

## ESTIMATED PRICING - TOWER

MODEL	TYPE	EXPOSURE	SIZE	ESTIMATED PRICE RANGE
F4	STUDIO	NORTH/WEST	420	\$399,000 - \$462,000
G1	STUDIO	NORTH/WEST	420	\$399,000 - \$462,000
B1	1 BED + DEN 1 BATH	NORTH	575	\$546,250 - \$632,500
B2	1 BED + DEN 1 BATH	NORTH	555	\$527,250 - \$610,500
B3	1 BED + DEN 2 BATH	SOUTH	630	\$598,500 - \$693,000
B4	1 BED + DEN 1 BATH	WEST	580	\$551,000 - \$638,000
F3	1 BED + DEN 1 BATH	SOUTH	580	\$551,000 - \$638,000
D1	2 BED 2 BATH	NORTH/EAST	685	\$650,750 - \$753,500
D2	2 BED 2 BATH	SOUTH/WEST	720	\$684,000 - \$792,000
D4	2 BED 2 BATH	WEST	710	\$674,500 - \$781,000
F2	2 BED 2 BATH	NORTH/EAST	685	\$650,750 - \$753,500
D3	2 BED + DEN 2 BATH	SOUTH/WEST	820	\$779,000 - \$902,000
E1	3 BED 3 BATH	NORTH/WEST	915	\$869,000 - \$1,006,500
F1	3 BED 3 BATH	NORTH/WEST	915	\$869,000 - \$1,006,500

### **Amenities:**

#### **14,000 sq ft of Indoor and Outdoor Amenity Space**

- **5th Floor** – Landscaped terrace with outdoor lounge, Fitness Centre, Men’s and Women’s change rooms with showers, a steam room, sauna and locker room, Yoga/Pilates Studio

- **52nd Floor** – Sky terrace with dining and barbeques, Party Room, amenity lounge, billiards/ping pong room, Wi-Fi study rooms, Multimedia room

### **Maintenance Fees:**

<700 SQ.FT. - \$0.58

>700 SQ.FT. - \$0.56

**TAXES:** Estimated at 1% of net purchase price

**OCCUPANCY:** SUMMER 2022

**RYAN COYLE, BROKER**

**C: 416.904.0664 | E: RYAN@CONNECTASSETMANAGEMENT.COM**

**THE CONDO STORE REALY**

**P: 416.533.5888**