



STARTING FROM PRICE LIST

MODEL	FLOORS	BEDROOM TYPE	SIZE SQ. FT.	BALCONY	BALCONY SIZE (SQ. FT.)	EXPOSURE	STARTING FROM
Spritzer	34-37	Studio	351	Balcony	102	South	\$527,900
B&B	34-37	Studio	412	Balcony	100	South	\$601,900
Ouzini	34-37	1B	444	Balcony	153	South	\$647,900
Batida	4	1B+S	529	Balcony	100	South	\$685,900
Tuxedo	13 & 18	1B+D	555	Terrace / Balcony	151	North	\$756,900
Paloma	4-5	1B+D	600	Balcony	197	South	\$782,900
Gibson's	2-4	2B	675	None	0	North	\$817,900
Sangrita	2	2B	701	None	0	North	\$832,900
Farnell	2-4	2B	701	None	0	North	\$834,900
Rossini	2-5	2B	710	None	0	North	\$847,900
Lorraine	2-5	2B	733	None	0	North	\$872,900
Stinger	4-5	2B	708	None	0	West	\$877,900
Daiquiri	6-11	2B	677	Terrace / Balcony	101	North	\$882,900
Sangria	34-37	2B	635	Balcony	151	North	\$891,900
Black Velvet	13-37	2B-BF	677	Terrace / Balcony	148	North	\$924,900
Panama	2-5	2B	795	None	0	North	\$947,900
Pink Lady	6-12	2B	717	Terrace / Balcony	151	North	\$952,900
Tom Collins	13-22	2B	733	Terrace	201	South	\$1,004,900
Zen Collins	12	2B	773	Balcony	212	South	\$1,025,900
Martini	13-37	2B	770	Terrace / Balcony	443	N/E/S	\$1,052,900
French Connection	14-22	3B	808	Balcony	300	N/W	\$1,081,900
Pall Mall	6-11	2B+D	836	Terrace / Balcony	151	North	\$1,092,900
Manhattan	4-5	3B	844	Balcony	175	S/W	\$1,097,900
Cosmopolitan	12	2B	858	Balcony	358	N/E	\$1,125,900
Singapore Sling	33-37	2B	800	Balcony	347	Southwest	\$1,142,900
El Presidente	25-37	3B	821	Balcony	362	N/W	\$1,147,900
Hennchata	6-11	2B+D	904	Terrace	199	South	\$1,182,900
Matador	6-12	3B	912	Terrace / Balcony	323	S/W	\$1,217,900
Aviation	7-10	2B+S	938	Balcony	344	N/E	\$1,227,900
Paradise	14-22	2B	937	Balcony	321	S/W	\$1,294,900
Greyhound	4-5	3B-BF	1010	Balcony	204	South	\$1,317,900
Blackthorn	6-12	3B-BF	1079	Terrace / Balcony	352	N/W	\$1,416,900

Prices and specifications are subject to change without notice.
Higher Levels may not be available at first release E. & O.E. May 23, 2020.



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 3rd floor overlooking Lake Ontario. This floor also features a dedicated children's play area. A separate outdoor roof garden located on the 6th 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: Waitlist

Spring / Summer 2024

Approx. +/- 1% of Purchase Price

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

\$80,000

\$7,500



Virtual sales event 4 New Upper Floors Released! Floors 34 to 37

All suites get Laminate Wood floors included
in Bedrooms

Studio and 1 Bedroom Suites

1 year free maintenance

2 & 3 Bedroom Suites

Suites less than 770 s.f. –
2 years free maintenance

Special Limited Time Promotion for Suites 770 s.f. or Larger

Parking ~~\$80,000~~ now \$40,000
Limited number of spots available

EXTENDED DEPOSIT STRUCTURE

Only available while presentation center closed

\$5,000 with the offer, Balance to 5% in 90 days,
5% in 180 days, 5% in 540 days, 5% in 900 days,
2% on occupancy.

\$0 Assignment Fee



Mill St.

Distillery
District



Parliament St.

Lakeshore Blvd.

Prices and specifications are subject to change without notice. 1 or 2 - year free maintenance is for the residential unit only and will be credited as an adjustment on final closing. If buyer doesn't require parking they will get 2 year free maintenance. *Parking is not available for all suites. *To become Platinum you must sell a minimum of 1 Million during sales office closure. Commission is paid as per the conditions in the Agreement to co-operate. All promotions may be changed and/or cancelled anytime without notice. Please speak to Sales Representative for details. E. & O. E. May 21, 2020.

LAN TERRA
DEVELOPMENTS