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T O R O N T O

LAST CHANCE - 2023



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T O R O N T O

NEW INCENTIVES

LAST CHANCE - 2023

You Choose!

80% Vendor Take Back Mortgage at 3.99% for 1 Year*

OR

\$25,000 credit on closing for Studio, 1 Bedroom and 1 Bedroom + Den Suites

\$35,000 credit on closing for 2 Bedroom Suites and Townhomes

\$45,000 credit on closing for 3 Bedroom, 3 Bedroom + Den/Media Suites and Townhome

Plus

Extended Deposit Program

Studio, 1 Bedroom, 2 Bedroom

\$5,000 on signing

Balance to 5% in 30 days

2.5% in 380 days

10% on occupancy

3 Bedroom

\$5,000 on signing

Balance to 5% in 30 days

10% on occupancy

1 YEAR FREE MAINTENANCE **

\$10,000 OFF THE PURCHASE PRICE ***

Studio, 1 Bedroom and 1 Bedroom + Den Suites

\$20,000 OFF THE PURCHASE PRICE ***

2 Bedroom Suites and Townhomes

\$30,000 OFF THE PURCHASE PRICE***

3 Bedroom, 3 Bedroom + Den/Media Suites and Townhome

FREE ASSIGNMENT****

RIGHT TO LEASE DURING OCCUPANCY

CAPPED DEVELOPMENT & EDUCATIONAL CHARGES

\$10,900 for Studio Suites

\$11,900 for 1 Bedroom, 1 Bedroom + Den/Media Suites

\$12,900 for 2 Bedroom Suites/Townhomes
and 3 Bedroom, 3 Bedroom + Den/Media Suites/Townhome

Parking and Locker*****

\$89,900 and \$7,500

Must Comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act

** Subject to the terms and conditions as referenced in the related Amendment to the Agreement of Purchase and Sale.*

***An amount equal to the aggregate amount of the Purchaser's common expense fees for the Residential Unit for 1 year (as set out in the first year Budget Statement) will be credited on the statement of adjustments on the Title Transfer Date.*

****Reduction in price will occur at time of sale.*

*****Legal fees will apply.*

******Restrictions may apply. Please speak to a Sales Representative for details.*

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T O R O N T O

LAST CHANCE - 2023

NORTH TOWER

SUITE RELEASE

MODEL	TYPE	APPROX. SIZE	VIEW	OUTDOOR SIZE*	FLOOR	PRICES STARTING FROM*	DISCOUNT	PURCHASE PRICES FROM**
T-11N	Studio	307	W	58	20	\$616,900	\$10,000	\$606,900
T-03/04N	Jr 1 B	321	E	78	20	\$643,900	\$10,000	\$633,900
T-09N	1B/1b	426	S	93	20	\$687,900	\$10,000	\$677,900
T-13N	1B/1b	428	N	131	22	\$692,900	\$10,000	\$682,900
T-06N	1B/1b	433	S	112	20	\$698,900	\$10,000	\$688,900
T-08N	1B/1b	437	S	97	20	\$704,900	\$10,000	\$694,900
T-07N	1B/1b	450	S	97	20	\$725,900	\$10,000	\$715,900
T-14N	1B+D/2b	564	N	111	20	\$906,900	\$10,000	\$896,900
T-01N	1B+D/1b	574	N	111	20	\$922,900	\$10,000	\$912,900
T-05N	2B/2b	633	SE	183	21	\$1,008,900	\$20,000	\$988,900
T-10N	2B/2b	659	SW	188	20	\$1,047,900	\$20,000	\$1,027,900
T-12N	3B	815	NW	218	20	\$1,284,900	\$30,000	\$1,254,900

FLOORS 2-8

MODEL	TYPE	APPROX. SIZE	VIEW	OUTDOOR SIZE*	FLOOR	PRICES STARTING FROM*	DISCOUNT	PURCHASE PRICES FROM**
P-206N	3B+M/2b	972	SE	281	3	\$1,518,900	\$30,000	\$1,488,900
P-214N	3B+M/2b	1048	NW	346	2	\$1,632,900	\$30,000	\$1,602,900
P-211N	3B+D/2b	1071	SW	239	2	\$1,666,900	\$30,000	\$1,636,900
P-511N	3B+D/2b	1094	SW	207	5	\$1,701,900	\$30,000	\$1,671,900

LAST CHANCE - 2023 EXTENDED DEPOSIT PROGRAM

Studio, 1 Bedroom, 2 Bedroom Suites

\$5,000 on signing
Balance to 5% in 30 days
2.5% in 380 days
10% on occupancy

3 Bedroom + Media/Den Suites

\$5,000 on signing
Balance to 5% in 30 days
10% on occupancy

Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

Maintenance Fees:

Approximately \$0.59/sq. ft.
Water and hydro are separately metered.
Gas is included.

Parking: \$89,900 ***

Available for Purchase on Suites 815 sq. ft. and above.

Storage Locker: \$7,500

Available for purchase on all suites.

Occupancy Commencing:

FALL 2025

*Prices Include H.S.T.
As per the Agreement of Purchase and Sale.*

* Please see a Sales Representative for details. ** This pricing is with the Last Chance – 2023 Purchaser Incentive deducted.

*** Restrictions apply. Please speak to a Sales Representative for details.

All prices, figures and materials are preliminary and are subject to change without notice E. & O. E.

All areas and stated room dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations.

All Purchasers must meet the eligibility requirements as set out in the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

December 30th, 2023

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T O R O N T O

LAST CHANCE - 2023

SOUTH TOWER

SUITE RELEASE

MODEL	TYPE	APPROX. SIZE	VIEW	OUTDOOR SIZE*	FLOOR	PRICES STARTING FROM*	DISCOUNT	PURCHASE PRICES FROM**
T-07S	Studio	302	N	55	32	\$598,900	\$10,000	\$588,900
T-08S	Studio	334	N	87	32	\$661,900	\$10,000	\$651,900
T-01S	1B/1b	442	S	96	32	\$703,900	\$10,000	\$693,900
T-06S	1B/1b	454	N	88	32	\$722,900	\$10,000	\$712,900
T-13S	1B+D/1b	486	S	98	32	\$773,900	\$10,000	\$763,900
T-11S	1B+D/1b	507	E	90	33	\$805,900	\$10,000	\$796,900
T-04S	1B+D/1b	520	W	93	32	\$826,900	\$10,000	\$816,900
T-03S	1B+D/1b	536	W	110	32	\$851,900	\$10,000	\$841,900
T-10S	1B+D/2b	572	E	110	32	\$908,900	\$10,000	\$898,900
T-09S	2B/2b	638	NE	201	32	\$1,015,900	\$20,000	\$995,900
T-05S	2B/2b	670	NW	184	32	\$1,065,900	\$20,000	\$1,045,900
T-12S	2B/2b	673	SE	183	33	\$1,134,900	\$20,000	\$1,114,900
T-02S	3B/2b	848	SW	211	32	\$1,335,900	\$30,000	\$1,305,900

TOWNHOMES

MODEL	TYPE	APPROX. SIZE	VIEW	OUTDOOR SIZE*	FLOOR	PRICES STARTING FROM*	DISCOUNT	PURCHASE PRICES FROM**
TH-03S	2B + Den	1111	S	131+28	1 2storeys	\$1,716,900	\$20,000	\$1,696,900
TH-07S	2B + Den	1158	W	27	1 2storeys	\$1,787,900	\$20,000	\$1,767,900
TH-06S	2B + Den	1276	W	27	1 2storeys	\$1,964,900	\$20,000	\$1,944,900
TH-08S	2B + Den	1317	NW	27	1 2storeys	\$2,025,900	\$20,000	\$2,005,900
TH-05S	2B + Den	1334	W	27	1 2storeys	\$2,051,900	\$20,000	\$2,031,900
TH-01S	3B + M	1661	S	139+28	1 2storeys	\$2,551,900	\$30,000	\$2,521,900

LAST CHANCE - 2023 EXTENDED DEPOSIT PROGRAM

Studio, 1 Bedroom, 2 Bedroom Suites

\$5,000 on signing
Balance to 5% in 30 days
2.5% in 380 days
10% on occupancy

3 Bedroom + Media/Den Suites

\$5,000 on signing
Balance to 5% in 30 days
10% on occupancy

Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

Maintenance Fees:

Approximately \$0.59/sq. ft.
Water and hydro are separately metered.
Gas is included.

Parking: \$89,900 ***

Available for Purchase on Suites 815 sq. ft. and above.

Storage Locker: \$7,500

Available for purchase on all suites.

Occupancy Commencing:

FALL 2025

Prices Include H.S.T.
As per the Agreement of Purchase and Sale.

* Please see a Sales Representative for details. ** This pricing is with the Last Chance – 2023 Purchaser Incentive deducted.

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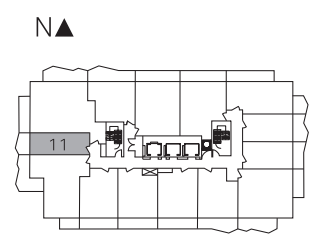
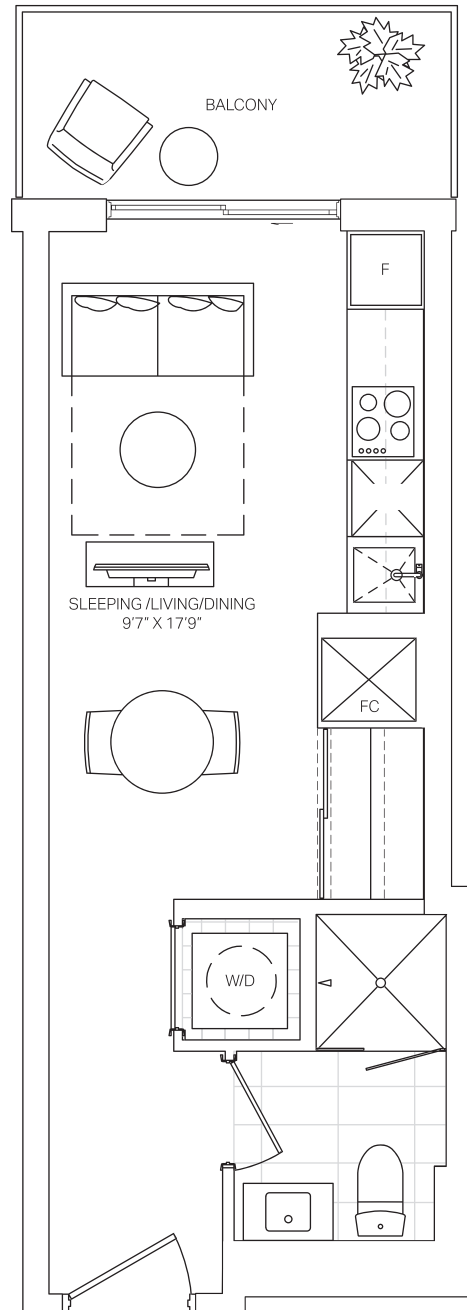
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December 30th, 2023

T-11N

untitled.
TORONTO

STUDIO	INTERIOR: 307 SQ.FT.	EXTERIOR: 58 SQ.FT.	TOTAL: 365 SQ.FT.
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FLOORS 10-23

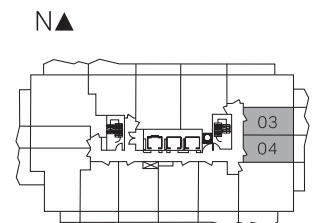
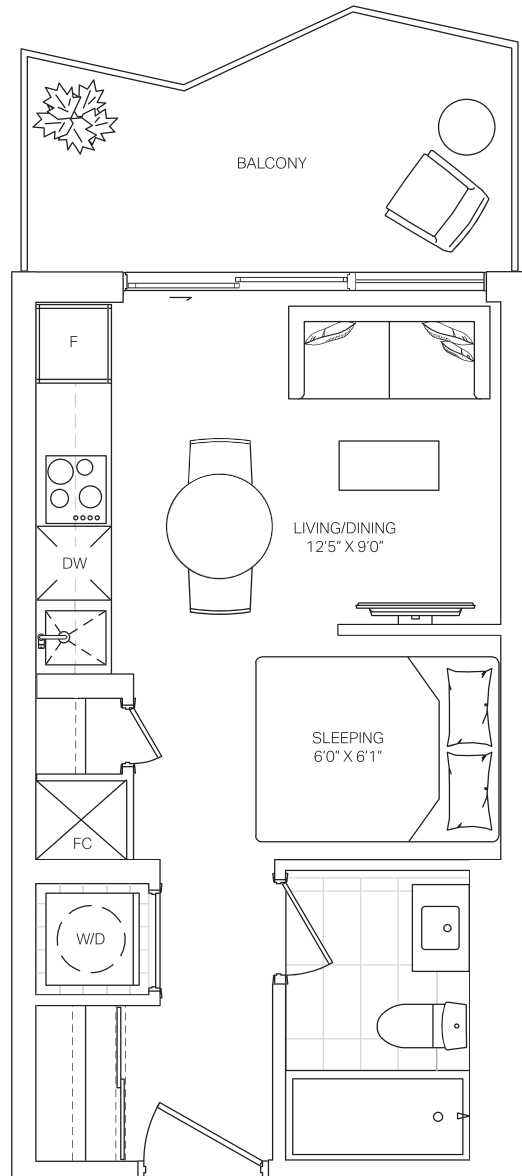
Balcony sizes and configurations may vary.

