

**LOCATED IN HISTORIC
YBOR CITY, TAMPA**

canvascityhomes.com





**THE CANVAS BRAND REPRESENTS
EXHILARATION FROM EXPRESSION.
OUR CREATIVE CITY HOMES
ARE INFLUENCED BY ECLECTIC
NEIGHBORHOODS AND LOCAL ARTISTS,
FORGING A SPACE THAT HARNESSSES
INSPIRING ENERGY.**

**THE CANVAS LOGO IS A RENDITION OF
A PAINTER'S PALETTE SYMBOLIZING
THE CREATIVE PROCESS COMBINING
COLORS TO INSTILL THEIR VISION
ONTO A BLANK CANVAS.**

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Canvas GWX is a 79-unit industrial chic city home community at the crossroads of Tampa's most exciting neighborhoods: Ybor City, Tampa Heights and Downtown. Located adjacent to the master planned Gas Worx redevelopment, townhouse units will be 2,100 to 2,400 square feet with rooftop terraces and community green space. The industrial style architecture is influenced by Ybor City warehouses and factories that have been converted to artist studios, lofts, and maker's spaces.



LOCATION



CANVAS GWX

Canvas GWX is a 2-phase, 79 unit industrial chic city home community at the crossroads of Tampa's most exciting neighborhoods: Ybor City, Tampa Heights, and Channelside/downtown Tampa. The location is ideally situated just minutes from all that downtown Tampa has to offer. Walk to Ybor City to explore funky shops, galleries, restaurants, and nightlife. Armature Works and the River Walk are 10 minutes to the west by bike, with easy access to the Straz Center, Curtis Hixon Waterfront Park, and the Cross Bay Ferry. Or take a short ride on the streetcar to Channelside, Water Street shops and restaurants, Sparkman Wharf, and Amalie Arena.

GAS WORX DISTRICT

Considered Tampa's first "transit oriented, mixed-use development", construction has started on the first 316 apartments with a total of 719 apartments planned for Phase 1. The buildings range from 4-8 stories and will carry 20,000 square feet of retail space, and 904 parking spaces. Mixed-use mid-rise and high-rise buildings will also front the corners of Cass, Nuccio, and Nebraska. Gas Worx will span 50-acres, totaling 5,000 homes,

500,000+ square feet of office space, and 150,000+ square feet of retail. The project will have future phases that incorporate additional bike and walking paths as well as a new streetcar stop.

ENCORE!

Encore! is a 40-acre master-planned redevelopment community north of Tampa's Downtown. 4 residential buildings, developed by 4 different developers, have been completed at Encore!. These buildings are 6-7 stories with 662 affordable units, 158 designated for seniors 62+, and 67,000 SF of retail space. Community amenities include an 11 acre park and amphitheater, skate park, recreational fields, a 2.1 acre urban farm, and dog park. All 5 vacant lots are now under contract with a mix of different developers. Over 1300 multi-family units are proposed for the future Encore! projects with 400 of the units being mixed income units. The buildings range from 8-28 stories and will include 76,000+SF of retail space, 87,000+SF of office space, and a 178-key hotel is also proposed.



