

Tulip Commons OF MOUNT CARMEL

Ready
FALL
2025



ARTIST RENDERING INTENDED FOR ILLUSTRATION PURPOSES ONLY

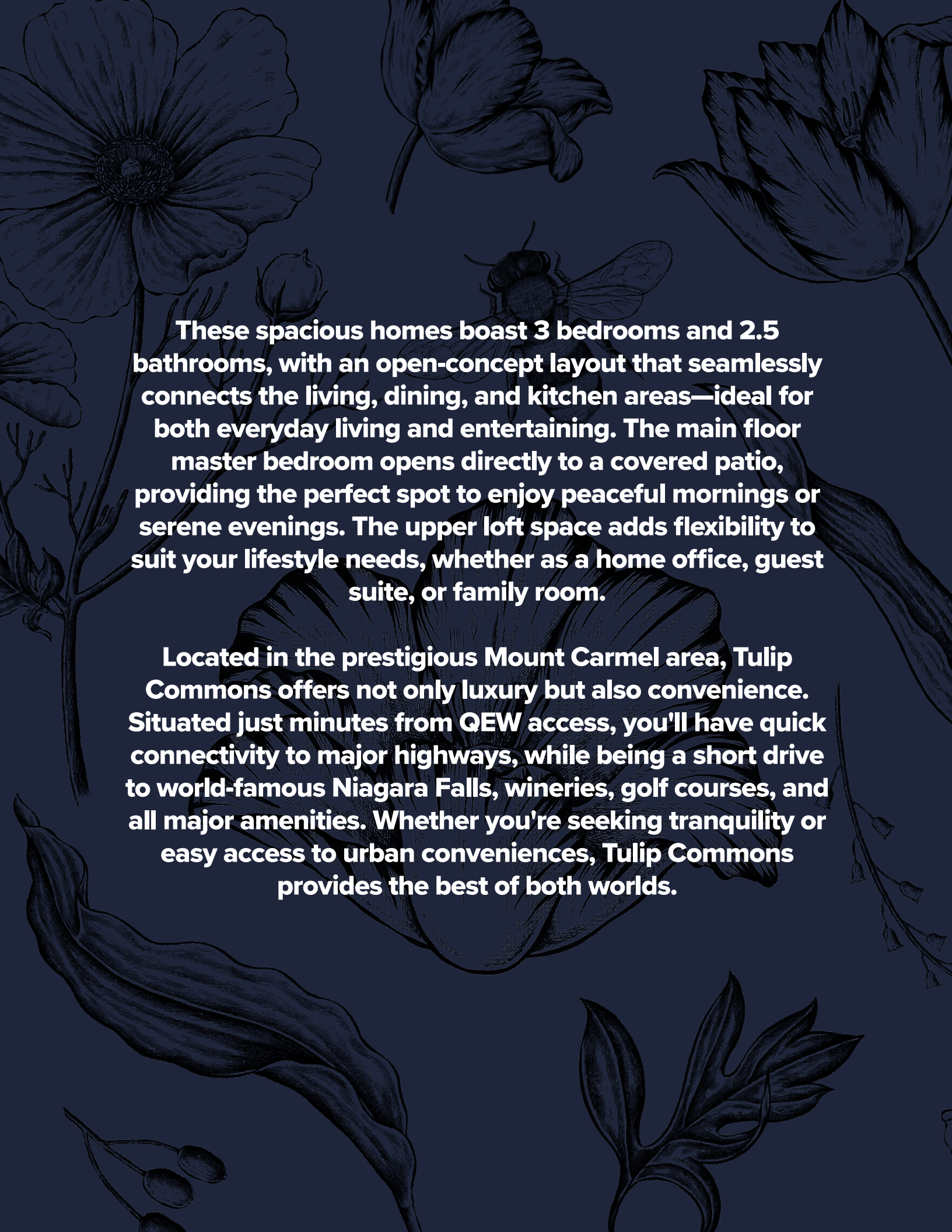
Explore refined living in one of Niagara's most sought-after communities!

This luxurious collection features 9 elegantly designed bungalow loft townhomes, each offering an inviting blend of modern comfort and sophisticated style.
Starting from the \$900's.