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T-03/04N

untitled.
TORONTO

JUNIOR ONE BEDROOM	INTERIOR: 321 SQ.FT.	EXTERIOR: 78 SQ.FT.	TOTAL: 399 SQ.FT.
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FLOORS 10-23

Balcony sizes and configurations may vary.

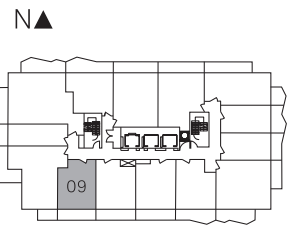
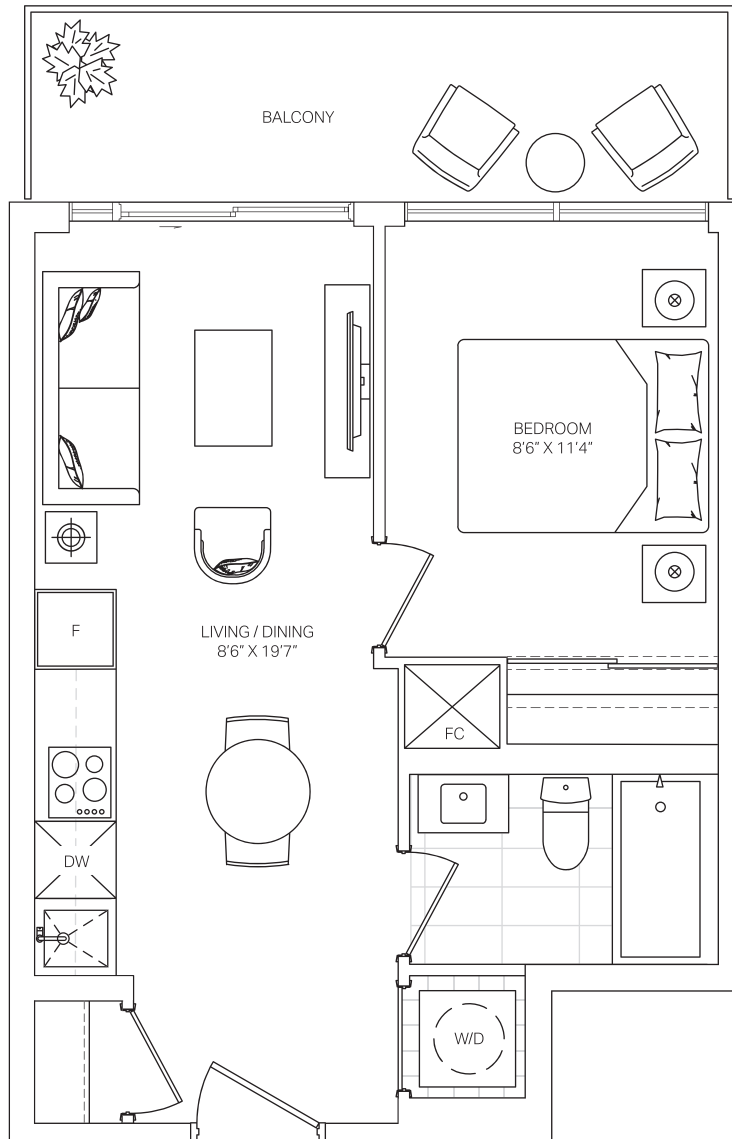


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T-09N

untitled.
TORONTO

ONE BEDROOM	INTERIOR: 426 SQ.FT.	EXTERIOR: 93 SQ.FT.	TOTAL: 519 SQ.FT.
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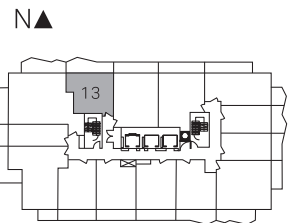
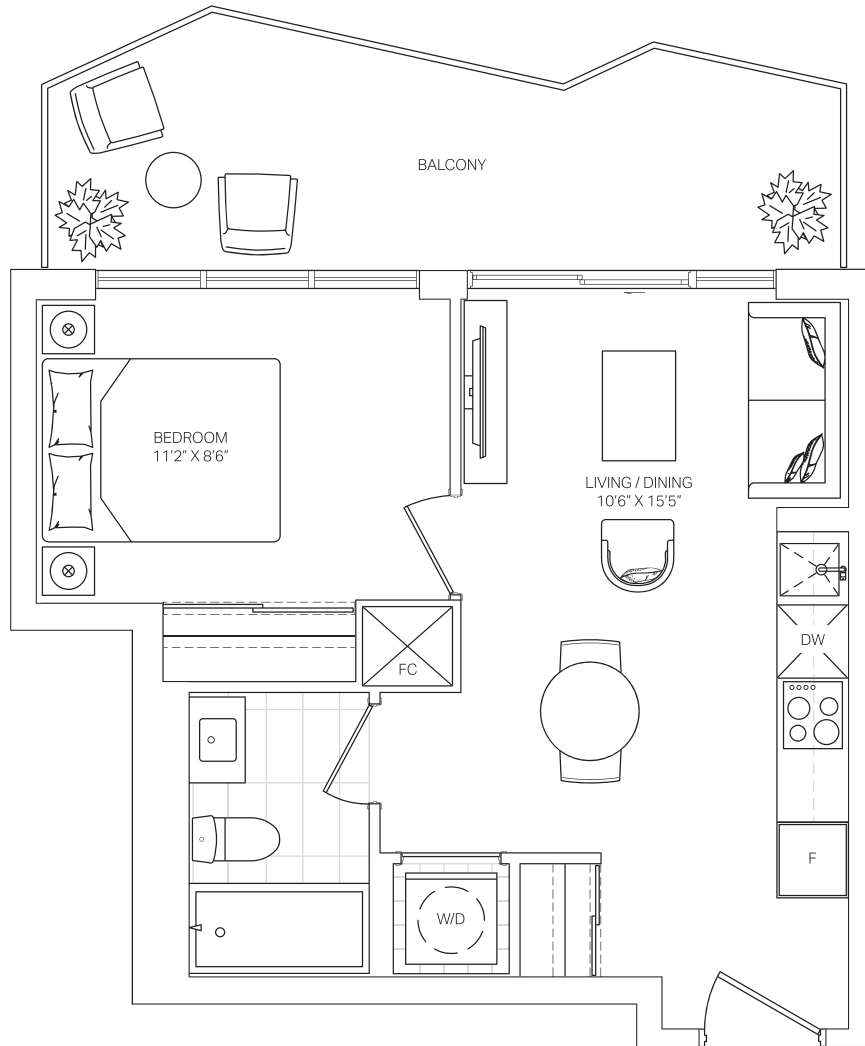


FLOORS 10-23

T-13N

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TORONTO

ONE BEDROOM	INTERIOR: 428 SQ.FT.	EXTERIOR: 131 SQ.FT.	TOTAL: 559 SQ.FT.
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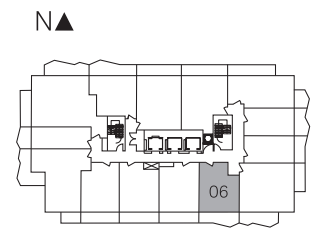
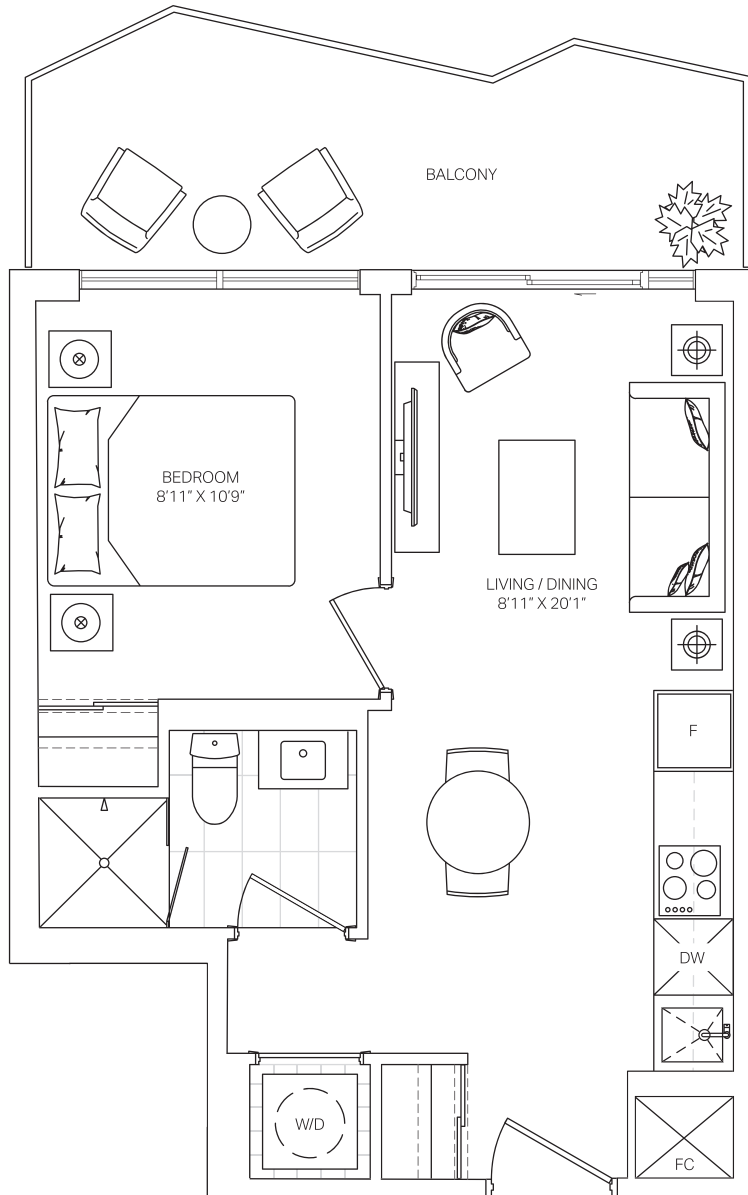


FLOORS 10-23
Balcony sizes and configurations may vary.

T-06N

untitled.
TORONTO

ONE BEDROOM	INTERIOR: 433 SQ.FT.	EXTERIOR: 112 SQ.FT.	TOTAL: 545 SQ.FT.
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FLOORS 10-23
Balcony sizes and configurations may vary.

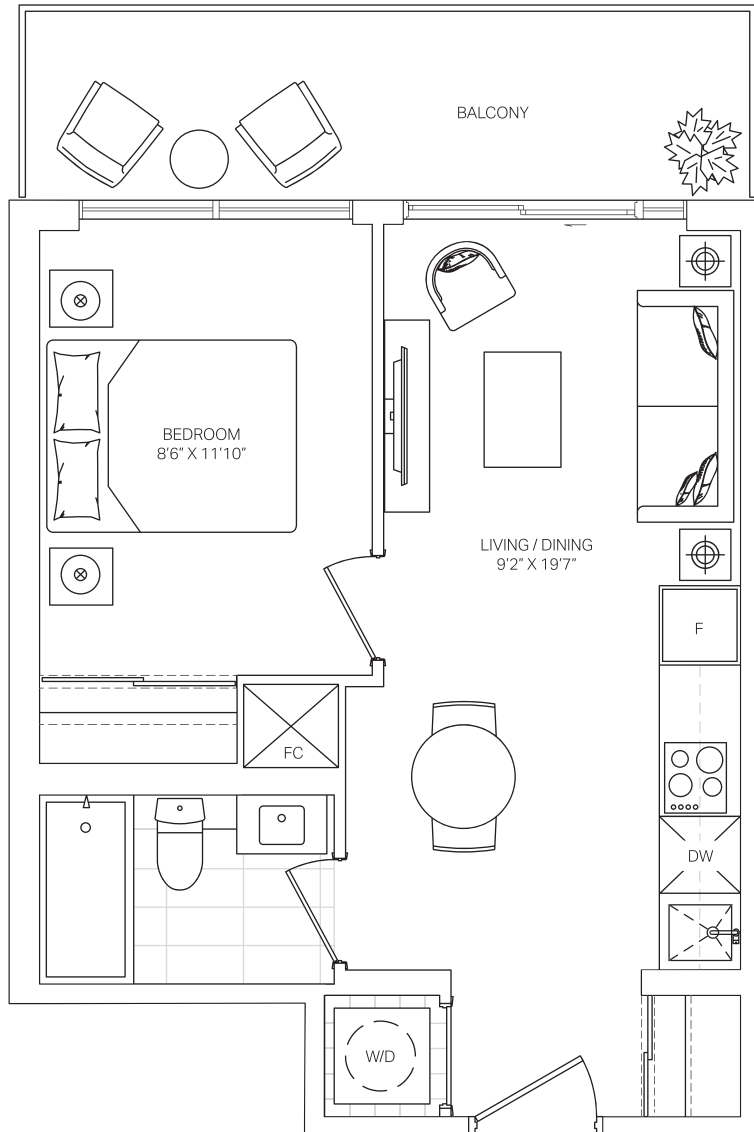


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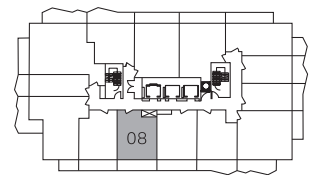
T-08N

