

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
922	347	66	413	Studio	Berkley	S-A	West	\$ 476,990.00
612	437	69	506	Studio	Lawren Harris	S-B	South	\$ 506,990.00
3001	470	50	520	1 Bed	De Grassi	1E	East	\$ 598,990.00
3601	470	50	520	1 Bed	De Grassi	1E	East	\$ 613,990.00
3011	485	100	585	1 Bed	Defries	1H(Rev)	North	\$ 599,990.00
3611	485	100	585	1 Bed	Defries	1H(Rev)	North	\$ 614,990.00
203	487	0	487	1 Bed	Rosedale	1J	South	\$ 529,990.00
3403	532	100	632	1 Bed + Den	Don Valley	1G+D	South	\$ 661,990.00
703	564	69	633	1 Bed + Den	Eastern	1A+D	East	\$ 585,990.00
424	578	69	647	1 Bed + Den	Cabbagetown	1B+D	North	\$ 579,990.00
607	587	69	656	1 Bed + Den	Logan	1C+D(Rev)	East	\$ 590,990.00
805	587	69	656	1 Bed + Den	Logan	1C+D(Rev)	East	\$ 594,990.00
2106	590	48	638	1 Bed + Den	Corktown	1P+D	West	\$ 646,990.00
2606	590	48	638	1 Bed + Den	Corktown	1P+D	West	\$ 660,990.00
207	604	0	604	1 Bed + Den	Cornwall	1Q+D	North	\$ 604,990.00
2012	713	77	790	2 Bed	Leslieville	2K	North/East	\$ 795,990.00
2412	713	77	790	2 Bed	Leslieville	2K	North/East	\$ 808,990.00
3512	713	77	790	2 Bed	Leslieville	2K	North/East	\$ 840,990.00
620	751	0	751	2 Bed	Front	2G(i)	West	\$ 759,990.00
802	782	103	885	2 Bed + Den	Adelaide	2A+D	East	\$ 806,990.00
2202	792	110	902	2 Bed + Den	Distillery	2C+D	South/East	\$ 872,990.00
2902	792	110	902	2 Bed + Den	Distillery	2C+D	South/East	

<u>Tentative Occupancy Date</u> May 1 st , 2023	<u>Deposit Structure</u>	<u>International Deposit</u>	<u>Maintenance Fees</u> Approx. \$0.59 (Hydro & Water Excluded)
<u>Parking (Waitlist Only)</u> Standard - \$60,000 EV - \$65,000	\$10,000 on Signing	\$10,000 on Signing	<u>Assignment*</u> Assignment Fee: \$2,500 (Valued at \$5,000)
<u>Locker</u> \$7,000	Balance of 5% - 30 Days	Balance to 10% in 30 Days	<u>Levies*</u> Cap on Development Levies \$10,000 - 1B and 1B+den \$15,000 - 2B and Larger
	5% - 180 Days	10% in 180 Days	
	5% - 720 Days	10% in 540 Days	
	5% - 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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