

— THE —
JAKE
CONDOMINIUMS



VanMar
DEVELOPMENTS

URBAN LIVING ON THE CUSP OF NATURE

WHERE THE SUN SHINES A LITTLE BRIGHTER

Old world, meet new world, and experience the best of all worlds in The Jake. From its ideal location at the spiritual nexus of historic St. Jacobs Village, Laurel Creek Conservation Area and Waterloo's "Silicon Valley North," The Jake is the ideal combination of rural and urban, nature and technology, traditional and modern, serenity and adventure. A place where every day offers exciting new possibilities to suit your mood, right outside your front door.



SEE TRANQUILITY FROM A NEW PERSPECTIVE

Rising elegantly on the cusp of nature, The Jake is like a light-filled jewel-box brimming with opportunity. Imagine relaxing on your expansive balcony or terrace while drinking in breathtaking scenic views in all directions.



WATERLOO'S NEW URBAN DISTRICT

WHERE PAST, PRESENT AND FUTURE INTERSECT

Enjoy living in a chic boutique condominium with effortless access to St. Jacobs' heritage charm and all the village's one-of-a-kind shops, clothiers, microbreweries, bistros, bakeries and cafés at your fingertips. Yet Waterloo's world-class modernity is equally at your doorstep, with the city's high-tech hub just 10 minutes away by car or the nearby LRT.



AREA AMENITIES

There is simply no other location like this in the world.

Never has there been such an irresistible selection of boutique Mom & Pop shops, restaurants and services rubbing shoulders with today's top retail brands.

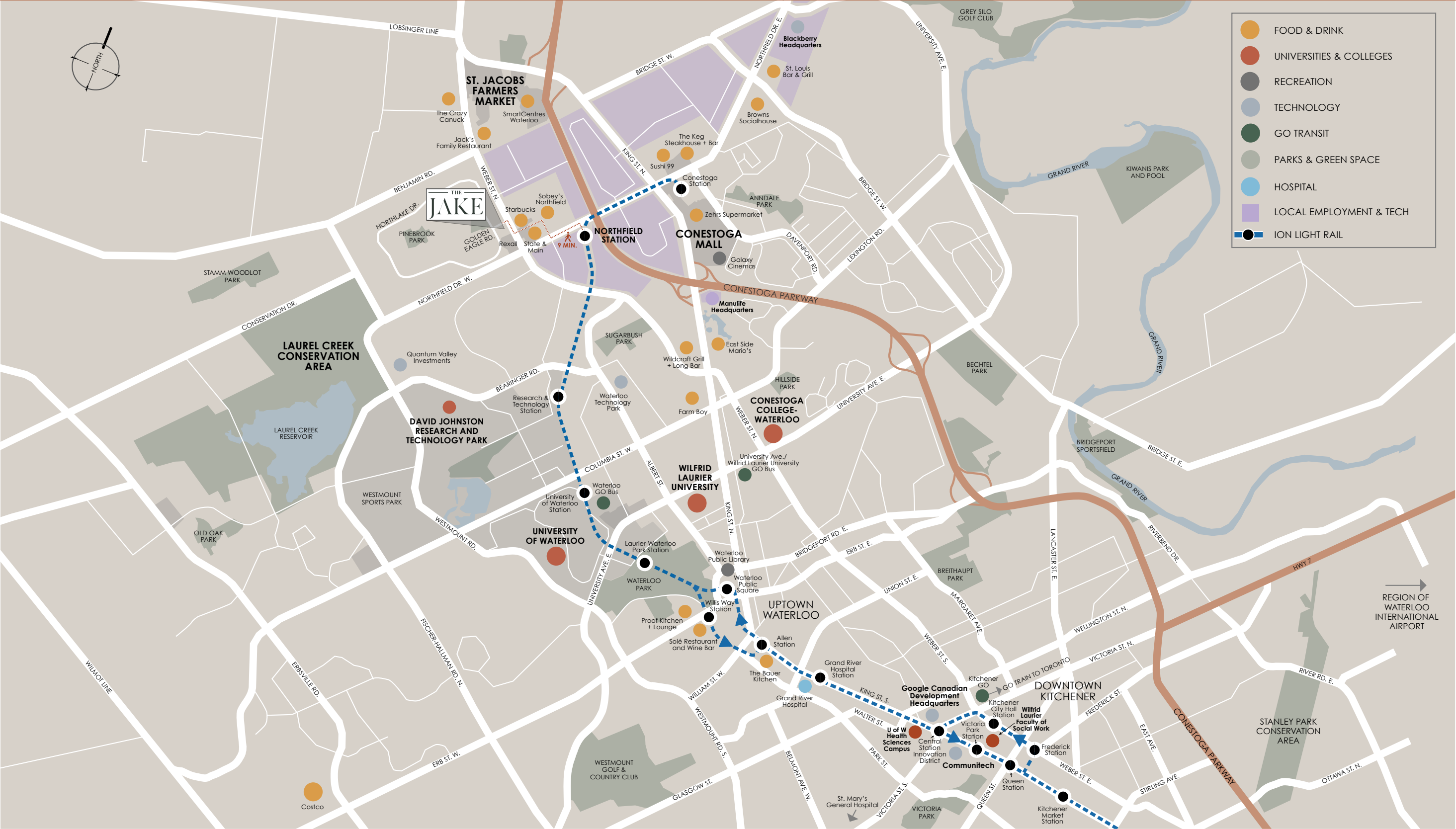


Illustration is artist's concept only and not to scale. Map is not intended to be a directional map and is only a sampling of the amenities available. E. & O. E.

EVERYTHING WITHIN REACH



6
min

19
stops

stage
2

WALK FROM THE JAKE
TO NORTHFIELD
STATION



BETWEEN CONESTOGA
STATION IN WATERLOO
& FAIRWAY STATION
IN KITCHENER



ION BUS WILL BE
CONVERTED TO LIGHT
RAIL CREATING A
SEAMLESS ROUTE
FROM WATERLOO
TO CAMBRIDGE



CONNECT WITH CONVENIENCE

The ION LRT line has transformed the way Waterloo residents connect with the things they love. Currently, the 19 km system extends from King Street, Waterloo, in the north to Fairway Road, Kitchener, in the south.

AN ARCHITECTURAL TRIUMPH

The Jake's arresting contemporary design features an elegant interplay between light and dark, masonry and glass, and a visually intriguing layering of textures. Some call it modern while others simply say it's timeless



AMENITY + SITE PLANS

Why go out when you can stay in? The Jake boasts all the lifestyle amenities you crave, all in one place, such as an ultra-modern Peloton studio and luxe lobby lounge.

