

**JAMES NEIL**  
sales representative

**RE/MAX**  
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603-15 Queen Street S, Hamilton



## **Studio Condo in Downtown Hamilton**

Welcome to Platinum Condos by Coletera. This sixth floor studio floor plan offers 401 square feet plus a west facing balcony. Open concept layout with 9 foot ceilings, stainless steel appliances and lavish finishes.

This 24-storey tower features a striking glass, concrete and brick façade with street level retail. At Platinum, enjoy incredible amenities that include a state-of-the-art gym, tranquil yoga deck, party room and rooftop terrace – all with low condo fees.

Platinum Condos puts you right in the heart of it all – new craft brewers, restaurants and cafes, and a monthly art crawl regularly attracts thousands of visitors.

The Queen Street LRT stop will be at your doorstep. The site is minutes away from Highway 403 and Hamilton's two GO Stations.

## Features and Highlights

- studio (open bedroom)
- three-piece bathroom
- 401 square feet plus balcony
- storage locker (level 3, unit 36)
- upgraded kitchen with stone counters and stainless steel appliances
- nine foot ceilings
- in suite laundry
- controlled entry
- party room, exercise room
- rooftop patio with sitting areas and barbecues
- true vibrant and walkable neighbourhood

## Platinum Condos

- welcoming first impressions
- downtown Hamilton location
- walkable neighbourhood