By



NIAGARA PRIME
DEVELOPMENTS

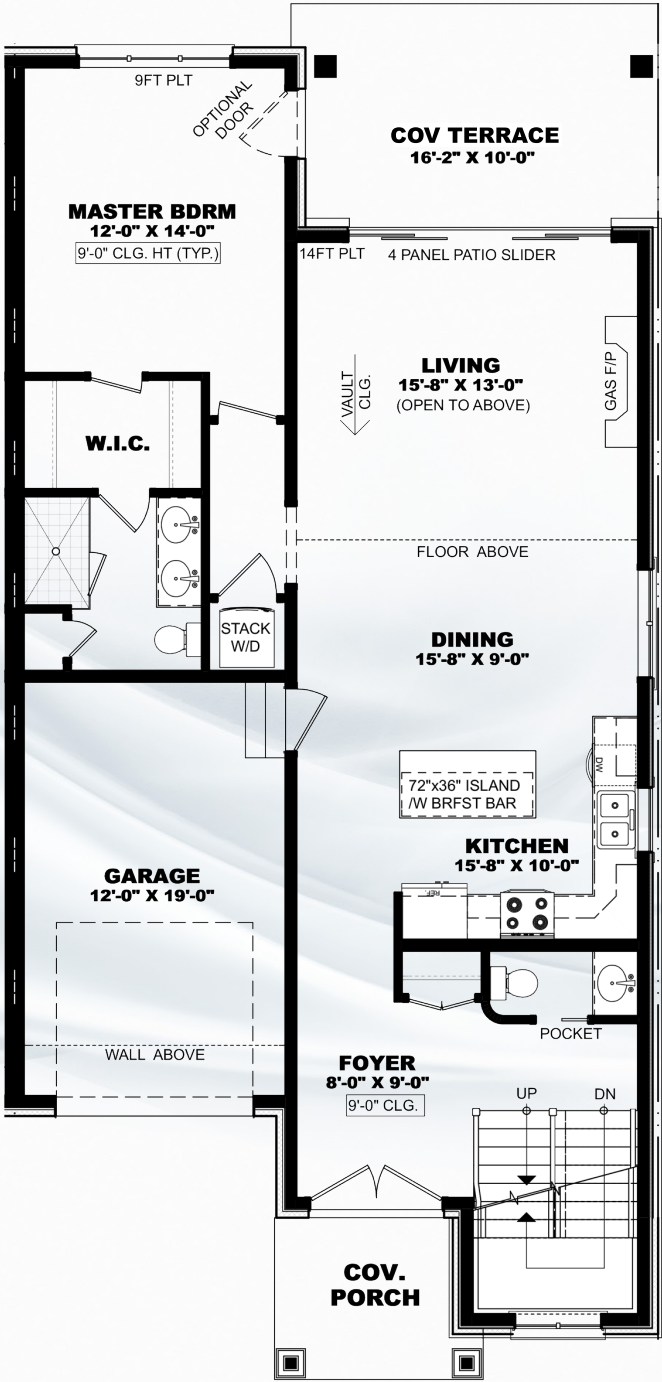


These spacious homes boast 3 bedrooms and 2.5 bathrooms, with an open-concept layout that seamlessly connects the living, dining, and kitchen areas—ideal for both everyday living and entertaining. The main floor master bedroom opens directly to a covered patio, providing the perfect spot to enjoy peaceful mornings or serene evenings. The upper loft space adds flexibility to suit your lifestyle needs, whether as a home office, guest suite, or family room.