AMENITY
PLAN
DRAWING

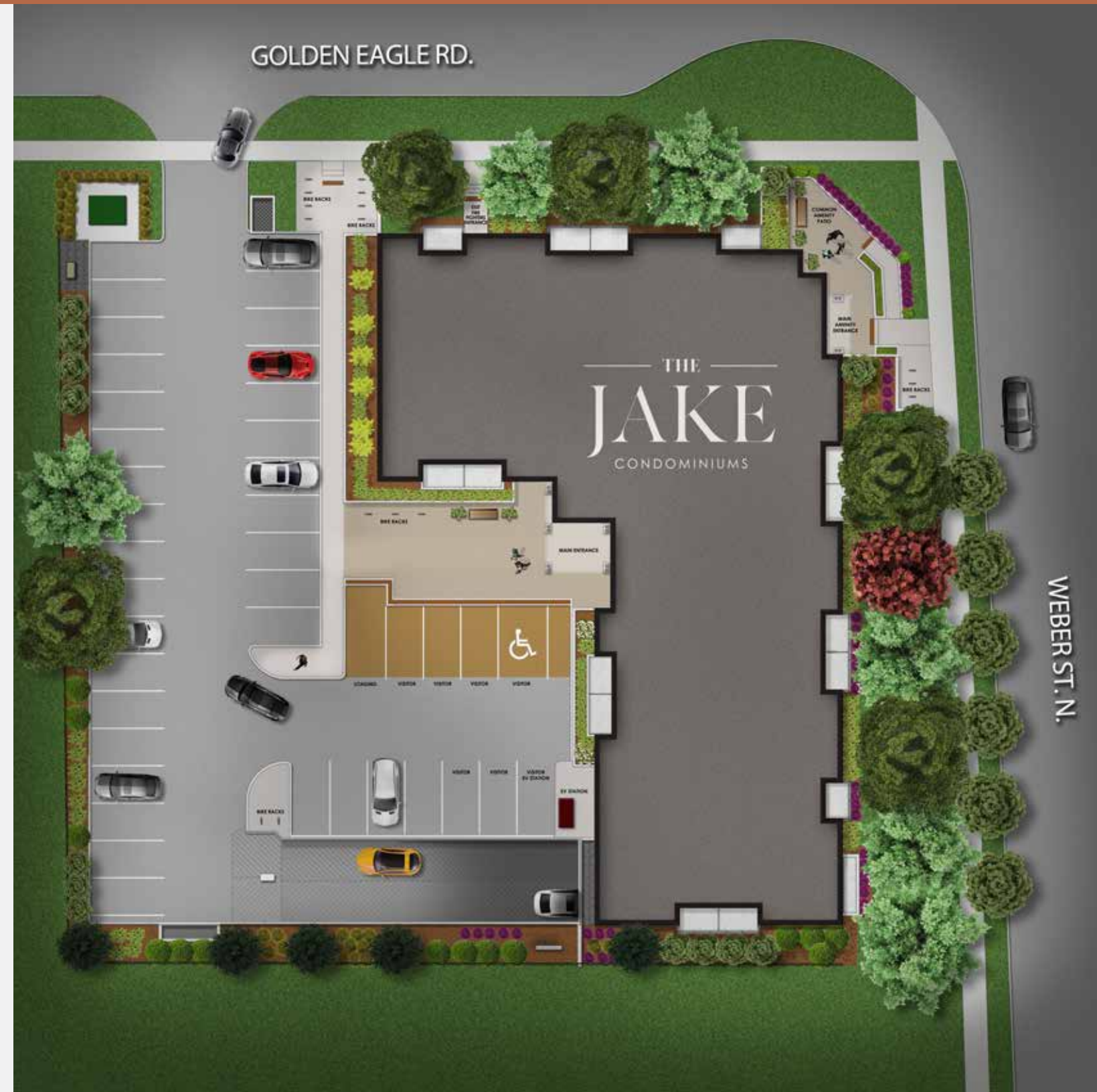
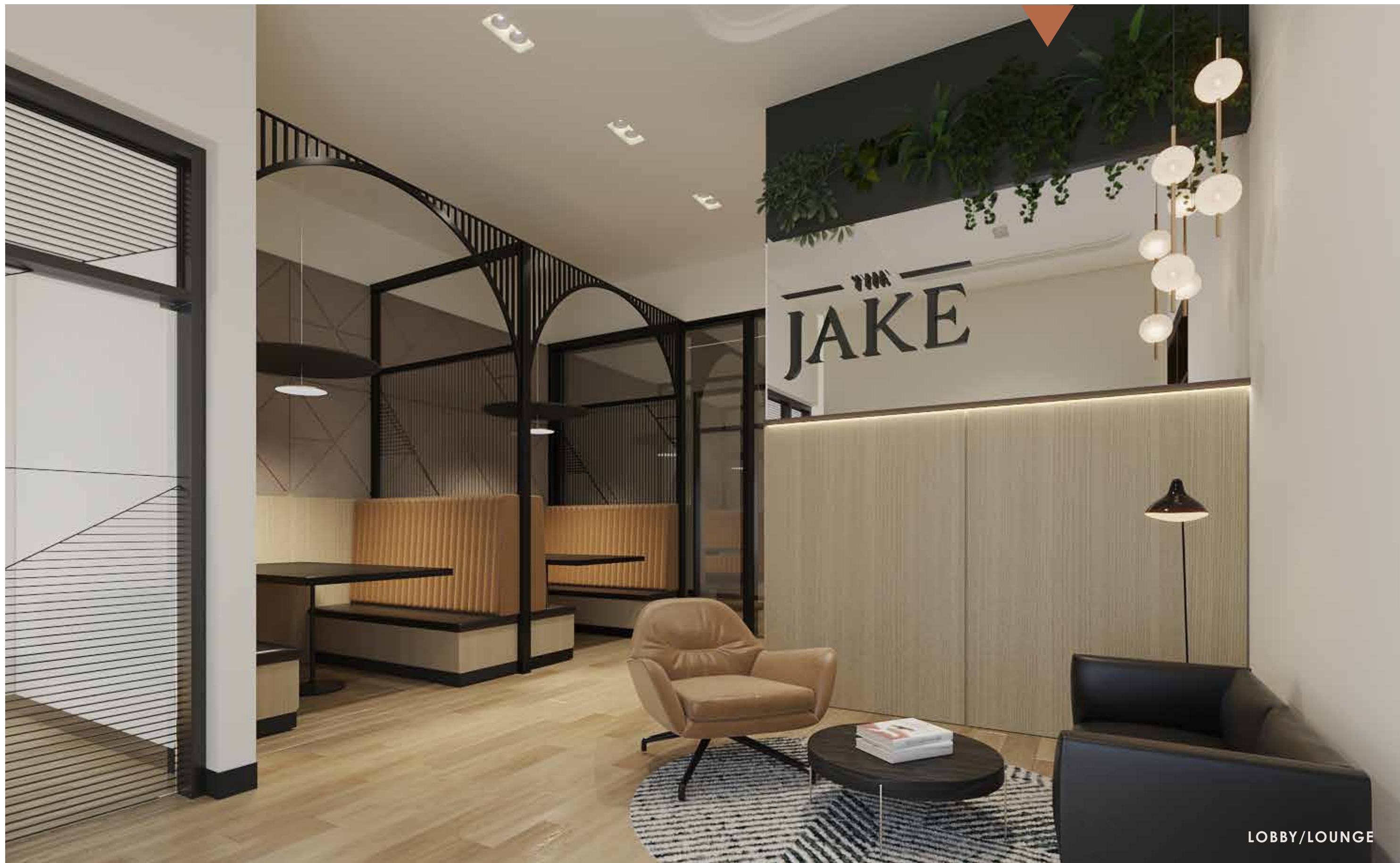


ILLUSTRATION IS ARTIST'S CONCEPT ONLY. SITE PLAN IS NOT TO SCALE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.



LOBBY/LOUNGE



ARTIST'S CONCEPT

LOBBY



LOBBY ELEVATORS

ARTIST'S CONCEPT



ARTIST'S CONCEPT



**EXPERIENCE
REFINED
URBAN LIVING**

Modern comfort has never
looked better.