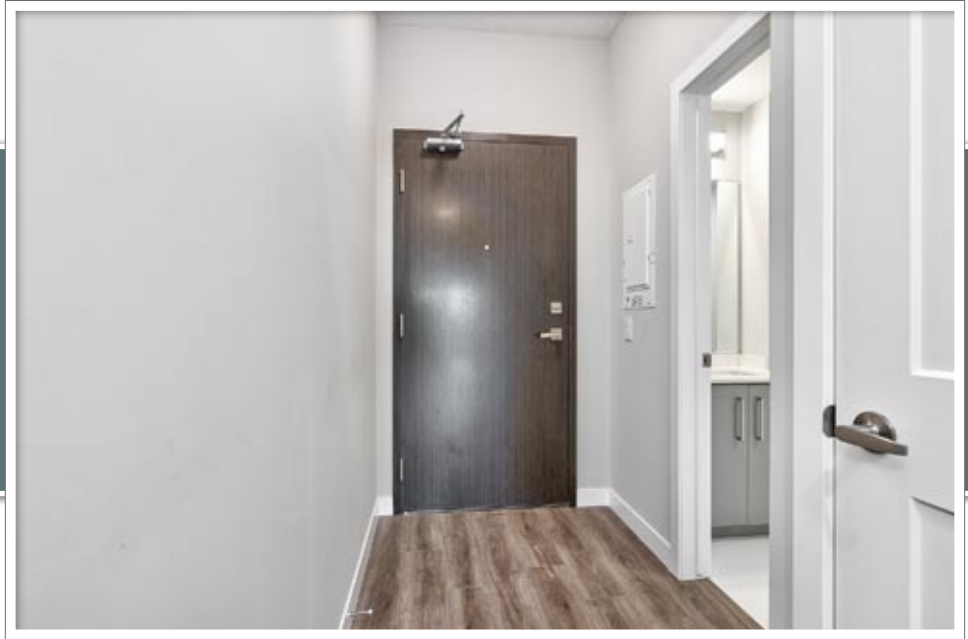


## Lobby

- controlled building entry
- modern decor

## Foyer

- vinyl flooring
- coat closet
- in suite laundry



## Main Bathroom

- tile flooring
- stone countertop

### **Kitchen (8'7" by 9'9")**

- vinyl flooring
- modern cabinetry
- stainless steel appliances



### **Kitchen**

- stone countertops
- undermount sink

### Living Area (6'0" by 9'9")

- vinyl flooring
- walkout to balcony



### Living Area

- natural light
- flexible space

## Sleeping Area (9'9" by 7'4")

- double closet
- open



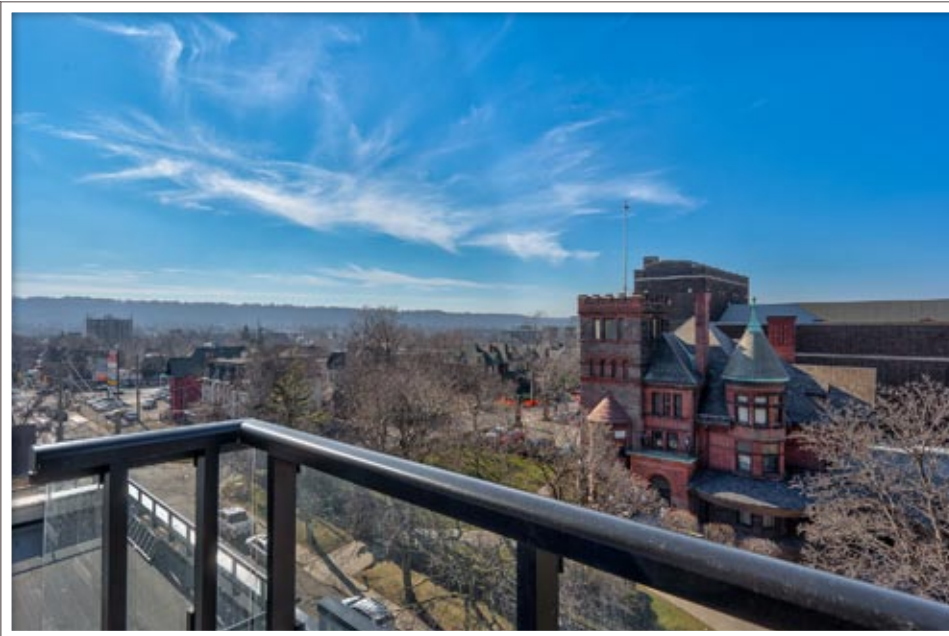
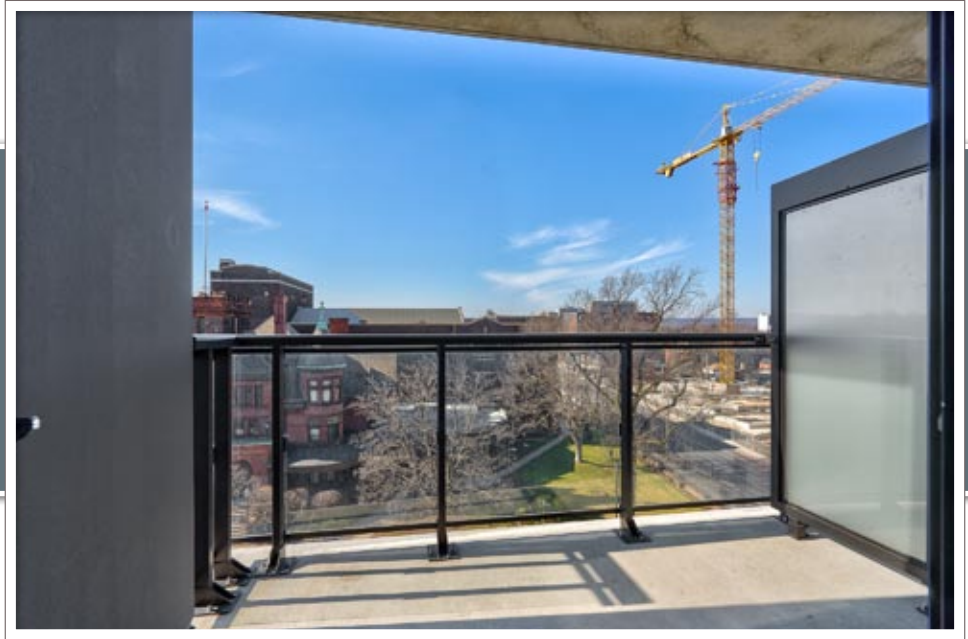
## Sleeping Area

- vinyl flooring



## Balcony

- west facing
- glass railing



## Balcony

- afternoon sun

## View

- unobstructed views

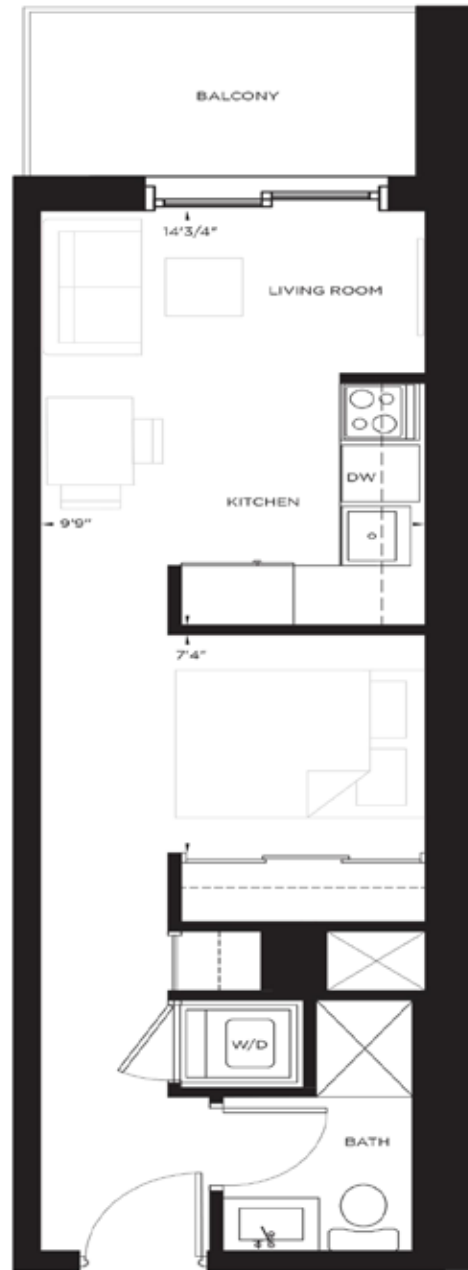


## Gym

- cardio and universal weights



REVERSED LAYOUT



Aspen | Studio | 1 Bath | 401 square feet

**Inclusions:** Fridge; Stove; Built-in Microwave; Washer; Dryer; Dishwasher; Existing Light Fixtures; One Storage Locker

**Exclusions:** None.

**Condo Fees:** \$143.65 per month

**Includes:** common element maintenance and insurance

**Amenities:** fitness room, party room, rooftop terrace

**Property Taxes:** not yet set



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