



AT YONGE



Era at Yonge – Building C

BUILDING FEATURES

Pemberton Group proudly introduces a whole new way of thinking and living in the heart of Richmond Hill. Welcome to Era 2 Condominiums one of Richmond Hill’s tallest towers. The dawn of a new era in sophisticated urban living is coming to the vibrant Yonge and Highway 7 area. Inspired by the culture, energy and dynamism of its iconic setting, Era 2 will redefine condominium living in Richmond Hill City Centre. Experience a lifestyle surrounded by the arts, culture, shopping, dining and entertainment, parks and recreation. Era 2 is part of Pemberton’s iconic master-planned community at Yonge Street and Highway 7, just steps from the York Region Transit hub, and everything you love.

Exclusive amenities include a suite entry alarm connected to 24-hour concierge service, fitness centre equipped with the latest cardio, weights, yoga room and aerobics equipment, indoor pool, his and her change rooms with saunas, party room with fireplace and bar, games room, landscaped courtyard garden, and outdoor terrace with fireplace, and barbecues.

PODIUM PREVIEW PRICES

Model	Size	Type	Exposure	Floors	Starting From
1C+D	640	1BR + Den	North	2 to 4	\$430,990
2B-1	770	2BR	East	3 to 4	\$521,990
2A	770	2BR	East	3 to 4	\$521,990
2C	790	2BR	South	1 to 2	\$519,990
2C	860	2BR	Northeast	3 to 4	\$538,990
2C-R	860	2BR	Southeast	3 to 4	\$567,990
2D+D	935	2BR	South	1 to 2	\$614,990
2C+D	935	2BR + Den	Southwest	3 to 4	\$618,990
2E+D	990	2BR + Den	North	2	\$620,990
3B	1000	3BR	Southeast	2	\$645,990
3A+D	1070	3BR + Den	Southwest	1 to 2	\$675,990

TOWER C PREVIEW PRICES

Model	Size	Type	Exposure	Floors	Starting From
1C+D	640	1BR + Den	North	5 to PH	\$445,990
1A+D	655	1BR + Den	West	5 to 29	\$455,990
1B+D	665	1BR + Den	West	5 to 29	\$455,990
2A	770	2BR	East	5 to PH	\$532,990
2C	860	2BR	Northeast	5 to PH	\$549,990
2C-R	860	2BR	Southeast	5 to PH	\$578,990
2C+D	935	2BR + Den	Southwest	5 to PH	\$630,990
2A+D	975	2BR + Den	Northwest	5 to PH	\$599,990
2G+D	995	2BR + Den	West	LPH to PH	\$699,990
2F+D	1010	2BR + Den	West	LPH to PH	\$709,990

<p>Maintenance Fees</p> <p>Approx. \$0.55 psf for units below 900 sq.ft Approx. \$0.54 psf for units over 900 sq.ft</p> <p>(Excludes Hydro)</p> <p>Parking \$33.50/month Locker \$12.06/month</p> <p>Tentative Occupancy Date April 2021</p>	<p>Deposit Structure</p> <p>\$5,000 on Signing Balance to 5% in 30 Days 5% in 120 Days 5% in 425 Days 5% in 540 Days 5% on Occupancy</p>	<p>International Deposit</p> <p>\$5,000 on Signing Balance to 10% in 30 Days 10% in 120 Days 10% in 425 Days 5% on Occupancy</p>	<p>Parking and Locker Included (Second Parking \$40,000)*</p> <p>Taxes Property taxes are Estimated at approximately 1.0%</p> <p>Capped Levies \$6,000 for 1B+D \$8,000 for 2B and Larger</p> <p>Assignment Fee \$5,000 Reduced to \$2,500</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. Some conditions apply.

Please see a Sales Representative for details E. & O.E. February 12, 2018



Pemberton
Everything a home should be

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THE CONDO STORE REALTY