ARTIST'S CONCEPT

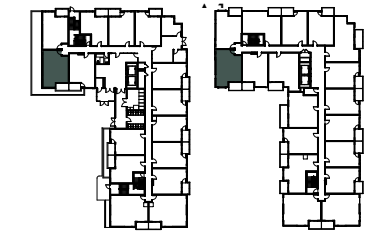
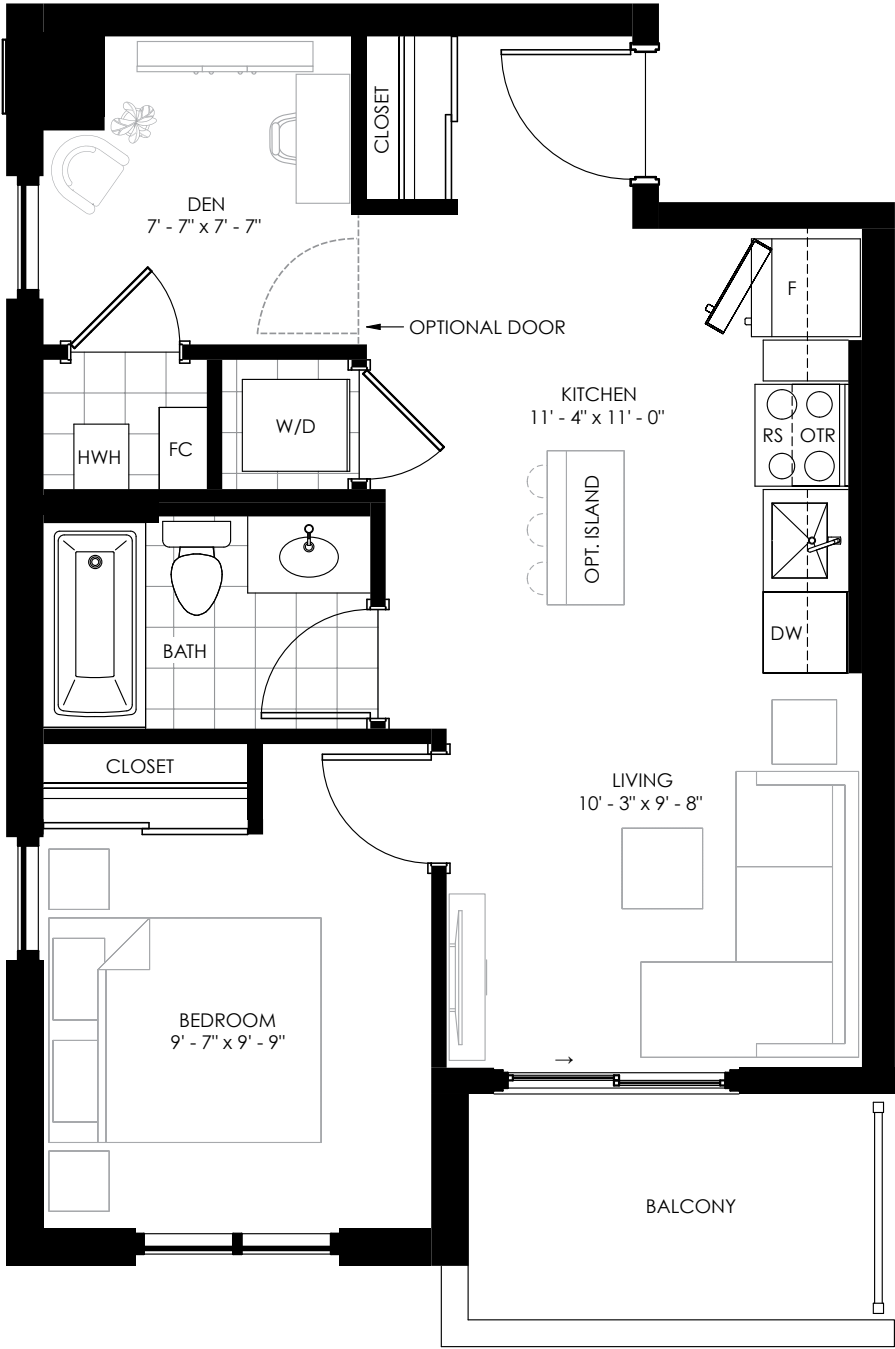


FLOOR PLANS



THE JAKE A1

1 BEDROOM + DEN
580 SQ. FT.

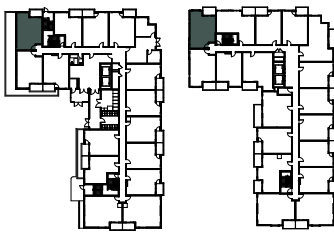
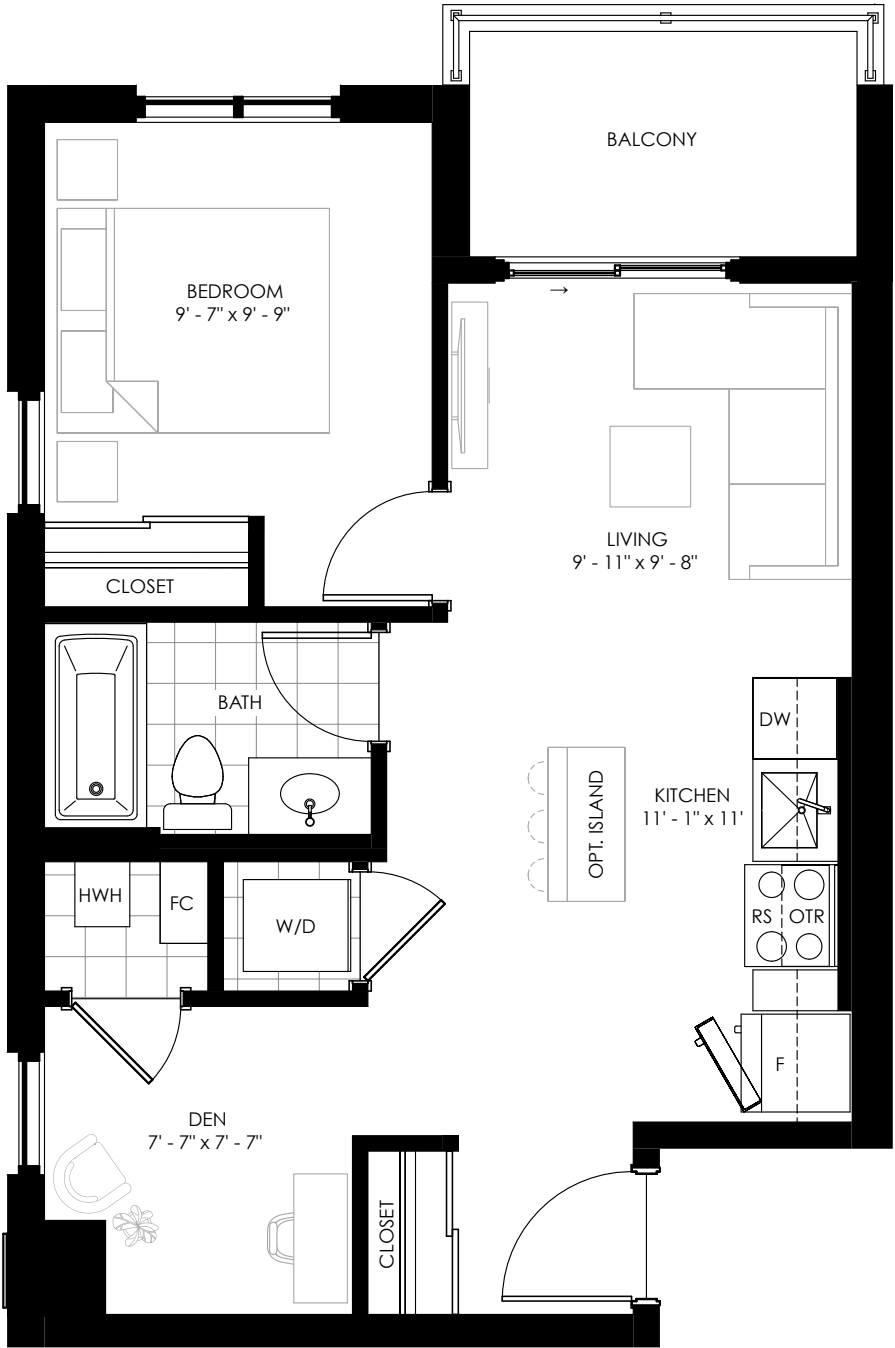


