

# 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, 2<sup>nd</sup> 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, 8<sup>th</sup> 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 <sup>nd</sup> – PH	460 – 540	Low – 600's
1 Bedroom + Den	2 <sup>nd</sup> - PH	520 – 805	Mid – 600's
2 Bedroom	2 <sup>nd</sup> - PH	635 – 880	High – 700's
2 Bedroom + Den	2 <sup>nd</sup> - 12	800 – 920	Mid – 800's
3 Bedroom	2 <sup>nd</sup> – PH	820 – 1,015	Mid – 900's
3 Bedroom + Den	11 <sup>th</sup> – PH	1,045	Low – 1,000's

<p><b><u>Tentative Occupancy Date</u></b> May 26<sup>th</sup>, 2022</p> <p><b><u>Parking</u></b> \$79,000 Parking Maintenance: \$54.27</p> <p><b><u>Lockers</u></b> Regular - \$8,000 Large - \$9,900 Locker Maintenance: Regular - \$10.81 Large - \$11.80</p>	<p><b><u>Deposit Structure</u></b></p> <p>\$5,000 on Signing Balance to 5% in 30 Days 5% in 120 Days 5% in 425 Days <del>5% in 540 Days</del></p> <hr/> <p>5% on Occupancy</p>	<p><b><u>International Deposit</u></b></p> <p>\$5,000 on Signing Balance to 10% in <b>30</b> Days 10% in <b>120</b> Days 10% in <b>425</b> Days 5% on Occupancy</p> <p><b><u>Taxes</u></b> Property taxes are Estimated at approximately 1.0%</p>	<p><b><u>Maintenance Fees</u></b> (Includes WIFI / EDDY System Excludes Hydro)</p> <p>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><b><u>Assignment*</u></b> Assignment Fee: \$2,500 (Valued at \$5,000)</p> <p><b><u>Levies*</u></b> 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.



Pemberton

Everything a home should be