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TORONTO

ONE BEDROOM	INTERIOR: 437 SQ.FT.	EXTERIOR: 97 SQ.FT.	TOTAL: 534 SQ.FT.
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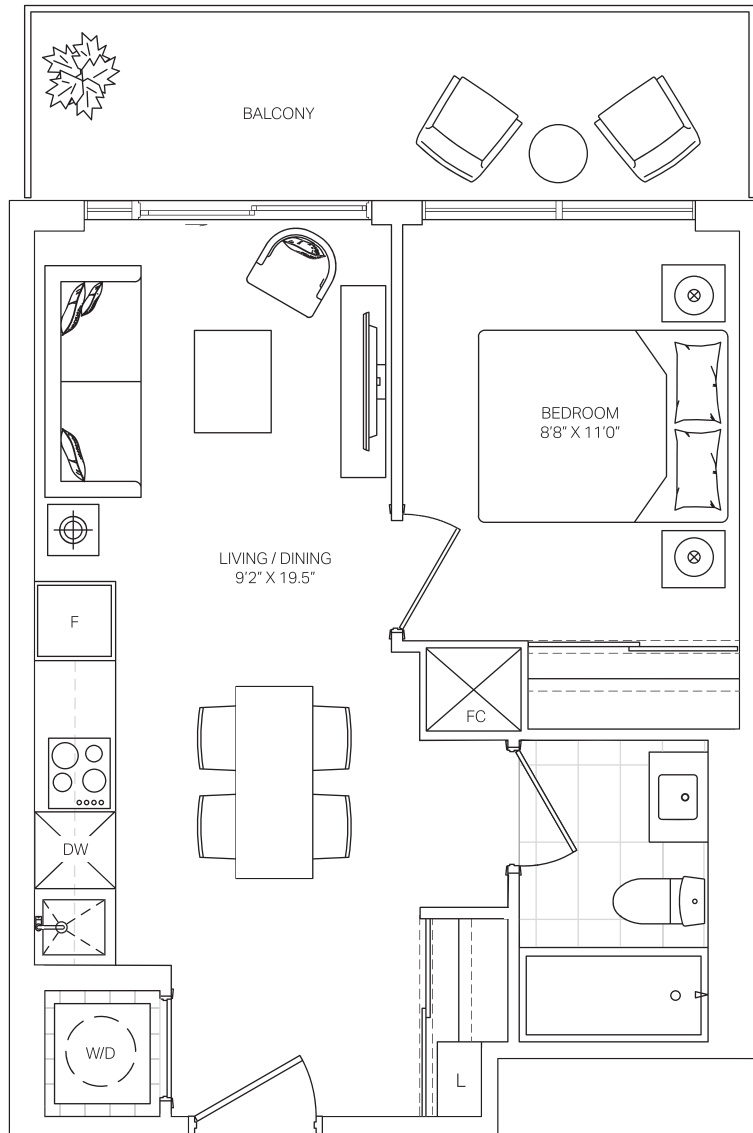


FLOORS 10-23

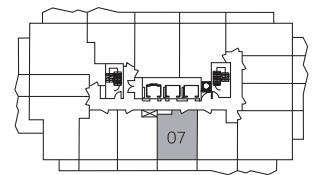
T-07N

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TORONTO

ONE BEDROOM	INTERIOR: 450 SQ.FT.	EXTERIOR: 97 SQ.FT.	TOTAL: 547 SQ.FT.
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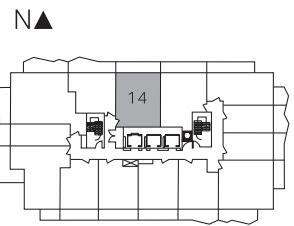
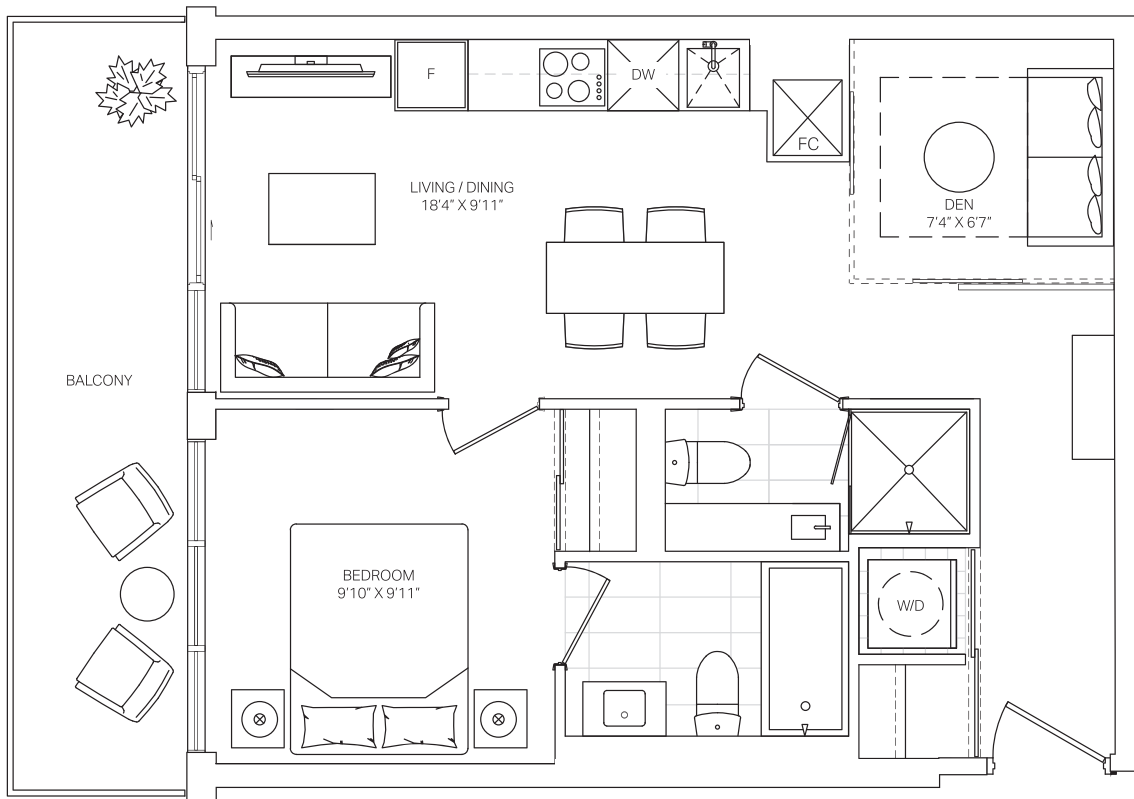
FLOORS 10-23

Balcony sizes and configurations may vary.

T-14N

untitled.
TORONTO

ONE BEDROOM + DEN TWO BATH	INTERIOR: 564 SQ.FT.	EXTERIOR: 111 SQ.FT.	TOTAL: 675 SQ.FT.
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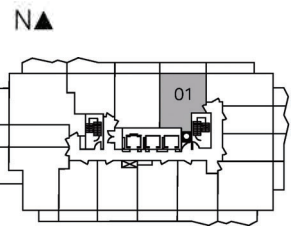
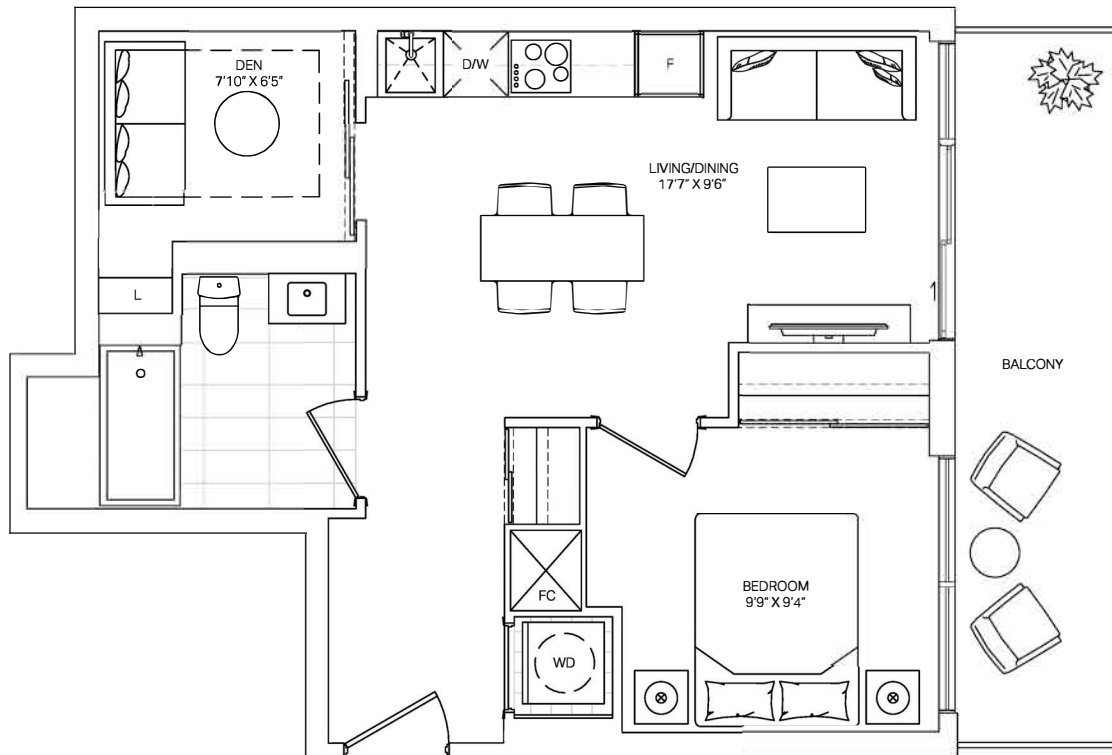


FLOORS 10-23

Balcony sizes and configurations may vary.

T-01N

ONE BEDROOM + DEN	INTERIOR: 574 SQ.FT.	EXTERIOR: 111 SQ.FT.	TOTAL: 685 SQ.FT.
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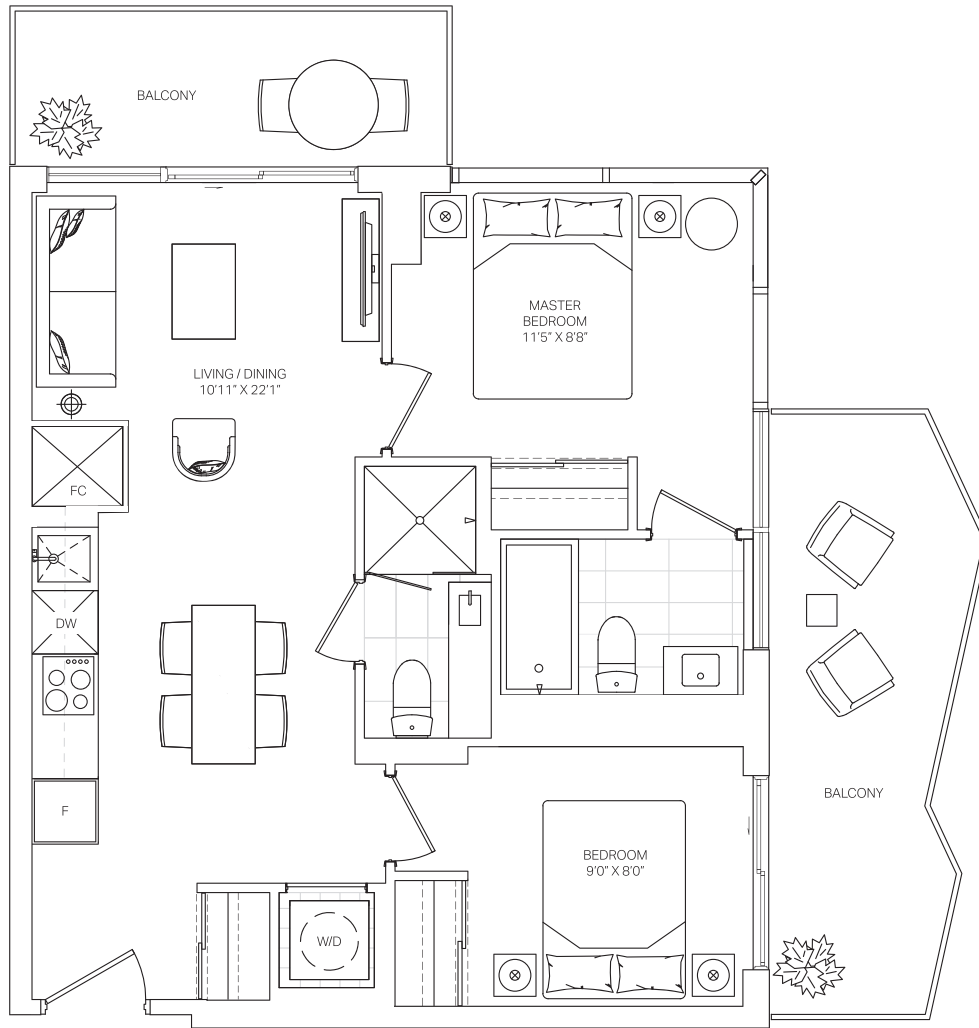
FLOORS 10-23

Balcony sizes and configurations may vary.

