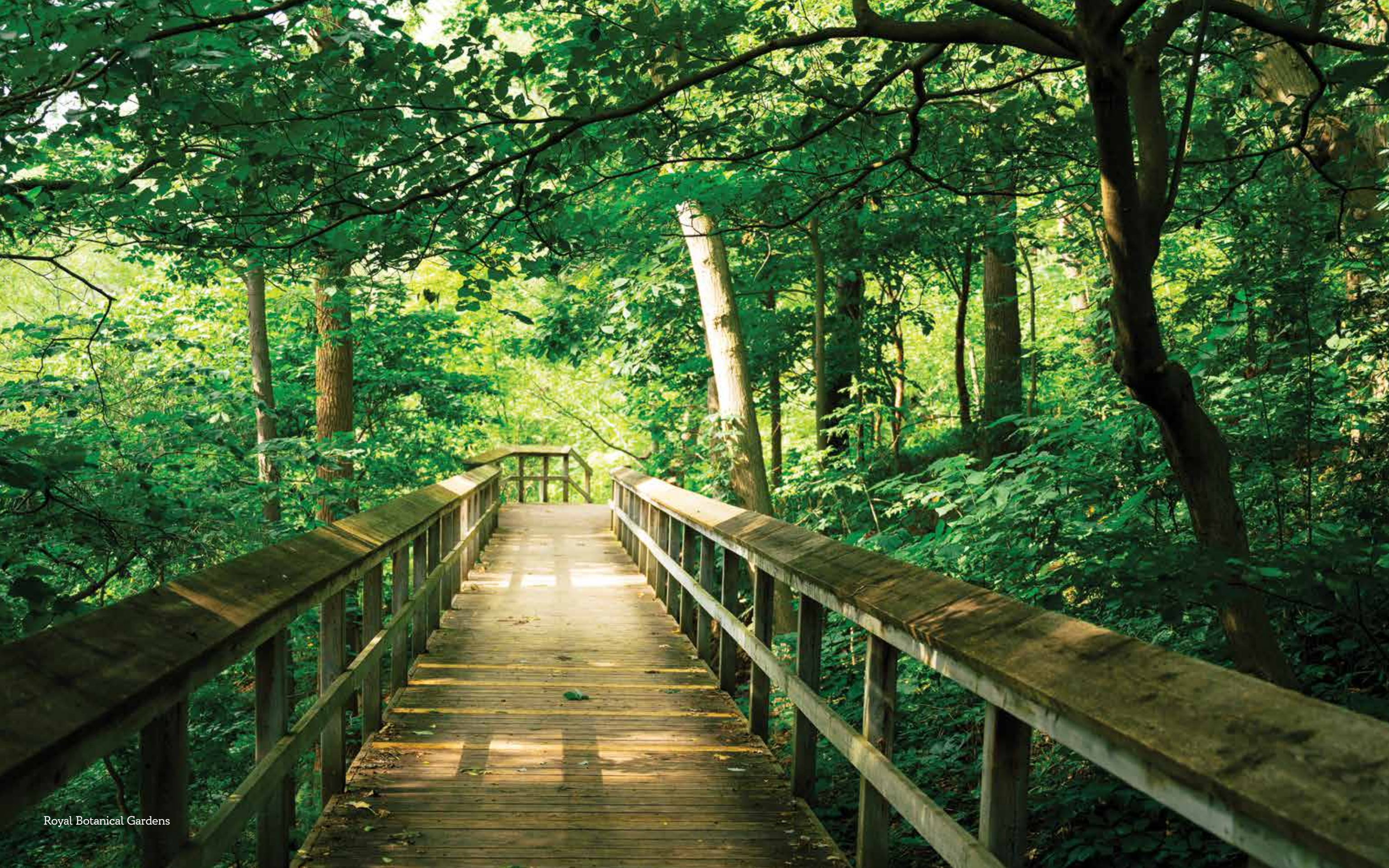


Bedroom

Illustration is artist's impression.



“MY FAVOURITE PAST TIME
- DAYDREAMING BY THE LAKE.”

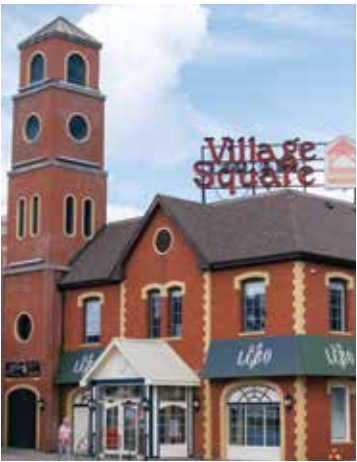




Nothing but Happy Days

Long walks on the pier. Ribs by the lake. Fresh donuts. Concerts in the park. Date night on Brant Street. Making memories. Living and laughing happen effortlessly at Martha James. With a lively and charming downtown and waterfront just steps from your front door, there's always something exciting waiting in the wings.

