

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, 12th 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	Model	Model	View	Purchase Price
2901	470	50	520	1 Bed	De Grassi	1E	East	\$ 597,990.00
3601	470	50	520	1 Bed	De Grassi	1E	East	\$ 613,990.00
3211	485	100	585	1 Bed	Defries	1H(Rev)	North	\$ 601,990.00
203	487	45	532	1 Bed	Rosedale	1J	South	\$ 529,990.00
2703	532	100	632	1 Bed + Den	Don Valley	1G+D	South	\$ 636,990.00
3503	532	100	632	1 Bed + Den	Don Valley	1G+D	South	\$ 662,990.00
904	564	69	633	1 Bed + Den	Eastern	1A+D(Rev)	East	\$ 589,990.00
325	578	69	647	1 Bed + Den	Cabbagetown	1B+D	North	\$ 577,990.00
605	587	69	656	1 Bed + Den	Logan	1C+D(Rev)	East	\$ 590,990.00
708	587	69	656	1 Bed + Den	Logan	1C+D	East	\$ 592,990.00
1706	590	48	638	1 Bed + Den	Corktown	1P+D	West	\$ 633,990.00
2506	590	48	638	1 Bed + Den	Corktown	1P+D	West	\$ 659,990.00
2212	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
620	751	0	751	2 Bed	Front	2G(i)	West	\$ 759,990.00
602	782	103	885	2 Bed + Den	Adelaide	2A+D	East	\$ 802,990.00
2102	792	110	902	2 Bed + Den	Distillery	2C+D	South/East	\$ 871,990.00
3002	792	110	902	2 Bed + Den	Distillery	2C+D	South/East	\$ 898,990.00
1705	892	116	1008	3 Bed	Montcrest	3B	South/West	\$ 943,990.00
2605	892	116	1008	3 Bed	Montcrest	3B	South/West	\$ 970,990.00
701	900	176	1076	3 Bed	Thomas	3E	North/East	\$ 904,990.00
409	916	42	958	3 Bed	Blackburn	3G	South/East	\$ 914,990.00
201	998	86	1084	3 Bed	Mill	3J	North/East	\$ 894,990.00

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

**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. August 16th, 2019

BROCCOLINI

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