



ROYAL JAMES

CONDOMINIUMS

ROYAL IN EVERY-WAY



elegant living

HAS NO BOUNDARIES





ROYAL JAMES CONDOMINIUMS

Introducing Royal James Condominiums, a new sophisticated modern condominium located in the heart of Hamilton Mountain. Comprised of 116 well designed one and two bedroom suites - some with dens, ranging from 501 to 1,154 sq.ft.

Come home to a unique blend of luxury and comfort with features and finishes that are both stylish and practical. With an elegant 8 storey contemporary look, roof top terrace with a party room, elegant lobby and large terraces.

Enjoy entertaining guests in a spacious open concept layout and take in beautiful views and fresh air from your balcony.

Royal James Condominiums is in a location second to none with conveniences of local shops, boutiques, cafes, big box stores, restaurants and entertainment in the heart of Upper James.

With an abundance of waterfalls, hiking trails, attractions and events, this area is truly a highly sought after location.






ROYAL JAMES
CONDOMINIUMS

lobby

A GRAND ENTRANCE

As you enter the lobby you will be overwhelmed and in awe. Master-crafted with sophisticated marble, granite stone and distinctive interior design features. The Royal James lobby truly creates a great first impression for you and your guests.


ROYAL JAMES
CONDOMINIUMS

All renderings are artist's concept. Royal Living Development Group reserves the right to make changes without notice. Schedule B attached to the legal agreement supersedes these brochure drawings. E. & O.E. 2024





amenities

SUPERIOR LOCATION





SHOPPING/RESTAURANTS/OTHER

1. Meadowlands Power Centre - Costco, Sobey's, SilverCity Ancaster Cinemas, Starbucks... Walmart Upper James
2. Canadian Tire, Metro Food Mart, Tony's Nofrills
3. Upper James Shopping District - Harvey's, Swiss Chalet Rotisserie & Grill, Kelsey's, Fortino's, Mandarin Restaurant, Montana's Cookhouse, Boston Pizza, East Side Mario's, Shoppers Drug Mart McDonald's, Denninger's Foods of the World, Turtle Jack's, La Lu ... and more.
4. Lime Ridge Mall, LCBO, Good Life Fitness, National Sports, Royal Canadian Legion.
5. Food Basics, Wine Rack
6. SilverCity Hamilton Mountain Cinemas, Home Depot Best Buy, Pets Smart, Milestones, Kelsey's, Starbucks Tim Horton's, Booster Juice, Michaels, Pro Hockey Life Walmart, Home Depot

RECREATION/PARKS

1. Meadowlands Community Park
2. Shawnigan Park
3. Kopperfield Park
4. William Schwenger Park
5. William Connell Park
6. Kennedy East Park
7. Dave Andreychuk Arena
8. Turner Park
9. TB McQuesten Community Park
10. Sackville Park
11. Mohawk Sports Park/Arena
12. Eramosa Karst Conservation Area

SCHOOLS/COLLEGES/UNIVERSITIES

1. Saltfleet High School
2. Bishop Tonnos Secondary School
3. McMaster University
4. Redeemer University College
5. Hamilton District Christian High
6. St. Thomas More Secondary School
7. Hillfield Strathallan College
8. Mohawk College
9. St. Jean De Brebeuf Secondary School
10. Bishop Ryan Secondary School

GOLF CLUBS

1. Dundas Valley Golf Club
2. Hamilton Golf and Country Club
3. Chedoke Civic Golf Course
4. Willow Valley Golf and Country Club
5. Kings Forest Golf
6. Glendale Golf and Country



site plan

Site plan is an artist concept and drawn to scale. Due to site conditions Royal Living reserves the right to make changes without notice. E. & O.E.



comfort

ENJOY YOUR MODERN SANCTUARY



ROYAL JAMES
CONDOMINIUM



suites

CHOOSE THE PLAN THAT SUITS YOUR LIFESTYLE



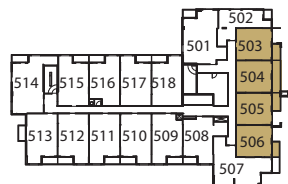
ROYAL JAMES
CONDOMINIUM



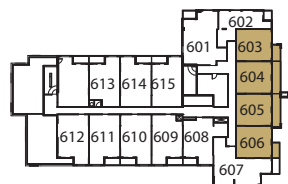
ONE BEDROOM SUITES



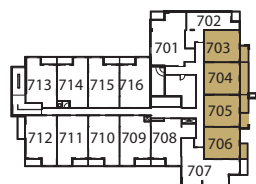
4th Floor



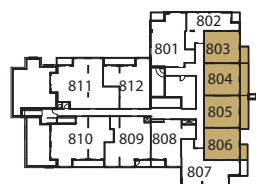
5th Floor



6th Floor



7th Floor



8th Floor

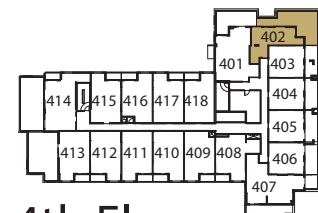


All floor plans are drawn to scale. Balcony and terrace size may change with suite floor location. Orientation of suite may be reversed and purchaser agrees to except the same. Actual usable floor space may vary from stated floor area. Due to site conditions individual room sizes may vary. Schedule B attached to the legal agreement supersedes these brochure drawings. E. & O.E. 2024.



SUITE **TYPE M** • 501 SQ.FT.

1 BEDROOM



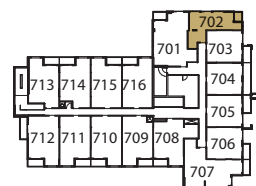
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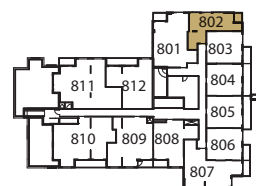
5th Floor



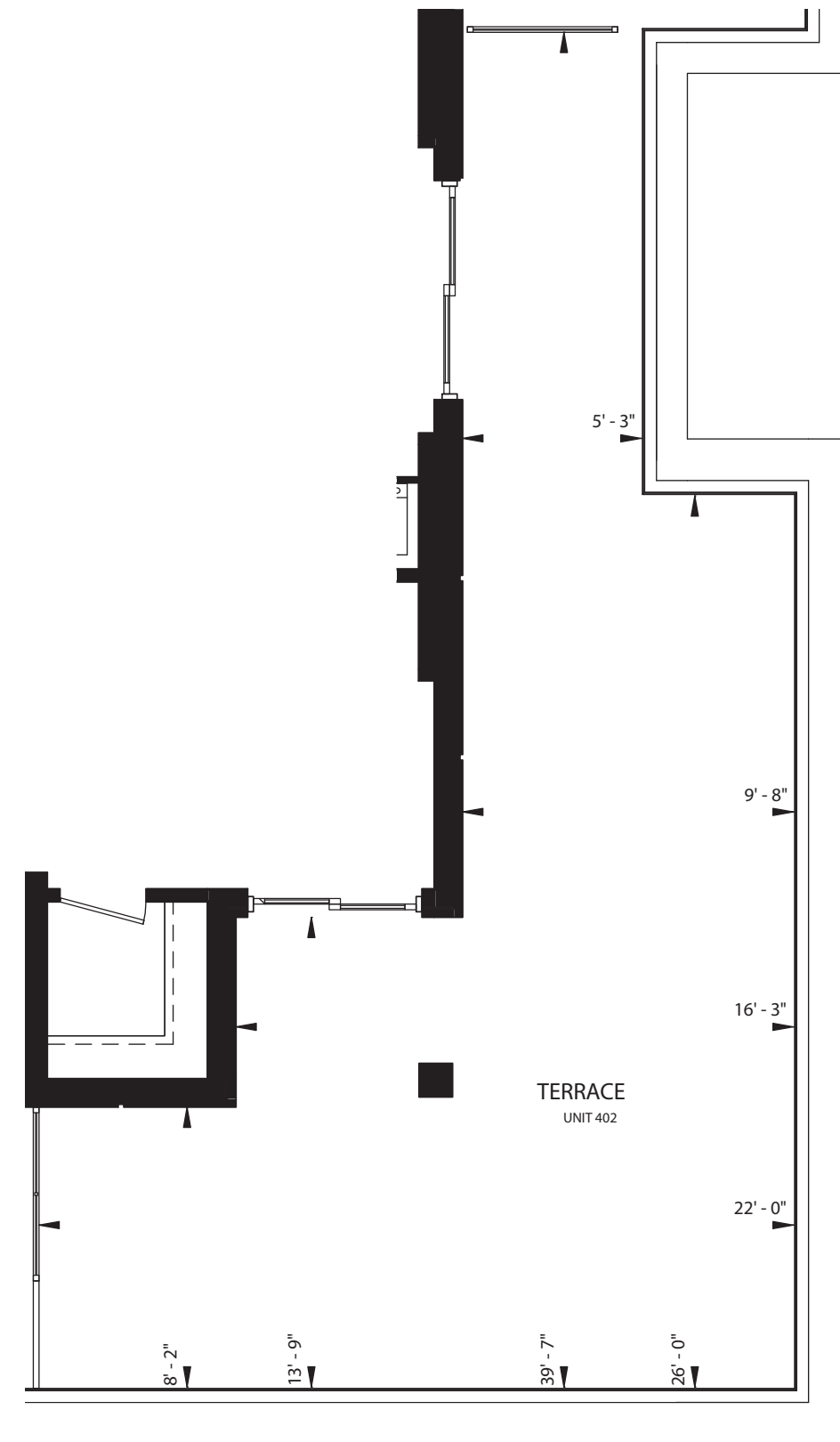
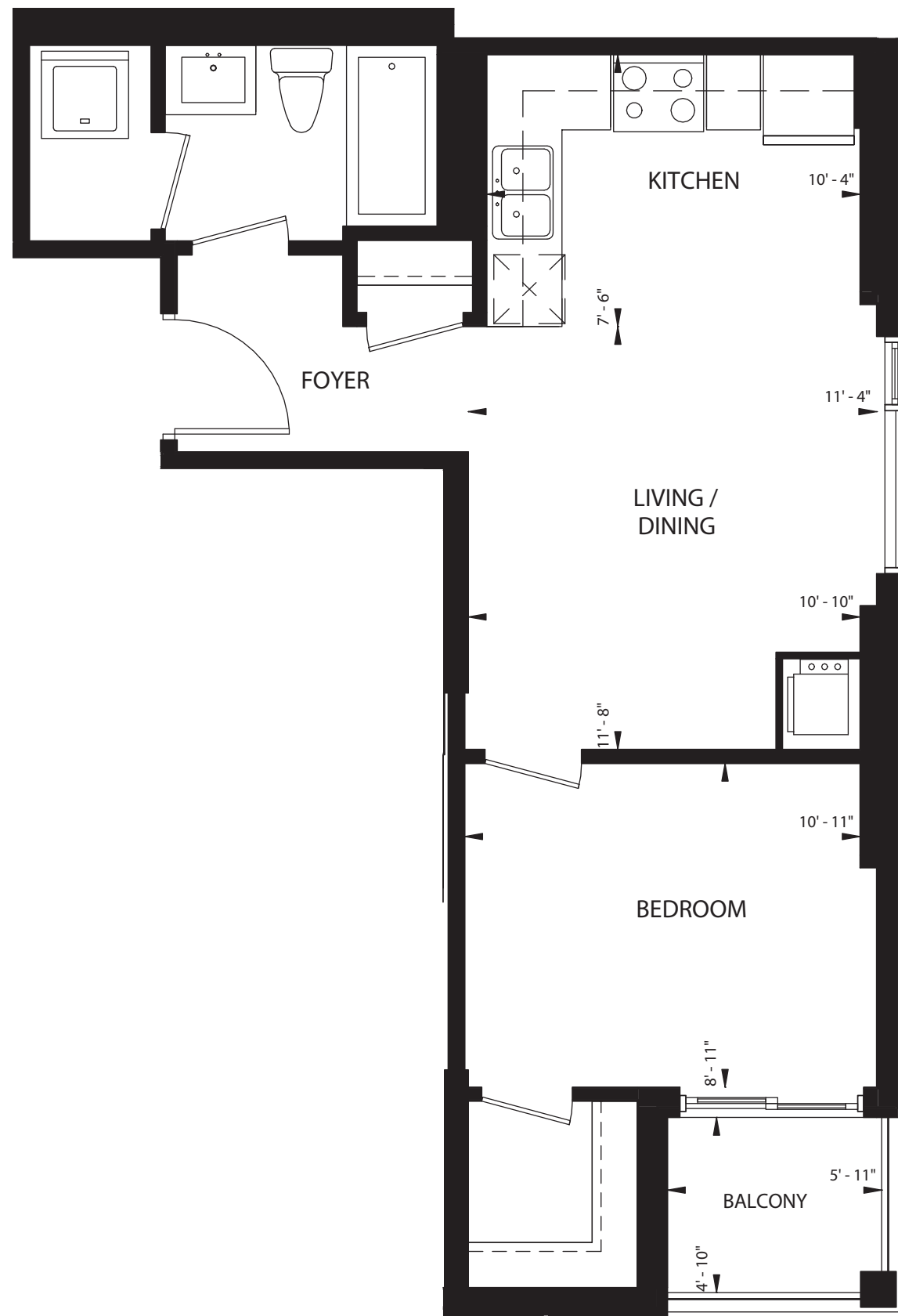
6th Floor