THE HISTORY OF YBOR CITY



SIGHT
DEVELOPMENT



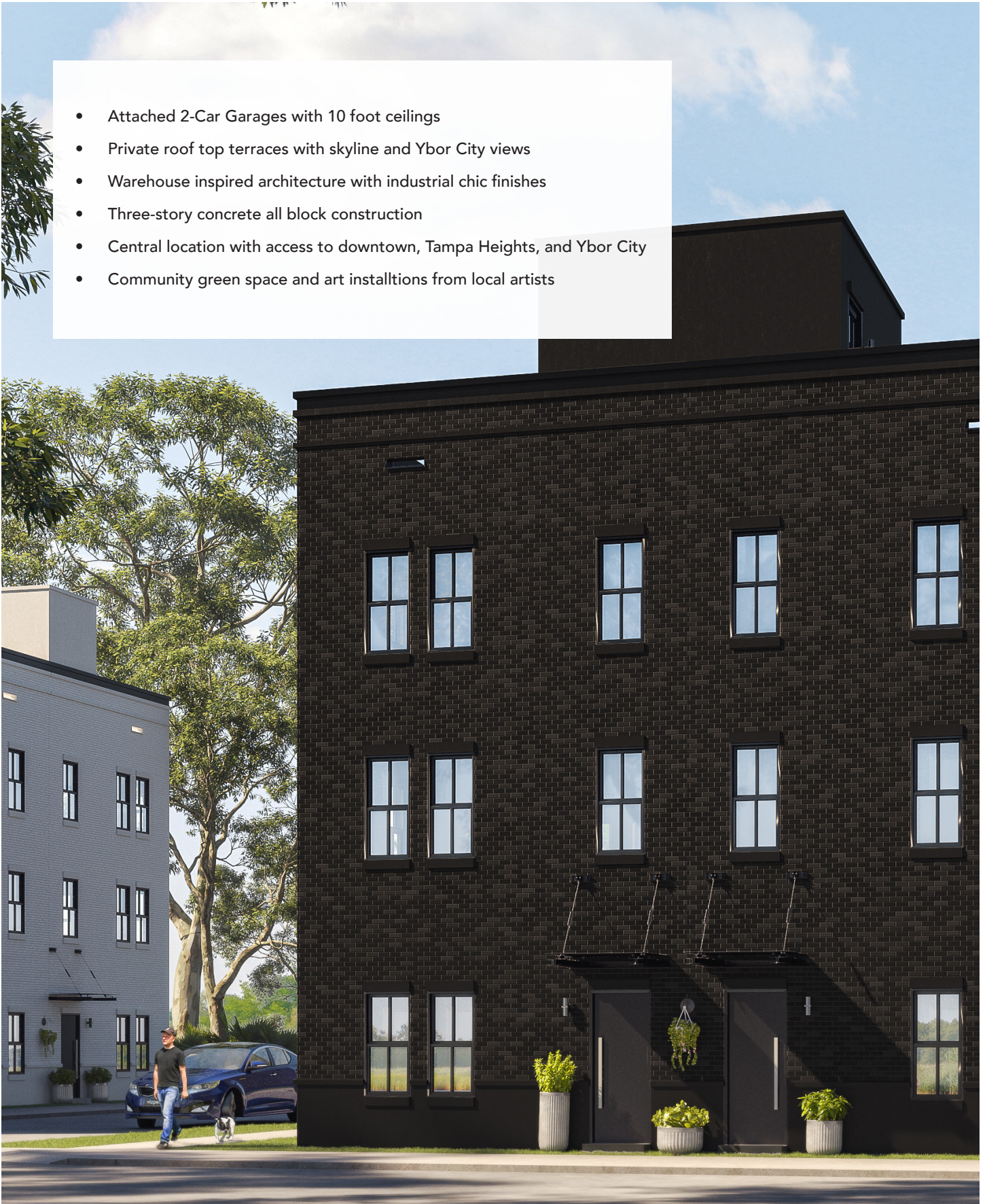
GWX
CANVAS
CITY HOMES

Ybor City was founded in the 1880s by cigar manufacturers and was populated by thousands of immigrants, mainly from Cuba, Spain and Italy. The cigar industry ignited a plethora of opportunity for Ybor City. The lack of transportation in the 1800's created the necessity for walkable communities that coupled with the prosperity Ybor experienced at that time created what is now known today as one of the nations most notorious historic districts. All over the country we are experiencing an urban renaissance, citizens are choosing to move closer to the urban core and searching for vintage neighborhoods enriched with character. The artist community has made Ybor a vibrant place to live, work, and play. The Gas Worx master development is revitalizing the Ybor City lifestyle while paying homage to its deep cultural and artistic roots.

