

SAGE KINGSTON



FEATURED SUITES						
Layout	Type	Starting Price	Baths	Balcony	Exposure	Lease
Studio 10	Studio	\$234,990	1		South	\$1,000
1B9	1 Bedroom	\$314,990	1	40	North	\$1,450
1B4	1 Bedroom	\$324,990	1	48	South	\$1,550
1B16	1 Bedroom	\$339,990	1	108	South	\$1,575
2B1	2 Bedroom	\$419,990	2	0	Northeast	\$1,900
2B12	2 Bedroom	\$439,990	2	83	West	\$2,000
3B3	3 Bedroom	\$469,990	1	79	Southwest	\$2,600

HST and Appliances are included in the base price. Property tax estimated at 1%

SUITE FEATURES AND FINISHES	
15 minutes from Queen's University	Resident Rooftop Terrace
82 Walk Score	Gorgeous Material Selections
Atrium with Garden and Glass Ceiling	Fitness Center
8,000+ Sq. Ft. of Retail Space	Study Lounge
Largest Building Near Queen's	Free Furniture Package
Underground Parking	Games Room

The growth projections and historical data in this region should not be overlooked. Queen's enrollment growth, international student growth, housing shortage, and record low vacancy rates. Queen's is an elite Canadian University attracting top students and high-quality tenants. Kingston poses many barriers to entry for future construction making Sage Kingston rare and valuable asset. Please speak to a sales representative for more information and ask about our limited time incentives. Secure your investment today.

****FULLY-ZONED****

*MAINTENANCE	*DEPOSIT STRUCTURE	*PARKING/LOCKER NOTES
\$0.39/Sq. Ft. Excludes: Hydro (electricity) Includes: Water, Gas, Common Area Upkeep, Building Insurance, Reserve Fund, Landscaping and Garbage Removal	\$5,000 on Signing Balance of 5% in 30 days 5% in 120 days 5% October 1, 2019 5% on February 1, 2021	Conventional Parking: \$25,000 Conventional Locker (15+ Sq. Ft.): \$2,000 <u>Occupancy:</u> September 2021

RYAN COYLE, BROKER | C: 416.904.0664
E: RYAN@CONNECTASSETMANAGEMENT.COM

THE CONDO STORE REALTY INC.

