

**TIME AND SPACE TOWNHOME COLLECTION**

**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.

**TOWNHOME 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 9'6" on main floor, 9' on second floor 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).

Suite	Size	Type	Exposure	Bathroom	Maintenance Fees	Unit Price
TH04	1255	2 + Den	West	3	\$677.52	\$1,045,990
TH07	1135	2 + Den	West	2	\$612.78	\$949,990
TH10	1285	3 + Den	East	3	\$693.71	\$1,069,990
TH11	1295	3BR	East	3	\$699.11	\$1,059,990
TH12	1080	3BR	East	3	\$583.22	\$899,990
TH14	1175	2BR	East	3	\$634.36	\$969,990

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