

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, Two Party Room Rooms, Games Room, Video Room, 8th Floor Study & Rooftop Lounge.

SUITE FEATURES*

- 9' – Smooth Finish Ceiling
- Custom-style kitchen cabinetry Under
- Upper 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	3 - 5	370 - 435	High – 400's
1 Bedroom	2 nd – PH	460 – 540	High – 500's
1 Bedroom + Den	2 nd - PH	520 – 805	Low – 600's
2 Bedroom	2 nd - PH	635 – 880	Low – 700's
2 Bedroom + Den	2 nd - 12	800 – 920	Mid – 800's
3 Bedroom	2 nd – PH	820 – 1,015	High – 800's
3 Bedroom + Den	11 th – PH	1,045	Low – 1,000's

<p>Tentative Occupancy Date November, 2021</p> <p>Parking \$79,000 (available to all suites) Parking Maintenance: \$54.27</p> <p>Lockers Regular - \$6,900 Large - \$9,900 Locker Maintenance: Regular - \$10.81 Large - \$11.80</p>	<p>Deposit Structure</p> <p>\$5,000 on Signing Balance to 5% in 30 Days 5% in 120 Days 5% in 425 Days 5% in 540 Days</p> <hr/> <p>5% on Occupancy</p>	<p>International Deposit</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>Taxes Property taxes are Estimated at approximately 1.0%</p>	<p>Maintenance Fees (Includes WIFI / 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>Assignment* Assignment Fee: \$2,500 (Valued at \$5,000)</p> <p>Levies* 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. August 30, 2018

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THE CONDO STORE REALTY

