

543 RICHMOND

RESIDENCES AT PORTLAND

BUILDING FEATURES*

Rising Fifteen Stories Above Richmond and Portland, These Elevated Condominium Residences Set a New Standard For Living in the City. A Modern Design Complements the Past and Pays Homage to the Historic Buildings Nearby, With Brick and Metal Creating a Refined Façade.

Exclusive Amenities: 24-Hour Concierge, 2nd Floor Rooftop Terrace with Outdoor Pool and BBQ, State-of-the-Art Gym, Three Party Rooms, One With Bar and Catering Kitchen, Yoga Studio, Games Room, Theatre Room, 8th Floor Study Lounge with Outdoor Terrace, Parkette Located on the Ground Level.

SUITE FEATURES*

- 9' – Smooth Finish Ceiling
- Custom-style kitchen cabinetry
- Under Cabinet Lighting
- Quartz Counter Top – Vanity, Kitchen, Window Sills
- Contemporary ceiling light fixture
- Four-Pipe Fan Coil System
- 5 1/2" Wide Laminate Flooring
- 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	Floor	Size (sq.ft)	Starting Price
Studios	2 - 5	370 - 435	Low – 500's
1 Bedroom	2 nd – PH	460 – 540	Low – 600's
1 Bedroom + Den	2 nd - PH	520 – 805	Mid – 600's
2 Bedroom	2 nd - PH	635 – 880	High – 700's
2 Bedroom + Den	2 nd - 12	800 – 920	Mid – 800's
3 Bedroom	2 nd – PH	820 – 1,015	Mid – 900's
3 Bedroom + Den	11 th – PH	1,045	Low – 1,000's

<p><u>Tentative Occupancy Date</u> May 26th, 2022</p> <p><u>Parking</u> \$79,000 Parking Maintenance: \$54.27</p> <p><u>Lockers</u> Regular - \$8,000 Large - \$9,900 Locker Maintenance: Regular - \$10.81 Large - \$11.80</p>	<p><u>Extended Deposit Structure Limited Time Offer*</u></p> <p>\$5,000 on Signing Balance to 5% in 30 Days 5% in 120 Days 5% in 425 Days 5% in 540 Days 5% on January 15, 2022</p> <hr/> <p>5% on Occupancy</p>	<p><u>International Deposit</u></p> <p>\$5,000 on Signing Balance to 10% in 30 Days 10% in 120 Days 10% in 425 Days 5% on Occupancy</p> <p><u>Taxes</u> Property taxes are Estimated at approximately 1.0%</p>	<p><u>Maintenance Fees</u> (Includes WIFI / EDDY System Excludes Hydro) 370 to 699 Sq. Ft – Approx. \$0.60 700 to 999 Sq. Ft – Approx. \$0.58 Over 1,000 Sq. Ft – Approx. \$0.55</p> <p><u>Assignment*</u> Assignment Fee: \$2,500 (Valued at \$5,000)</p> <p><u>Levies*</u> Capped at \$6,510 Suites 1 BR + D and Smaller Capped at \$10,800 Suites 2 BR and Larger</p>
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Please make cheques payable to: **HARRIS SHEAFFER 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. July 15, 2019
Mon-Thurs: 12-6pm, Sat-Sun: 12-5pm, Fri & Holidays: Closed
e. 543richmond@pembertongroup.com