Outdoor devotees, nature lovers and those craving quiet me-time, the neighbouring Niagara Escarpment is a calming and reinvigorating getaway any day of the week. For things more routine like a run or bike ride, you could explore the many parks and trails that dot the city. And when work or the bright lights of the big city beckon, GO Transit and highways will readily whisk you away. It's easy to find your joy in beautiful Burlington, at the lovely Martha James.





“EXPLORE MY NEIGHBOURHOOD.”

TRANSIT

- 1. Burlington GO Station
- 2. Appleby GO Station
- 3. Aldershot GO Station

PARKS + TRAILS

- 4. Spencer Smith Park
- 5. Central Park
- 6. Bronte Creek Provincial Park
- 7. Brant Street Pier

SCHOOLS

- 8. John T. Tuck Public School
- 9. École Élémentaire Renaissance
- 10. Central Public School
- 11. Burlington Central High School

RECREATION & LEISURE

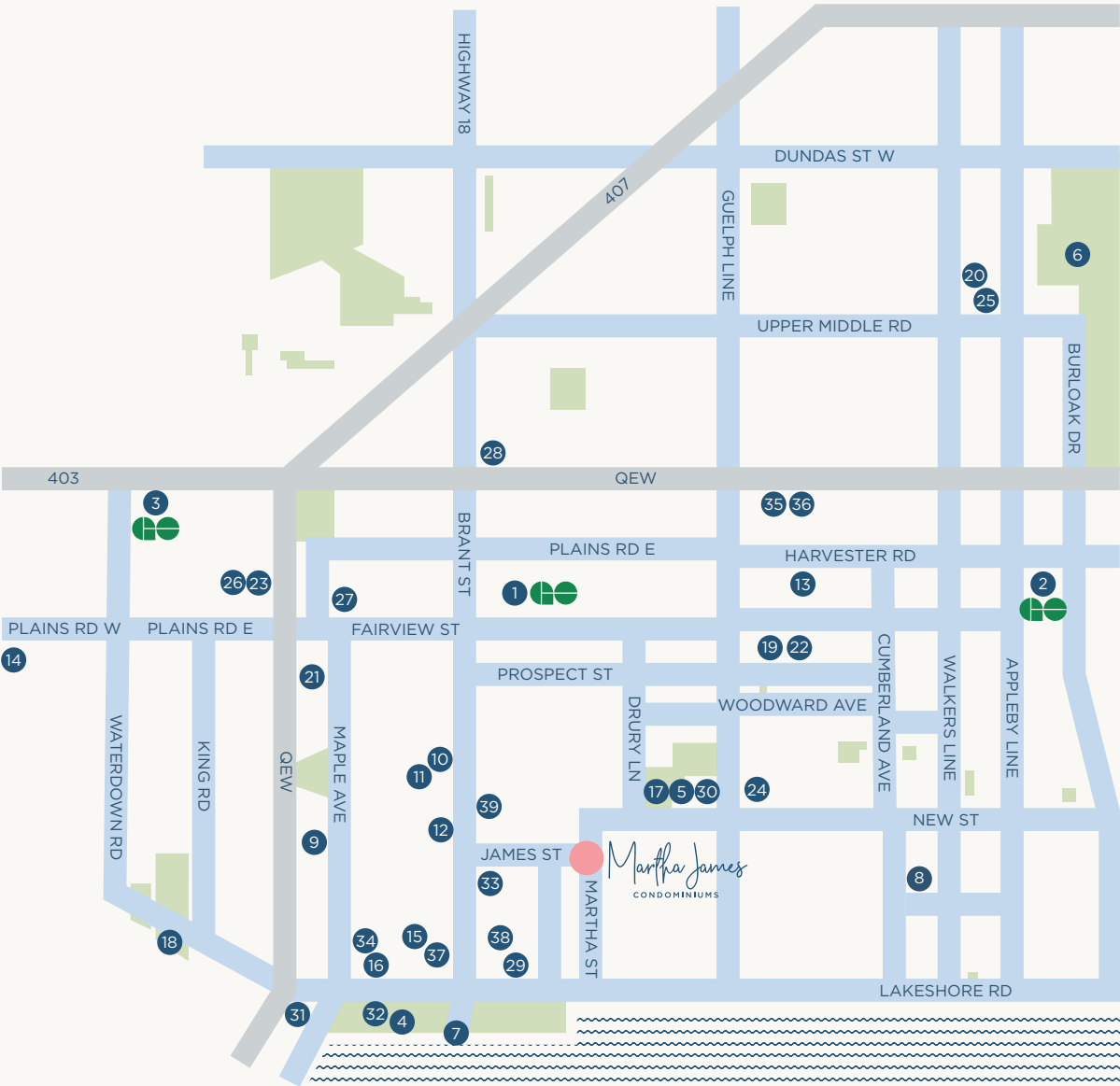
- 12. Ciné Starz Burlington
- 13. Splitsville Burlington
- 14. Royal Botanical Gardens
- 15. The Burlington Performing Arts Centre
- 16. Art Gallery of Burlington
- 17. Burlington Tennis Club
- 18. Burlington Golf & Country Club
- 19. GoodLife Fitness Burlington
- 20. Movati Athletic

