

LAUNCH PRICE LIST – APRIL 7, 2022

Suite Type	Floors	Sq. Ft. Range	View	Starting From
1Bedroom	1 to 10	426sf to 553sf	N, NE, E, S, W	\$519,900*
1Bedroom + Den	4 to 10	510sf to 760sf	N, NE, E, S, W	\$588,900
2Bedroom	2 to 10	580sf to 794sf	N, NE, E, NW, S	\$623,900*
2Bedroom + Den	9 & 10	943sf to 983sf	S, SW	\$983,900*
3Bedroom	1 to 10	912sf to 1172sf	SW, SE	\$929,900*

LIMITED TIME CLIENT INCENTIVES

FREE Assignment Valued at \$5,000 Administration and Legal fees extra.	FREE Right to Lease Valued at \$5,000 Administration and Legal fees extra.	Capped Development Fees: Studio, 1Bed, 1Bed+Den \$13,000 2Bed, 2Bed+Den \$15,000 3Bed \$17,000
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PARKING**

LOCKER**

Standard Parking \$59,000 \$49,000	Locker \$10,000 \$6,000⁺	TAXES Estimated at approximately 1% of Purchase Price.
EV Parking \$69,900 \$59,900		OCCUPANCY FALL 2025
Note: EV spots are roughed-in for electrical		

MAINTENANCE FEES

\$0.62 psf (hydro and water metered separately)
Parking \$49.92/mo. (if applicable), Locker \$12.10/mo. (if applicable)
Bulk Internet \$43.95/mo.

EXTENDED DEPOSIT STRUCTURE

Domestic Deposit Structure \$5000 (bank draft) on signing Balance to 5% in 30 days 5% (180 Days) 2.5% (365 Days) 2.5% (540 Days) 5% on Occupancy	International Deposit Structure \$10,000 (bank draft) on signing Balance to 10% in 30 Days 10% in 180 Days 15% in 365 Days
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All prices, figures and materials are preliminary and are subject to change without notice. Square footages and dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations.

Note: Actual usable floor space may vary from the stated floor area. *Administration and purchaser legal costs are not included in the incentive. ** Suites 426 sf and smaller will be wait listed for parking. Suites 545sf and smaller will be wait listed for lockers. See Sales Representative for details.

Exclusive listing brokerage Baker Real Estate Incorporated. Brokers protected. E. & O. E. April 7, 2022.