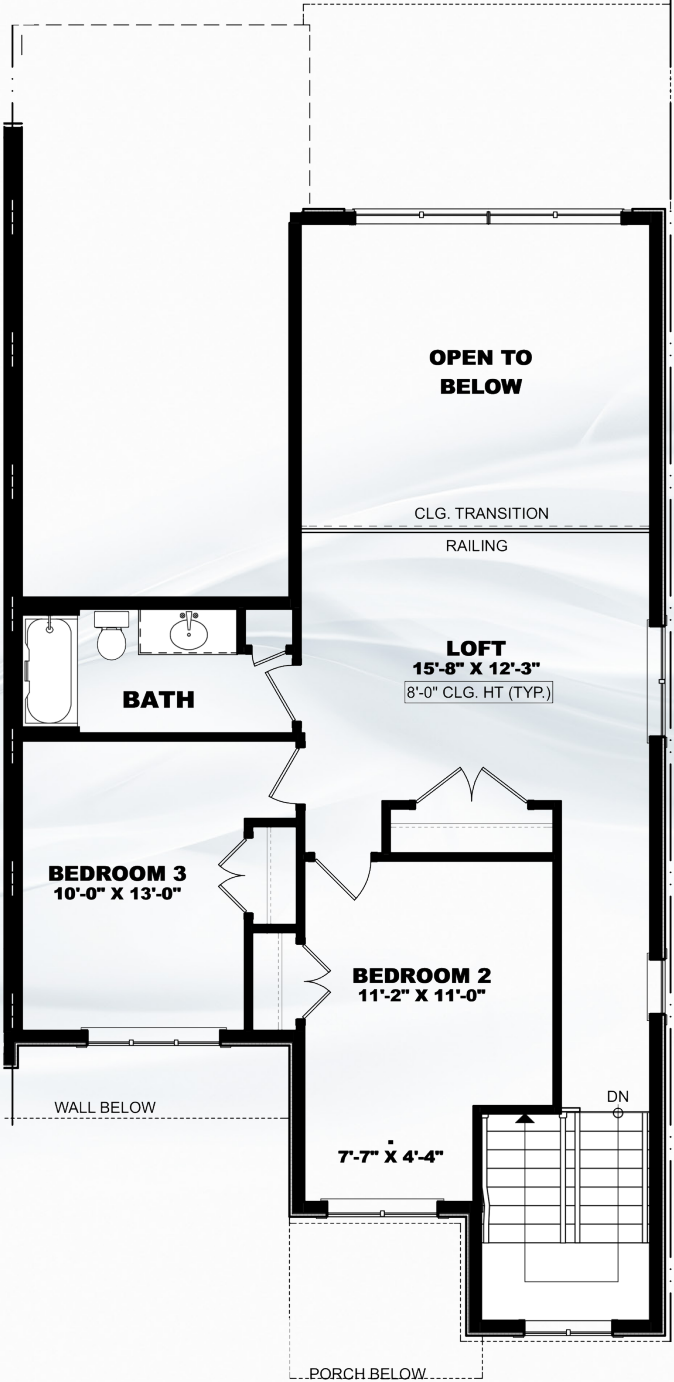
Located in the prestigious Mount Carmel area, Tulip Commons offers not only luxury but also convenience. Situated just minutes from QEW access, you'll have quick connectivity to major highways, while being a short drive to world-famous Niagara Falls, wineries, golf courses, and all major amenities. Whether you're seeking tranquility or easy access to urban conveniences, Tulip Commons provides the best of both worlds.