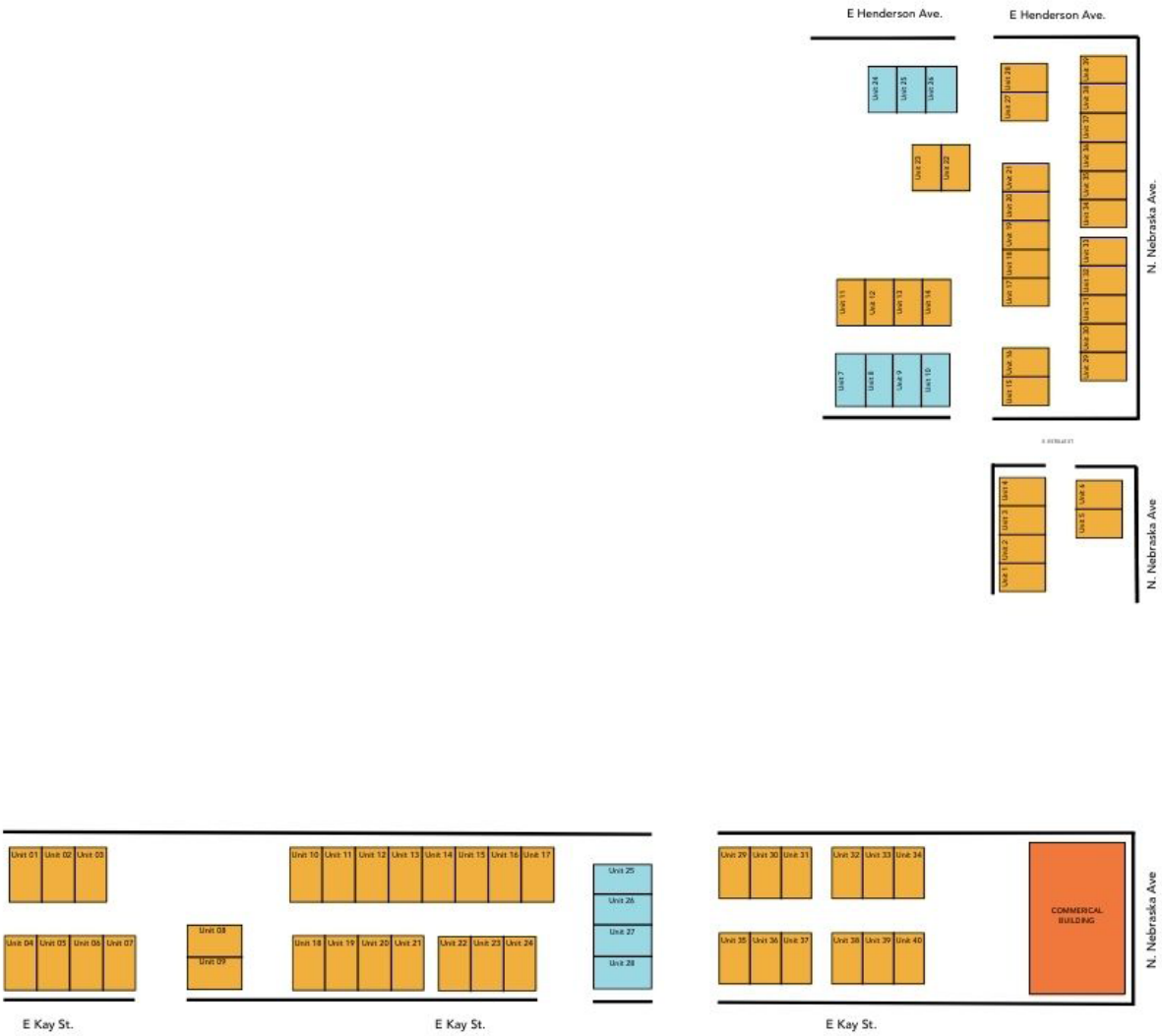


EXTERIOR FEATURES

- Attached 2-Car Garages with 10 foot ceilings
- Private roof top terraces with skyline and Ybor City views
- Warehouse inspired architecture with industrial chic finishes
- Three-story concrete all block construction
- Central location with access to downtown, Tampa Heights, and Ybor City
- Community green space and art installations from local artists