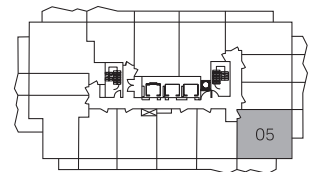
T-05N

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TORONTO

TWO BEDROOM TWO BATH	INTERIOR: 633 SQ.FT.	EXTERIOR: 183 SQ.FT.	TOTAL: 816 SQ.FT.
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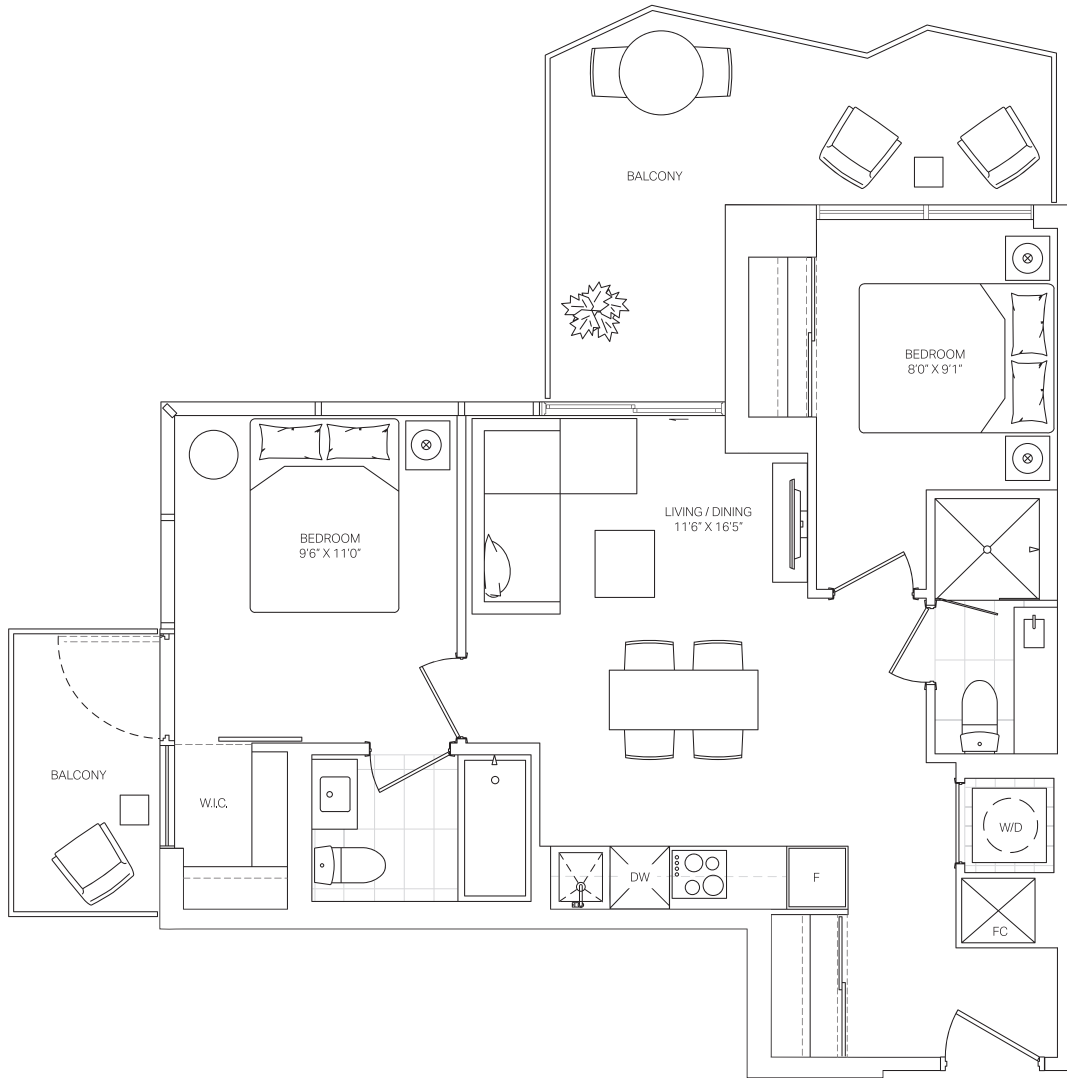
FLOORS 10-23

Balcony configurations may vary.

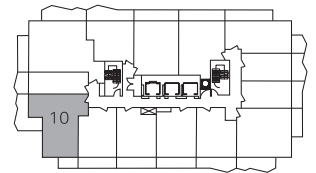
T-10N

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TORONTO

TWO BEDROOM TWO BATH	INTERIOR: 659 SQ.FT.	EXTERIOR: 188 SQ.FT.	TOTAL: 847 SQ.FT.
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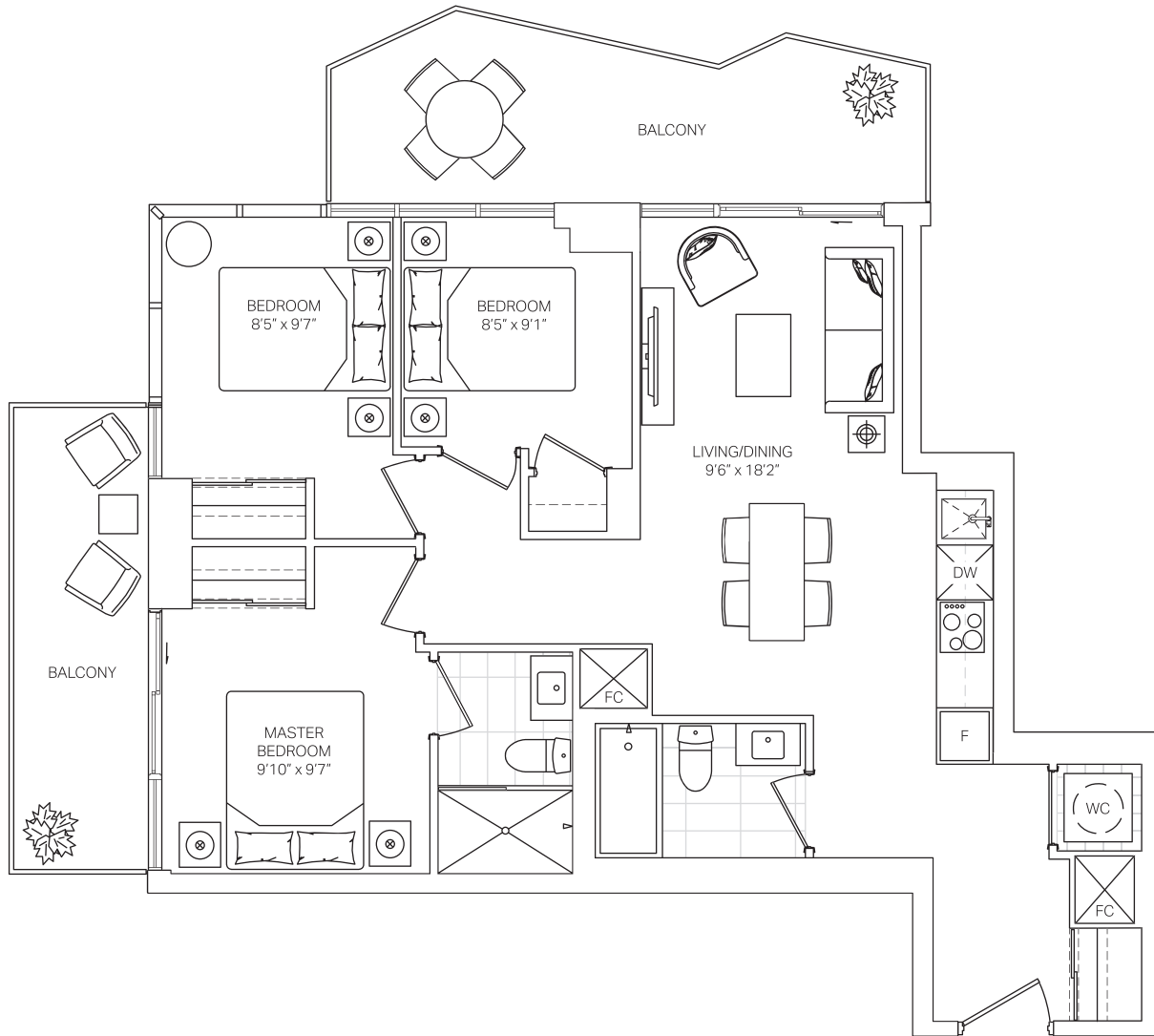


FLOORS 10-23

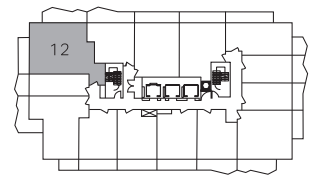
Balcony configurations may vary.

T-12N

THREE BEDROOM TWO BATH	INTERIOR: 815 SQ.FT.	EXTERIOR: 218 SQ.FT.	TOTAL: 1033 SQ.FT.
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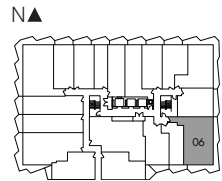
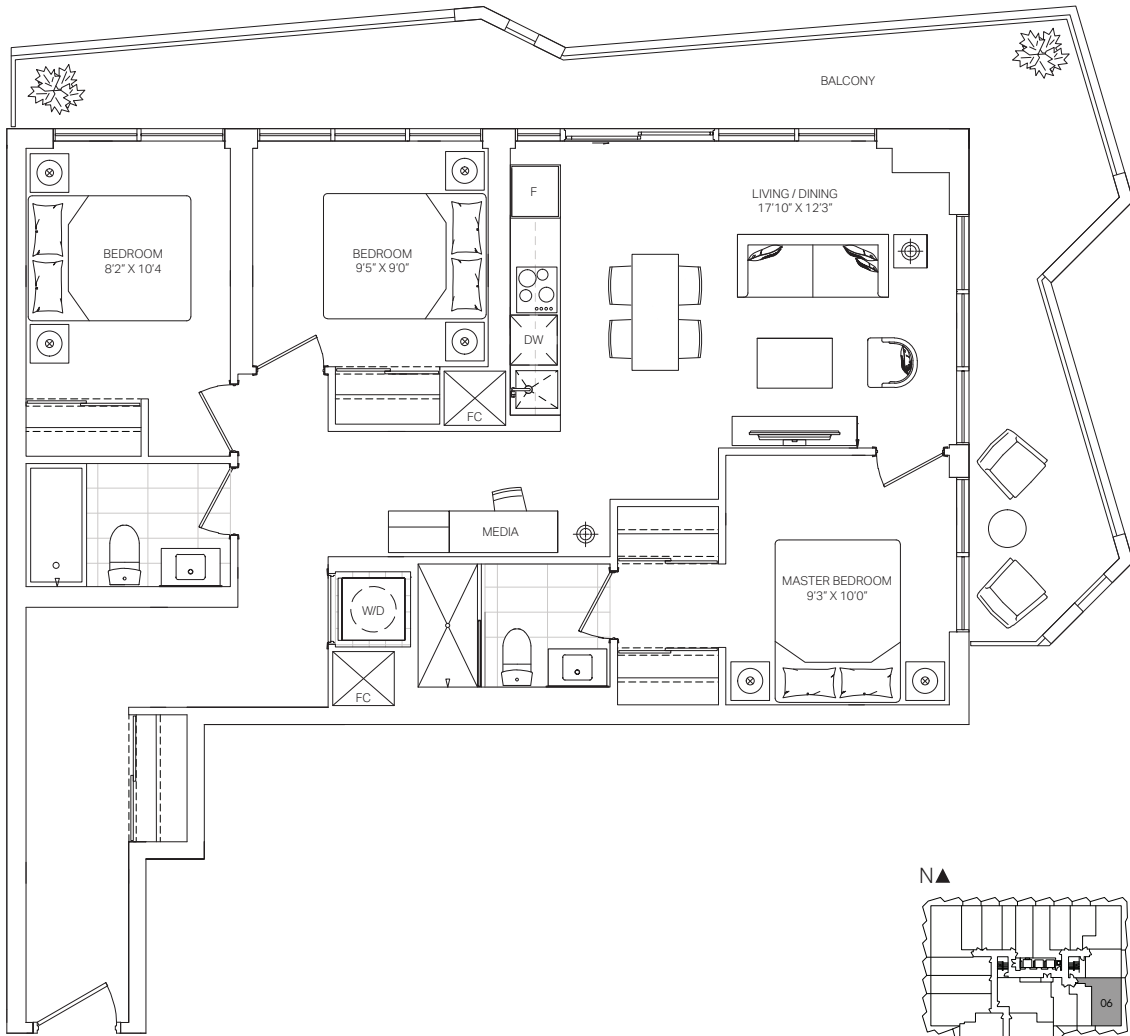
FLOORS 10-23

Balcony sizes and configurations may vary.

P-206 / 306 / 406 / 506 / 606N

untitled.
TORONTO

THREE BEDROOM + MEDIA TWO BATH	INTERIOR: 972 SQ.FT.	EXTERIOR: 281 SQ.FT.	TOTAL: 1,253 SQ.FT.
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FLOORS 2-6

Balcony sizes and configurations may vary.