END UNIT - 1938 SQFT

BUNGALOTT DESIGN



MAIN

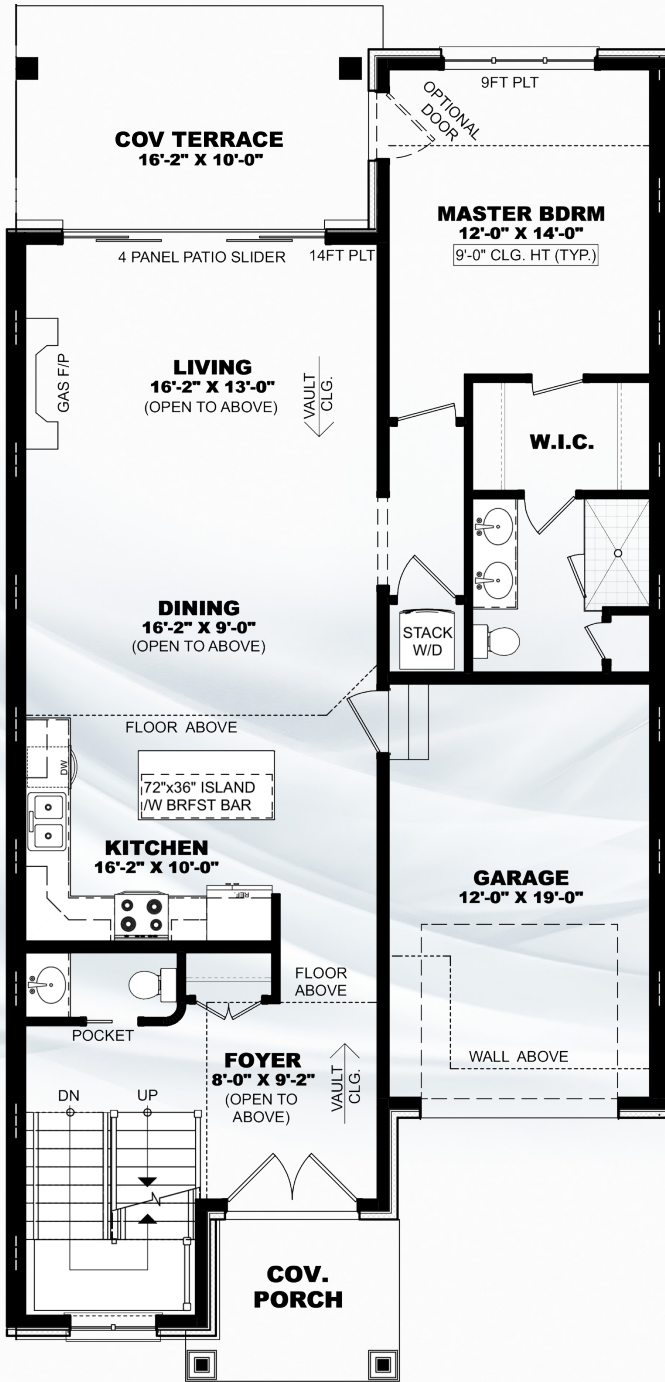


UPPER

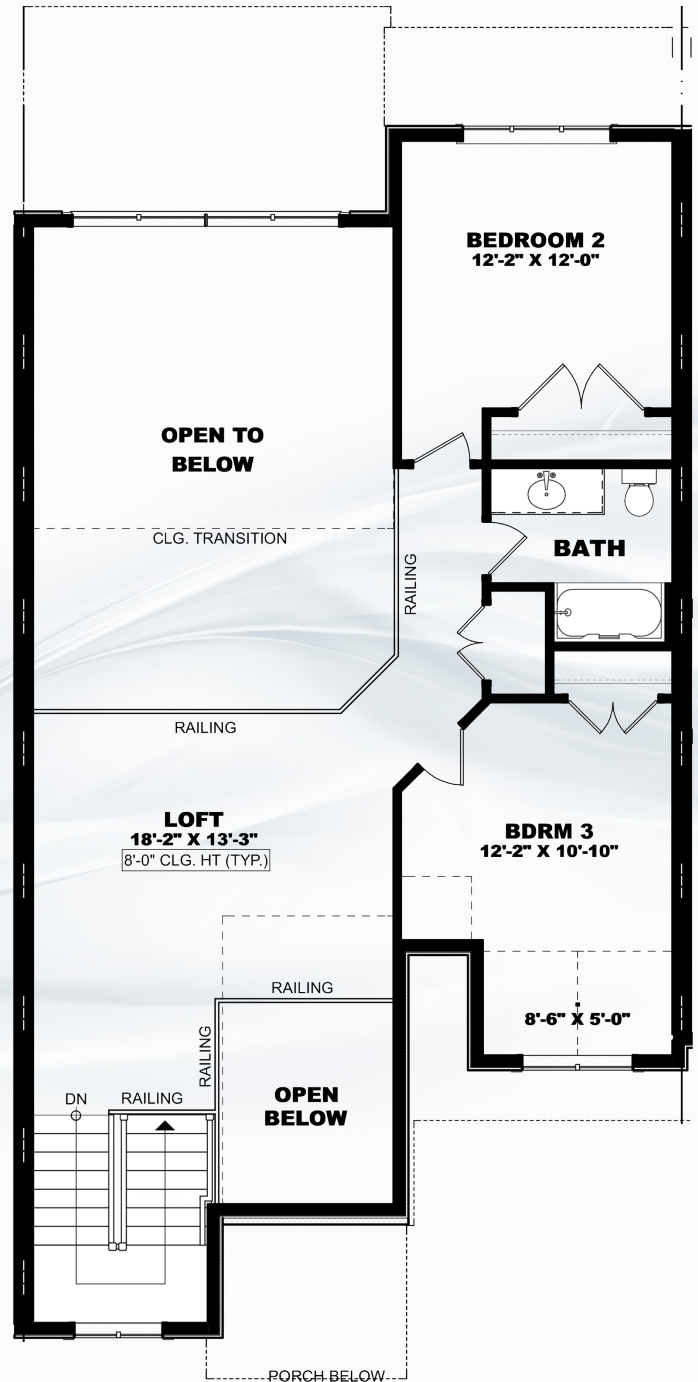
Sizes, dimensions, materials and specifications are subject to change without notice. Elevations or renderings are artists concepts. Actual usable floor area may vary from that stated. E & OE