GROUND FLOOR FLOORS 2 - 6

Plans and specifications are subject to change without notice. Actual usable space may vary from stated floor area. All room dimensions shown are approximate and may vary between interior, corner and end units. All renderings are artist's concept. E. & O. E.

THE JAKE A2

1 BEDROOM + DEN
583 SQ. FT.

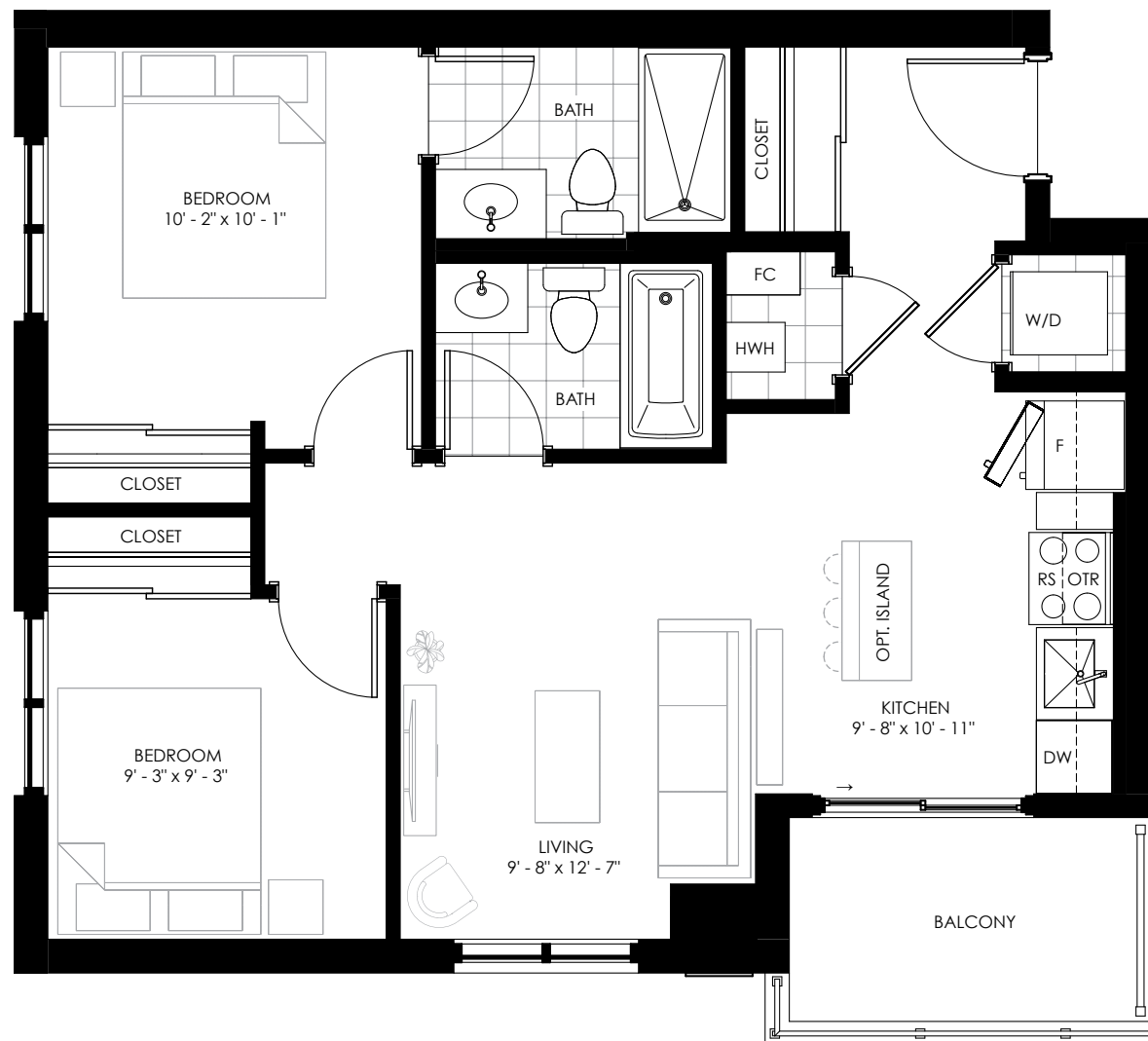


GROUND FLOOR FLOORS 2 - 6

THE JAKE B1

2 BEDROOM

735 SQ. FT.

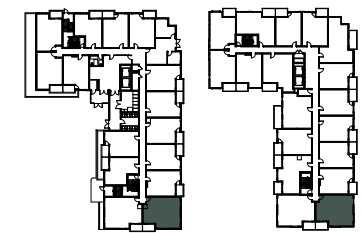
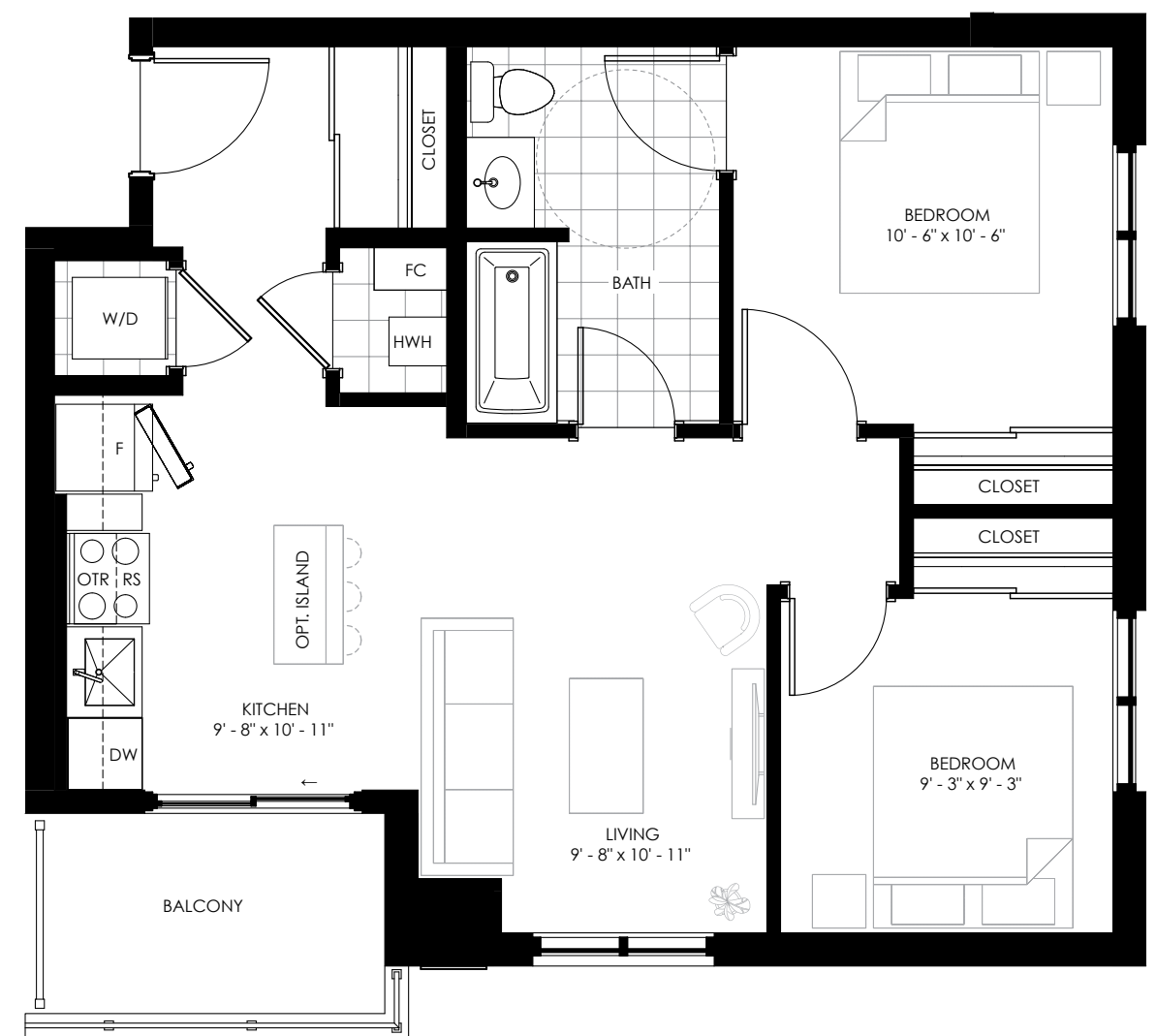


GROUND FLOOR FLOORS 2 - 6

THE JAKE B2

2 BEDROOM (BF)

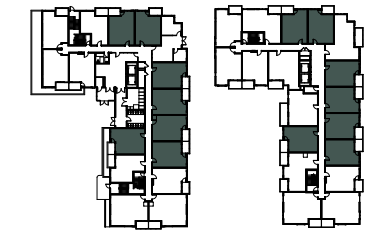
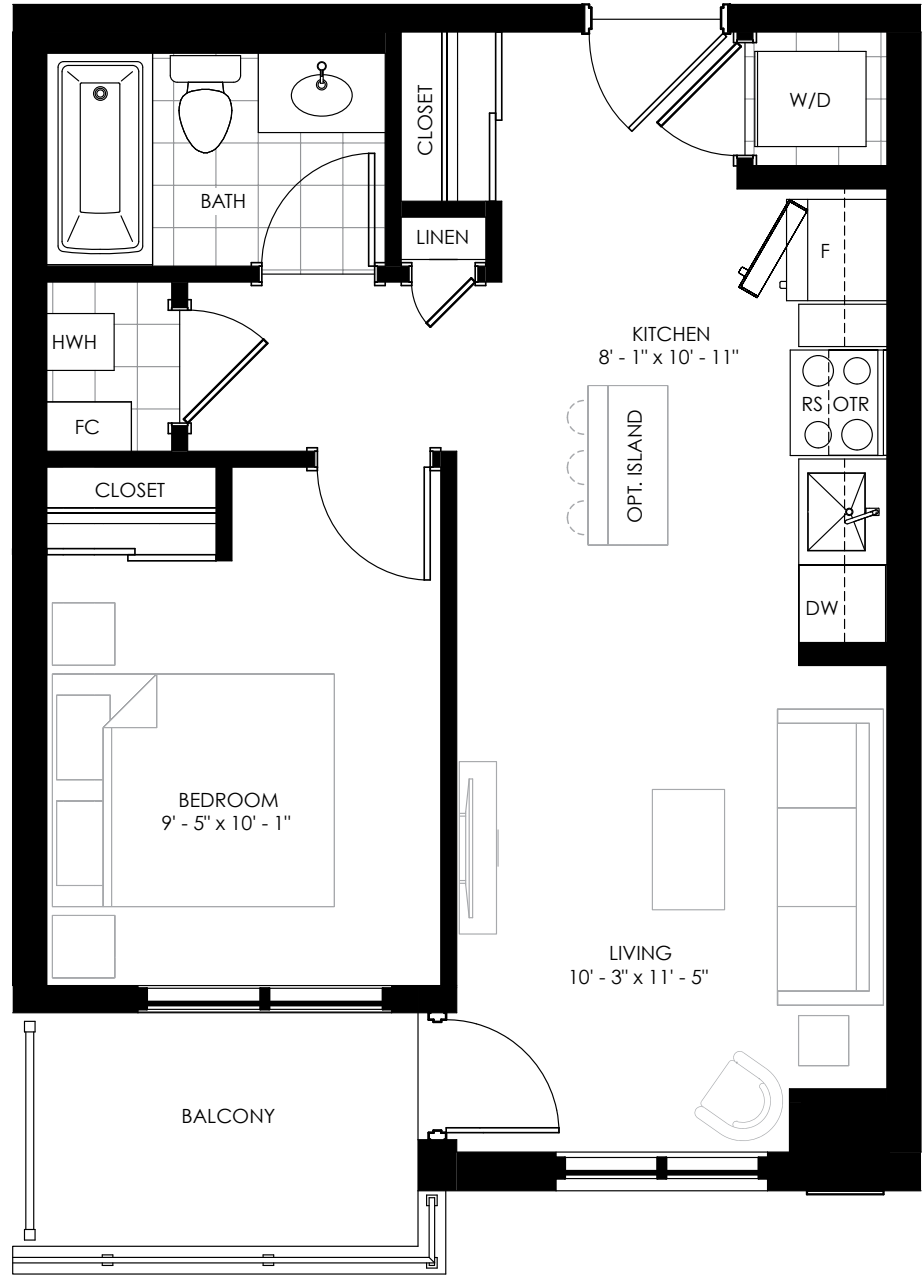
730 SQ. FT.



