

# 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

Type	Starting Price
Studio	Mid – \$400's
1 Bedroom	Mid – \$500's
1 Bedroom + Den	High – \$500's
2 Bedroom	Low – \$700's
2 Bedroom + Den	Low – \$800's
3 Bedroom	High – \$800's

<u>Tentative Occupancy Date</u>	<u>Deposit Structure</u>	<u>International Deposit</u>	<u>Maintenance Fees</u>
TBD	\$10,000 on Signing	\$10,000 on Signing	TBD
<b>Parking</b> Standard - \$60,000 EV - \$65,000	Balance to 5% in 30 Days	Balance to 10% in 30 Days	<b>Assignment*</b> Assignment Fee: \$2,500 (Valued at \$5,000)
<b>Locker</b> \$7,000	5% in <del>90</del> 180 Days	10% in 180 Days	<b>Levies*</b> Capped at \$10,000 Suites 1 BR + D and Smaller
	5% in <del>360</del> 540 Days	10% in 540 Days	Capped at \$15,000 Suites 2 BR and Larger
	5% in <del>425</del> 720 Days	5% on Occupancy	
		<b>Taxes</b> Property taxes are Estimated at approximately TBD	

Please make cheques payable to: SCHNEIDER RUGGIERO SPENCER MILBURN LLP IN TRUST

\*\*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 12<sup>th</sup>, 2019

91 River St, Toronto, ON M5A 3P4, Canada  
Mon-Thurs: 12-6pm, Sat-Sun: 12-5pm, Fri & Holidays: Closed

email: info@riverandfifth.com

## BROCCOLINI

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