INTERIOR UNIT - 1992 SQFT

BUNGALOF DESIGN

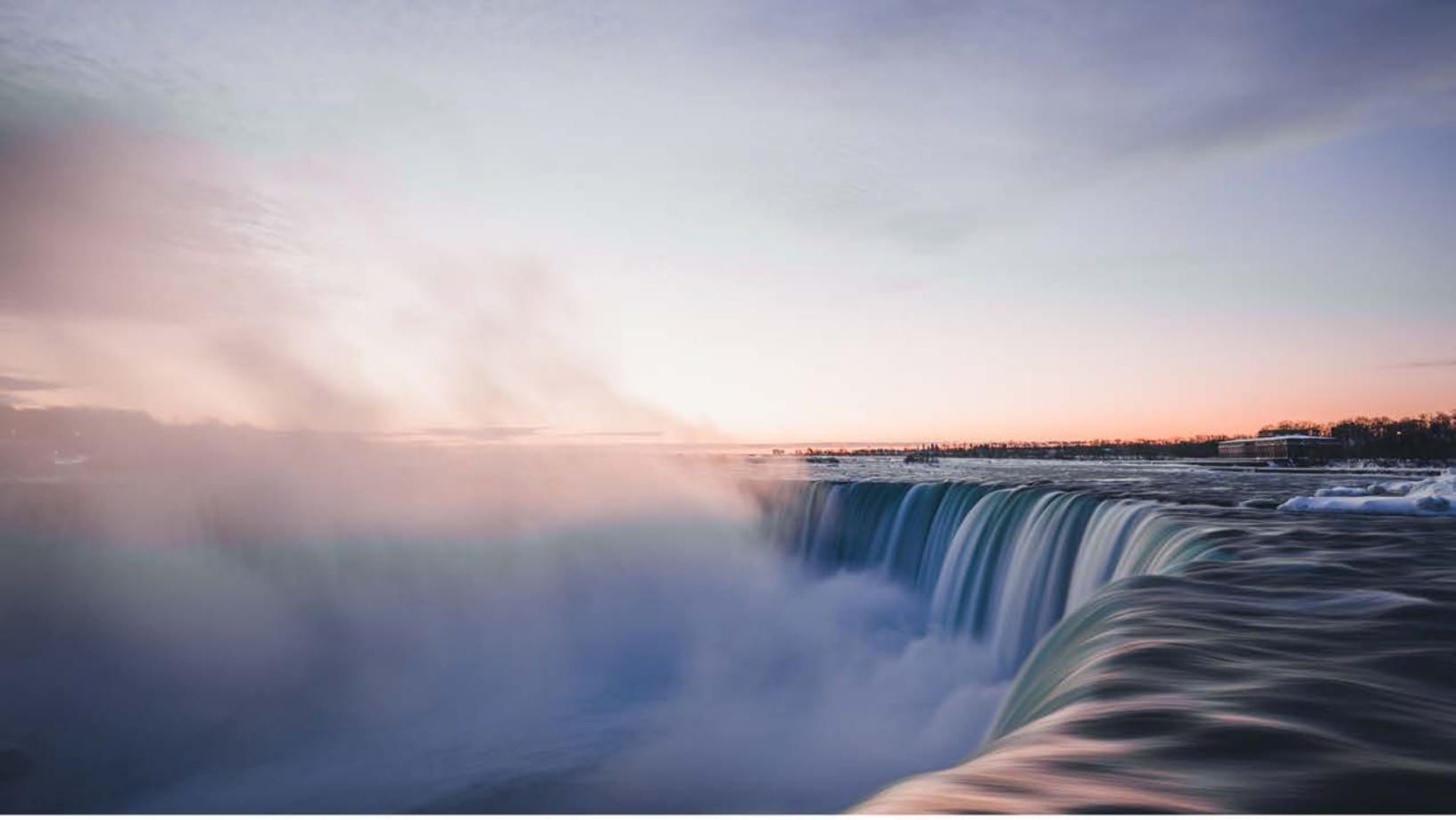


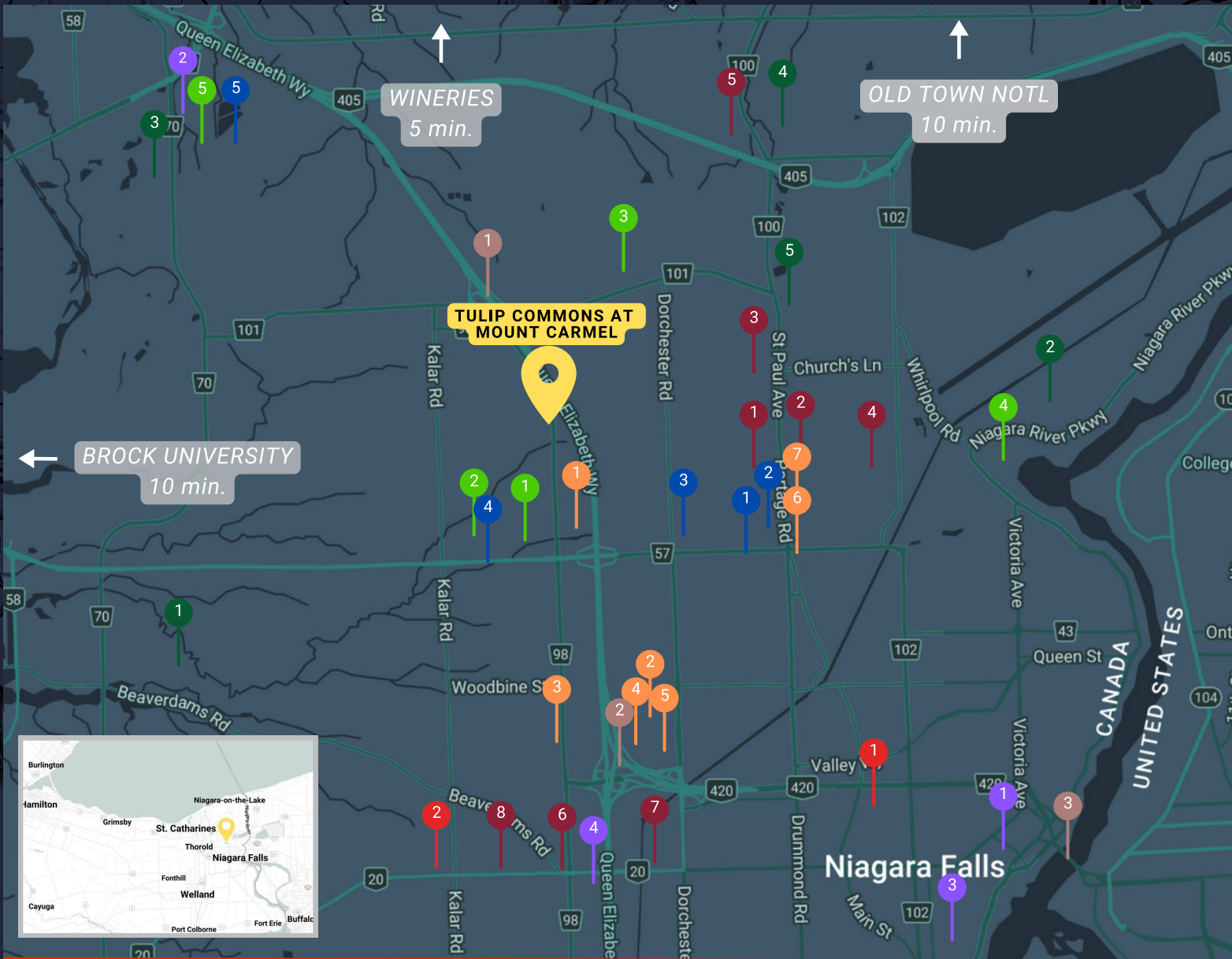
MAIN



UPPER

Sizes, dimensions, materials and specifications are subject to change without notice. Elevations or renderings are artists concepts. Actual usable floor area may vary from that stated. E & OE





ESSENTIAL SHOPPING

1. Food Basics
2. Home Depot
3. Shoppers Drug Mart
4. Zehrs
5. Canadian Tire
6. Commissos Fresh Foods
7. Sobeyes



ACTIVITIES & ATTRACTIONS

1. The Falls & Clifton Hill
2. Niagara Outlet Collection
3. Fallsview Casino
4. Canada One Outlets



MEDICAL

1. Niagara Health - Niagara Falls Site
2. Niagara Region Medical Walk-in Clinic



PARKS/TRAILS

1. Mount Carmel Park
2. Shriners Woodlot Park
3. Firemens Park
4. Niagara Whirlpool Loop
5. Woodend Conservation Area



SCHOOLS

1. John Marshall Public
2. A.N Myer Secondary
3. St. Vincent de Paul Catholic
4. St. Paul Catholic Secondary
5. Niagara College (NOTL Campus)