7th Floor



8th Floor

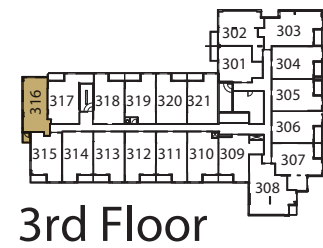
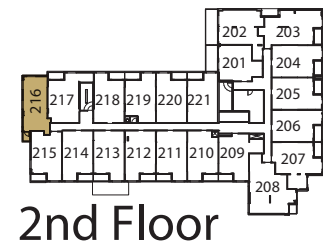
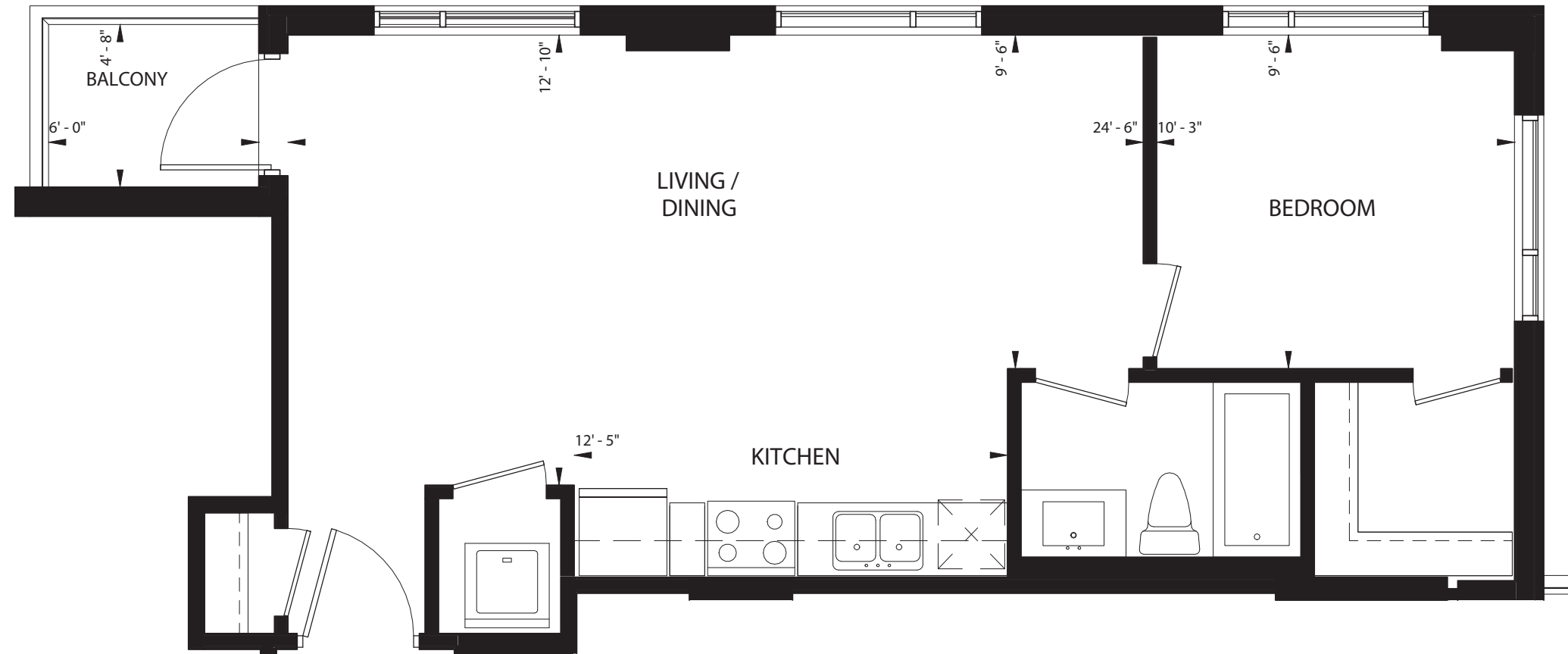


All floor plans are drawn to scale. Balcony and terrace size may change with suite floor location. Orientation of suite may be reversed and purchaser agrees to except the same. Actual usable floor space may vary from stated floor area. Due to site conditions individual room sizes may vary. Schedule B attached to the legal agreement supersedes these brochure drawings. E. & O.E. 2024.



SUITE TYPE N • 528 SQ.FT.

1 BEDROOM

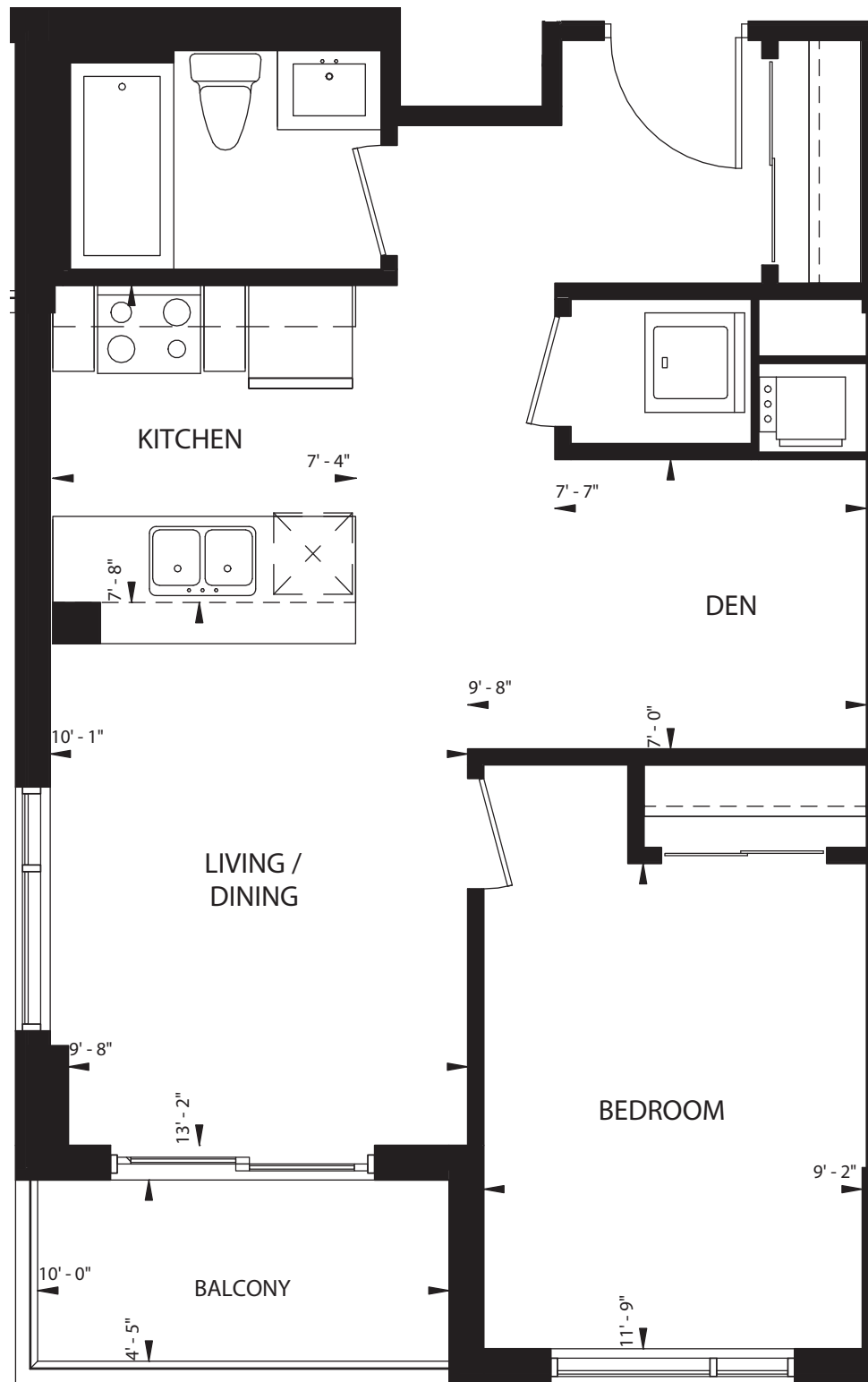
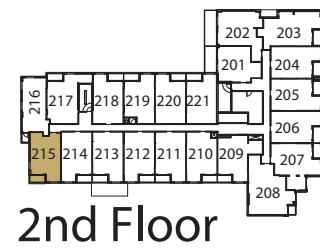


All floor plans are drawn to scale. Balcony and terrace size may change with suite floor location. Orientation of suite may be reversed and purchaser agrees to except the same. Actual usable floor space may vary from stated floor area. Due to site conditions individual room sizes may vary. Schedule B attached to the legal agreement supersedes these brochure drawings. E. & O.E. 2024.