GROUND FLOOR FLOORS 2 - 6

THE JAKE C1

1 BEDROOM
545 SQ. FT.

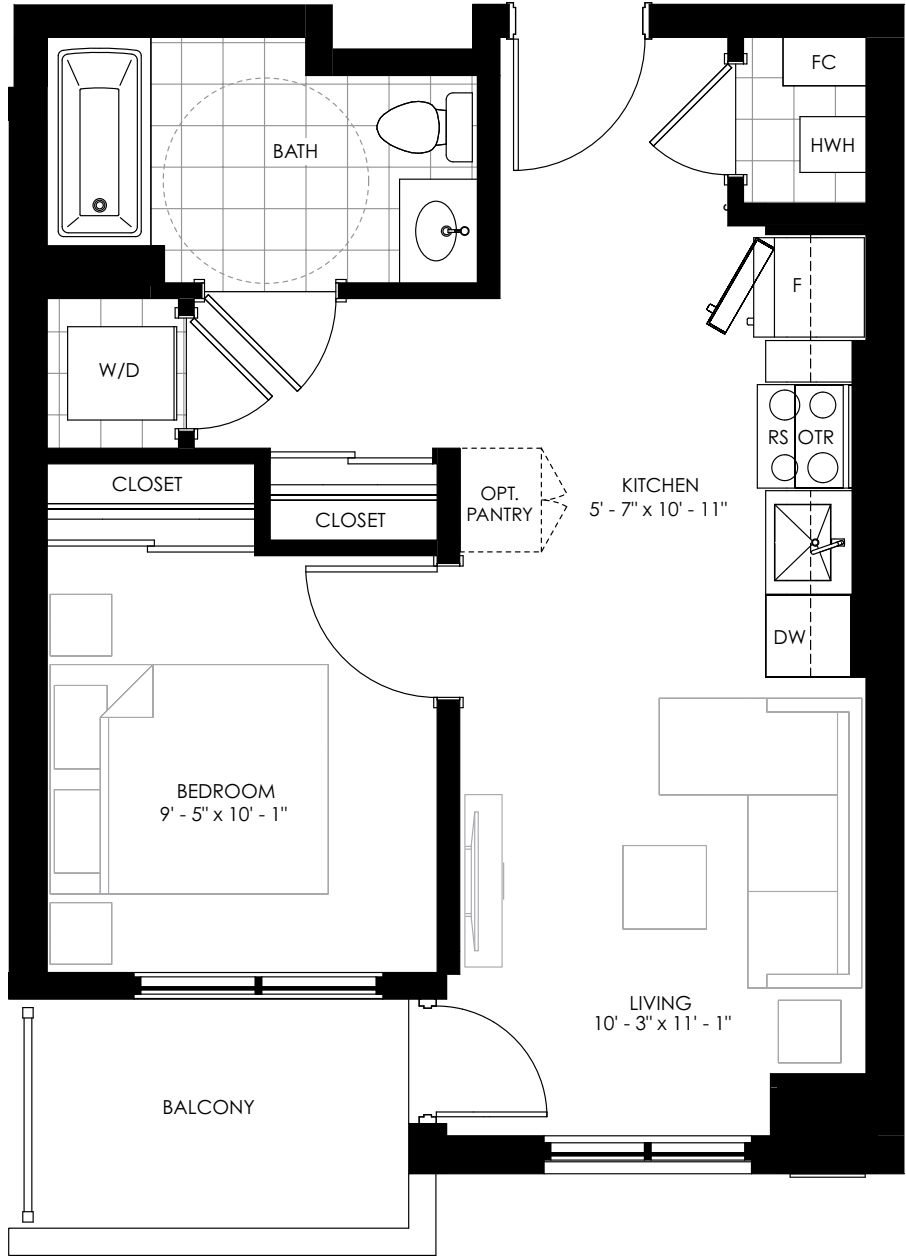


GROUND FLOOR FLOORS 2 - 6

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THE JAKE C2

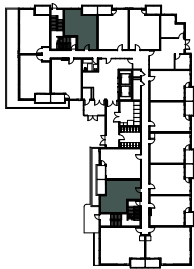
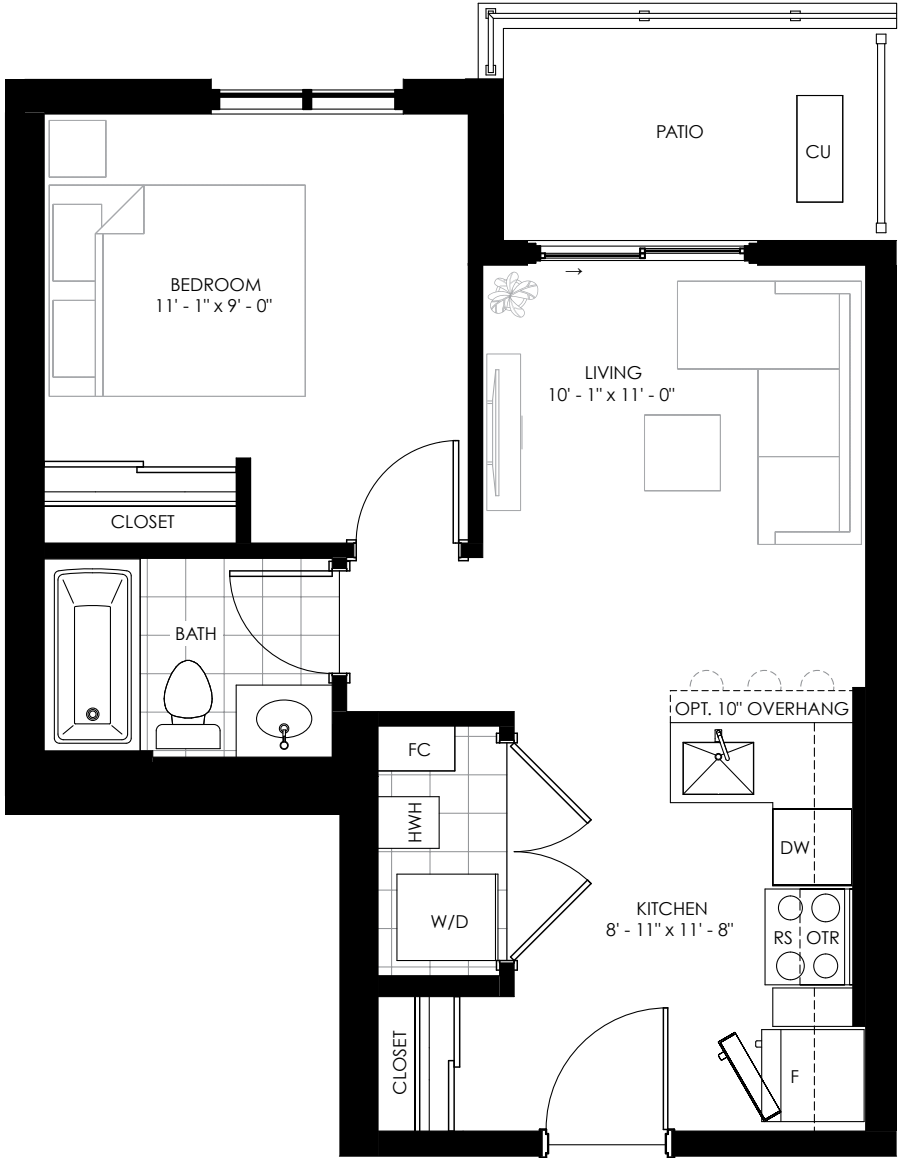
1 BEDROOM (BF)
541 SQ. FT.



GROUND FLOOR FLOORS 2 - 6

THE JAKE D

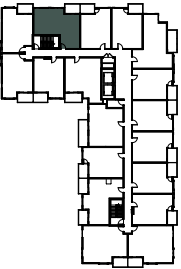
1 BEDROOM
521 SQ. FT.



GROUND FLOOR

THE JAKE E

1 BEDROOM + DEN
675 SQ. FT.

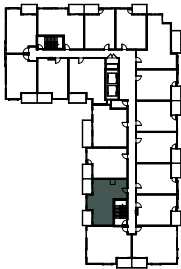


FLOORS 2 - 6

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THE JAKE F

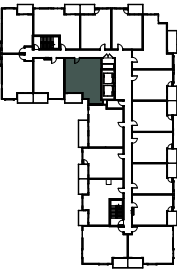
1 BEDROOM + DEN
640 SQ. FT.