MAJOR HIGHWAYS

1. QEW interchange – 3 min. away
2. Highway 420 interchange
3. Bridge to USA – 5 min. away



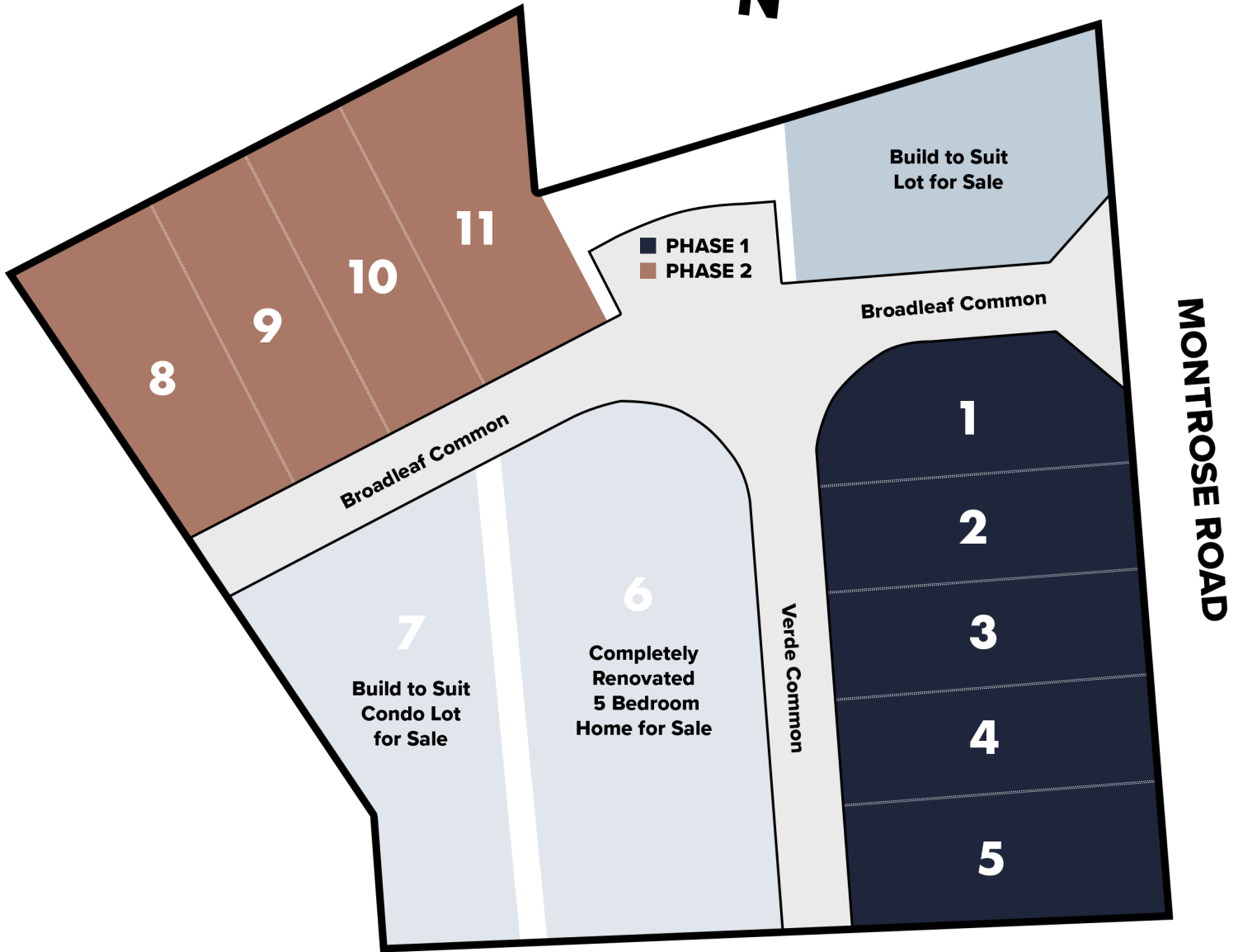
GOLF

1. Beechwood Golf & Social
2. Whirlpool Golf
3. Royal Niagara Golf Club
4. St. Davids Golf Club
5. Eagle Valley Golf Course



RESTAURANTS

1. Tide & Vine
2. Casa Mia
3. Queens Coach Family Rest.
4. Counterpart Brewing
5. The Grist
6. Mick & Angelos
7. Wind Japanese & Thai
8. Strada West



