

# THE CHARLES AT CHURCH

## Frequently Asked Questions

### About the Project:

- Located on the northwest corner of Church Street and Charles Street E. This residential condominium project will consist of a single 47 storey tower built atop a heritage site
- Total of 375 residential condominium units (plus 20 rentals)
- The entrance to the building will be on Church St (heritage address is currently 628 Church St)
- 5 levels of underground parking – 2 bdrm and larger units can purchase for \$80,000 on a first come first serve basis. There will be a total of 133 residential parking spaces, 4 visitor parking spaces and 6 carshare parking spaces
- One exclusive use bicycle storage locker included with each unit
- Total of 4 elevators
- Ceiling heights – 9' (excluding bulkheads)
- Architect: **Quadrangle Architects**
- Interior Designer: **MNID Inc. (Mike Niven Interior Design Inc.)**
- Landscaper: **The MBTW Group**
- Floor premium - \$2,000 per floor (\*exceptions may apply)
- Maintenance fees - \$0.61/sf (hydro, water and energy consumption are separately metered)

### Critical Dates:

- Tentative Construction Start: June 2018
- First Tentative Occupancy Date: November 17, 2021
- Outside Occupancy Date: November 17, 2023

### Amenities:

- Lobby lounge, gym, yoga room, outdoor rooftop terrace with BBQ area, rooftop dog run, party room and dining room
- Total amenity space is approximately 18,500 sf
- There are no guest suites in the building
- There will not be a live-in superintendent
- There will be a concierge 24/7
- Property Management – ICC Property Management

### Deposit Structure:

#### **Canadian Resident: (total of 25% of the Purchase Price)**

- 5% with offer
- 5% in 90 days
- 5% in 210 days
- 5% in 450 days
- 5% on occupancy

#### **Foreign Purchaser: (total of 35% of the Purchase Price)**

- 10% with offer
- 10% in 90 days
- 5% in 210 days
- 5% in 450 days
- 5% on occupancy