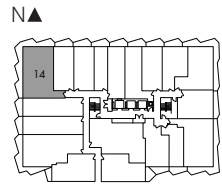
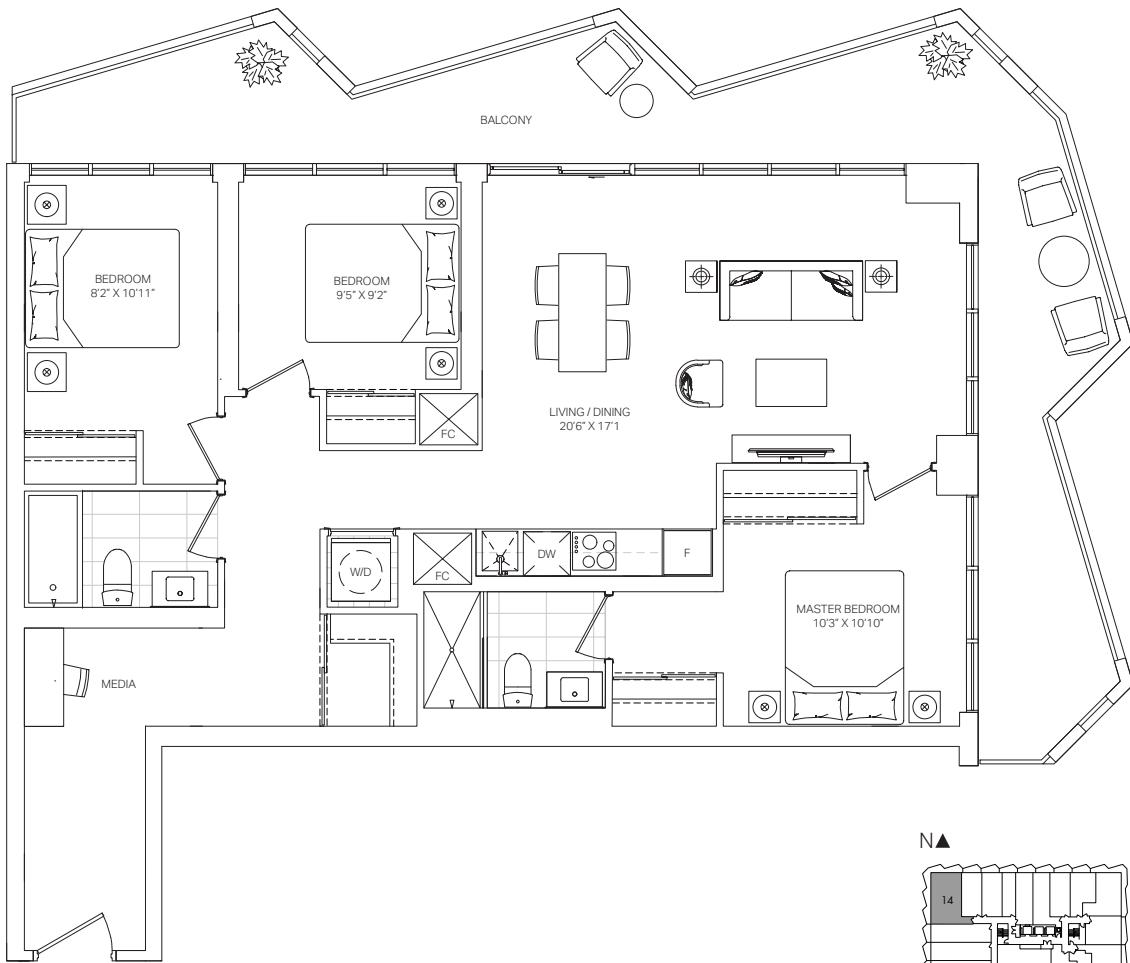


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P-214 / 314 / 414 / 514 / 614N

untitled. TORONTO

THREE BEDROOM + MEDIA TWO BATH	INTERIOR: 1,048 SQ.FT.	EXTERIOR: 346 SQ.FT.	TOTAL: 1,394 SQ.FT.
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FLOORS 2-6

Balcony sizes and configurations may vary.

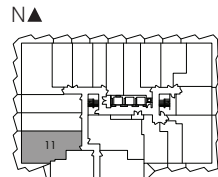
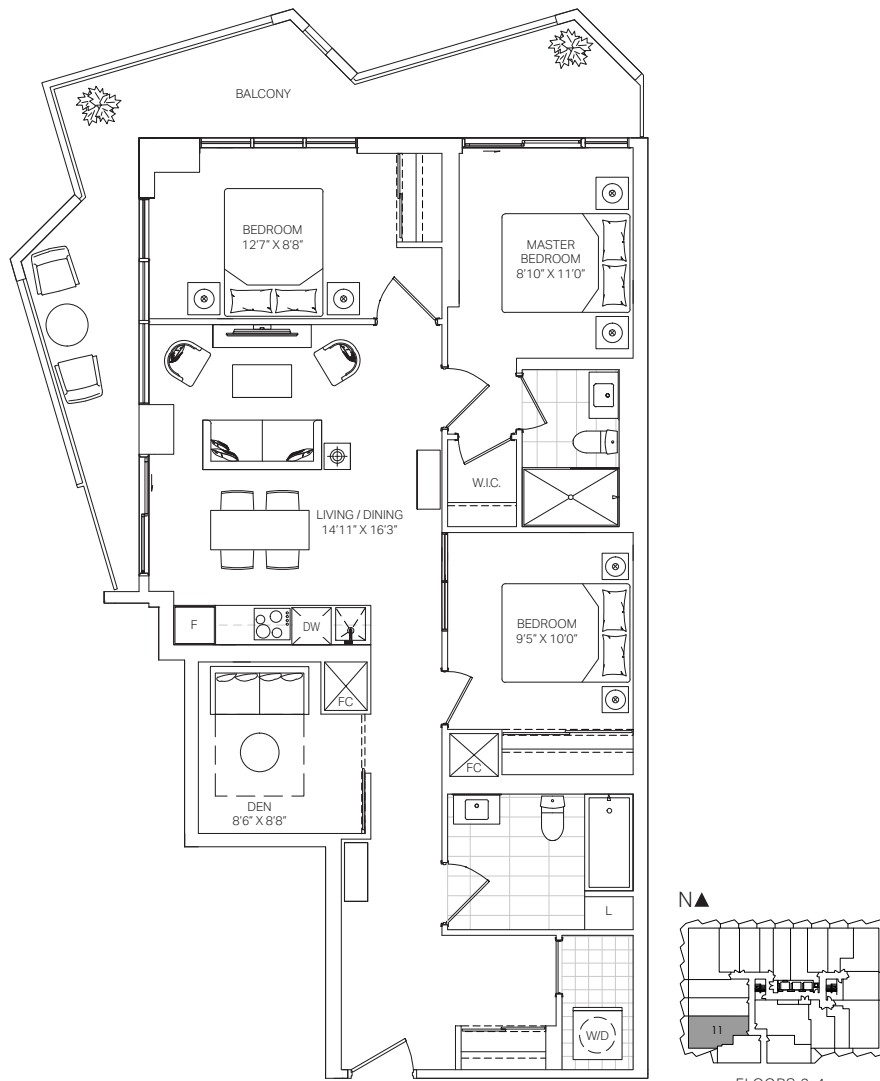


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P-211 / 311 / 411N

untitled.
TORONTO

THREE BEDROOM + DEN TWO BATH	INTERIOR: 1,071 SQ.FT.	EXTERIOR: 239 SQ.FT.	TOTAL: 1,310 SQ.FT.
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FLOORS 2-4

Balcony configurations may vary.

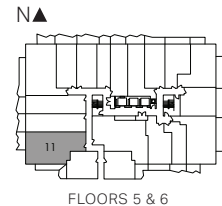
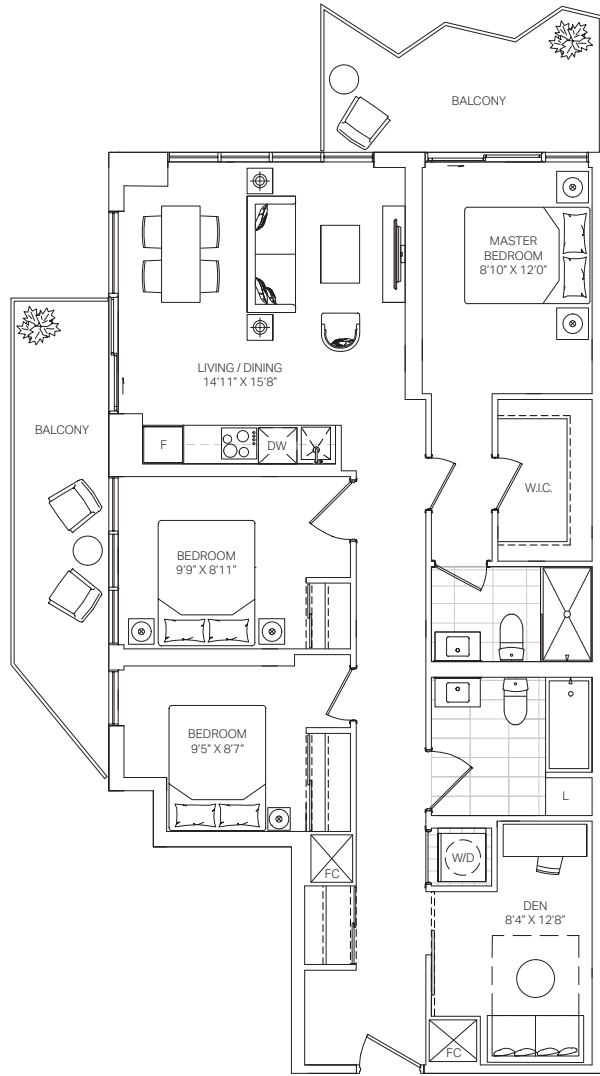


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P-511 / 611N

untitled.
TORONTO

THREE BEDROOM + DEN TWO BATH	INTERIOR: 1,094 SQ.FT.	EXTERIOR: 207 SQ.FT.	TOTAL: 1,301 SQ.FT.
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FLOORS 5 & 6
Balcony sizes and configurations may vary.

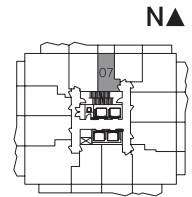
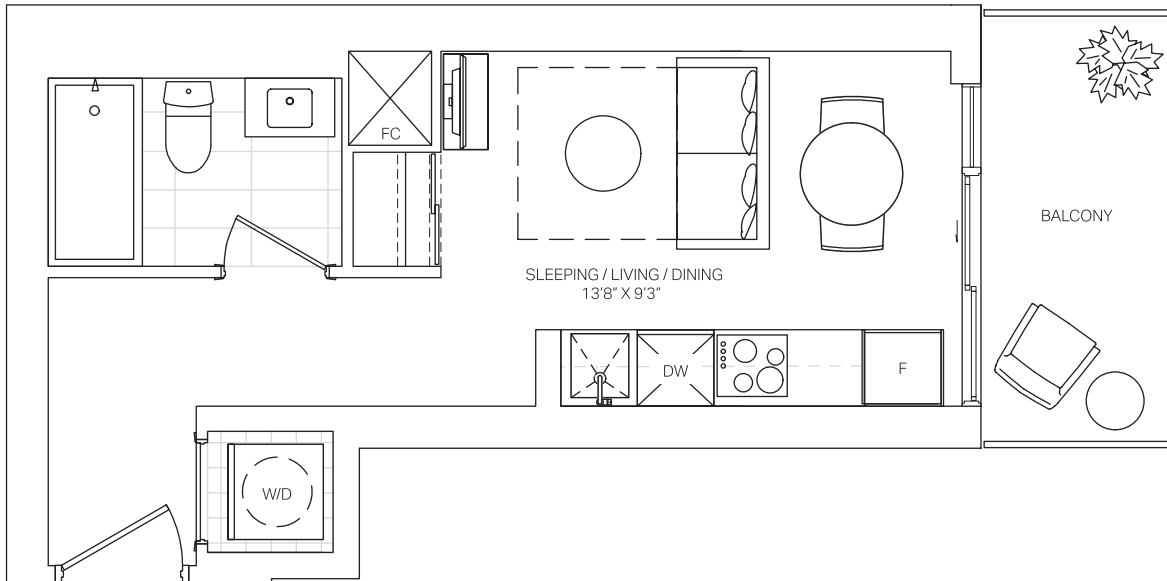


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T-07S

untitled.
TORONTO

STUDIO	INTERIOR: 302 SQ.FT.	EXTERIOR: 55 SQ.FT.	TOTAL: 357 SQ.FT.
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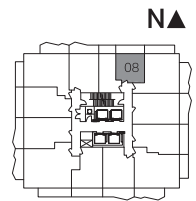
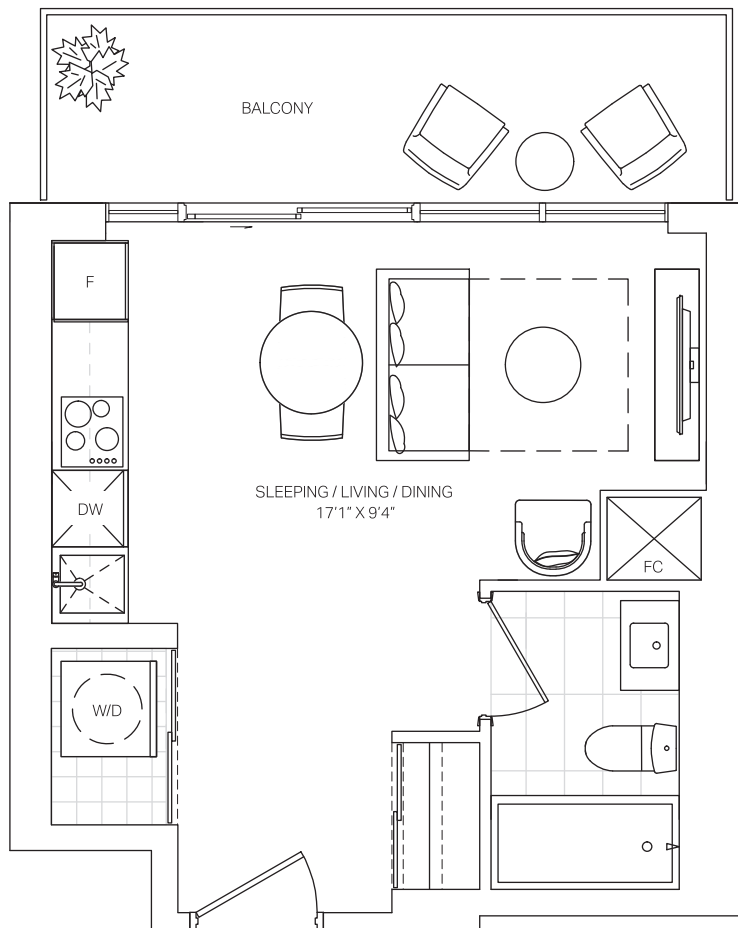
FLOORS 10-35

Balcony sizes and configurations may vary.