MONTROSE ROAD

STANDARD FEATURES

- Quartz Countertops in Kitchen & Bathrooms
- Hardwood Throughout Foyer, Living Room, Kitchen, Bedrooms and Den as per plan
- Lifetime Warranty Shingles (Timberline HD Lifetime Shingles or Equivalent)
- Black Vinyl Clad Windows
- Contemporary 3 ½ casing, 5 ½ baseboards throughout
- Tiled Ensuite Shower with Glass Doors and Tile Base
- Upgraded “Comfort Height” Toilet with Elongated Bowl in Ensuite
- Riobel Pro Bathroom and Kitchen Fixtures
- Smooth Ceilings Throughout
- Red Oak Stairs and Hand Railing with Wrought Iron Spindles
- Choice of 3 Contemporary Interior Doors and Frames with Modern Hardware
- Porcelain Floor Tiles in Bathrooms (12x24)
- Main Floor Laundry (set up for stacked Washer & Dryer)
- Walls Painted with White Latex Paint (Designer White on doors and ceilings. Buyers to choose up to 3 light wall colours)
- Covered Rear Concrete Terrace
- Energy-Efficient Double-Glazed Windows
- 4 Cable/Internet Outlets
- Screwless Face Plate with White Decora Light Switches & Outlets
- 4 Undermount Lavatory Sinks
- Electric Real Flame Fireplace
- Insulated Garage Door with Opener
- Finished Basement Landing Area and Rec Room (472sqft) with Luxury Vinyl Plank
- Roughed-in Basement Bathroom (3 piece)

AVAILABLE UPGRADES

- White Oak Stairs
- Completely Finished Basement
- Tile in Main Bathroom
- Higher Than Level 1 Quartz
- Additional Pot Lights
- Gas Fireplace
- Full Glass Guard Instead of Spindles
- Additional Paint Colours
- Painted Garage

Frequently Asked Questions

Q: How Many Unit Are Available?

A: There are 11 units available - 9 townhomes - 1 single - 1 existing single - within the condo developments (see Site Layout)

Q: What Are the Layouts?

A: The Towns are designed as bungaloffs for easy main-floor living. The interior of the single can be laid out and built to suit.

Q: What Level Is The Primary Suite On?

A: The primary bedroom will be located on the main floor as will the ensuite, laundry, kitchen, dining and walk-out to a covered rear terrace.

Q: Is There a Garage?

A: Yes, each unit will have a single-car garage.

Q: Will The Driveway Be Paved?

A: Yes, all driveways will be paved following completion.

Q: Will the Yards Be Sodded?

A: Yes, all lots will be sodded following completion.

Q: Will There Be a Deck or Patio?

A: Each unit will have a covered rear concrete terrace.

Q: What Will the Condo Fees Be & What Do They Cover?

A: These fees are under review based on approved Condo Plan with the City of Niagara Falls. Typically, fees will be approximately \$250 monthly and will cover snow removal, garbage collection, grass cutting and common area lighting.

Q: Is This a Full Condo or Vacant Land?

A: Neither, it is a common element condominium.

Q: Who Is The Builder?

A: Niagara Prime Developments, an umbrella group of Niagara Pines Developments & ePrime Construction Management.

Frequently Asked Questions

Q: Is This Covered By Tarion? How Long is the Warranty?

A: Yes, your new home is covered by Tarion Warranty; all standard warranties will apply.

Q: What is the Deposit Structure?

A: 20% deposit; 5% on signing; 5% due 30 days after; 10% due 90 days after signing; balance due on closing.

Q: What Material is Used Between Units?

A: Units will be separated by fire wall and sound rated wall according to the most current Ontario Building Code 2024.

Q: What If I Have a House to Sell?

A: We can accept conditional sale offers, however we reserve the right to bump conditional offers for firm deals.

Q: What Will Happen with the Surrounding Land?

A: There are no additional lands immediately adjacent to Tulip Commons. All lands within Tulip Commons will house the 9 townhome units, a new single family dwelling and the existing single family home. All are incorporated into the common elements corporation.

Q: What Are the Allowances?

A: Flooring: \$7 per sqft; Lighting: \$2,000; 6-piece Stainless Steel Appliance Package (\$6,000)

Q: What Are the Standard Features/Upgrades?

A: Please see the Standard Features page attached in this sales package. For Upgrades, please ask a sales representative.



SALES & INFORMATION:

Jim Broderick, Sales Representative
jbroderick@bosleyrealestate.com
(905) 321-2083

THE **b TEAM**

PATRICK BURKE, BROKER / JIM BRODERICK & VICKY BOUCHER, SALES REPS

By



NIAGARA PRIME
DEVELOPMENTS

www.niagaraprimedevelopments.com