SUITE **TYPE G** • 633 SQ.FT.

1 BEDROOM



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SUITE TYPE F • 627 SQ.FT.

1 BEDROOM



**ONE BEDROOM + DEN
SUITES**



2nd Floor



3rd Floor



4th Floor



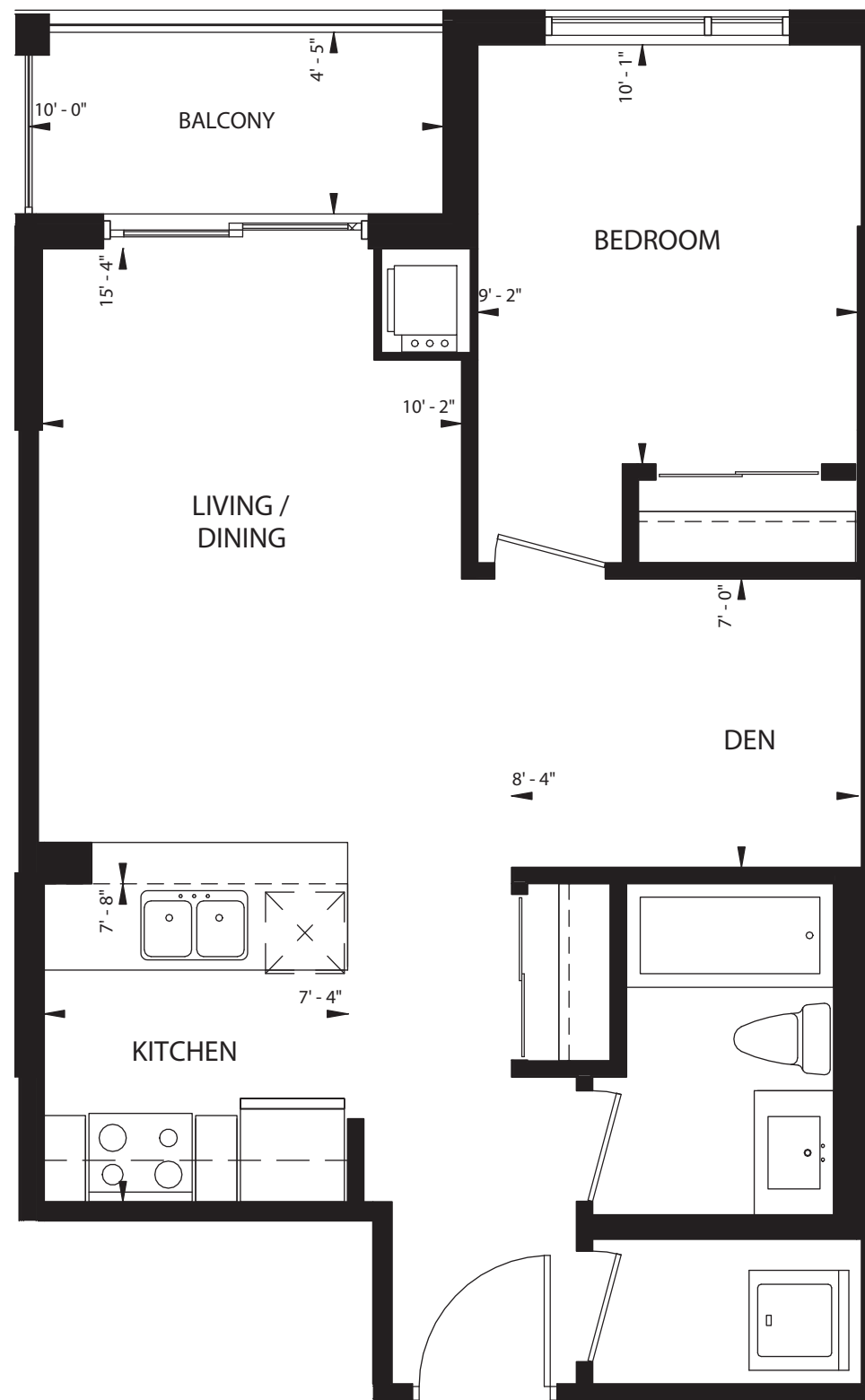
5th Floor



6th Floor



7th Floor



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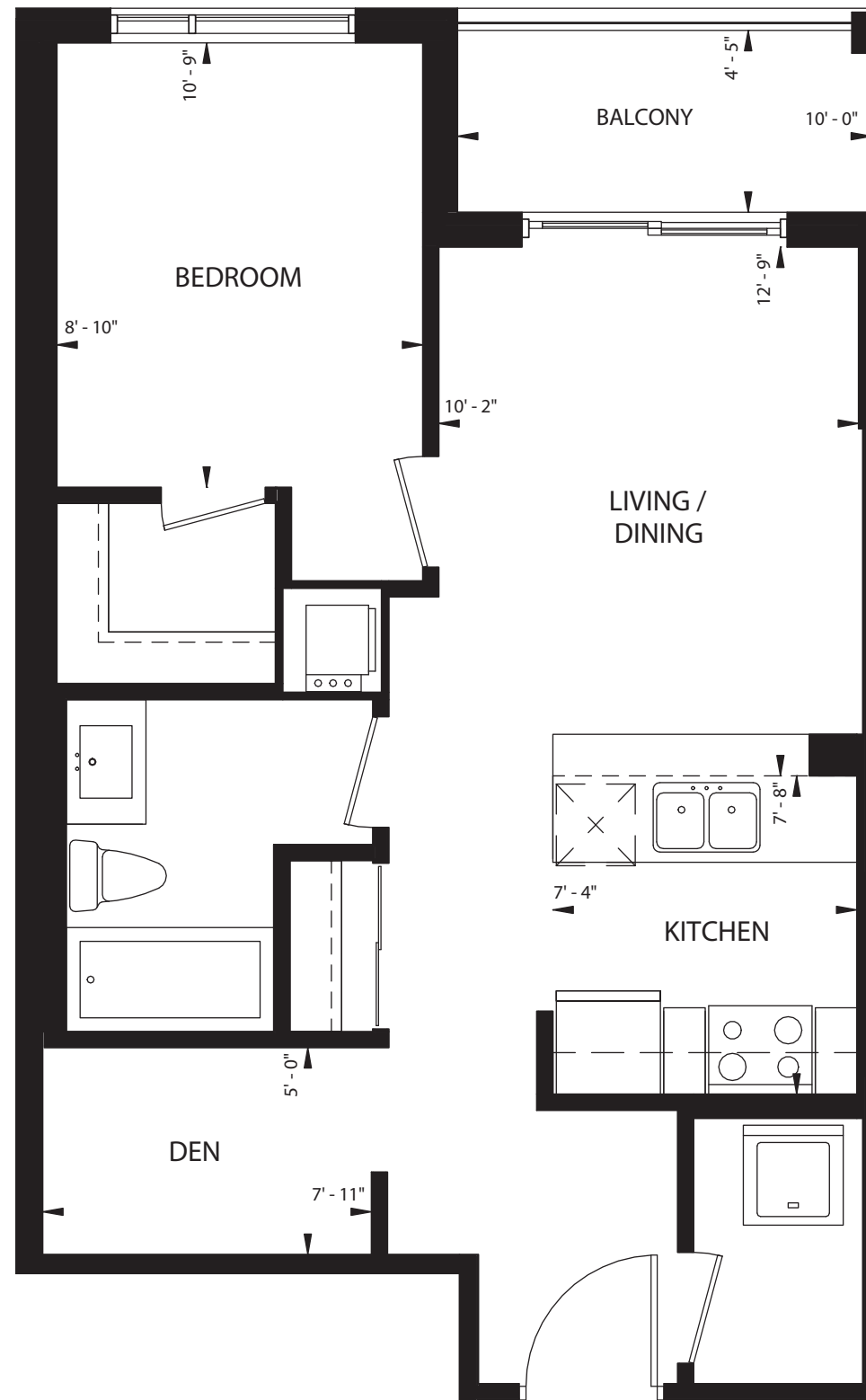


SUITE TYPE B • 601 SQ.FT.

