

## fast facts

**Building Location:** 500 Wilson Ave.

**Presentation Centre:** 530 Wilson Ave.

**Positioning:** Scandinavian Design with a Toronto Address - Starting from the low \$400s

**Architect:** gh3\* Architects

**Interior Designer:** esQape Design

**Sales Brokerage:** Milborne Group

**Solicitor:** Cheques written to Miller Thomson LLP in Trust

**Property Management:** First Service

**Building Height:** 12 storeys

**Residential Units:** 429

**Ceiling Heights:** TBA

**Elevators:** 4 high-speed elevators

**Parking:** 2 levels of underground parking with 274 parking spaces available

**Visitor Parking:** 49 parking spaces available

**Lockers:** 164 lockers (3' x 6')

**EV-Charging Stations:** EV charging stations installed below grade. Offering an additional charging station at grade

**Bicycle Parking Spots:** 44 short term bicycle, 388 long-term bicycle storage

### Neighbourhood:

**Jante** is the Scandinavian philosophy of collective wellbeing. The idea that everyone has their own role to play in the greater social mosaic, and that those roles are all equally important. We approach Nørdic with exactly the same philosophy. Using extensive green space, thoughtfully designed amenities, innovative architecture, and integrated connectivity to everything around, we've designed a community where every element contributes to creating the perfect home.

- 2 min subway ride to Yorkdale Mall
- 8 mins to Eglinton LRT
- 10 min subway ride to York University
- 16 min subway ride to St. George Station/ Bloor St. and the University of Toronto
- 17 mins to Vaughan Metropolitan Centre
- 24 min subway ride to Union Station

### Building Amenities:

- Over 11,138 sf of amenity space
- Lobby with soaring ceiling heights
- 24-hr concierge
- Property Management Office
- Parcel Room conveniently located at east building entrance
- Fitness Studio with Yoga Room
- Wi-Fi enabled shared co-working space
- Pet Wash Stations
- Multi-purpose room with catering kitchen on 2nd level
- Over 10,000 sf of outdoor amenity which includes;
  - Outdoor lounge areas with bbqs
  - Outdoor soft-turf children's play area
  - Outdoor exercise area with calisthenics equipment
- No swimming pool

### Features & Finishes:

- Innovative suite layouts with split bedroom designs
- Balcony and terraces, as per plan
- Stainless steel appliances
- Contemporary cabinets with laundry integration, as per plan
- Smooth ceilings
- Wide plank pre-engineered laminate flooring
- Quartz countertops
- Designer selected backsplash
- Spa-inspired bathrooms with stone countertops
- Porcelain floor tiles, as per plan
- Framed glass shower enclosure, as per plan

### Sustainable Features:

Collecdev buildings are designed and built to conserve more energy and resources than standard code compliant buildings. Features include; Geothermal system, Energy Recovery Ventilators, Green Roof Areas, High Performance Thermal Envelope, Bird-Friendly Glazing, LED Lighting in common areas, Tri-sorter disposal and recycling system, programmable thermostats, Efficient water fixtures, Appliances with Energy Star® certification

### Comfort:

Each suite to have individually controlled heating and cooling system providing heat and air conditioning all year round. Individual metering of hydro, water, heating and cooling usage

### FAQ'S:

Attractive Extended Deposit Structure

- \$5,000 with offer
- balance to 5% in 30 days
- 5% in 180 days
- 5% in 450 days
- 5% at occupancy

- Assignments Permitted
- Parking: \$45,000
- Locker: \$4,000
- Right to rent during interim occupancy
- RBC will assist with mortgage financing
- Mortgage pre-approval required 60 days within signing the APS
- Development charges capped
- No name changes permitted
- One unit per name

**Maintenance Fees:** \$0.58 per square foot/ per month - Suite hydro, water, heating & cooling individually metered

Bell to provide bulk internet 1 Gb/750Mbps High Speed Internet Service to all residential suites for years 1 and 2

**Parking Maintenance:** \$59.99/month

**Locker Maintenance:** \$19.99/month