

TRETTI

C O N D O S

Fast Facts

Building Location: 30 Tippett Rd.
(S/W Corner of Wilson Ave. and Tippett Rd.)

Presentation Centre: 530 Wilson Ave.
(N/E Corner of Wilson Ave. and Faywood Blvd.)

Positioning: Scandinavian Design with a Toronto Address - 2 bedrooms on the subway from the mid-400's

Architect: gh3* Architects

Interior Designer: Esqape Design

Energy Consultant: Diverso Energy

Sales Brokerage: Milborne Group

Property Management: First Service

Building Height: 13 storeys

Residential Units: 340

Ceiling Heights: 8'2" ceilings on levels 2-7 and 9' ceilings on levels 8-12

Elevators: 3 high-speed elevators

Parking: 199 parking spaces available

Visitor Parking: 34 parking spaces available

Lockers: 340 lockers (3' x 6')

Car Share: 3 spaces on P1

EV-Charging Stations: Available on P1 with provisions for future connections

Bicycle Parking Spots: 72 short term bicycle, 466 long-term bicycle storage

Neighbourhood:

Modern. Smart. Design. Just three of many select words to describe this exceptional Scandinavian-inspired community. Surrounded by 75,000 sq.ft. of abundant green space including a Central Park and the unprecedented re-development of the area, connecting the community to the subway, TRETTI Condos is centre to one of the largest combinations of newly emerging master-planned communities in the City of Toronto. Exceedingly convenient, TRETTI is steps to the Wilson Subway with a Transit Score of 98/100 and the following subway connections:

- 2 min subway ride to Yorkdale Mall
- 8 mins to Eglinton LRT
- 10 min subway ride to York University
- 16 min subway ride to St. George Station/ Bloor St. and the University of Toronto
- 17 mins to Vaughan Metropolitan Centre
- 24 min subway ride to Union Station

Building Amenities:

- Lobby with soaring ceiling heights
- 24-hr concierge
- Property Management Office
- Parcel Room conveniently located at building entrance
- Fitness Studio with Yoga Room
- Children's Play Area
- Pet Wash Stations & Play Room
- Wi-Fi enabled shared co-working space with private meeting rooms
- Party Room with catering kitchen on 8th level opens to outdoor rooftop terrace with outdoor kitchen.
- Outdoor soft-turf children's play area
- Outdoor lounge area
- No swimming pool
- Approximately 11,000 sq.ft. of future retail space

Features & Finishes:

- Innovative suite layouts with split bedroom designs
- Balcony and terraces, as per plan
- Stainless steel appliances
- Contemporary cabinets with laundry integration, as per plan
- Smooth ceilings
- Wide plank pre-engineered laminate flooring
- Quartz countertops
- Designer selected backsplash
- Spa-inspired bathrooms with quartz countertops and undermount sink
- Porcelain floor tiles and framed glass shower enclosure, as per plan

Sustainable Features:

Collecdev buildings are designed and built to conserve more energy and resources than standard code compliant buildings. Features include; Geothermal system, Energy Recovery Ventilators, Green Roof Areas, High Performance Thermal Envelope, Bird-Friendly Glazing, LED Lighting in common areas, Tri-sorter disposal and recycling system, programmable thermostats, Efficient water fixtures, Appliances with Energy Star® certification

Comfort:

Each suite to have individually controlled heating and cooling system providing heat and air conditioning all year round. Individual metering of hydro, water, heating and cooling usage

FAQ's:

Attractive Extended Deposit Structure

- \$5,000 with offer
- balance to 5% in 30 days
- 5% in 180 days
- 5% in 450 days
- 5% at occupancy

- Assignments Permitted
- Parking: TBA
- Locker: TBA
- Right to rent during interim occupancy
- TD will assist with mortgage financing
- Mortgage pre-approval required 60 days within signing the APS
- Development charges capped
- No name changes permitted
- One unit per name

Maintenance Fees: \$0.58 per square foot/ per month - Suite hydro, water, heating & cooling individually metered

Rogers Communications Inc. to provide bulk internet 1 Gb/20Mb High Speed Internet Service to all residential suites for years 1 and 2

Parking Maintenance: \$59.99/month

Locker Maintenance: \$19.99/month