

# THE GARDEN DISTRICT

CONDOMINIUM

## EXCLUSIVE ALLOCATIONS OF RYAN COYLE AND MATT ELKIND

SUITE	MODEL	SUITE TYPE	APPROX. SUITE SIZE (SQUARE FEET)	OUTDOOR SIZE	VIEW	LAUNCH PRICE
404	P10	2B	826	no bal	NE	\$763,900
407	P13	2B	979	bal 110	W	\$942,900
505	P11	2B+F	871	no bal	E	\$800,900
2505	05	2B	676	bal 158	NE	\$654,900
2506	06A	1B	504	no bal	E	\$483,900

<p><b>Special Deposit Structure</b> \$5,000 with signing of Agreement Balance of 5% in 30 days 5% in 120 days 5% in 370 days 5% in 540 days \$5,000 on the Occupancy Date</p> <p><b>Taxes</b> Estimated at approximately 1 % of purchase price</p> <p><b>Occupancy Commencing</b> May 1, 2023***</p> <p>All prices quoted include HST ***</p>	<p><b>International Deposit Structure</b> <b>35% total</b> \$5,000 with signing of Agreement Balance of 5% in 30 days 10% in 120 days 10% in 370 days 10% in 540 days \$5,000 on the Occupancy Date</p>	<p><b>Maintenance for Residential units</b> \$0.59 per sf. Plus Hydro and Water</p> <p><b>Parking</b> \$75,000 per parking space Available for purchase on all suites 838, 938 and 979 sf. Parking Maintenance fee - \$74.98/month</p> <p><b>Locker</b> \$5,000 per locker Available for purchase on all suites 693 sf (starting from the 19<sup>th</sup> floor) and above. Locker Maintenance - \$17.92/month</p>
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This information is to be communicated between you and your client. Pricing and floorplans are not to be posted on-line or shared with other Agents. We will take back your allocations if this request is not respected.

Parking and Locker are subject to availability. See Sales Representative for details.

\* Ceiling heights are subject to bulkheads, dropped ceilings and structural beams and all bathrooms, washer-dryer closets and suite foyers will have smooth ceilings.

\*\* From Vendor's standard samples.

\*\*\*As per the Agreement of Purchase and Sale.

All prices, features and specifications are approximate only and are subject to change without notice E. & O. E.

June 1, 2018

Sales Centre: 79 Shuter Street, 2<sup>nd</sup> Floor, Toronto, Ontario.

Buzz Intercom: Suite 200

Telephone: 416-603-3838 Fax: 416-924-5321 (Baker Real Estate) Email: gardendistrict@bakersales.info

