

## ELITE BROKER PRICE LIST

Model Name	# of Bedrooms	Exposure	Floors	Sq. Ft.	Starting Price
Michael	1 Bedroom	North	6 – 29	525	\$379,990
Andrew	1 Bedroom	South	7 - 22	510	\$398,990
Christopher	1 Bedroom	West	6 – 29	565	\$416,990
Daniel	1 Bedroom	South	7 – 22	590	\$456,990
Matthew	1 Bedroom	East	6 – 29	610	\$441,990
Sarah	2 Bedrooms	South	7 – 22	660	\$510,990
Amanda	2 Bedrooms	North / West	6 – 29	750	\$540,990
Emily	2 Bedrooms	North / East	9 – 29	750	\$552,990
Jennifer	2 Bedrooms	South / West	6 – 22	750	\$599,990
Ashley	2 Bedrooms	South / East	6 – 22	790	\$596,990
Brittany	2 Bedrooms	South	23 – 29	745	\$669,990
Samantha	2 Bedrooms	South	23 – 29	805	\$729,990
Jessica	2 Bedrooms	South / West	23 - 29	830	\$739,990
Lauren	2 Bedrooms	South / East	23 - 29	910	\$739,990

<b>FIRST TENTATIVE OCCUPANCY:</b>	November 15, 2021
<b>FLOOR PREMIUMS</b>	Speak to a Sales Representative for Details^^
<b>CEILING HEIGHTS^</b>	2 <sup>nd</sup> floor 8', 3 <sup>rd</sup> to 10 <sup>th</sup> floors 8'6", 9' floors 1 and 11 to 29
<b>UNDERGROUND PARKING</b>	\$35,000 per standard parking space, limit of 1 parking per unit
<b>LOCKER</b>	\$5,000 per locker, limited number of lockers available
<b>STANDARD FINISHES:</b>	Laminate flooring throughout, excluding bathrooms & laundry room (as per plan); 12"x24" porcelain bathroom floor tiles; One-piece composite countertops with integrated sink & single-lever chrome faucet; Framed glass shower with one-piece shower pan, as per plan; Chrome wall mounted tub/shower controls with chrome rain showerhead, as per plan; polished granite kitchen countertops; ceramic tile kitchen backsplash; 24" Stainless Steel refrigerator with bottom-mounted freezer, 24" Stainless Steel smooth top electric range, 18" Integrated paneled dishwasher, 30" Stainless Steel over-the-range combination microwave hood fan; Composite stone countertops with undermount single-bowl stainless steel sink & single lever pull-down chrome faucet; stacked front loading white washer and dryer
<b>MAINTENANCE/month:</b>	Approx. \$0.54/sq.ft. (hydro & water separately metered)
<b>DEPOSITS:</b>	\$10,000 with Offer, Balance to 5% in 30 Days, 5% in 90 Days, 5% in 120 Days, 5% on Occupancy

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All dimensions are approximate and are subject to normal construction variances. All finishes from Builder Standard Samples. ^^Standard floor premiums at \$1,000, \$10,000 premium from 10<sup>th</sup> to 11<sup>th</sup> floor (\$5,000 for Michael plan), \$15,000 premium from floors 12 to 13 for Jennifer, Ashley & Daniel plans. \$10,000 premium for wrap-around balconies on Northeast & Southwest plans. Additional Premiums May Apply. Please Speak to a Sales Representative for Details. \*Broker. \*\*Exclusive Listing Brokerage: TFN Realty Inc. Parking Maintenance: \$54.94 per month per parking space; Locker Maintenance: \$22.89 per month per locker unit. Incentive offerings are non-transferrable and cannot be redeemed for cash. ^Excluding dropped areas or areas where bulkheads are required. Prices, sizes, specifications and incentives are subject to change without notice. Brokers Protected. E.&O.E. July 5, 2018.

## ELITE BROKER PODIUM PRICE LIST

Model Name	# of Bedrooms	Exposure	Floors	Sq. Ft.	Starting Price
Jacob	1 Bedroom	West	3	570	\$394,990
William	1 Bedroom	West	3 – 4	575	\$394,990
Joseph	1 Bedroom	South	3	545	\$399,990
Anthony	1 Bedroom	North	3 – 4	575	\$412,990
Brandon	1 Bedroom	West	3	630	\$429,990
Justin	1 Bedroom + Den	West	3 – 4	660	\$449,990
David	1 Bedroom + Den	West	3	675	\$459,990
Tyler	1 Bedroom + Den	East	3 – 4	675	\$475,990
Megan	2 Bedrooms	East	3 – 4	705	\$492,990
Zachary	1 Bedroom + Den	East	3 – 4	710	\$496,990
Robert	1 Bedroom + Den	West	3 – 4	635	\$429,990
Elizabeth	2 Bedrooms	South	3	690	\$514,990
Amber	2 Bedrooms	North / West	3 – 4	775	\$528,990
Rachel	2 Bedrooms	North	4	750	\$539,990
Stephanie	2 Bedrooms + Den	West	4	820	\$549,990
Nicholas	1 Bedroom + Den	South	3	675	\$559,990
Nicole	2 Bedrooms	North / East	3 – 4	775	\$559,990
John	1 Bedroom + Den	South	3	700	\$569,990
Ryan	1 Bedroom + Den	South	3	700	\$569,990