1 BED + DEN



7th Floor

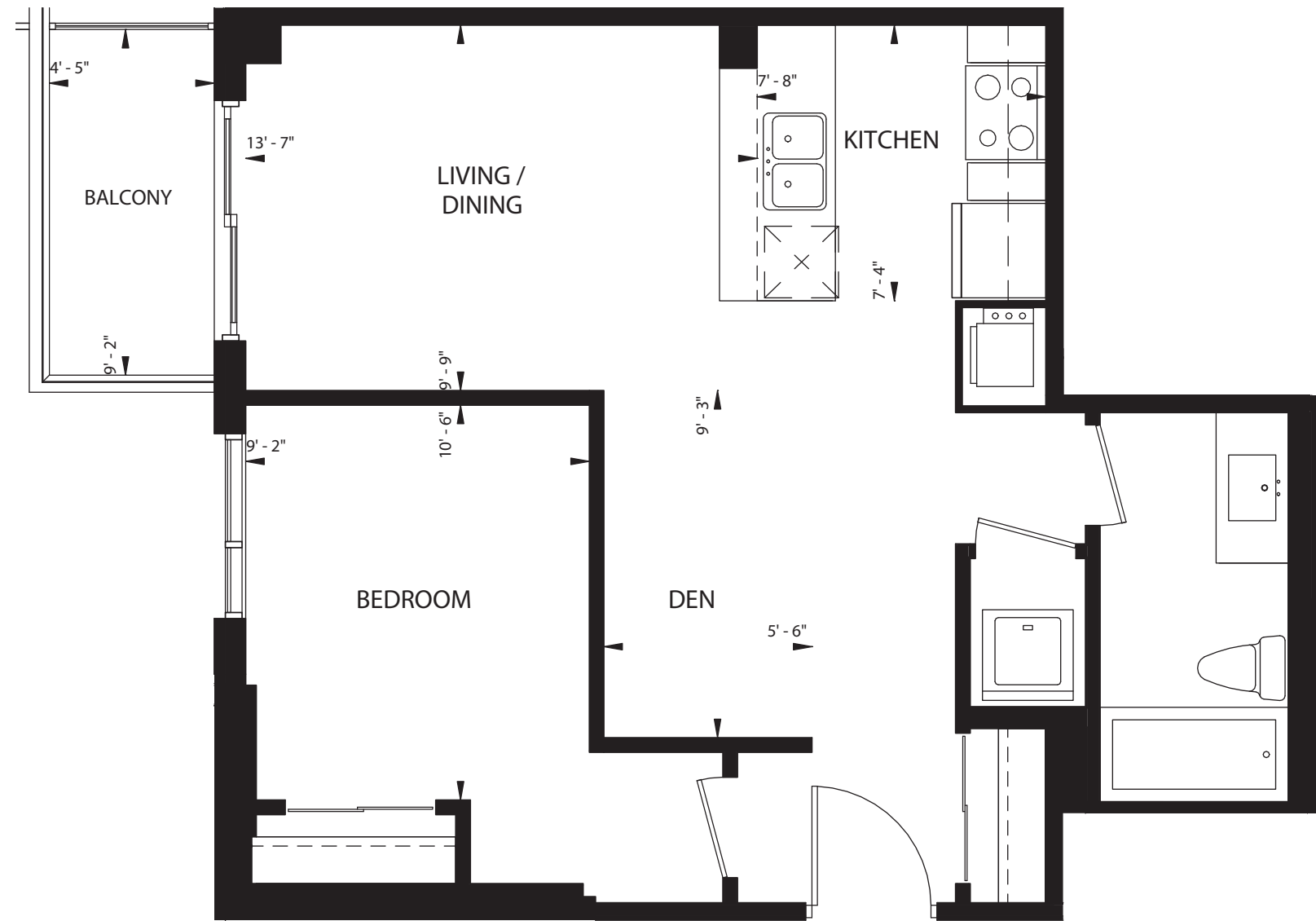
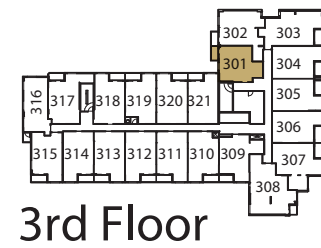
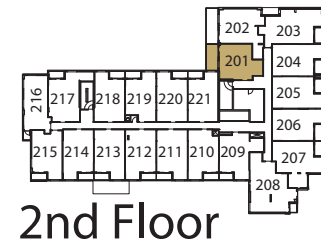


All floor plans are drawn to scale. Balcony and terrace size may change with suite floor location. Orientation of suite may be reversed and purchaser agrees to except the same. Actual usable floor space may vary from stated floor area. Due to site conditions individual room sizes may vary. Schedule B attached to the legal agreement supersedes these brochure drawings. E. & O.E. 2024.



SUITE TYPE T • 615 SQ.FT.

1 BED + DEN



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SUITE TYPE V • 615 SQ.FT.

1 BED + DEN



2nd Floor



3rd Floor



4th Floor



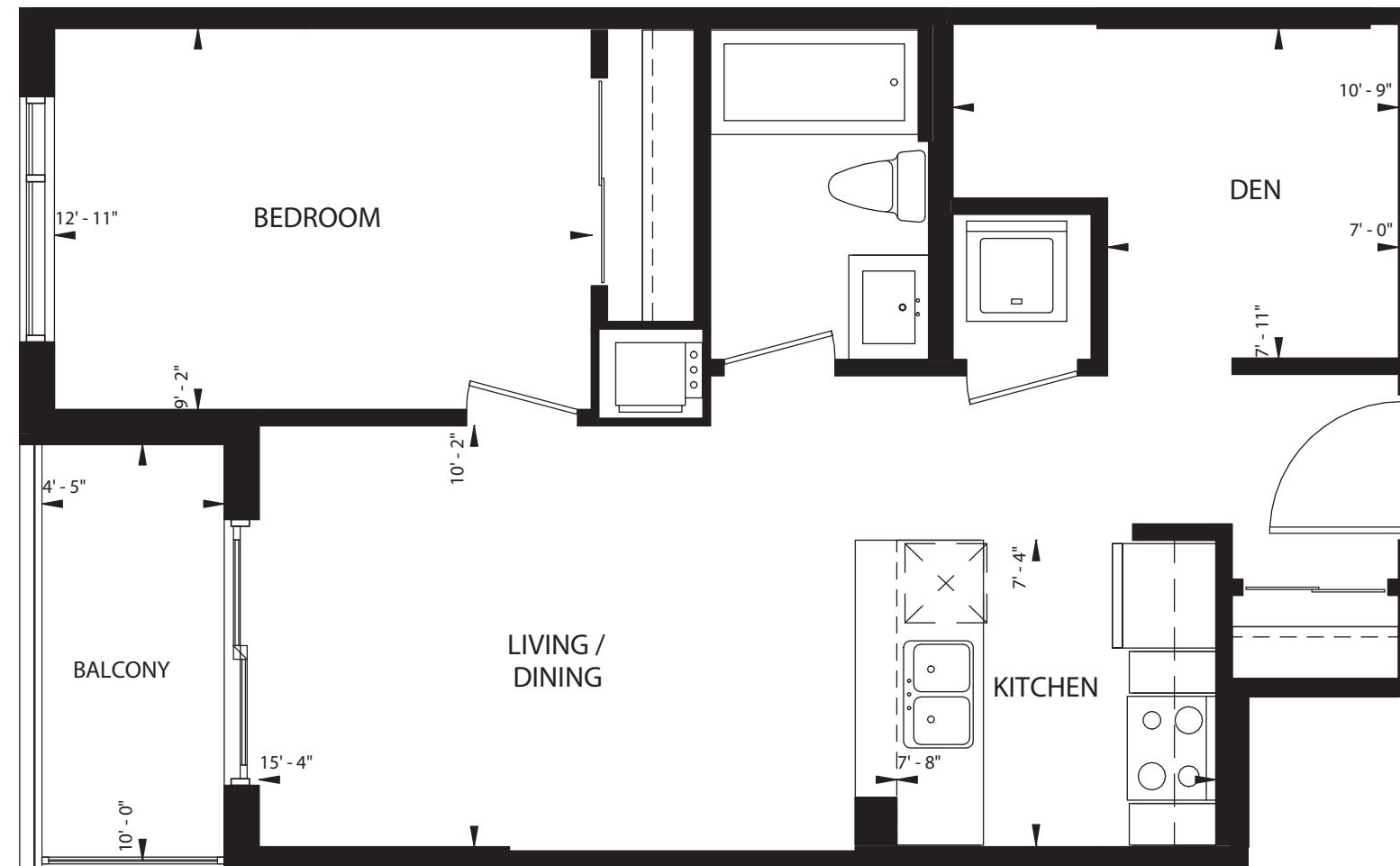
5th Floor



6th Floor



7th Floor



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SUITE **TYPE H** • 619 SQ.FT.

1 BED + DEN



2nd Floor



3rd Floor



4th Floor



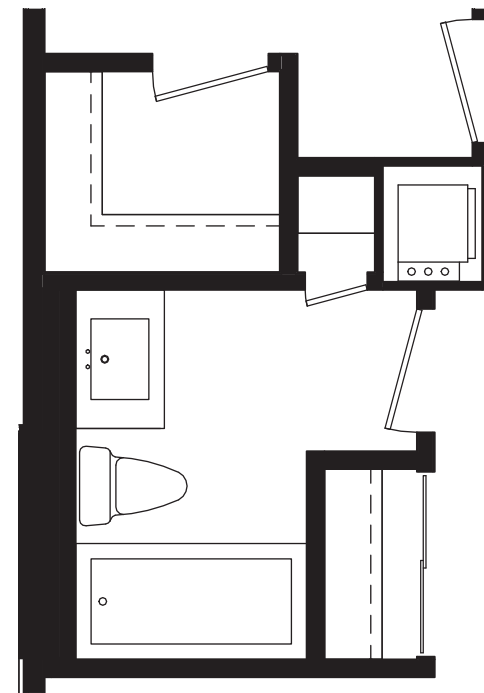
5th Floor



6th Floor



7th Floor



OPTIONAL LINEN



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SUITE TYPE A • 633 SQ.FT.

1 BED + DEN



2nd Floor



3rd Floor



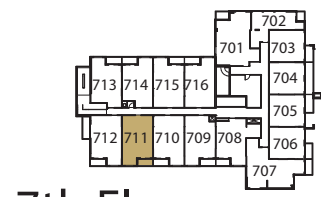
4th Floor



5th Floor



6th Floor



7th Floor



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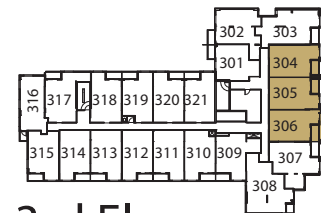


SUITE TYPE A - BF • 633 SQ.FT.