T-08S

untitled.
TORONTO

STUDIO	INTERIOR: 334 SQ.FT.	EXTERIOR: 87 SQ.FT.	TOTAL: 421 SQ.FT.
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FLOORS 21-35

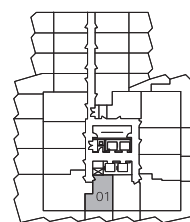
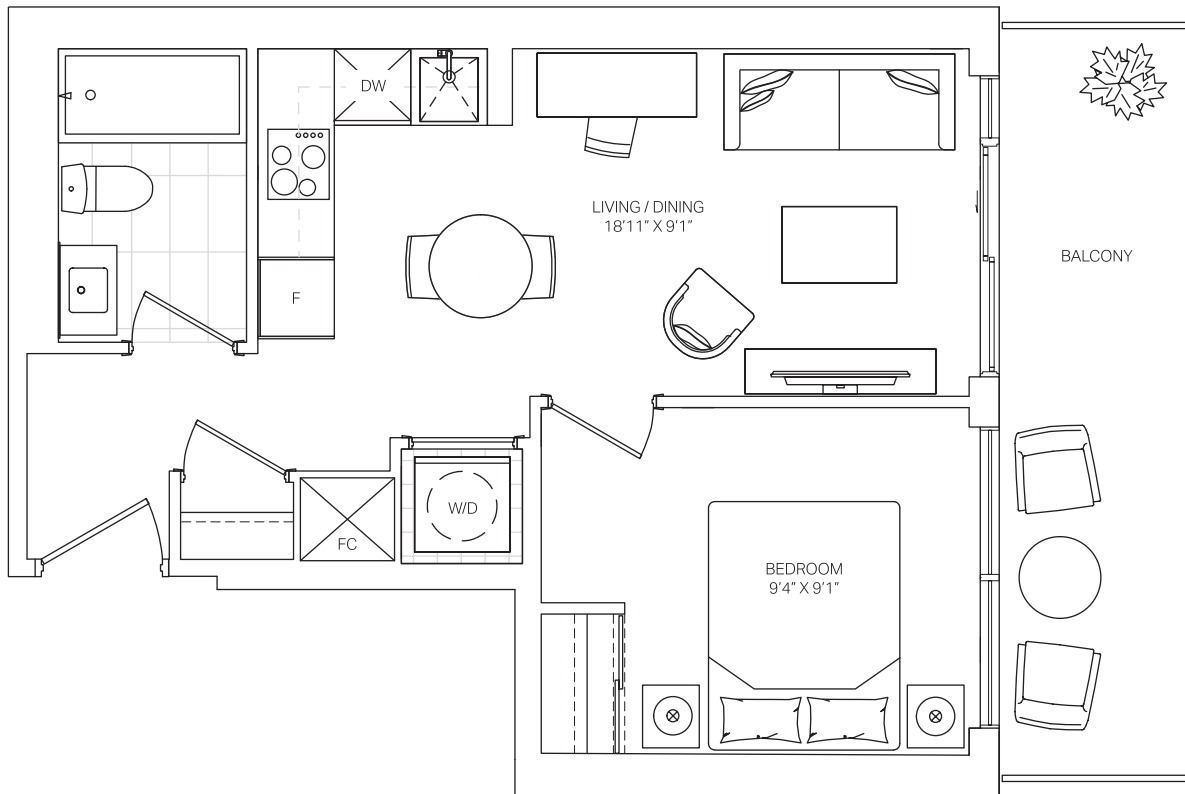
Balcony sizes and configurations may vary.

T-01S

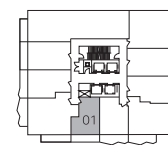
untitled.
TORONTO

P-501 / 601 / 701 / 801 / 901S

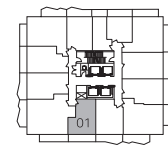
ONE BEDROOM	INTERIOR: 442 SQ.FT.	EXTERIOR: 96 SQ.FT.	TOTAL: 538 SQ.FT.
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FLOORS 5-8



FLOOR 9



FLOORS 10-35



Balcony sizes and configurations may vary.

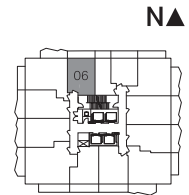
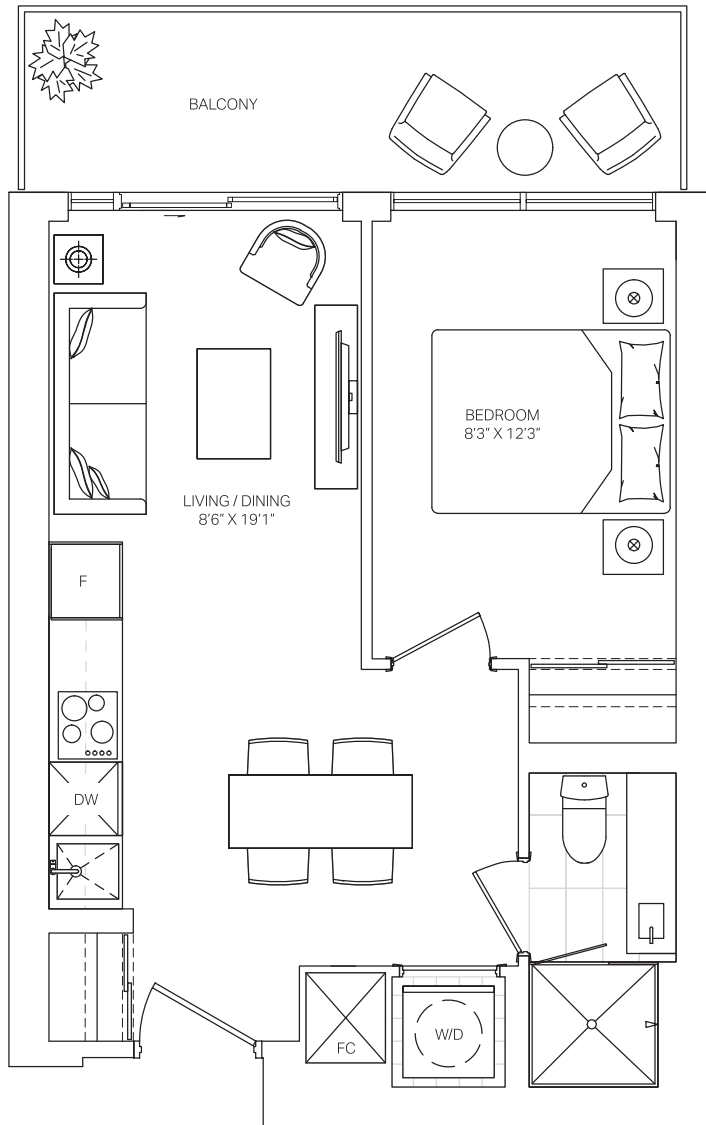


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T-06S

untitled.
TORONTO

ONE BEDROOM	INTERIOR: 454 SQ.FT.	EXTERIOR: 88 SQ.FT.	TOTAL: 542 SQ.FT.
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FLOORS 10-35

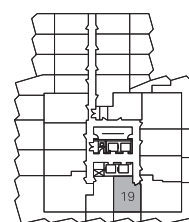
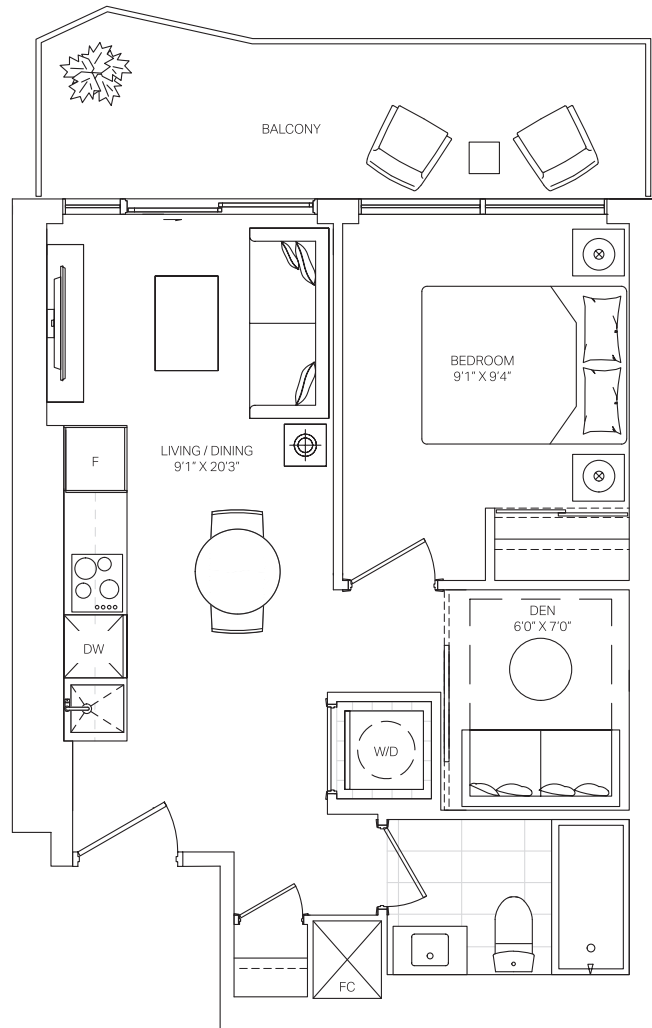
Balcony sizes and configurations may vary.

T-13S

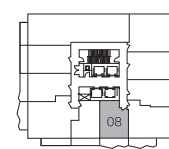
P-519 / 619 / 719 / 819 / 908S

untitled.
TORONTO

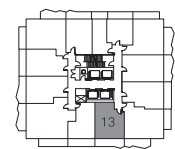
ONE BEDROOM + DEN	INTERIOR: 486 SQ.FT.	EXTERIOR: 98 SQ.FT.	TOTAL: 584 SQ.FT.
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FLOORS 5-8



FLOOR 9



FLOORS 10-35

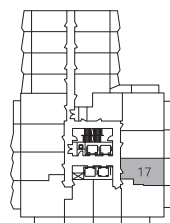
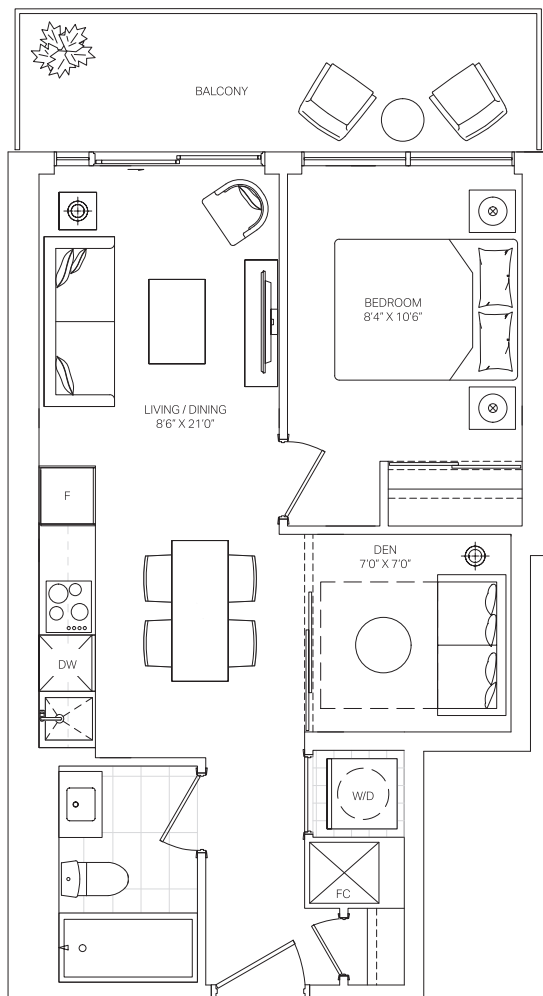
Balcony sizes and configurations may vary.

