

THE
KEELEY
PARKYARD LIVING

Welcome to The Keeley

Connected to friends, family, and neighbors, and to an extraordinary network of parks and ravines. Connected to the new subway extension, York University, Humber River Hospital. The perfect community to live, learn, play, shop, dine and connect. The Keeley is located close to numerous amenities, including Downsview Park, schools, shopping, dining and more. Connected to building amenities designed for real people who will be proud to call The Keeley their home.

Exclusive Amenities Include: Indoor/outdoor lounge and dining area, social gathering room, family room, media den, reading & study library, fitness centre, bike & dog wash, 7th Floor SkyYard with gas BBQ

Suite Features

- The Keeley is an intimate 12 storey building
- Designer selected laminate flooring
- Individually-controlled 4 Pipe HVAC unit for heating and cooling
- Integrated Energy Recovery Ventilators (ERVs) provided in each suite
- Gas line included for select terrace suites
- Stainless steel electric smooth-top range, refrigerator/freezer, dishwasher, microwave with integrated hood fan.
- Soft-close kitchen door hinges and drawers
- Stacked washer and dryer
- Shower with framed glass enclosure or 5' soaker tub (as per plan)

All Suites Include 1 Parking

| Type | Price Range |
|---------|-----------------------------|
| 1 B | High \$300's - Mid \$400's |
| 1 B + D | Mid \$400's - High \$400's |
| 2 B | High \$400's - High \$500's |

Maintenance Fees

Approx. \$0.56 psf
(Includes: Upkeep of common areas, building insurance and fund contribution;
Excludes: Hydro, Water, Gas)

Extended Deposit Structure

\$5,000 on Signing
Balance to 2.5% in **30** Days
2.5% in **90** Days
2.5% in **180** Days
2.5% in **360** Days
2.5% in **450** Days
2.5% in **540** Days
5% on Occupancy

Locker

~~\$7,000~~ **\$5,000**
(limited supply)

Property Taxes

Estimated at approximately 1%

Tentative Occupancy Date

July 2021



This development was granted approval at Toronto City Council, July 2017.

Please make cheques payable to: **BRATTYS LLP, IN TRUST**

Floor premiums based on elevation and location. Purchase price includes six (6) appliances and HST.
Finishes from Vendor's Standard Samples and/or as provided in the Agreement of Purchase and Sale. Availability, features, promotions and prices are subject to change without notice.
Some conditions apply. Please consult a Milborne Sales Representative for details E. & O.E.

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Hot List

| Suite | Outside Space | Exposure | Model | Type | Size | Unit Price |
|-------|------------------|------------|------------|-------------|------|------------|
| 117 | Terrace | South | JR-07A | Studio | 347 | \$ 387,990 |
| 206 | None | South | JR-07B | Studio | 368 | \$ 360,990 |
| 320 | Terrace | East | JR-01-BF | Studio | 389 | \$ 379,990 |
| 518 | Balcony | East | 1B-63 | 1 Bed | 407 | \$ 415,990 |
| 1214 | Terrace | West | 1B-56 | 1 Bed | 431 | \$ 424,990 |
| 802 | Juliette | West | 1B-70 | 1 Bed | 434 | \$ 410,990 |
| 1023 | Juliette | West | 1B-34 | 1 Bed | 489 | \$ 412,990 |
| 1122 | Juliette | West | 1B-34 | 1 Bed | 489 | \$ 414,990 |
| 526 | Juliette | South | 1B-68 | 1 Bed | 497 | \$ 434,990 |
| 624 | Juliette | South | 1B-68 | 1 Bed | 497 | \$ 436,990 |
| 319 | Juliette | North/East | 1B-62 | 1 Bed | 511 | \$ 427,990 |
| 615 | Juliette | North/East | 1B-62 | 1 Bed | 511 | \$ 431,990 |
| 1022 | Balcony | North | 1B-22 | 1 Bed | 527 | \$ 436,990 |
| 219 | None | North | 1B-09 | 1 Bed | 556 | \$ 427,990 |
| 416 | Balcony | North | 1B-32 | 1 Bed | 556 | \$ 463,990 |
| 332 | Terrace | South | 1B-73-BF | 1 Bed + Den | 566 | \$ 485,990 |
| 631 | Balcony | South | 1B-19 | 1 Bed + Den | 571 | \$ 497,990 |
| 310 | Terrace | North | 1B-06-BF | 1 Bed + Den | 575 | \$ 480,990 |
| 1125 | Balcony | West | 1B-38 | 1 Bed + Den | 608 | \$ 528,990 |
| 708 | Balcony | East | 2B-78 | 2 Bed | 633 | \$ 609,990 |
| 1012 | Balcony | East | 2B-78 | 2 Bed | 633 | \$ 583,990 |
| 1123 | Balcony | West | 2B-44 | 2 Bed | 641 | \$ 564,990 |
| 202 | Juliette | East | 2B-18-BF | 2 Bed | 663 | \$ 566,990 |
| 924 | Balcony | West | 2B-53 | 2 Bed | 663 | \$ 577,990 |
| 213 | None | North/West | 2B-62 | 2 Bed | 682 | \$ 565,990 |
| 309 | Terrace | North/West | 2B-57 | 2 Bed | 689 | \$ 577,990 |
| 208 | None | South | 2B-36B | 2 Bed | 696 | \$ 585,990 |
| 523 | Balcony | East | 2B-01-BF-B | 2 Bed | 730 | \$ 600,990 |
| 534 | Terrace/Juliette | South/West | 2B-08 | 2 Bed | 732 | \$ 629,990 |
| 632 | Juliette | South/West | 2B-08 | 2 Bed | 732 | \$ 601,990 |
| 1101 | Balcony | West | 2B-29 | 2 Bed | 746 | \$ 638,990 |
| 529 | Balcony | South/East | 2B-11 | 2 Bed | 829 | \$ 681,990 |
| 508 | Terrace | West | 2B-09 | 2 Bed | 953 | \$ 884,990 |

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March 13, 2019

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