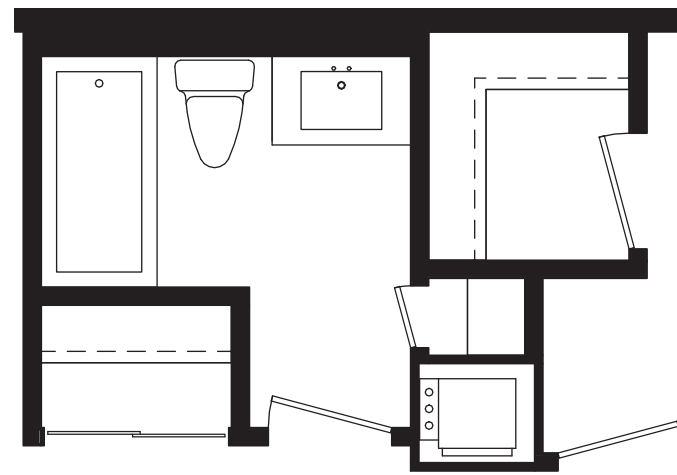
1 BED + DEN



2nd Floor



3rd Floor



OPTIONAL LINEN



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SUITE TYPE D • 644 SQ.FT.

1 BED + DEN



2nd Floor



3rd Floor



4th Floor



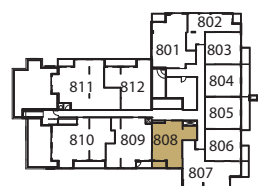
5th Floor



6th Floor



7th Floor



8th Floor

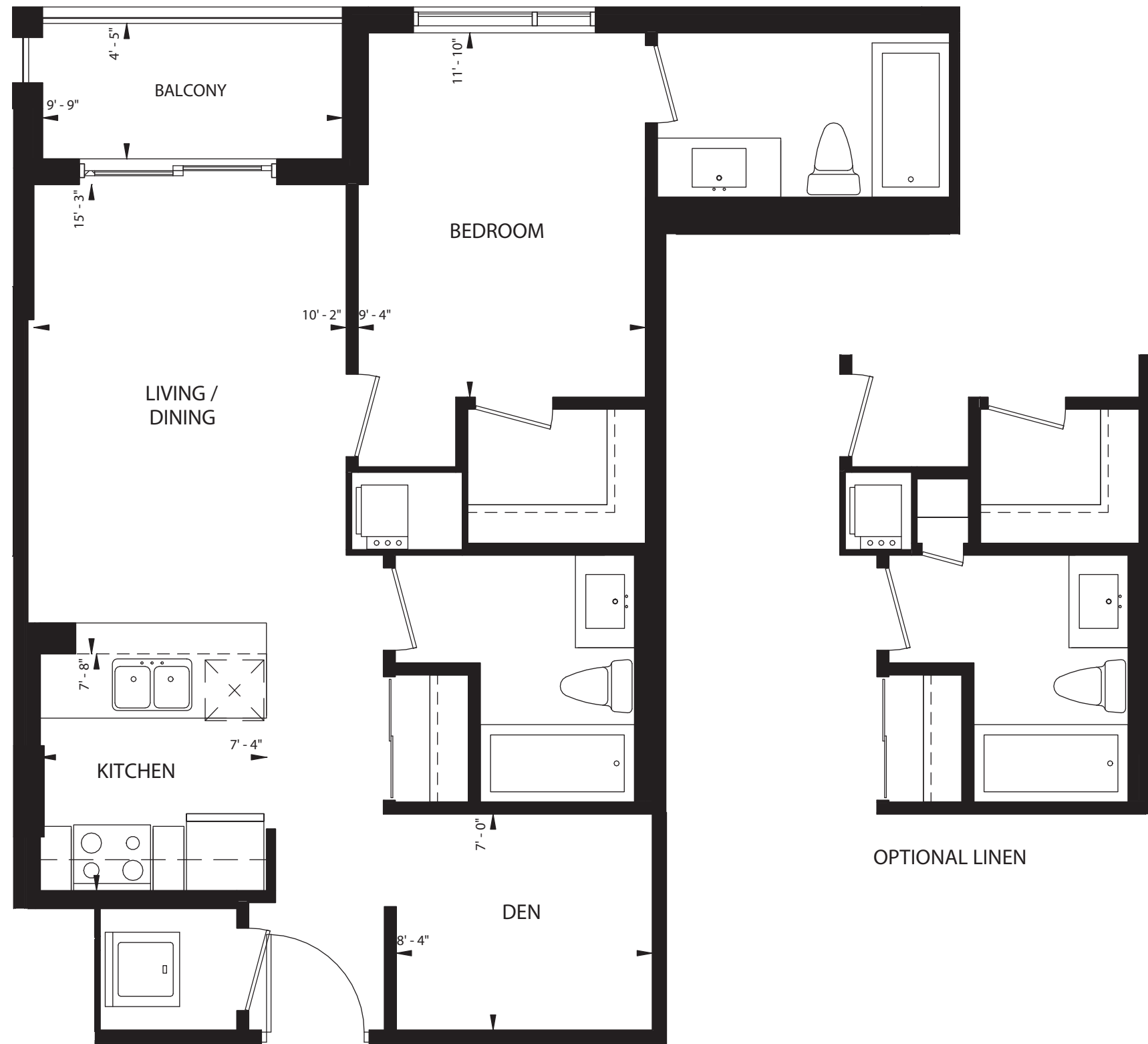
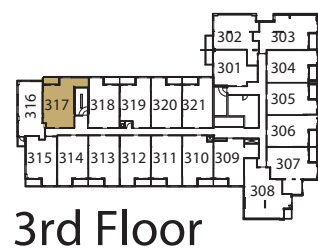


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SUITE TYPE I • 667 SQ.FT.

1 BED + DEN



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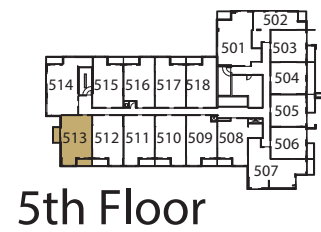


SUITE TYPE E • 713 SQ.FT.

1 BED + DEN



TWO BEDROOM SUITES

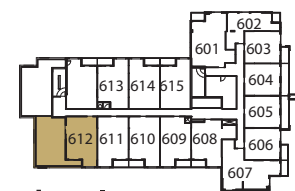


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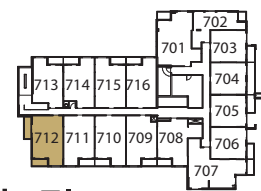


SUITE TYPE R • 651 SQ.FT.

2 BEDROOM



6th Floor



7th Floor

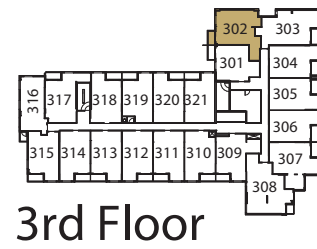
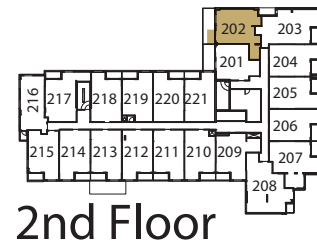


All floor plans are drawn to scale. Balcony and terrace size may change with suite floor location. Orientation of suite may be reversed and purchaser agrees to except the same. Actual usable floor space may vary from stated floor area. Due to site conditions individual room sizes may vary. Schedule B attached to the legal agreement supersedes these brochure drawings. E. & O.E. 2024.



SUITE TYPE S • 654 SQ.FT.

2 BEDROOM

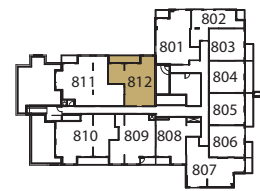


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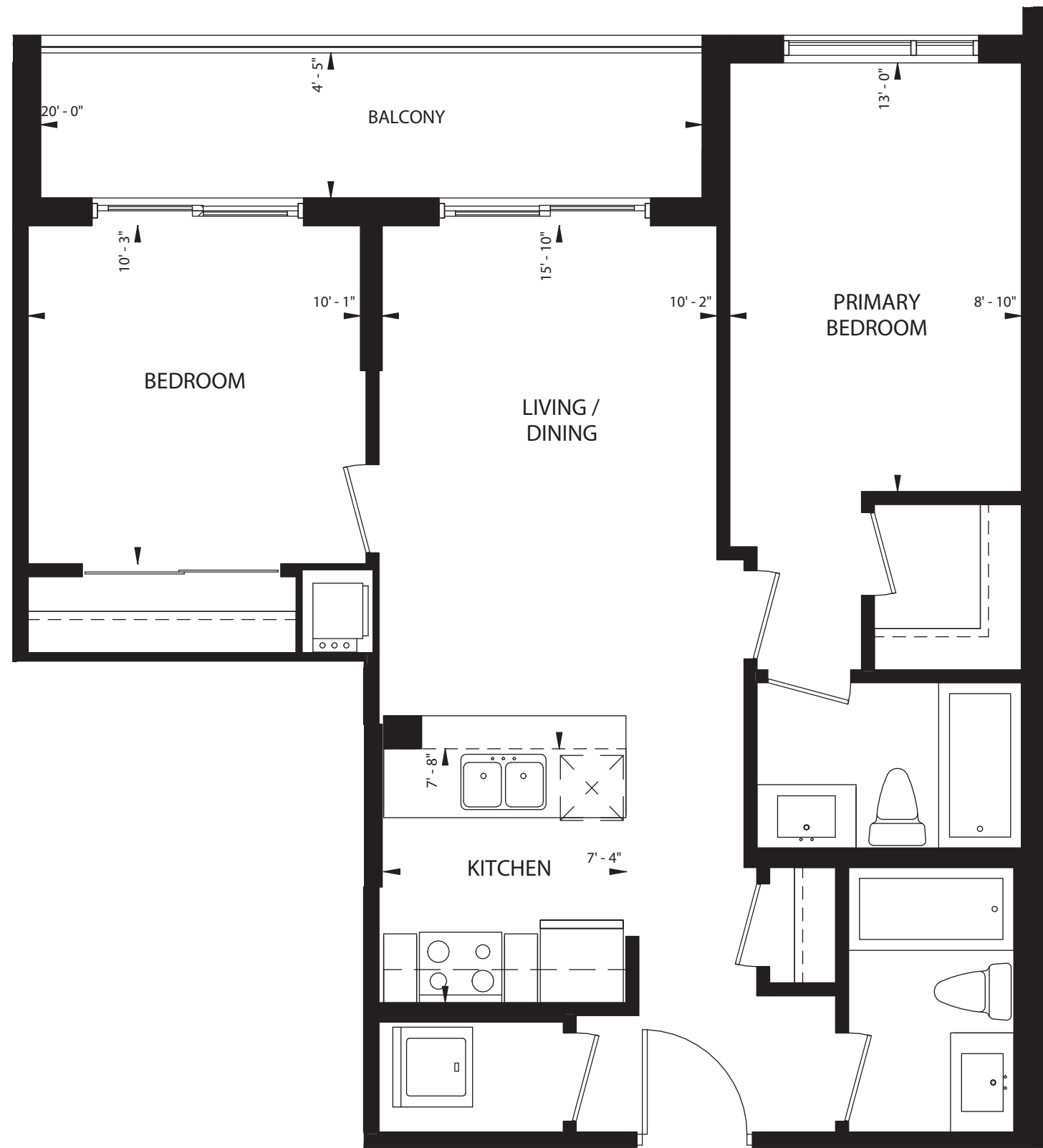


SUITE TYPE L • 757 SQ.FT.

