



TIME AND SPACE SOUTH TOWERS

BUILDING FEATURES*

Coming to Front and Sherbourne Streets, and situated between Toronto's historic St. Lawrence Market and The Distillery District, Pemberton Group presents downtown's most-anticipated condominium community - Time and Space. Encompassing an entire city block, Time and Space will transform this landmark location and offer residents a vibrant future.

Exclusive amenities includes fitness centre, with a weight, cardio and yoga/Pilates rooms, theatre, party room with kitchen, games room, outdoor dining, outdoor games, pool with cabanas and landscaped courtyard.

SUITE FEATURES*

- Four-pipe fan coil for year-round control of heating and cooling.
- 7½" Laminate flooring for foyer, living/dining, bedroom and den.
- Semi solid interior doors complete with brushed chrome lever handle, as per plan.
- Smooth finish ceiling - height of 9' in principal rooms excluding mechanical bulkheads.
- Ceiling light fixture in bedrooms.
- Stacked washer and dryer-27", front loading.
- Quartz window sills.
- Stainless steel appliances and custom kitchen cabinetry.
- Undermount cabinet lighting.
- Frameless glass shower.
- Roller shades for windows and balcony or patio sliding door(s).

<p><u>Occupancy Date</u> November 16, 2020</p> <p><u>Parking</u> \$60,000 Parking Maintenance: \$52.36</p> <p><u>Locker</u> \$7,000 (Only Available for 2B or larger) Locker Maintenance: \$11.97</p>	<p><u>Deposit Structure</u> \$5,000 on Signing Balance to 5% in 30 Days</p> <p>5% in 120 Days 5% in 425 Days 5% in 540 Days 5% on Occupancy</p>	<p><u>International Deposit</u> \$5,000 on Signing Balance to 10% in 30 Days</p> <p>10% in 120 Days 10% in 425 Days 5% on Occupancy</p>	<p><u>Maintenance Fees</u> Approx. \$0.58/psf (Hydro separately metered)</p> <p><u>Taxes</u> The current City of Toronto Tax Rate is approximately 1.0%</p> <p><u>Assignment*</u> Assignment Fee: \$1,500 (Valued at \$5,000)</p> <p><u>Levies*</u> Capped at \$3,500 for 1B/1B+D Capped at \$5,000 for 2B or larger</p>
--	--	---	--

Please make cheques payable to: BRATTYS LLP IN TRUST

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, Features, Promotions and Prices are subject to change without notice.

Please see a Sales Representative For details E. & O.E. May 25, 2017