<b>FIRST TENTATIVE OCCUPANCY:</b>	November 15, 2021
<b>FLOOR PREMIUMS</b>	Speak to a Sales Representative for Details^^
<b>CEILING HEIGHTS^A</b>	2 <sup>nd</sup> floor 8', 3 <sup>rd</sup> to 10 <sup>th</sup> floors 8'6", 9' floors 1 and 11 to 29
<b>UNDERGROUND PARKING</b>	\$35,000 per standard parking space, limit of 1 parking per unit
<b>LOCKER</b>	\$5,000 per locker, limited number of lockers available
<b>STANDARD FINISHES:</b>	Laminate flooring throughout, excluding bathrooms & laundry room (as per plan); 12"x24" porcelain bathroom floor tiles; One-piece composite countertops with integrated sink & single-lever chrome faucet; Framed glass shower with one-piece shower pan, as per plan; Chrome wall mounted tub/shower controls with chrome rain showerhead, as per plan; polished granite kitchen countertops; ceramic tile kitchen backsplash; 24" Stainless Steel refrigerator with bottom-mounted freezer, 24" Stainless Steel smooth top electric range, 18" Integrated paneled dishwasher, 30" Stainless Steel over-the-range combination microwave hood fan; Composite stone countertops with undermount single-bowl stainless steel sink & single lever pull-down chrome faucet; stacked front loading white washer and dryer
<b>MAINTENANCE/month:</b>	Approx. \$0.54/sq.ft. (hydro & water separately metered)
<b>DEPOSITS:</b>	\$10,000 with Offer, Balance to 5% in 30 Days, 5% in 90 Days, 5% in 120 Days, 5% on Occupancy

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## ELITE BROKER

## 2-STOREY GARDEN SUITES PRICE LIST

Suite	# of Bedrooms	Exposure	Sq. Ft.	Price
107	1 Bedroom + Den	East	810	\$599,990
106	2 Bedrooms	North / East	990	\$749,990
124	2 Bedrooms	South	990	\$759,990
105	2 Bedrooms + Den	North	1025	\$769,990
120	2 Bedrooms	South	1060	\$799,990
118	2 Bedrooms + Den	South	1310	\$1,000,000
116	2 Bedrooms + Den	South / East	1416	\$1,100,000
114	2 Bedrooms + Den	East	1490	\$1,100,000

<b>FIRST TENTATIVE OCCUPANCY:</b>	November 15, 2021
<b>CEILING HEIGHTS<sup>^</sup></b>	9' on 1 <sup>st</sup> floor, 8' on 2 <sup>nd</sup> floor
<b>UNDERGROUND PARKING</b>	\$35,000 per standard parking space, limit of 1 parking per unit
<b>LOCKER</b>	\$5,000 per locker, limited number of lockers available
<b>STANDARD FINISHES:</b>	Laminate flooring on main and second floors, excluding bathrooms & laundry room (as per plan); Carpeted stairs with painted stringers and natural finished oak handrails with metal pickets, as per plan; 12"x24" porcelain bathroom floor tiles; One-piece composite countertops with integrated sink & single-lever chrome faucet; Framed glass shower with one-piece shower pan, as per plan; Chrome wall mounted tub/shower controls with chrome rain showerhead, as per plan; Polished granite kitchen countertops; Ceramic tile kitchen backsplash; 24" Stainless Steel refrigerator with bottom-mounted freezer, 24" Stainless Steel smooth top electric range, 24" stainless steel dishwasher (garden suites only), 30" Stainless Steel over-the-range combination microwave hood fan; Composite stone countertops with undermount single-bowl stainless steel sink & single lever pull-down chrome faucet; Kitchen islands with composite stone countertops, as per plan; Stacked front loading white washer and dryer
<b>MAINTENANCE/month:</b>	Approx. \$0.54/sq.ft. (hydro & water separately metered)
<b>DEPOSITS:</b>	\$10,000 with Offer, Balance to 5% in 30 Days, 5% in 90 Days, 5% in 120 Days, 5% on Occupancy

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