T-11S

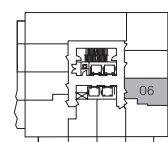
P-617 / 717 / 817 / 906S

untitled.
TORONTO

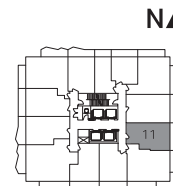
ONE BEDROOM + DEN	INTERIOR: 507 SQ.FT.	EXTERIOR: 90 SQ.FT.	TOTAL: 597 SQ.FT.
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FLOORS 6-8



FLOOR 9



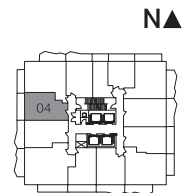
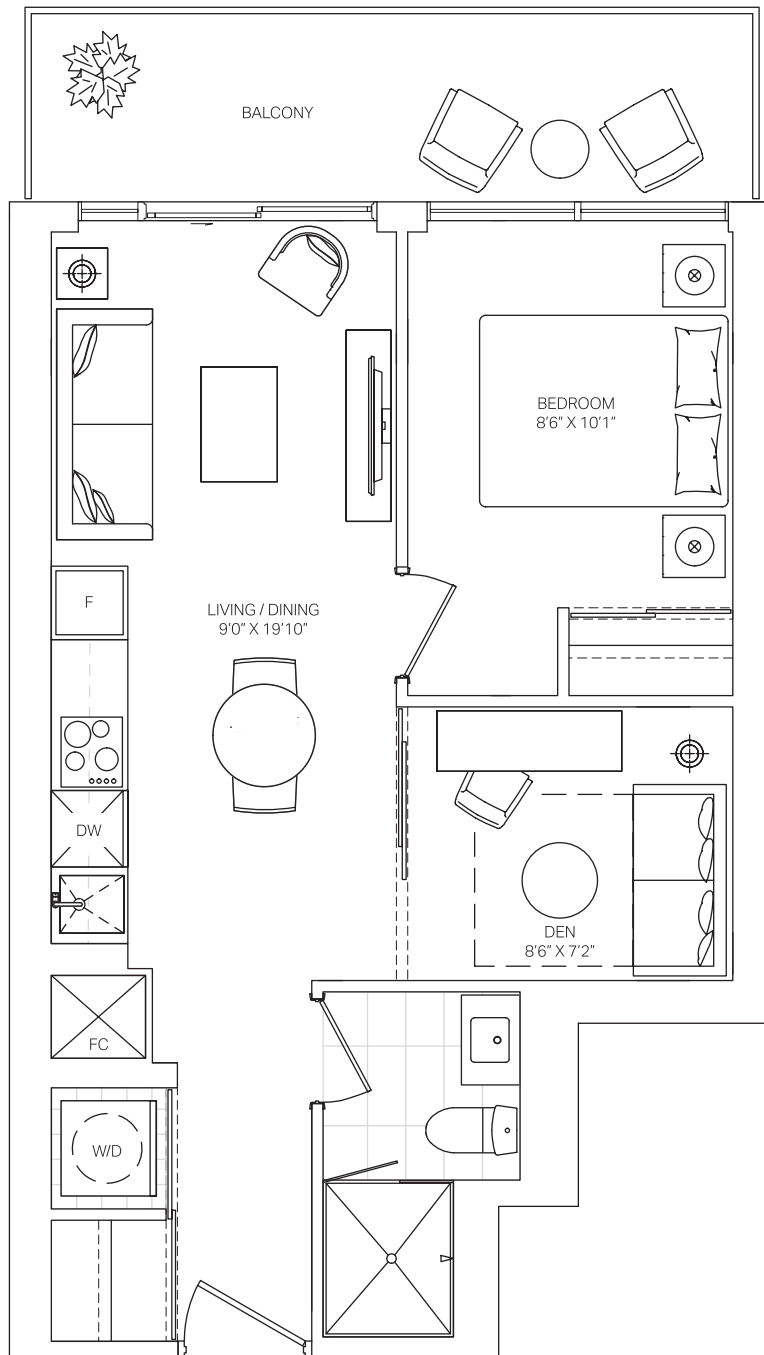
FLOORS 10-35

Balcony sizes and configurations may vary.

T-04S

untitled.
TORONTO

ONE BEDROOM + DEN	INTERIOR: 520 SQ.FT.	EXTERIOR: 93 SQ.FT.	TOTAL: 613 SQ.FT.
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FLOORS 10-35

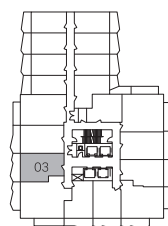
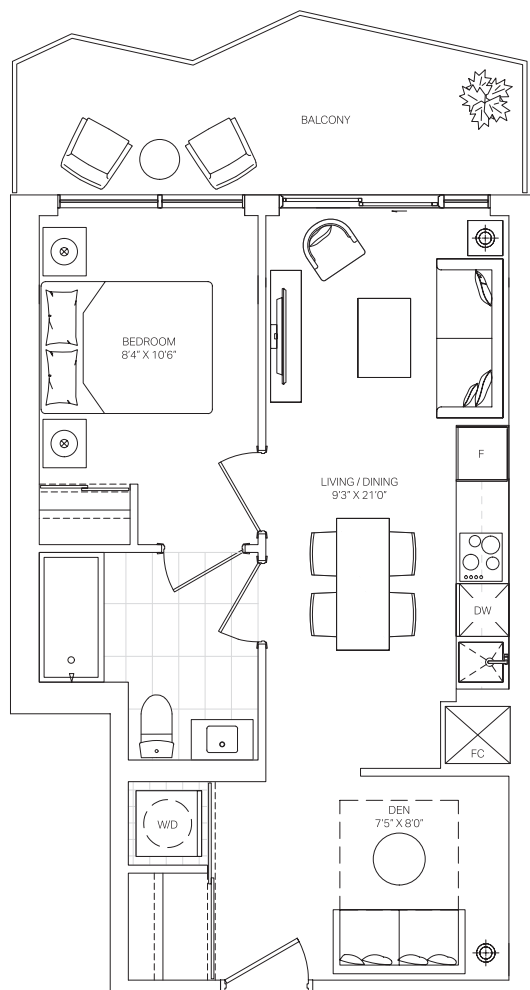
Balcony sizes and configurations may vary.

T-03S

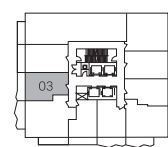
P-603 / 703 / 803 / 903S

untitled.
TORONTO

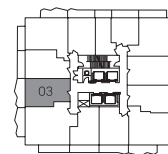
ONE BEDROOM + DEN	INTERIOR: 536 SQ.FT.	EXTERIOR: 110 SQ.FT.	TOTAL: 646 SQ.FT.
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FLOOR 6-8



FLOOR 9



FLOOR 10-35

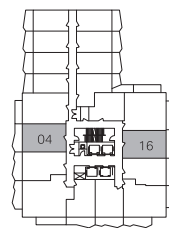
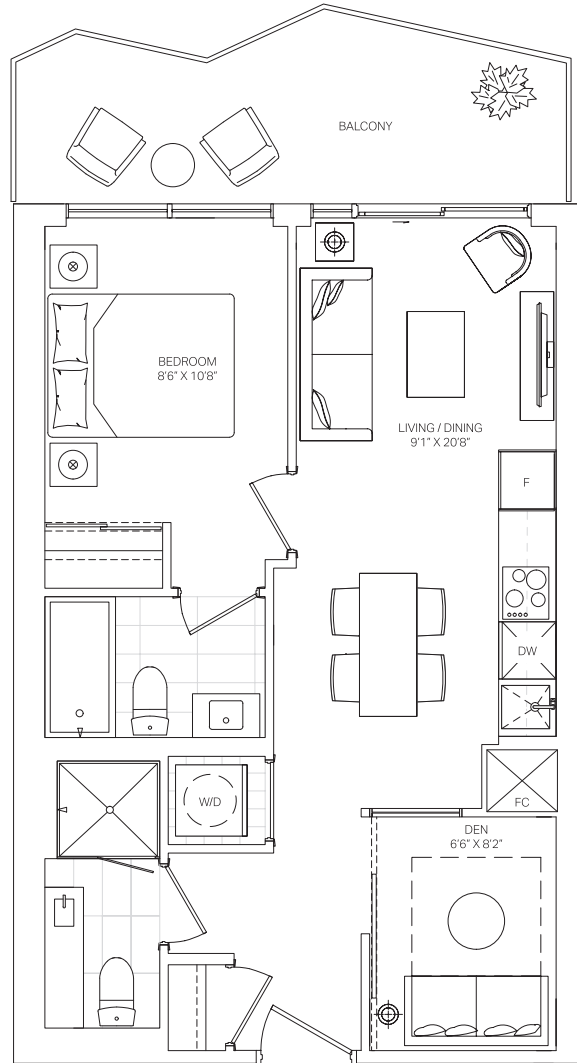
Balcony sizes and configurations may vary.

T-10S

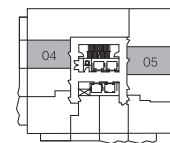
untitled.
TORONTO

P-604 / 616 / 704 / 716 / 804 / 816 / 904 / 905S

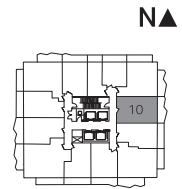
ONE BEDROOM + DEN TWO BATH	INTERIOR: 572 SQ.FT.	EXTERIOR: 110 SQ.FT.	TOTAL: 682 SQ.FT.
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FLOORS 6-8



FLOOR 9



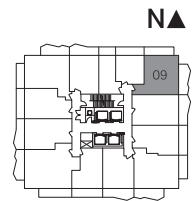
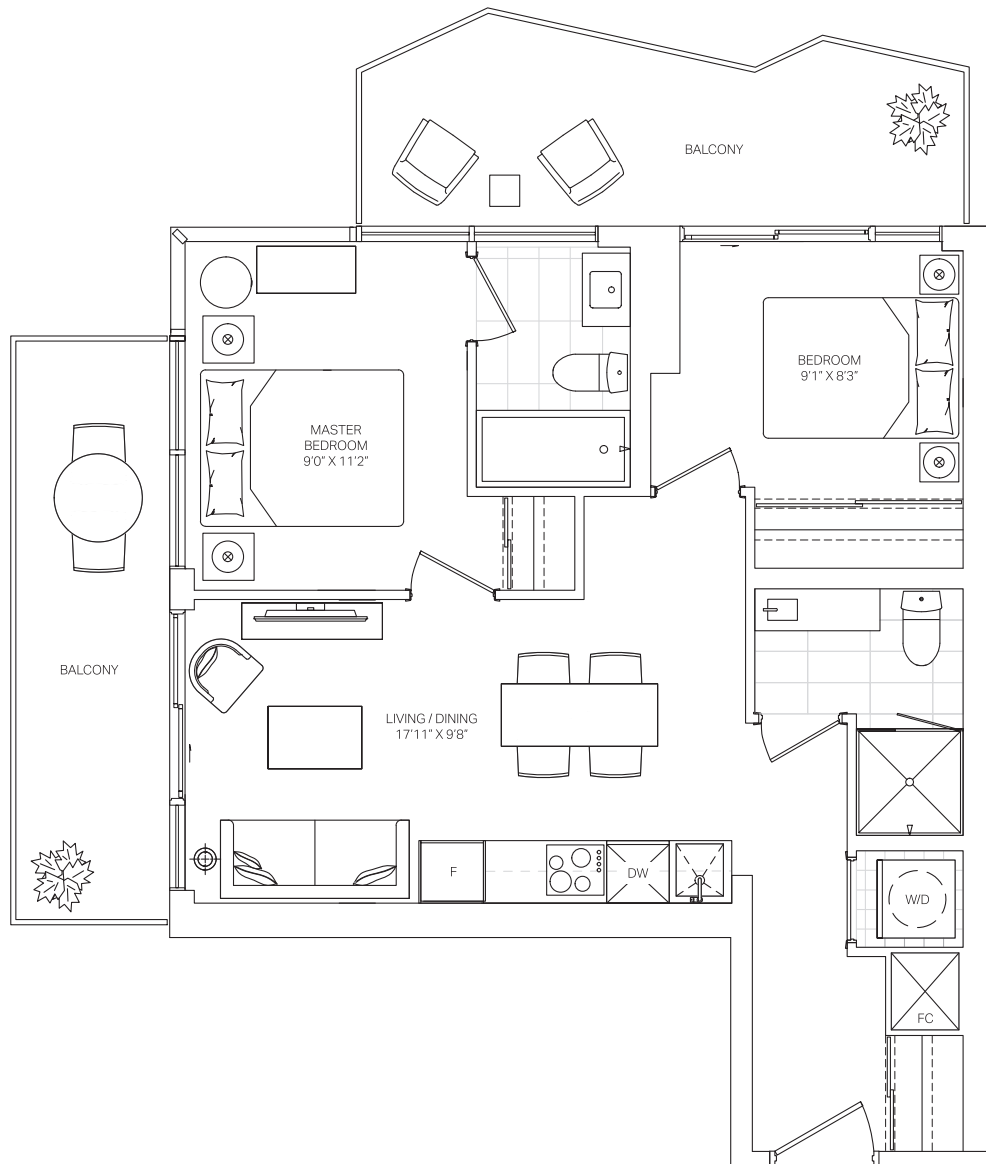
FLOORS 10-35

Balcony sizes and configurations may vary.