FLOORS 2 - 6

THE JAKE G

1 BEDROOM + DEN
680 SQ. FT.

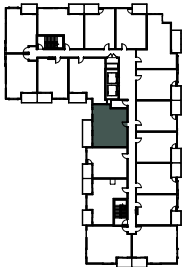
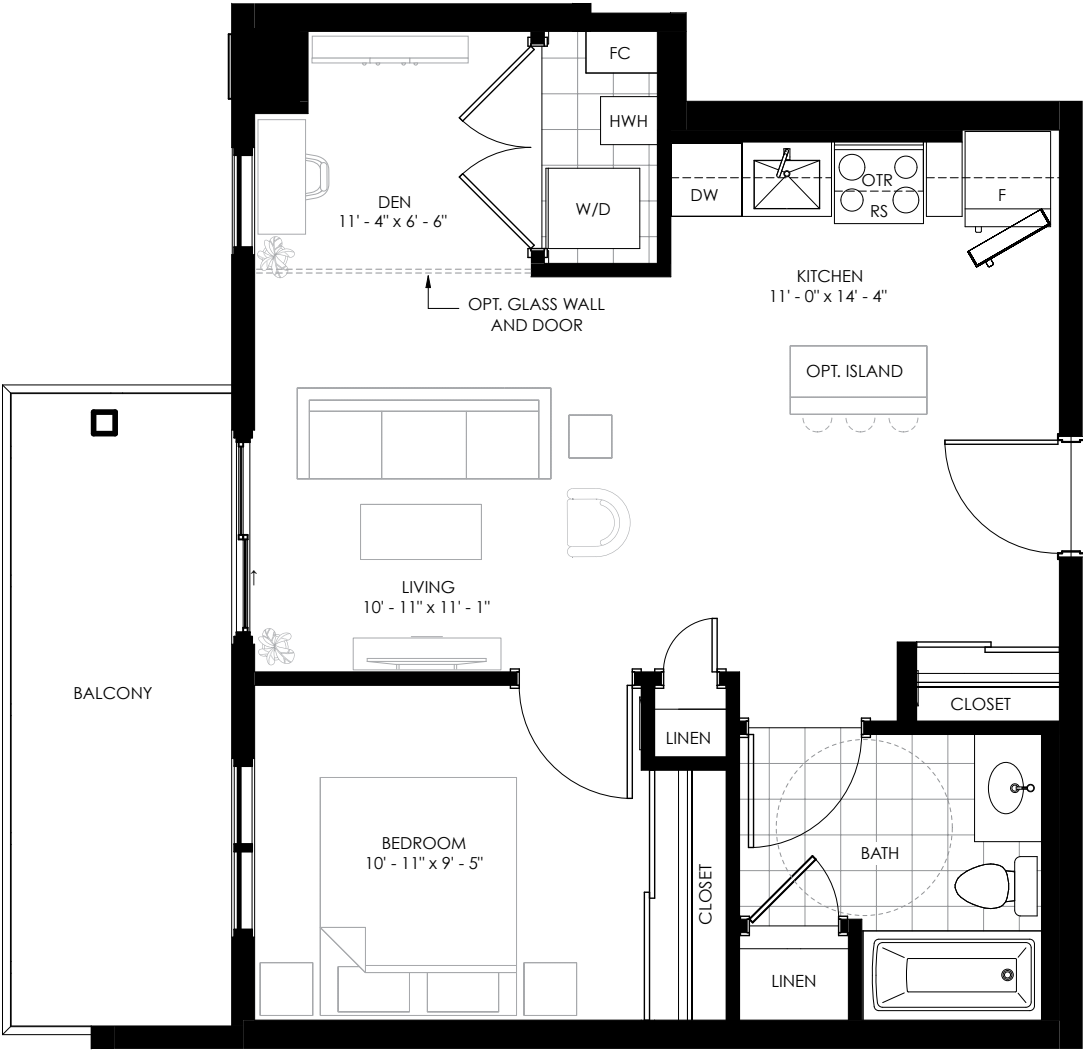


FLOORS 2 - 6

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THE JAKE H

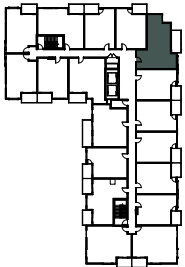
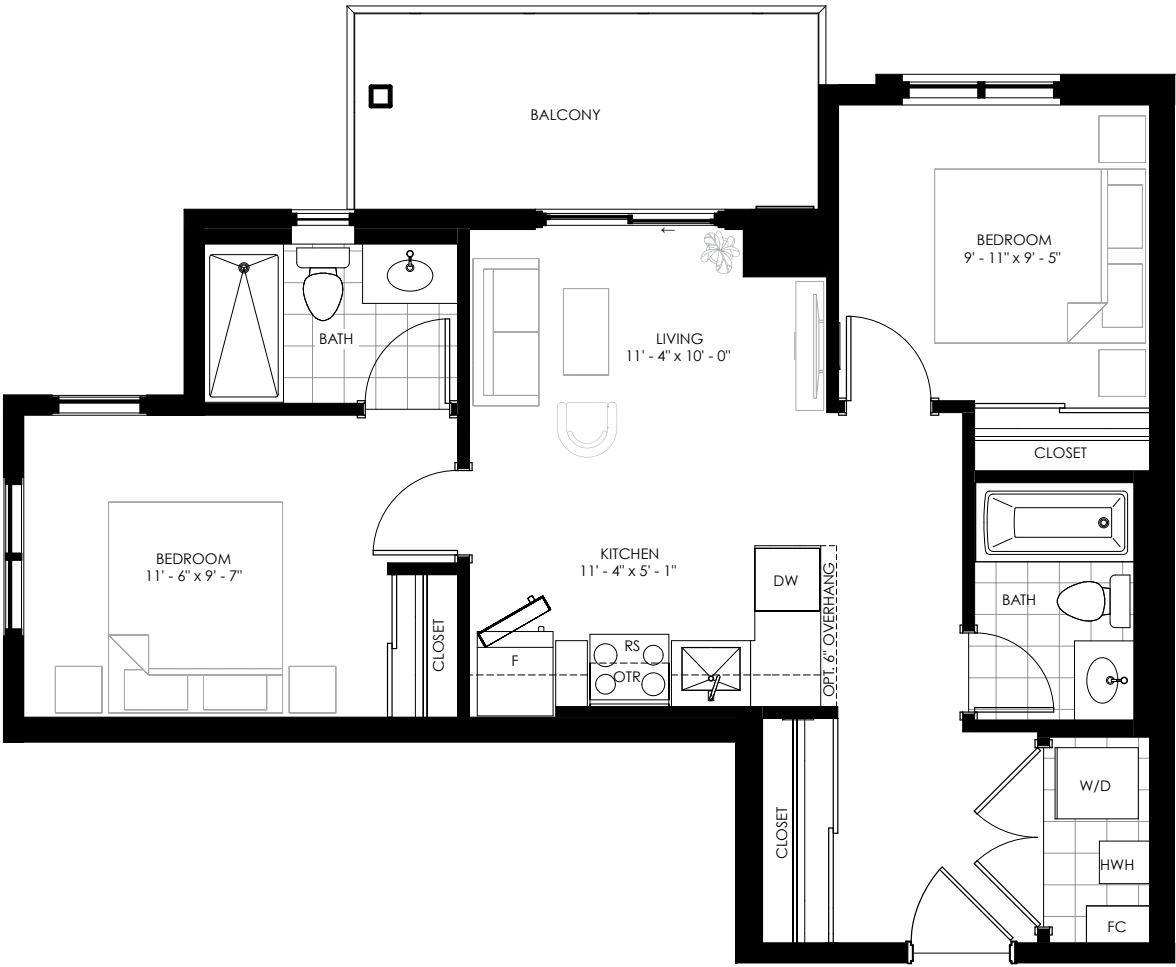
1 BEDROOM + DEN (BF)
650 SQ. FT.