2 BEDROOM



8th Floor



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SUITE TYPE X • 791 SQ.FT.

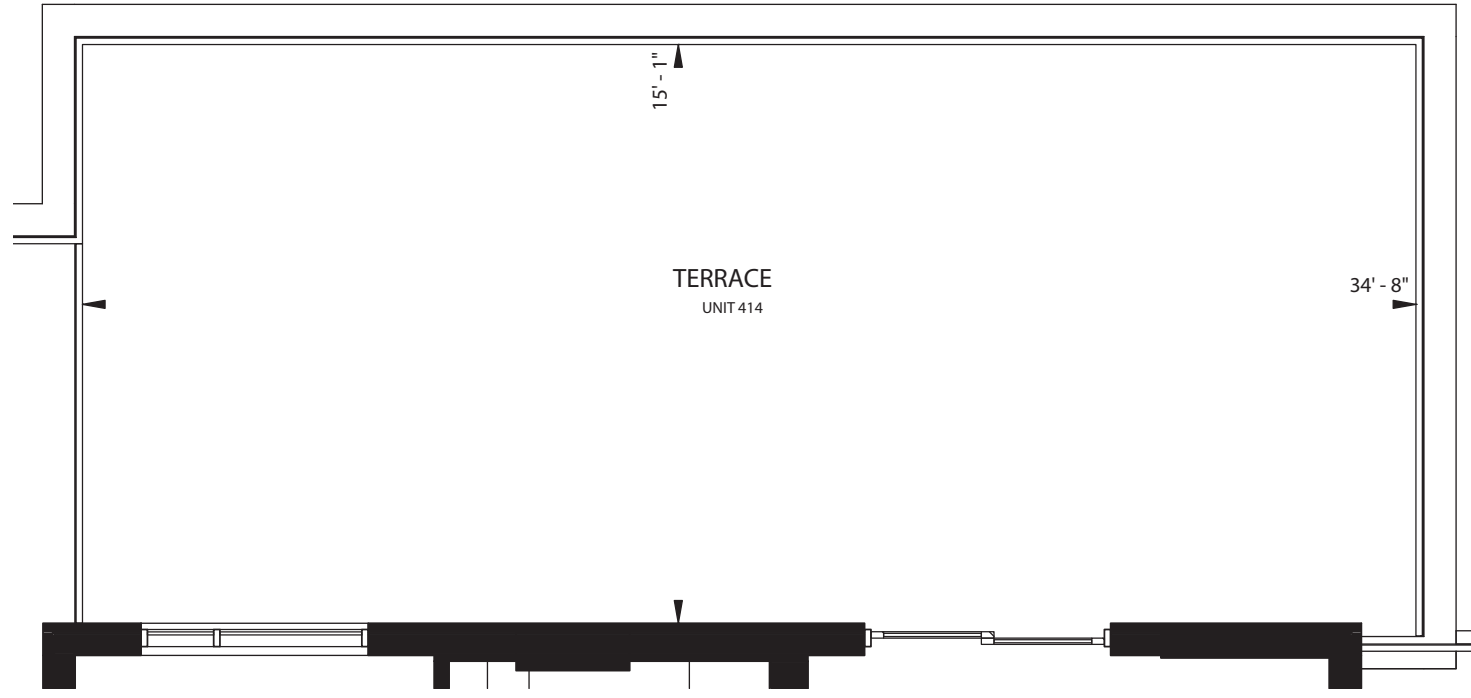
2 BEDROOM



4th Floor



5th Floor

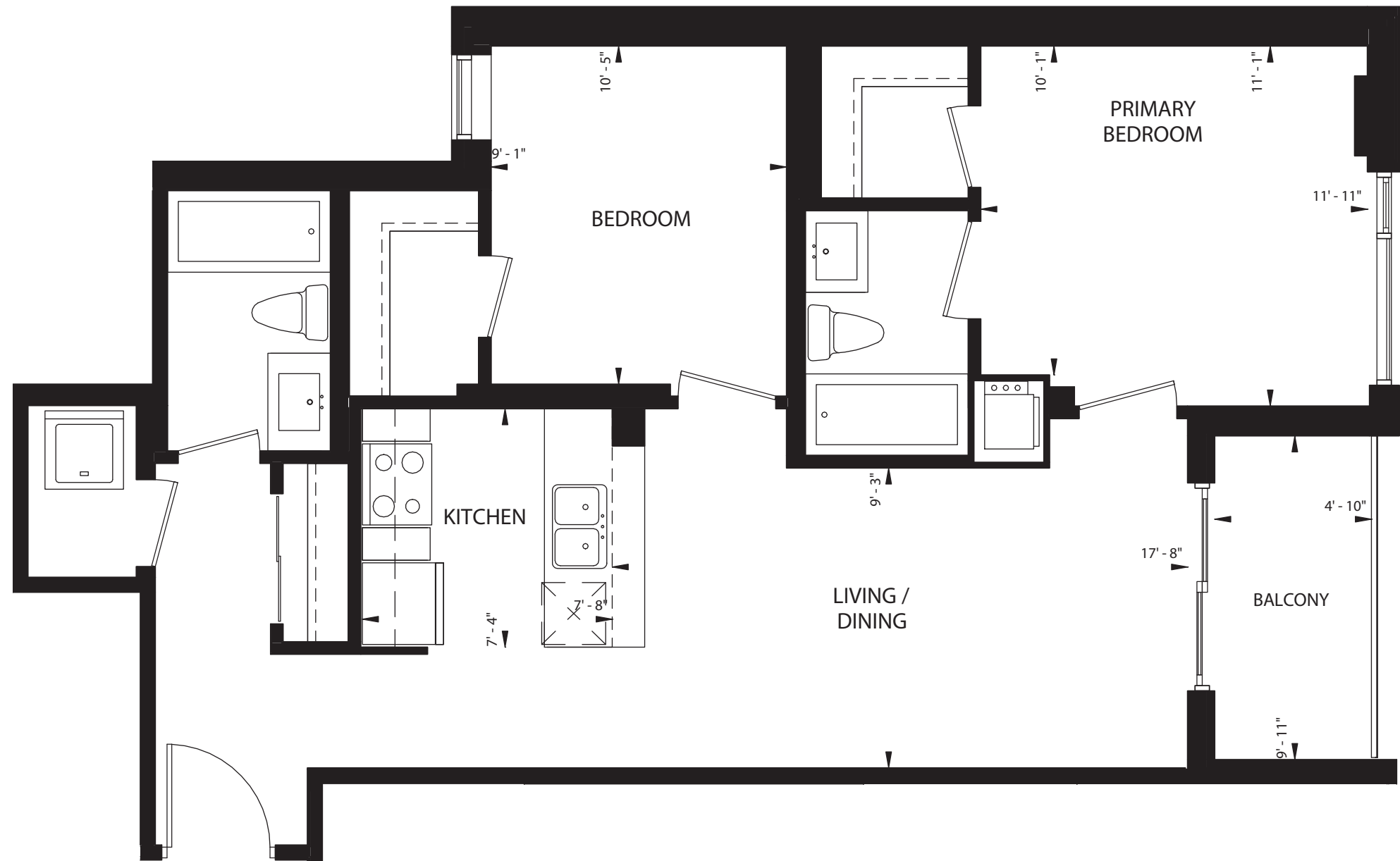
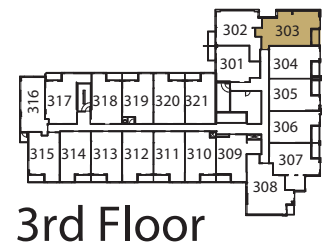
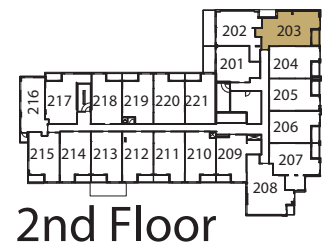


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SUITE TYPE Q - BF • 842 SQ.FT.

2 BEDROOM

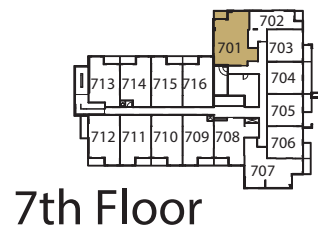
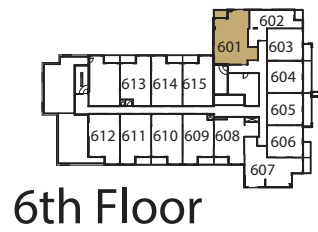
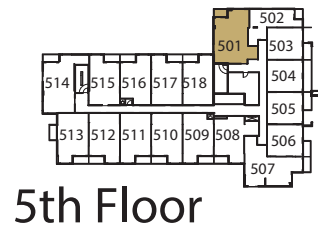


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SUITE TYPE K • 845 SQ.FT.

2 BEDROOM



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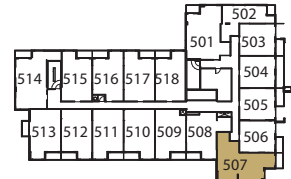


SUITE TYPE O - BF • 847 SQ.FT.

