



THE H U M B E R

PROJECT DEAL HIGHLIGHTS

Purchasers MUST be end users who will live in the suites! Only buyers willing to verify that they will live in the suite will be able to purchase

You Qualify If...

- Humber Condominium will be your primary residence
- You are 18 or older
- You are Permanent Resident of Canada and/or Canadian Citizen
- You have a 5% down payment
- You secure a mortgage from a primary lender at 80/85%

The Options Down Payment Loan is available to **anyone**, regardless of income or whether they have previously owned a home. The only requirements are that you qualify for a mortgage from a primary lender (bank, credit union), that you make a down payment of at least 5% at the time you sign the Purchase Agreement, and that you plan to live in the Options home – even if you own somewhere else!

ONE OF A KIND DEPOSIT PROGRAM!

ONLY 5% Down on the first \$500K
10% on any amount over

Example: a \$550,000 2 bedroom condo would require \$30,000 Total until Closing

Required:

1. To be an end user
2. An 85% mortgage approval (only 80% for 3 beds)
(Or an 80% mortgage approval plus a comfort letter for the additional 5%)

Down payment Assistance Program: if you qualify for a mortgage, you will receive:

- 10% down payment assistance on 1B and 2B units
- 15% down payment assistance on 3B units

ADDITIONAL assistance up to another \$60K is available – speak to our sales representative for more information

Ryan Coyle

ryan@connectassetmanagement.com

416 800 9272



THE HUMBER

PROJECT HIGHLIGHTS

- The Humber is a 22-storey, 232-unit condo located at 10 Wilby Crescent
- **Developed by:** Options for Homes (*Cranbrooke Village, Heintzman Place, The Distillery*)
- Occupancy: Winter 2021/2022

Unit Ranges Mix:

- 1 Beds (Limited) from the mid \$400's
- 2 Beds from the low \$500's
- 3 Beds from the mid to upper \$600's

Amenities:

- Social lounge and party room
- Rooftop terrace
- Outdoor patio with BBQ
- Indoor bicycle storage for owners and guests
- Underground parking with enhanced security features and overnight security
- 13 km of biking and hiking trails at your door
- Artscape Weston Common is the new home of the Weston Farmers' Market
- Walking distance to local conveniences and restaurants

Transit and Drive Time:

- 5-minute walk to Weston GO Station
- 5-minute drive to HWY 401
- 15-minute ride to Union Station via UP Express
- 12-minute ride to Pearson International Airport via UP Express

Neighbourhood & Parks

This home is located in park heaven with three major parks and a long list of recreation facilities within a 5-minute walk from this address. Weston boasts three major parks, each of which has its own features.

- Cruickshank park is a good spot for nature lovers
- Weston Lions Park includes bike trails and amenities like a skatepark, baseball diamonds and outdoor pool
- Little Avenue Memorial Park: It's vital to Weston's social and cultural life with concerts, live theatre, arts and crafts shows