

# RIVER & FIFTH

## BUILDING FEATURES\*

Located in the Heart of Corktown, River & Fifth by Broccolini Brings a 37-Storey Modern, Sophisticated Urban Oasis Minutes from East Harbour City Centre, the Financial Core, Riverdale Parks and Trails.

Exclusive Amenities: 24-Hour Concierge, 12<sup>th</sup> Floor Rooftop Terrace with Outdoor Pool and Cabanas, Large Multi-Purpose Party Room, Private Dining Room, Multi Functional Fitness Centre, Co-Working Space, Games Room, Yoga Room, Children's Playground, Guest Suite, Pet Wash Stations.

## SUITE FEATURES\*

- 9' – Smooth Finish Ceiling\*
- Contemporary-Designed Kitchen Cabinetry by U31\*
- Quartz Counter Top – Vanity, Kitchen\*
- In-Suite ERV (Energy Recovery Ventilation) Unit(s)\*
- Wide Plank Laminate Flooring\*
- Energy Efficient Appliances in Matte Black Finish\*
- Walk-in Shower with Glass Enclosure, as Per Plan
- Contemporary Fixtures in Matte Black Finish\*

Suite	Size	Outdoor Area	Total Area	Type	Marketing Model	Model	View	Purchase Price
3001	470	50	520	1 Bed	De Grassi	1E	East	\$ 598,990.00
3401	470	50	520	1 Bed	De Grassi	1E	East	\$ 611,990.00
2611	485	100	585	1 Bed	Defries	1H(Rev)	North	\$ 586,990.00
3411	485	100	585	1 Bed	Defries	1H(Rev)	North	\$ 612,990.00
325	578	69	647	1 Bed + Den	Cabbagetown	1B+D	North	\$ 577,990.00
426	578	69	647	1 Bed + Den	Cabbagetown	1B+D	North	\$ 579,990.00
2106	590	48	638	1 Bed + Den	Corktown	1P+D	West	\$ 646,990.00
2406	590	48	638	1 Bed + Den	Corktown	1P+D	West	\$ 658,990.00
2706	590	48	638	1 Bed + Den	Corktown	1P+D	West	\$ 661,990.00
2903	532	100	632	1 Bed + Den	Don Valley	1G+D	South	\$ 647,990.00
706	587	69	656	1 Bed + Den	Logan	1C+D	East	\$ 592,990.00
905	587	69	656	1 Bed + Den	Logan	1C+D(Rev)	East	\$ 596,990.00
720	751	0	751	2 Bed	Front	2G(i)	West	\$ 758,990.00
3004	656	100	756	2 Bed	Labatt	2A	South	\$ 788,990.00
1912	713	77	790	2 Bed	Leslieville	2K	North/East	\$ 797,990.00
2912	713	77	790	2 Bed	Leslieville	2K	North/East	\$ 825,990.00
723	699	72	771	2 Bed	Riverdale	2J	North/West	\$ 785,990.00
602	782	103	885	2 Bed + Den	Adelaide	2A+D	East	\$ 802,990.00
902	782	103	885	2 Bed + Den	Adelaide	2A+D	East	\$ 808,990.00
2202	792	110	902	2 Bed + Den	Distillery	2C+D	South/East	\$ 872,990.00
1405	892	116	1008	3 Bed	Montcrest	3B	South/West	\$ 940,990.00
2505	892	116	1008	3 Bed	Montcrest	3B	South/West	\$ 969,990.00
601	900	176	1076	3 Bed	Thomas	3E	North/East	\$ 902,990.00

<p><b><u>Tentative Occupancy Date</u></b> May 1<sup>st</sup>, 2023</p> <p><b><u>Parking (Waitlist Only)</u></b> Standard - \$60,000 EV - \$65,000</p> <p><b><u>Locker</u></b> \$7,000</p>	<p><b><u>Deposit Structure</u></b></p> <p>\$10,000 on Signing</p> <p>Balance of 5% in 30 Days</p> <p>5% in <del>90</del> <b>180 Days</b></p> <p>5% in <del>360</del> <b>720 Days</b></p> <p>5% in <del>425</del> <b>at</b> <b>Occupancy</b></p>	<p><b><u>International Deposit</u></b></p> <p>\$10,000 on Signing</p> <p>Balance to 10% in <b>30 Days</b></p> <p>10% in <b>180 Days</b></p> <p>10% in <b>540 Days</b></p> <p>5% on Occupancy</p> <p><b><u>Taxes</u></b> Property taxes are estimated at approximately 1%</p>	<p><b><u>Maintenance Fees</u></b> Approx. \$0.59 (Hydro &amp; Water Excluded)</p> <p><b><u>Assignment*</u></b> Assignment Fee: \$2,500 (Valued at \$5,000)</p> <p><b><u>Levies*</u></b> Capped at \$10,000 Suites 1 BR + D and Smaller Capped at \$15,000 Suites 2 BR and Larger</p>
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\*\*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. May 23<sup>rd</sup>, 2019

**BROCCOLINI**

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