2 BEDROOM



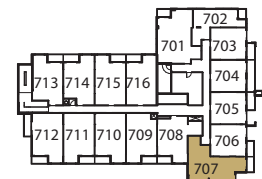
4th Floor



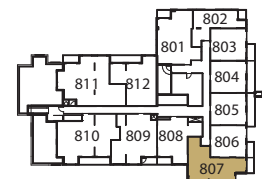
5th Floor



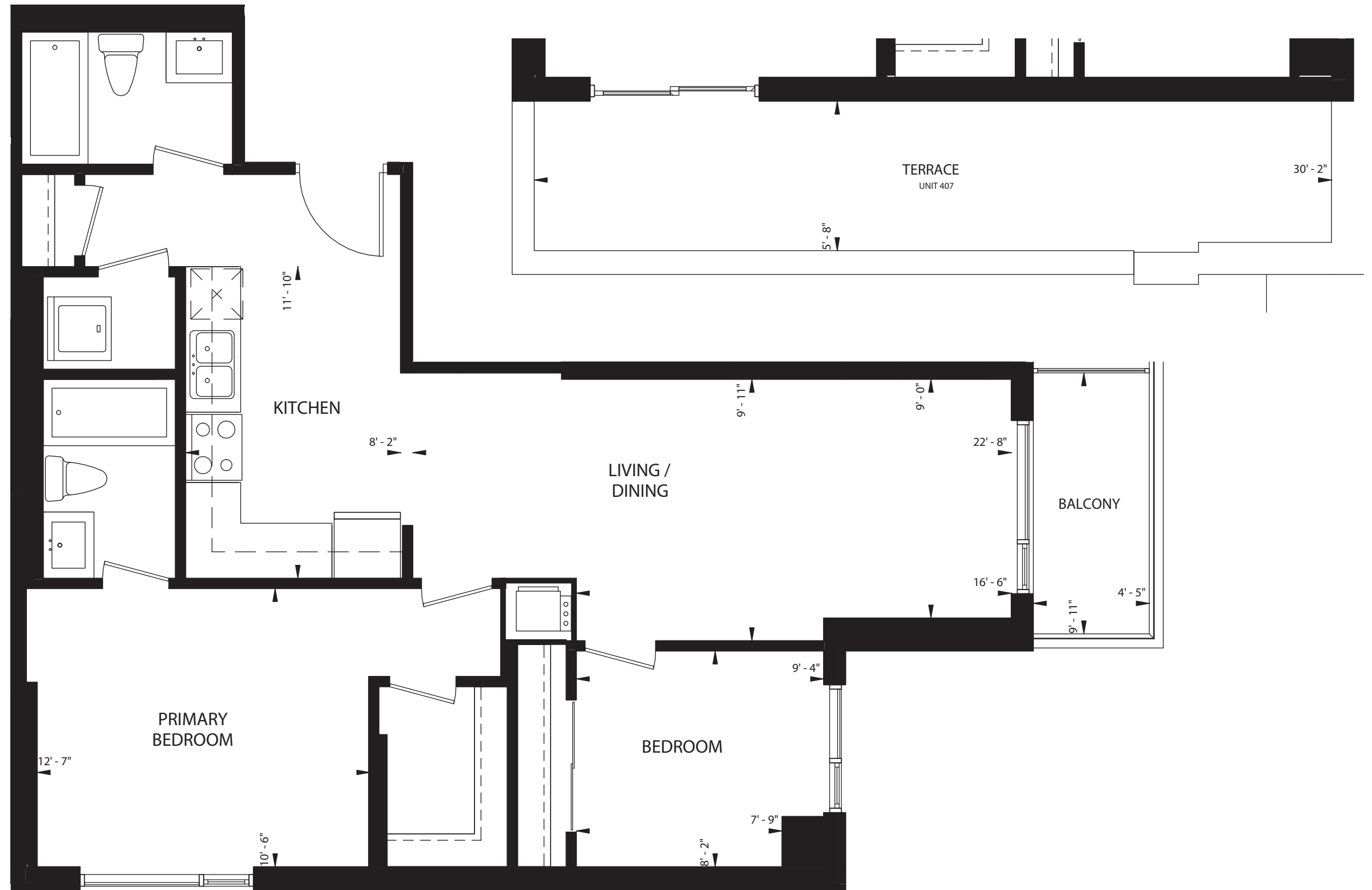
6th Floor



7th Floor



8th Floor

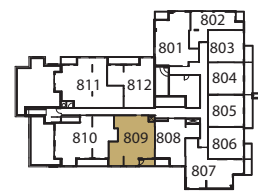


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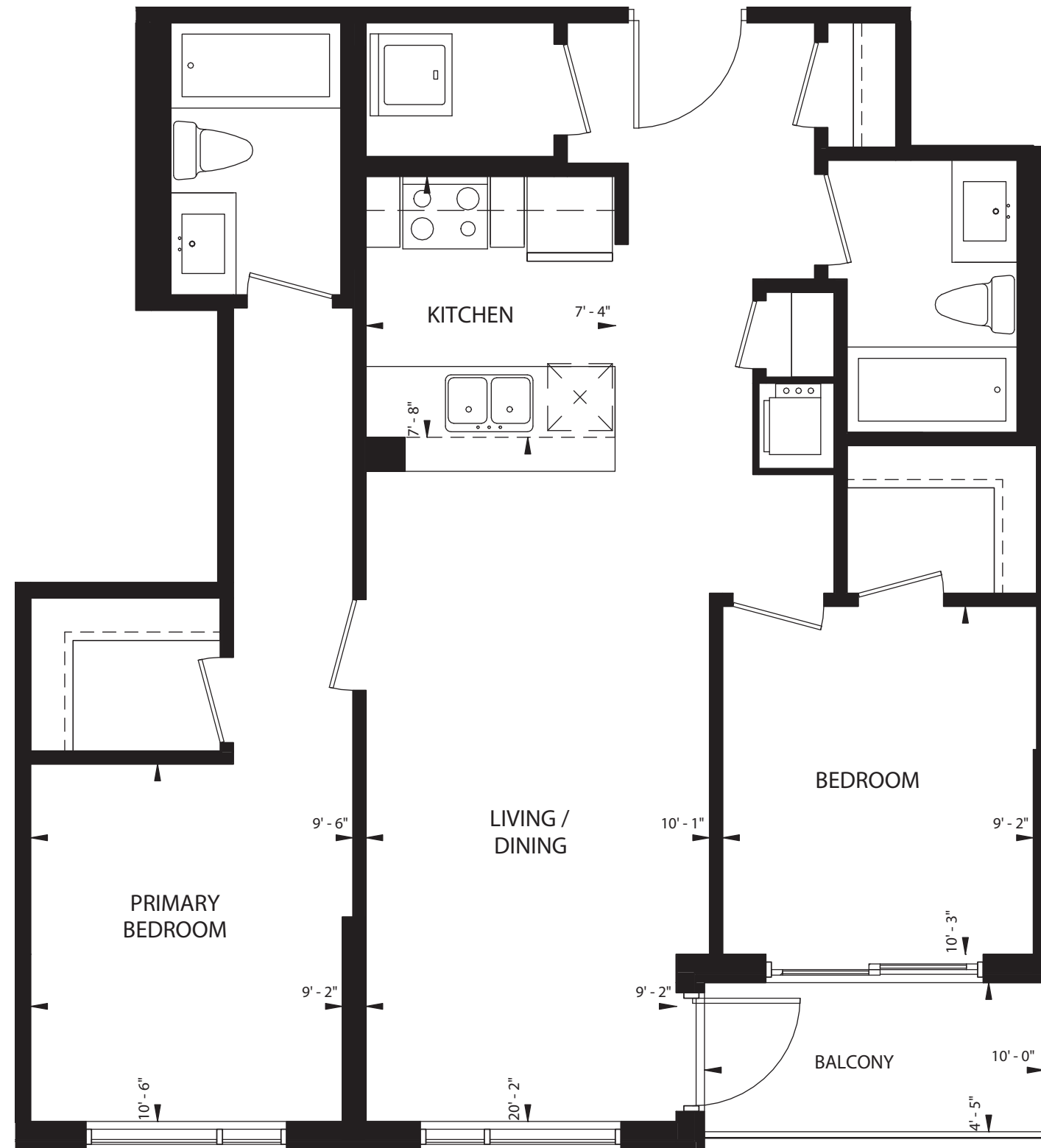


SUITE TYPE P • 864 SQ.FT.

2 BEDROOM



8th Floor



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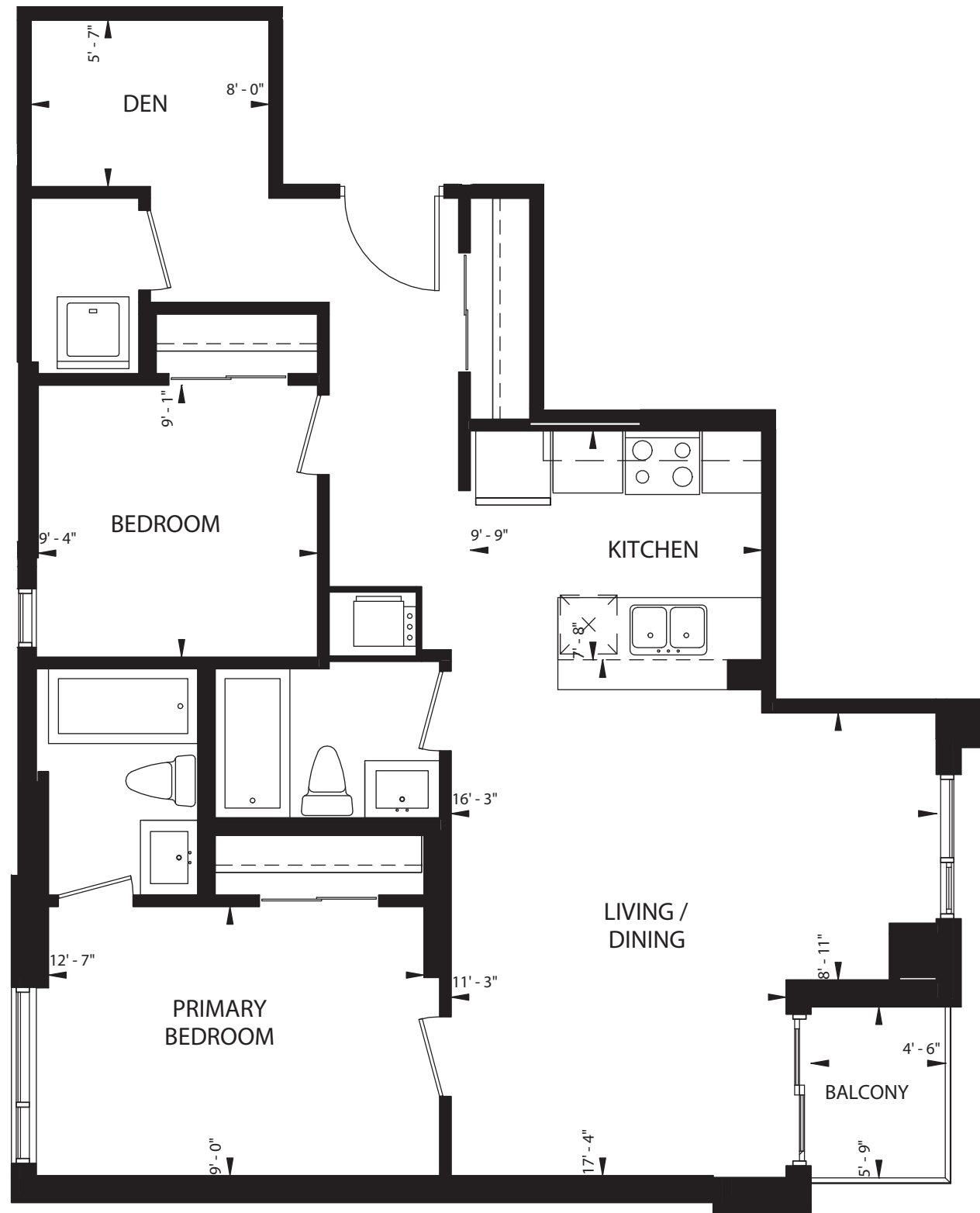
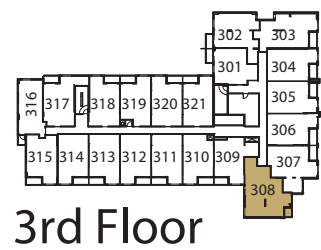


