



THERE'S A NEW WAY TO LIVE & PLAY. EVERYDAY AT GARRISON POINT.

Discover life in an expansive 4-acre city park, connected by spectacular pedestrian bridges and surrounded by vibrant urban neighbourhoods. Playground Condominiums combines dynamic building amenities with modern suite designs to create a spectacular new community where Liberty Village meets King West.

LIVE HEALTHIER. PLAY BIGGER. A condominium called Playground is bound to have some amazing amenities spaces. In the chic *Studio Munge* designed lobby, you will be greeted by a friendly & attentive concierge staff every time you come home. Once inside, you will have access to a comprehensive range of amenities including, a spectacular fitness centre, sleek party room facilities, games/play area, theatre, outdoor pool, children's play area & so much more!

SUITE HIGHLIGHTS

- Smooth finish 9', 9.5' & 10' ceilings (as per plan)
- Solid core entry door with designer hardware & security viewer
- 4" contemporary styled wood baseboards with matching door trim
- Engineered laminate flooring throughout (except in tiled areas)
- Blomberg appliances including: fully integrated panelled frost-free refrigerator, electric wall oven, glass ceramic cooktop, fully integrated panelled dishwasher & over-the-range microwave with integrated exhaust fan
- Choice of contemporary, designer-selected kitchen & bathroom cabinetry featuring granite countertops & undermount sinks
- Framed glass shower enclosure & deep soaker tub with ceramic tile surround (as per plan)
- Track & undercabinet lighting in the kitchen
- Modern light-bar and vanity mirror in the bathroom
- In-suite personal coded security system

TYPE	SIZE RANGE	APPROX. PRICE RANGE
Studio	365	\$320,900 – \$360,900
One Bedroom	457 – 601	\$390,900 – \$570,900
One Bedroom + Den	618 – 737	\$540,900 – \$650,900
Two Bedroom	697 – 948	\$600,900 – \$820,900
Two Bedroom + Den	752 – 1,047	\$640,900 – \$960,900

<u>MAINTENANCE FEES</u>	<u>STANDARD STRUCTURE</u>	<u>INTERNATIONAL STRUCTURE</u>	<u>PARKING</u>
Suite - \$0.63 psf/Month (Excludes Hydro & Water) Parking - \$45/Month Locker - \$14/Month	\$5,000 on Signing Balance to 5% in 30 Days 5% in 120 Days 5% in 270 Days 5% on Occupancy	\$10,000 on Signing Balance to 10% in 30 Days 10% in 120 Days 10% in 270 Days 5% on Occupancy	\$60,000 -\$50,000 *Limited Time Offer
<u>OCCUPANCY DATE</u> January 2020			<u>LOCKER</u> Waitlist
			<u>PROPERTY TAXES</u> Estimated at approximately 1%

Please make cheques payable to: GOLDMAN SPRING IN TRUST

Floor premiums based on elevation & location. Purchase price includes seven (7) appliances and HST *

Finishes are from Vendor's Standard Samples and/or as provided in the Agreement of Purchase and Sale. Availability, features, promotions & prices are subject to change without notice. *Some conditions apply.





FAST FACTS:

TOWER

- BUILDING – 35 STOREYS
- TOTAL SUITES – 432
- OCCUPANCY – JANUARY 2020
- PROPERTY MANAGER: FIRSTSERVICE RESIDENTIAL
- ARCHITECT: HARIRI PONTARINI ARCHITECTS
- INTERIOR DESIGN: STUDIO MUNGE
- LANDSCAPE DESIGN: CLAUDE CORMIER + ASSOCIATES

SUITES

- DOUBLE GLAZED WINDOWS
- SOLID CORE ENTRY DOOR WITH DESIGNER HARDWARE & SECURITY VIEWER
- 9', 9.5' & 10' SMOOTH CEILINGS (As per plan) (Excluding mechanical bulkheads)
- DESIGNER SELECTED LAMINATE FLOORING THROUGHOUT (Except in tiled areas)
- CUSTOM DESIGNED KITCHEN CABINETRY WITH PANELLED REFRIGERATOR & DISHWASHER, INTEGRATED WALL OVEN, GLASS CERAMIC COOKTOP, & OVER-THE-RANGE MICROWAVE WITH EXHAUST FAN
- CEILING MOUNTED TRACK LIGHTING & UNDER CABINET LIGHTING IN KITCHEN
- FRAMED GLASS SHOWER ENCLOSURE &/OR SOAKER TUB IN BATHROOM(S) WITH CERAMIC TILE SURROUND (As per plan)
- CEILING MOUNTED LIGHT FIXTURES IN THE FOYER, HALLWAYS, BEDROOM(S), DINING ROOM & DEN (As per plan)
- IN-SUITE ALARM SYSTEM

PARKING & LOCKER

- EACH UNDERGROUND PARKING SPACE IS DEEDED SEPARATELY (Parking is limited)
- UNDERGROUND VISITOR PARKING
- WAITLIST FOR STANDARD LOCKERS

AMENITIES

- 24-HOUR CONCIERGE SERVICES
- DESIGNER LOBBY WITH 4-STORY SCULPTURAL STAIRCASE IN THE ATRIUM
- GAMES/PLAY AREA
- MODULAR PARTY ROOM WITH 2 BARS, MULTIPLE LOUNGE AREAS, PRIVATE DINING ROOM, CATERERS KITCHEN & DOUBLE-SIDED GAS FIREPLACES
- LANDSCAPED SUN DECK WITH OUTDOOR POOL, CHILDREN'S SPLASH POOL, LOUNGE SEATING & CHANGE ROOMS
- FULLY EQUIPPED GYM WITH YOGA STUDIO, STEAM ROOM & SAUNA
- CHILDREN'S PLAYROOM
- THEATRE WITH STADIUM SEATING FOR GAMING & MOVIES
- 4 FURNISHED GUEST SUITES

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