SHOPPING & SERVICES

- 21. Mapleview Shopping Centre
- 22. Burlington Centre
- 23. IKEA Burlington
- 24. Shoppers Drug Mart
- 25. LCBO
- 26. Fortinos
- 27. Longo’s Fairview
- 28. Costco Wholesale
- 29. Agora Marketplace
- 30. Burlington Public Library
- 31. Joseph Brant Hospital

RESTAURANTS

- 32. Spencer’s at the Waterfront
- 33. Kelly’s Bake Shoppe
- 34. The Sunshine Doughnut Co.
- 35. The Keg Steakhouse + Bar
- 36. Jack Astor’s Bar & Grill
- 37. Di Mario’s Trattoria
- 38. Mikado Japanese Restaurant
- 39. Starbucks



Map not to scale. Artist’s concept only.



THE MATTAMY STORY

Excitement is building in the GTA. For over four decades, Mattamy Homes has honed its skills and refined its craft. The company has had the privilege of building homes for over 100,000 families, while quietly growing its world-class condominium portfolio.

Now, Mattamy is expanding its focus and increasing its urban presence. It continues to evolve and grow the high-rise multi-family business while continually improving and applying the same customer-first thinking, passion, and attention to detail our homeowners expect from the Mattamy name.

Mattamy Homes builds responsibly, thoughtfully, and innovatively, changing the landscape of condo buildings as we know it. What started as a simple idea to design homes for how people live has made it the largest privately-owned homebuilder in North America, and the company truly believes that the best is yet to come.

LIVE WELL WITH MATTAMY

Mattamy is dedicated to bringing leading-edge sustainability solutions. From incorporating smart technology to air sanitizer that disinfects against viruses and energy efficient appliances, Mattamy Homes puts your well-being at the forefront.



PAST PROJECTS



Saturday Phase 1, Downsview Park



Saturday Phase 2, Downsview Park



Parkside Classic Towns, Downsview Park



Parkside Urban Towns, Downsview Park



J. Davis House on Yonge, Toronto



Vita on the Lake, Humber Bay



Lago, Humber Bay Waterfront



Vita Two on the Lake, Humber Bay

TEAM

Architect

Graziani + Corazza Architects Inc.

Berardo Graziani, Enzo Corazza and Domenic Biase design and personally direct all projects. The company's aspiration is simple: create buildings of memorable modern forms that respond to the surrounding context while satisfying needs to maximize the project's potential. Their design principles are founded on using materials that complement the urban and natural environment to produce sustainable settings for those who live, work and play in the spaces they create. Graziani + Corazza's ultimate satisfaction comes from seeing their buildings embraced by the owners, occupants and the local community.

Interior Design

Graziani + Corazza + Biase Interior Architecture Inc.

GCB is a highly established design firm with a diverse practice. The team approaches each project with passion, practicality, and a strong commitment to ensuring client satisfaction. With over 30 high-rise residential projects, and over 21 years of experience in hospitality, retail, and residential design, GCB provides excellence in its craft, realizing their clients' goals by being mindful of brands, traditions, and cultures unique to the environment the client is seeking to create

Landscape Architect

MBTW Group

The MBTW Group is an award winning, multi-disciplinary landscape architecture, urban design and community planning firm. The studio is known for its high-calibre, forward-thinking designs. Driven by its passion for excellence, the company has an international roster of clients in both private and public sectors.

Listing Brokerage

Milborne Real Estate Inc.

Milborne is one of Canada's leading real estate brokerage firms. The company has successfully sold over 125,000 residential units in over 740 developments in Toronto and throughout North America. This achievement represents over \$35 billion in sales. Milborne has an industry-wide reputation as being the dominant force in Canadian sales and marketing of resort, residential, hotel and commercial condominiums.

Branding

L.A. Inc.

L.A. is one of North America's foremost companies specializing in branding, marketing, and communications for major real estate developments. Inspired by its motto, 'creativity is the only advantage,' the Toronto based firm has created memorable and award-winning marketing programs for developments across Canada and the US.



“SEE YOU SOON.”

- Martha James

marthajamescondos.com

