

TOWER B - BUILDING FEATURES*

Coming to the heart of Erin Mills, Erin Square by Pemberton Group brings two sophisticated 22 story towers steps from Erin Mills Town Centre, Credit Valley Hospital and The University of Toronto Mississauga

Exclusive Amenities: 24-Hour Concierge, 5th Floor Rooftop Terrace with Outdoor Pool and Cabanas, Large Multi-Purpose Party Room, Private Dining Room, Multi Functional Fitness Centre, Sauna Room, Games Room, Media Lounge, Children’s Playground, Guest Suites, Pet Wash Stations.

SUITE FEATURES*

- 9’ – Smooth Finish Ceiling
 - Contemporary-Designed Kitchen Cabinetry
 - Under Upper Cabinet Lighting
 - Quartz Counter Top – Vanity, Kitchen, Window Sills
 - Four-Pipe Fan Coil System
 - Underground Parking and Locker
- 7 1/2’’ Wide Laminate Flooring
 - Full Size Stainless Steel Appliances
 - Walk-in shower with glass enclosure and frameless door, as per plan
 - Manual Roller Shades Included
 - Suite entry alarm connected to 24-hour-a-day monitoring located at concierge desk

Type	Model	Floor	Exposure	Size (sq.ft)	Starting Price
1 Bedroom + Den	1 A+D	2 - 22	South	655	\$456,990
1 Bedroom + Den	1 B+D2	1 – 22	North	655	\$444,990
2 Bedroom + Den	2 A+D / 2 B+D	1 - 22	West	810 / 820	\$532,990
2 Bedroom + Den	2 C+D / 2 D+D	1 - 22	East	870 / 880	\$542,990
2 Bedroom + Den	2 E+D	1 - 22	NW	880	\$558,990
2 Bedroom + Den	2 F+D	1 – 22	SW	880	\$557,990
2 Bedroom + Den	2 G+D	5 – 22	NE	945	\$564,990
2 Bedroom + Den	2 H+D	2 – 22	SE	945	\$598,990

<p><u>Tentative Occupancy Date</u> February 9th, 2021</p> <p><u>Additional Parking</u> - \$40,000 Parking Maintenance: \$40.32</p> <p>Locker Maintenance: \$7.56</p> <p><u>Kitchen Island (Optional)</u> \$3,800</p>	<p><u>Deposit Structure</u></p> <p>\$5,000 on Signing</p> <p>Balance to 5% in 30 Days</p> <p>5% in 120 Days</p> <p>5% in 425 Days</p> <p>5% in 540 Days</p> <p>5% on Occupancy</p>	<p><u>International Deposit</u></p> <p>\$5,000 on Signing</p> <p>Balance to 10% in 30 Days</p> <p>10% in 120 Days</p> <p>10% in 425 Days</p> <p>5% on Occupancy</p> <p><u>Taxes</u></p> <p>Property taxes are Estimated at approximately 1.0%</p>	<p><u>Maintenance Fees</u> (Excludes Hydro)</p> <p>570 to 890 Sq. Ft – Approx. \$0.56</p> <p>945 to 955 Sq. Ft – Approx. \$0.54</p> <p>1,300 Sq. Ft – Approx. \$0.52</p> <p><u>Assignment*</u></p> <p>Assignment Fee: \$2,500 (Valued at \$5,000)</p> <p><u>Levies*</u></p> <p>Capped at \$6,000 Suites Under 750 sf</p> <p>Capped at \$8,000 Suites Over 751 sf</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 full details E. & O.E. June 13, 2018

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THE CONDO STORE REALTY