SUITE **TYPE W** • 868 SQ.FT.

2 BEDROOM



**TWO BEDROOM + DEN
SUITES**

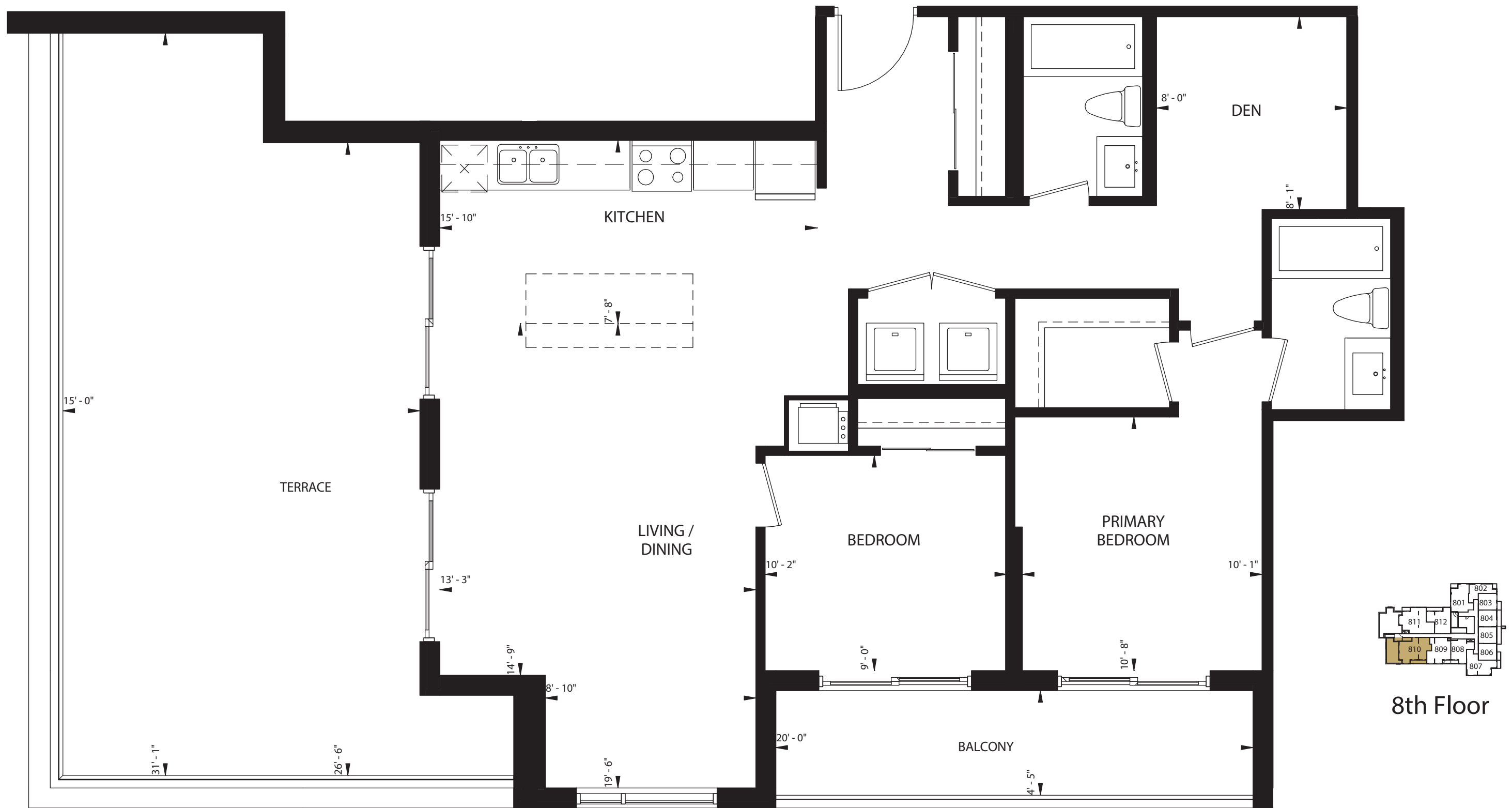


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SUITE **TYPE J** • 921 SQ.FT.

2 BED + DEN

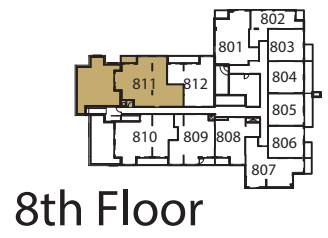


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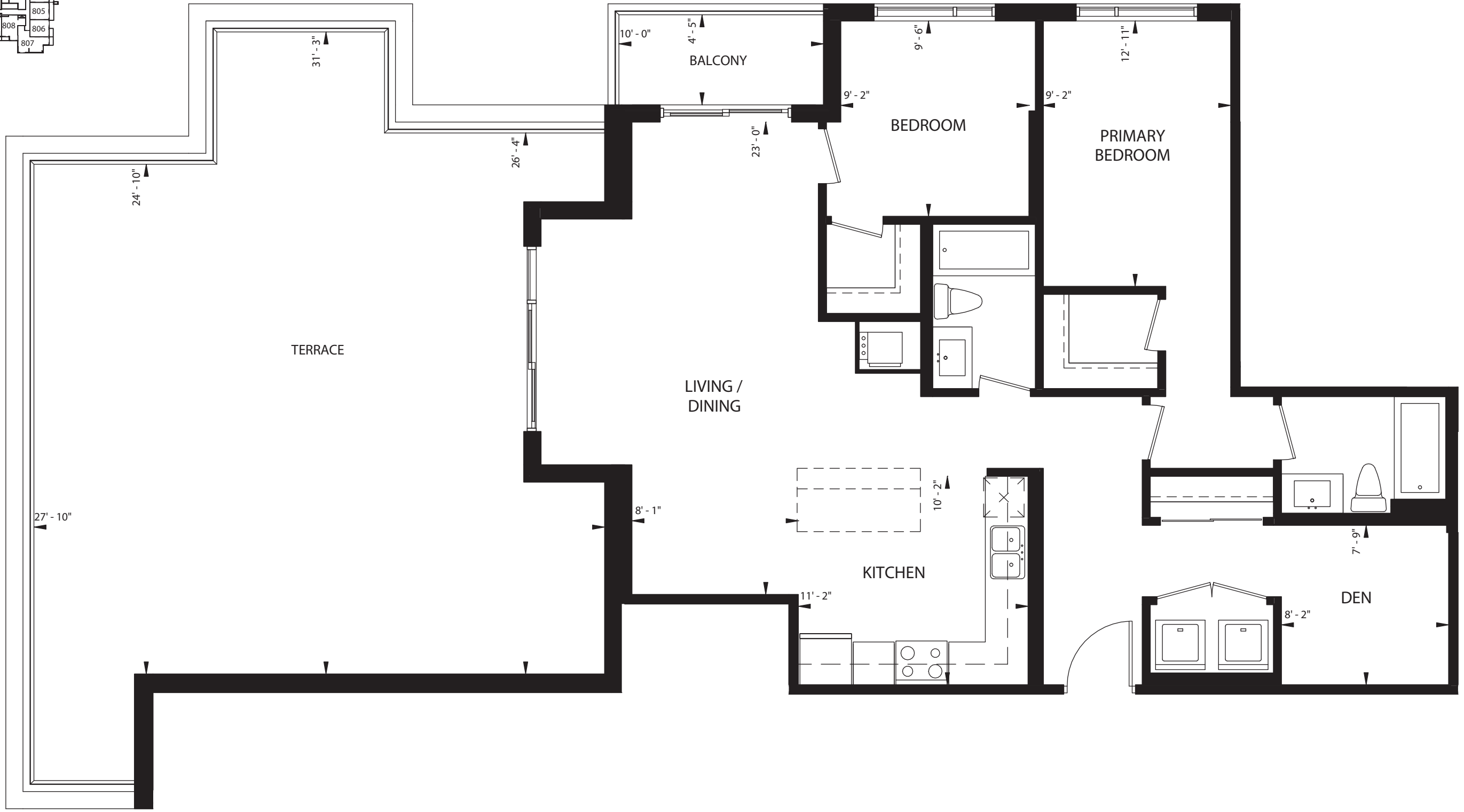


SUITE TYPE U • 1,076 SQ.FT.

2 BED + DEN



8th Floor



All floor plans are drawn to scale. Balcony and terrace size may change with suite floor location. Orientation of suite may be reversed and purchaser agrees to except the same. Actual usable floor space may vary from stated floor area. Due to site conditions individual room sizes may vary. Schedule B attached to the legal agreement supersedes these brochure drawings. E. & O.E. 2024.



SUITE TYPE Y • 1,154 SQ.FT.

2 BED + DEN



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