



BUILDING FEATURES

Theory is a proposed 30-storey tower artfully designed by Page & Steele and IBI Group Architects, located directly adjacent to the University of Toronto’s St. George Downtown Campus, and steps from Toronto’s Discovery District. Exclusive amenities are anticipated to include a concierge (open 88 hours per week), off-hours package centre, a large gym with full weight & cardio equipment, separated yoga/dance studio, party room with chef kitchen, café & wet bar, over 4000sqft roof-top terrace with three BBQ stations and seating area, innovation & multimedia rooms, & resident lounging.

SUITE FEATURES

- 9’ ceilings in principal living areas. Higher ceilings in select suites, as per plan
- Rogers Communications state-of-the-art fibre optic technology direct to each suite
- Laminate flooring throughout principal living areas
- Solid core suite entry doors with architectural hardware, contemporary lockset, deadbolt and privacy viewer
- Designer selected custom vanity in variety of finishes
- Frameless vanity mirror with chrome accent wall light
- Composite stone surface bathroom countertop
- Walk-in showers with glass doors and contemporary hardware
- High efficiency, low-flow toilet
- Individual climate control suite heating and air-conditioning, with dedicated thermostat
- Custom designed kitchen cabinetry in a variety of finishes
- Composite stone countertop with tile backsplash
- Contemporary stainless-steel appliances: 24” refrigerator, 24” dishwasher, slide-in 24” oven and range, free standing 24” microwave and slide-in hood fan
- Optional island (Solid surface countertop with side storage cabinet in variety of finishes, metal frame construction)
- Tarion Warranty Corporation New Home Warranty Protection, as per Tarion Guidelines

MODEL	TYPE	BATHS	SQUARE FEET	EXPOSURE	PRICE LIST
SUITE 01	1 BED+DEN*	1	563	SOUTH	Coming Soon!
SUITE 02	1 BED+DEN*	2	575	SOUTHWEST	Coming Soon!
SUITE 03	1 BED+DEN*	1	526	WEST	Coming Soon!
SUITE 04	3 BEDROOM	2	855	NORTHWEST	Coming Soon!
SUITE 05	1 BED+DEN*	2	576	NORTH	Coming Soon!
SUITE 06	2 BEDROOM	2	694	NORTHEAST	Coming Soon!
SUITE 07	1 BED+DEN*	1	526	EAST	Coming Soon!
SUITE 08	2 BEDROOM	2	683	SOUTHEAST	Coming Soon!
SUITE 09	1 BED+DEN*	2	570	SOUTH	Coming Soon!

* Den can be used as a second bedroom

<u>Occupancy Date</u> August 2021 <u>Parking</u> \$75,000 (3 Bedrooms only) <u>Bike Storage/Rack – \$2,000</u> Free	<u>Deposit Structure</u> \$5,000 on Signing Balance to 5% in 30 Days 5% in 90 Days 5% in 180 Days May 01, 2018 5% in 365 Days Feb 01, 2019	<u>International Deposit</u> \$5,000 on Signing Balance to 8.5% in 30 Days 8.5% in 60 Days 8.5% in 180 Days Balance to 35% in 365 Days	<u>Maintenance Fees</u> Approx. \$0.59/psf (Internet, Water and Hydro separately metered) <u>Taxes</u> The current City of Toronto Tax Rate is approximately 0.8%
Floor premiums based on elevation and location. Price includes Six Appliances & HST*			

*As per plan from Vendor’s Standard Samples and/or as provided in Agreement of Purchase and Sale. Availability, Promotions and Prices are subject to change without notice. Please see a Sales Representative For details E. & O.E. July 6, 2017.

