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THE ROSEDALE ON BLOOR

Matt Eklind

EXCLUSIVE PLATINUM AGENTS' PREVIEW PRICING

SUITE	MODEL	TYPE	APPROXIMATE SUITE SIZE*	EXPOSURE	BALCONY	PRICE
1212	Bellair	1B+S	535	S	B - 26	\$381,999
2403	Cumberland	1B	436	W	B - 101	\$332,999
2603	Cumberland	1B	436	W	B - 101	\$334,999
2605	Bloor	2B/2b	729	NW	B - 90	\$539,999
2606	Roxborough	1B+D	600	N	B - 28	\$420,999
4001	Roxborough	1B+D	600	S	B - 28	\$439,999
4002	Hudson	2B/2b	729	SW	B - 90	\$558,999
4003	Rose Park	2B/2b	871	W	B - 202	\$629,999
4004	Bloor	2B/2b	729	NW	B - 90	\$553,999
4006	Bellair	1B+S	535	N	B - 26	\$404,999
4007	Summerhill	2B/1b	627	NE	B - 27	\$478,999
4108	Scollard	Studio	307	E	B - 47	\$260,999
4407	Summerhill	2B/1b	627	NE	B - 27	\$482,999

Subject to availability. Premiums apply to floors & view. Please speak to sales representative for details.

SUITE FEATURES

Ceiling heights of approximately 8.6 feet for floors up to the 49th floor and approximately 9 feet ceilings on the 50th floor and above. Laminate flooring throughout the suites with the exception of bathrooms. Kitchens include custom designed cabinetry by Studio Munge, engineered quartz countertop, porcelain backsplash, hood fan and stainless steel sink. Brand name stainless steel appliances including fridge, slide-in range, microwave and dishwasher as well as front loading white stacked washer and dryer. Bathrooms feature marble or quartz countertop, porcelain floor tile and wall tile in tub or shower and drop-in acrylic soaker tub.

BUILDING FEATURES

Rosedale on Bloor Condos is a 52 storey building with approximately 476 residential suites located on floors 11 and up. Residents of the Rosedale will enjoy the enviable perks of living adjoined to one of Toronto's newest hotels, Canopy, a 4-star hotel by Hilton. Designed by Page + Steele/IBI Group with interiors by Studio Munge. Residents will enjoy amenities including an indoor pool, a rooftop terrace, a party room with kitchen and dining room/lounge, theatre room, fitness center, yoga/stretching room, business center/lounge, meeting room, a grand lobby. The concierge will be available 24/7 for residents.

<u>EXTENDED DEPOSIT STRUCTURE</u>	<u>INTERNATIONAL DEPOSIT STRUCTURE</u>	<u>MAINTENANCE</u>
Limited Time Only \$5,000 on Signing Balance of 5 % in 30 days 5% in 180 days 5% in 370 days 5% in 540 days \$2,500 on occupancy Storage Locker: \$6,000 Storage locker available for all 2 Bedroom suites and larger	Limited Time Only \$5,000 on Signing Balance of 10 % in 30 days 10% in 180 days 10% in 370 days 5% in 540 days \$2,500 on occupancy Parking: \$65,000 Parking available for all suites over 700 sq.ft. from floors 30 and up)	Approximately \$ 0.58 per square foot (Plus utilities. Includes 30 months free Unlimited Rogers fibre internet and modem) Parking Maintenance fee \$99.95/month Storage Locker Maintenance fee \$29.95/month Occupancy Commencing: December 2019 TAXES Estimated at approximately 1% of Purchase Price <i>Prices Include H.S.T.</i>

*Please see a Sales Representative for details. All prices, incentives, figures and materials are preliminary and are subject to change without notice E. and O. E. September 16, 2015.

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

Rosedale on Bloor Condos Presentation Centre:

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7095 Woodbine Avenue

(Courtyards by Marriott & Towneplace Suites by Marriott Markham, Woodbine Ballroom – Lobby)