SITE PLAN



MOSAIC FLOOR PLAN

2,104-2,136 SF



2 CAR GARAGE



3 1/2 BATH



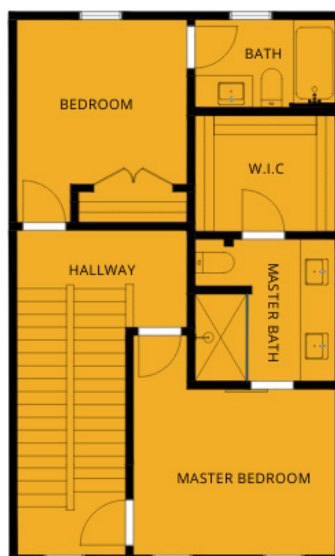
3 BED



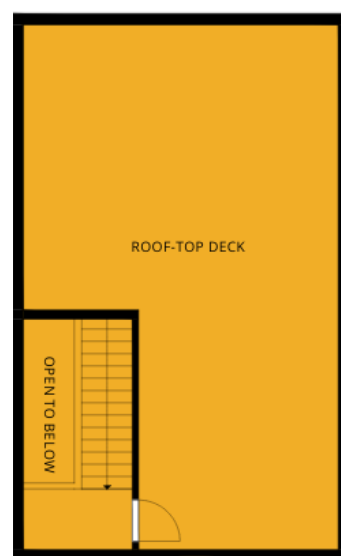
First Floor



Second Floor



Third Floor



Rooftop

PANORAMA FLOOR PLAN

2,294-2,397 SF



2 CAR GARAGE



3 1/2 BATH



3 BED



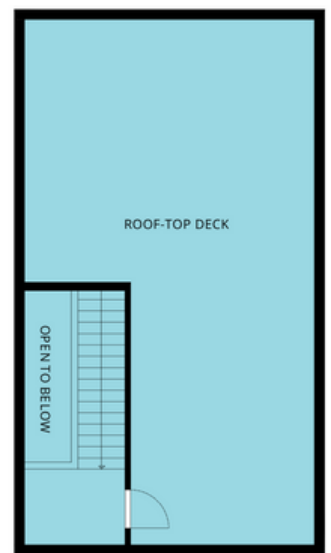
First Floor



Second Floor



Third Floor



Rooftop

CANVAS STANDARDS

Design focused, we work with award winning architects to implement interiors and finishes appropriate to the buildings design and style. The result is a stylish, comfortable interior - fully realized - without the additional fees.

Building Components

Aluminum clad, dual pane, impact resistant and hurricane rated windows
Low maintenance membrane roofs
3 panel core interior doors
Sherwin-Williams paint in designer colors
All electric energy
Common greenspace and artwork
Bahia sod and native Florida landscaping and common area irrigation

Kitchens

Modern shaker style cabinetry with soft close doors and drawers
Quartz countertops with eased edge
Oversize subway tile backsplash
Stainless steel electric range cooktop and recirculating air vent
Large island with counter height seating

Baths

12x24 porcelain tile floors and shower walls, on a 70/30 split layout
2x2 square mosaic porcelain tile floors in primary bath
High gloss white bathtubs in secondary baths
Modern shaker style cabinetry with soft close doors and drawers

Flooring

Polished concrete floors throughout ground level
Luxury vinyl plank wood look flooring throughout common areas
Ceramic tile throughout bathrooms
Mohawk designer low-pile loop carpet throughout bedrooms

Additional Upgrades

Professional series (Bosch) appliance packages
Delta plumbing and faucet packages
Additional quartz countertop styles
Quartz backsplash and waterfall edge upgrades
Engineered wood flooring packages
Window treatment packages
Custom closet and organization packages
Smart home packages

UNIT INFORMATION

Floor Plan	Location	Sq.Ft	Bed	Bath	Starting at...
Mosaic	Interior	2,104 SF	3	3 1/2	
Mosaic	Corner	2,136 SF	3	3 1/2	
Panorama	Interior	2,294 SF	3	3 1/2	
Panorama	Corner	2,397 SF	3	3 1/2	



CANVAS CITY HOMES FAQs

Below you will find frequently asked questions regarding Canvas City Homes. Please refer to your purchase agreement and HOA documents for more specific, detailed answers.

