



## **AREA AMENITIES**

### **WHAT MOVES YOU!**

No. 31 Condominiums in the Distillery District is where you want to LIVE! 428 spectacular suites in a 41 storey luxury condominium residence. This impressive building was designed by New York's Award Winning architects - Arquitectonica, whose inspiration was drawn from the industrial, warehouse vernacular of the vibrant area. Most suites have balconies which sit behind the brick frame facade panels to provide unique architectural language with depth and user experience. Brick color is chosen so that it compliments existing brick buildings in The Distillery District.

Live, Love, Play, Work! Art, Music, Dine, Shop! It's all here. You are the master of your own destiny. Choose the hustle and bustle of the Distillery District, the verve and energy of King Street or the tranquility of a quiet spot. Parks, boardwalk, biking trails, and beaches surround you. If you're working across town, rushing to class, or catching a Raptors game, you're moments away. Hop on the streetcar, ride the Go Train or the new SmartTrack. Living at No. 31 means living in the heart of the city with the lake in your backyard and the convenience of transit at your doorstep.

## **LUXURY SUITE FINISHES & FEATURES**

The residences of 31 Parliament embody modern sophistication combined with the charm of refined industrial. The amenity space designed by award winning Studio Munge includes a unique lobby with 24-hour concierge, connecting to an open we work lounge dedicated to allow residences to gather, create and collaborate with one another. A soaring double-height 50 foot long pool with lounge provides the accommodation for pure leisure and luxury, with his and her change room and dry sauna. The gym features state of the art equipment along with yoga/stretch room on the 3<sup>rd</sup> floor overlooking Lake Ontario. This floor also features a dedicated children's play area. A separate outdoor roof garden located on the 6<sup>th</sup> floor invites lounging and private dining with BBQ stations that connects to the interior lounge, ideal to entertain large groups or intimate parties. Suite features include laminate wood floors, porcelain tiles, granite kitchen countertops, ceramic tile backsplash and black stainless steel appliances.

### **Deposit Structure**

**\$2,000 with the offer**

**Balance to 5% in 30 days**

5% in 90 days

5% in 180 days

5% in 270 days

2% on occupancy

### **Off Shore Deposit Structure**

**\$5000 with the offer**

**balance to 7.5% in 30 days**

7.5% in 90 days

7.5% in 180 days

7.5% in 270 days

5% on occupancy

**Projected Occupancy Date:**

**Estimated Taxes:**

**Unit Maintenance:**

**Parking:** Available for suites 770 square feet or larger

**Locker:** First come first serve

Spring / Summer 2024

Approx. +/- 1% of Purchase Price

\$0.67 cents per sq. ft. + Hydro & Water

\$80,000

\$7,500

**31 Parliament, Toronto, ON, M5A 2Y2**

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Prices and specifications are subject to change without notice. E. & O.E. October 30, 2019.