

# 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\*

Model	Exposure	Type	Approx. Interior	Approx. Outdoor	Approx. Total	Floors From	Starting Prices
Broadview (1A)	West	1 Bed	485	66	551	14	\$555,990
Defries (1H)	North	1 Bed	485	100	585	6	\$549,990
Cabbagetown (1B+D)	North	1 Bed + Den	578	69	647	3	\$592,990
Dundas (1F+D)	West	1 Bed + Den	663	N/A	663	6	\$628,990
Don Valley (1G+D)	South	1 Bed + Den	532	100	632	14	\$620,990
Danforth (2F)	West	2 Bed	733	48	781	6	\$761,990
River (2B)	East / West	2 Bed	670	45	715	3	\$727,990
Riverdale (2J)	NW	2 Bed	699	72	771	6	\$788,990
Leslieville (2K)	NE	2 Bed	713	77	790	14	\$795,990
Distillery (2C+D)	SE	2 Bed + Den	792	110	902	14	\$870,990
Montcrest (3B)	SW	3 Bed	892	116	1008	14	\$955,990

<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 Balance to 5% in 30 Days 5% in <del>90</del> <b>180 Days</b> 5% in <del>360</del> <b>540 Days</b> 5% in <del>425</del> <b>720 Days</b></p>	<p><b><u>International Deposit</u></b></p> <p>\$10,000 on Signing Balance to 10% in <b>30 Days</b> 10% in <b>180 Days</b> 10% in <b>540 Days</b> 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

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**BROCCOLINI**



MILBORNE  
GROUP