FLOORS 2 - 6

THE JAKE J

2 BEDROOM
715 SQ. FT.



FLOORS 2 - 6

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FEATURES & FINISHES

GENERAL

1. Soaring 13'– 6" ceilings in all principle rooms on level 1 only. Spacious 9' ceilings in all principle rooms on levels 2 – 6.
(As per plan, may vary due to bulkheads, dropped ceilings, structural components, and mechanical components)*.
2. Spacious closets complete with white wire shelving, as per plan.
3. All interior walls receive one coat of primer and two coats of superior quality latex paint (flat washable) in one colour throughout.
4. Stipple finished ceilings throughout.
5. Terraces and balconies, as per plan (concrete or wood frame with aluminum picket or glass railings).
6. Pressurized fire suppression system throughout all required areas (as per fire and building codes).

DOORS, WINDOWS & TRIM

7. Solid core front entry door featuring a satin chrome door hardware package with deadbolt lock.
8. Energy efficient vinyl windows.
9. High quality flush interior doors painted in white, with satin chrome hardware.
10. Contemporary 4" baseboards throughout with matching 2 – 3/4" door casings painted in white (except for sliding doors).

FLOORING

11. Durable laminate flooring in entry, living room, den, dining room, and main floor hallway, selected from Vendor's standard samples**.
12. 35oz. broadloom carpeting with high-quality 7lb underlay in bedrooms.
13. Purchaser's choice of durable laminate flooring from Vendor's standard samples in the kitchen.

14. Luxurious 12" x 24" ceramic/porcelain floor tile in laundry area and bathrooms from Vendor's standard samples**, as per plan.

KITCHEN

15. Purchaser's choice of transitional or modern design high-quality kitchen cabinets from Vendor's standard samples**.
16. Granite countertop selected from Vendor's standard samples**.
17. Undermount stainless steel single basin kitchen sink with low flow, pull-out kitchen faucet (under-sink access to shut-off valve also provided).
18. Single (1) bank of drawers where space permits, as per plan.
19. Stainless Steel 4pc kitchen appliance package installed in each suite:
 - Electric, 4 burner stove with glass top
 - Flex Zone refrigerator
 - Built-in dishwasher
 - Over the range microwave with integrated exhaust fan vented to exterior

BATHROOM

20. Purchaser's choice of transitional or modern design high-quality cabinets for vanity, selected from Vendor's standard samples** as per plan.
21. Arborite countertop selected from Vendor's standard samples** with white porcelain sink and single lever chrome faucet, as per plan.
22. Tub/shower and/or stand-up shower, as per plan (includes shower rod).
23. Tub/shower surround and shower stalls tiled to 6' above finished floor.

24. Low-flow toilet with soft close seat in all bathrooms.
25. Frameless bathroom mirrors extending full width of vanity with single (1) wall mounted light fixture above each sink location, as per plan.
26. Water efficient plumbing fixtures throughout.
27. Pressure and temperature-controlled shower/tub fixtures.
28. Privacy locks on all bathroom doors.
29. Exhaust fans vented to exterior.

LAUNDRY

30. In-suite, front loading, stacked or side-by-side laundry unit equipped with electric dryer (as per plan).

ELECTRICAL & MECHANICAL FEATURES

31. High efficiency self-contained heating and cooling units.
32. Programmable digital thermostats.
33. Tankless hot water system vented to exterior (rental program).
34. Individual unitized meters for hydro services for each suite.
35. Individual unitized meters for water services for each suite.
36. Centralized "bulk" natural gas metering for the development. (Unit owner's natural gas fees are included in their condo maintenance fees.)
37. Self-contained air conditioning system per unit.
38. 100 AMP electrical service with circuit breaker type panel and copper wiring throughout.
39. Switch controlled light fixture(s) in all rooms as required.

40. Interconnected electric smoke and carbon monoxide detectors as per Ontario Building Code.
41. Multi-media outlet for television, internet and phone (minimum of 2 per suite).
42. Modern Decora light switches and plugs throughout.
43. Counter height GFI electrical outlets in kitchen and bathrooms.

COMMUNITY FEATURES

44. Architecturally designed exterior finishes featuring masonry and Hardie Board elevations.
45. High quality roofing system(s) throughout.
46. Centrally located garbage room.
47. Private underground parking garage including space for visitor parking.
48. Locker units available for purchase (refer to pricing sheet).
49. Centralized community mailboxes and large parcel receiving area.
50. Professionally designed landscaping with irrigation system.
51. Common lobby lounge and semi-private lounge area on main level.
52. Centralized contemporary Peloton studio on main level.

*Drop ceilings and bulkheads will occur to accommodate mechanical, HVAC systems and structural requirements. Finished floor height and built-in noise attenuation measures may cause ceiling heights to be lowered in some areas.

**From Vendor's samples pre-arranged in coordinated design packages. No mixing or substitutions of samples between or outside of coordinated packages may be permitted. The Developer is backed by TARION home warranty program providing:

- One-year warranty on all materials and workmanship.
- Two-year warranty on plumbing, heating systems, electrical systems and building envelope.
- Seven-year warranty on major structural defects.

- Purchaser agrees to pay the Tarion Warranty fee on closing as an adjustment.

All interior floor finishes, wall finishes, and materials are to be chosen with assistance of the Builder's interior design consultant. All materials and other selections for which Purchasers are entitled to make a selection are to be chosen from the Builder's samples and are per Builder's specifications. Purchasers shall only be entitled to make such selections provided that the items are not already ordered or installed. Materials, specifications, features and finishes are subject to change and any substitute changes are to be of comparable quality. January 2022. E. & O. E.



LOOP URBAN TOWNS | TORONTO, ON



V2 CONDOS | GUELPH, ON



CAROLINE ST., PRIVATE RESIDENCES | WATERLOO, ON



DRYSDALE ROW | KELOWNA, BC



CREDITVIEW ROAD | BRAMPTON, ON



MAXX URBAN TOWNS | PICKERING, ON



VanMar
DEVELOPMENTS

BUILDING REFINED URBAN EXPERIENCES

From modest beginnings in 1972, the Van Maren brothers have built an impressive portfolio of projects. They have designed and developed many types of buildings throughout Canada and the US, which include everything from townhomes, single-family homes and midrise developments to upscale apartment buildings, luxury hotels and high-rise condominiums.

In recent years, VanMar has built numerous upscale condominiums in prestigious locations throughout British Columbia and Southern Ontario. They have also assisted in the design and construction of various projects for several well-respected builders, including Branthaven, Fusion Homes, HOA and UBC Properties.

Today, VanMar has a first-class reputation as a trusted developer and is highly regarded by homeowners, lenders, investors and designers. Their extensive experience in the design and development of all forms of housing has given them a wealth of knowledge and the capability to ensure the highest quality of workmanship and value.



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