Who is the builder?

The builder for this project is EWI Construction, a Florida licensed, Ybor City based general contractor.

What is the deposit requirement to reserve a townhome?

Reservations are a non-refundable 10% down on the base purchase price, due within 3 business days of execution of the purchase agreement. An additional non-refundable 25% of total cost of buyer selected upgrades, is due within 3 business days of selections being made. Selections appointments will be scheduled with the sales team.

Am I required to be pre-approved by a lender?

Yes. The following items are required with a mortgage lender of buyers' choosing:

- verified credit score
- verified employment
- verified debt to income ratios
- verified liquidity to close

Are there any leasing restrictions?

Yes, rentals are allowed within your property with a thirty (30) day minimum rental term, and the unit not to be leased out more than two (2) times per calendar year. Short term rentals are restricted to 10% of the project (4 units) and require a short term rental certificate issued by the HOA. *Please refer to the HOA documents for more information.*

When do I select the finishes?

Very soon! You will be notified by the sales team when it is time to schedule your design appointment.

Are there any pet restrictions?

We love our fur friends, and to ensure that everyone gets along, there are a few restrictions in place to make sure no pets are dangerous or a nuisance.

Please refer to the HOA documents for more information.

What do the HOA fees include?

The fee is estimated to be \$294.38 monthly and includes:

- common area insurance
- common area landscaping
- exterior maintenance
- professional management
- reserves for exterior paint replacement
- water, sewer, and trash service
- common area utilities

Please refer to the HOA documents for more information.

What warranties are included?

All material, equipment and subcontractor warranties will be passed from the developer to the new homeowner, including a 1-year warranty on workmanship and materials and all manufacturer warranties.

Can I have my home inspected?

Yes, please contact the sales team to coordinate your third party home inspection.

What type of insurance will I need?

You will need an HO3 Policy from your preferred home insurance company.

Who do you use for escrow/title/closing?

The preferred title company and closing office is:

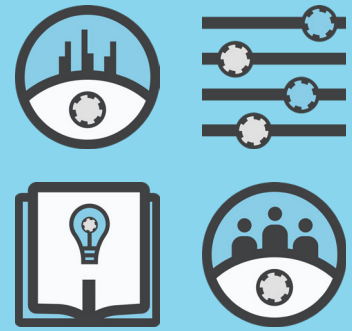
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ABOUT US

Sight Development executes creative development strategies inspired by local history, landscape, artists and culture designed to create value for our residents, investors and the surrounding community. When the art and science of real estate collide, it creates the unique core values that Sight Development was founded on.

Our focus is on infill opportunities within existing neighborhoods where we implement the traits and characteristics of the community into each project. This inspiration combined with our experience is the formula that brings our vision to fruition, leading to an exclusive lifestyle.



www.sightdevelop.com



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NOTES



Disclaimer: Images and floor plans provided are representative of the overall layout and aesthetic of the unit available for sale, but may not be of the actual unit for sale. Sight Development reserves the right to change features, amenities, and prices without notice. Features, amenities, unit sizes and prices may vary by building. Price, features, availability, terms, and incentives are subject to change without notice. Any square footage measurements and dimensions provided are approximate. Buyer to verify. We are an Equal Opportunity Housing Provider, and follow all fair housing laws. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of a person's actual or perceived race, color, religion, creed, sex, handicap, disability, HIV/AIDS status, familial status, national origin, ancestry, place of birth, age, sexual orientation, gender identity, source of income, weight, height, or other protected category under federal, state, or local law.