T-09S

untitled.
TORONTO

TWO BEDROOM TWO BATH	INTERIOR: 638 SQ.FT.	EXTERIOR: 201 SQ.FT.	TOTAL: 839 SQ.FT.
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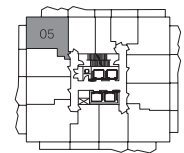
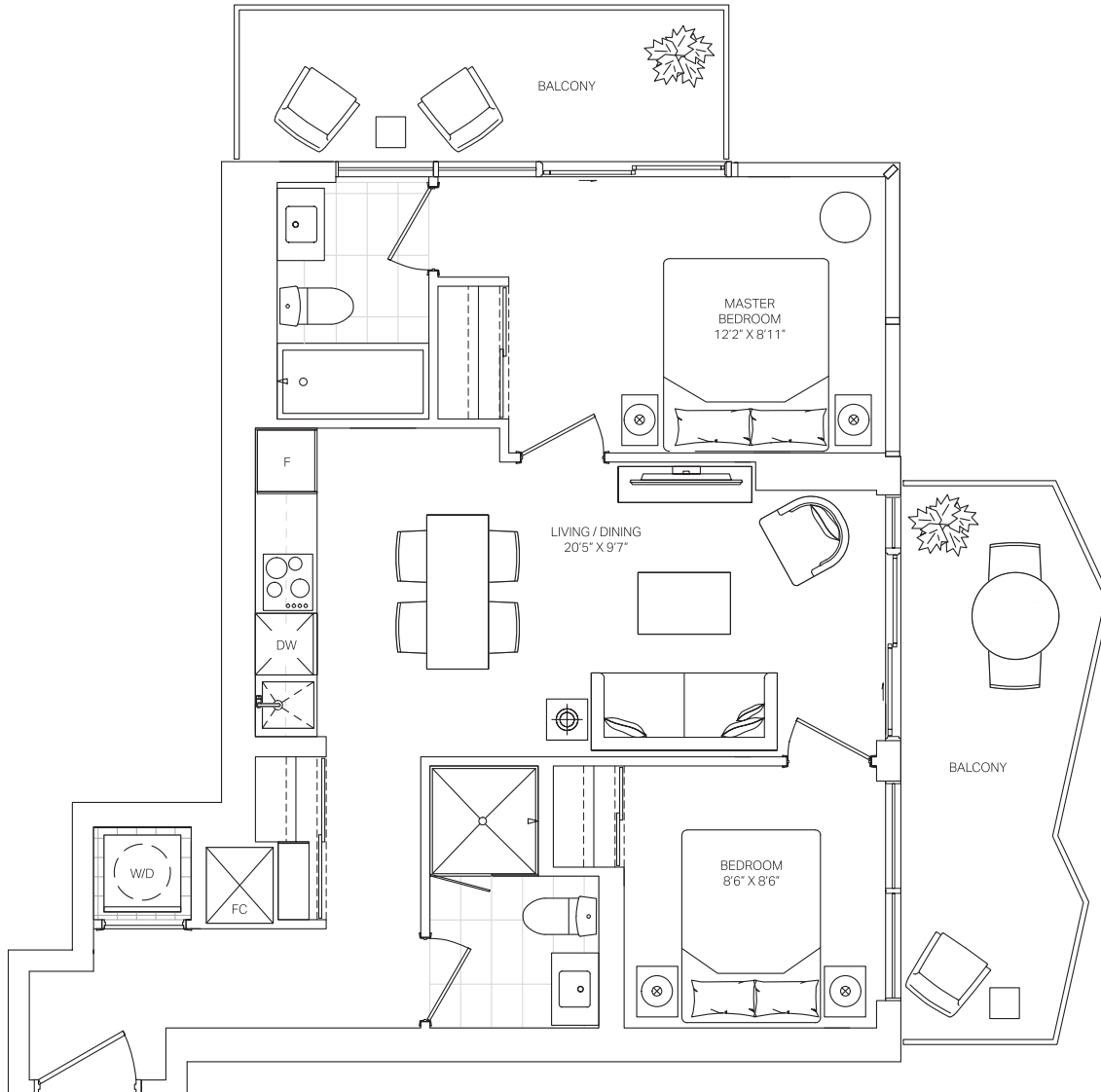
FLOORS 10-35

Balcony configurations may vary.

T-05S

untitled.
TORONTO

TWO BEDROOM TWO BATH	INTERIOR: 670 SQ.FT.	EXTERIOR: 184 SQ.FT.	TOTAL: 854 SQ.FT.
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FLOORS 10-35

Balcony sizes and configurations may vary.



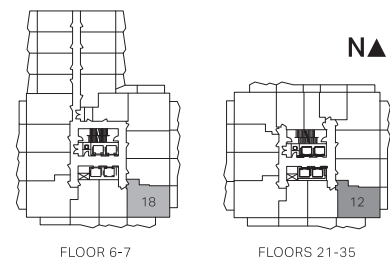
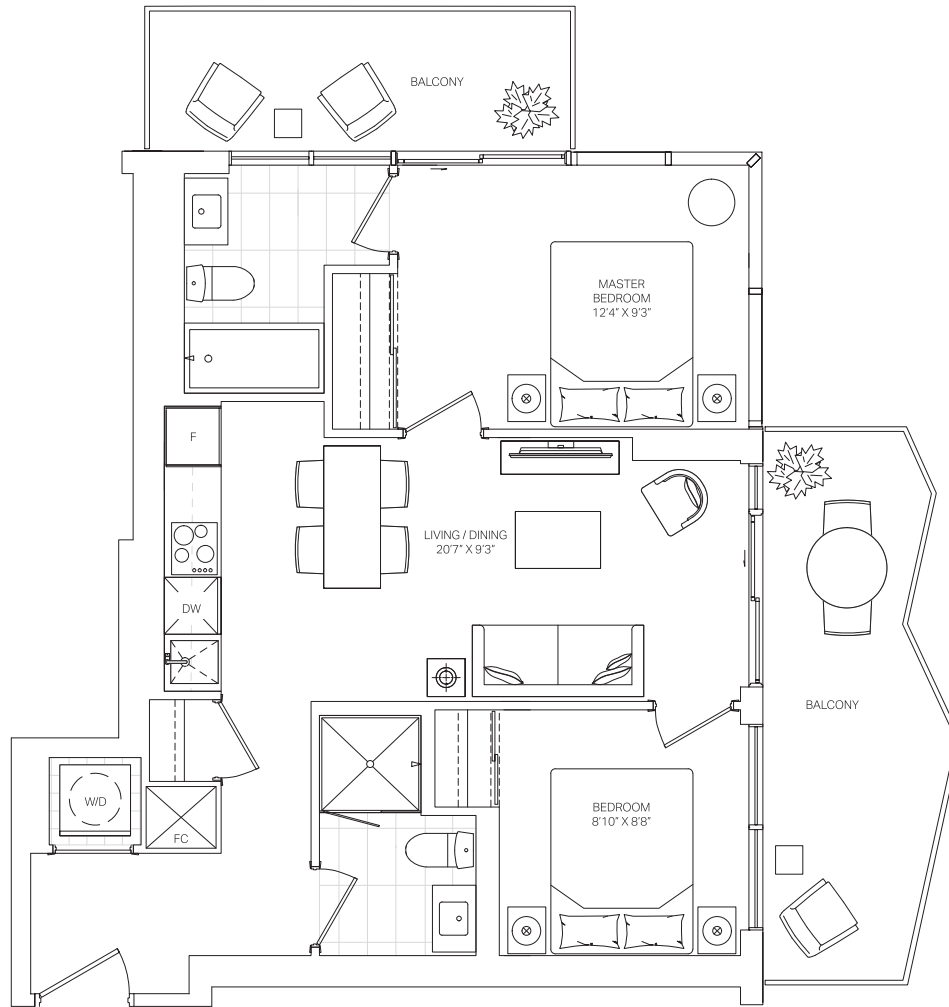
Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual useable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be a reverse layout to the plan shown. E.&O.E.

T-12S

P-618 / 718S

untitled.
TORONTO

TWO BEDROOM TWO BATH	INTERIOR: 673 SQ.FT.	EXTERIOR: 183 SQ.FT.	TOTAL: 856 SQ.FT.
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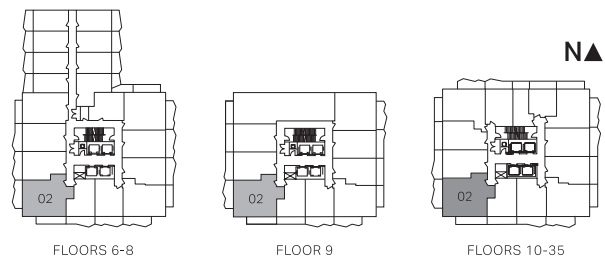
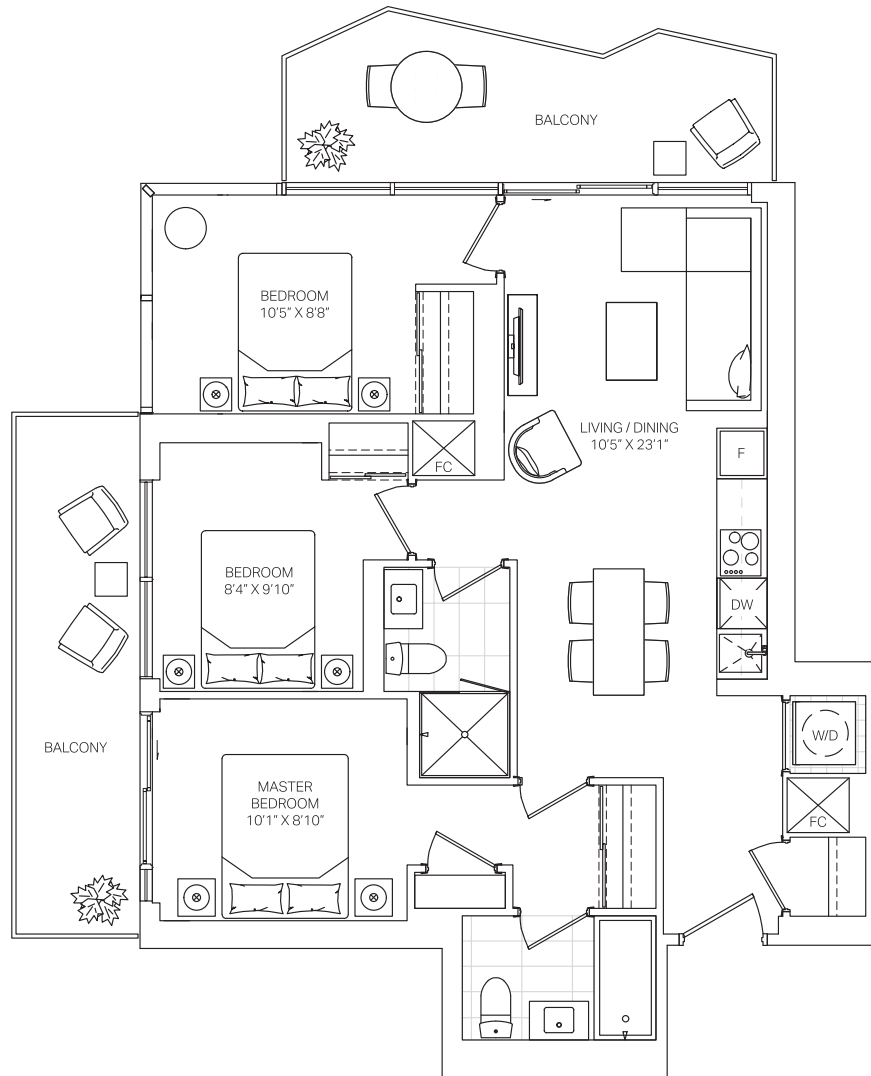
Balcony sizes and configurations may vary.

T-02S

P-602 / 702 / 802 / 902S

untitled.
TORONTO

THREE BEDROOM TWO BATH	INTERIOR: 848 SQ.FT.	EXTERIOR: 211 SQ.FT.	TOTAL: 1,059 SQ.FT.
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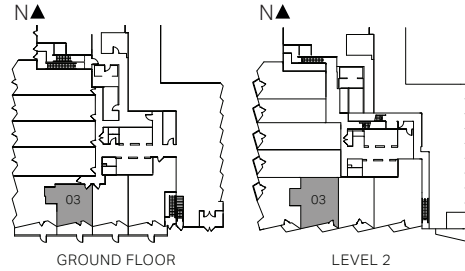
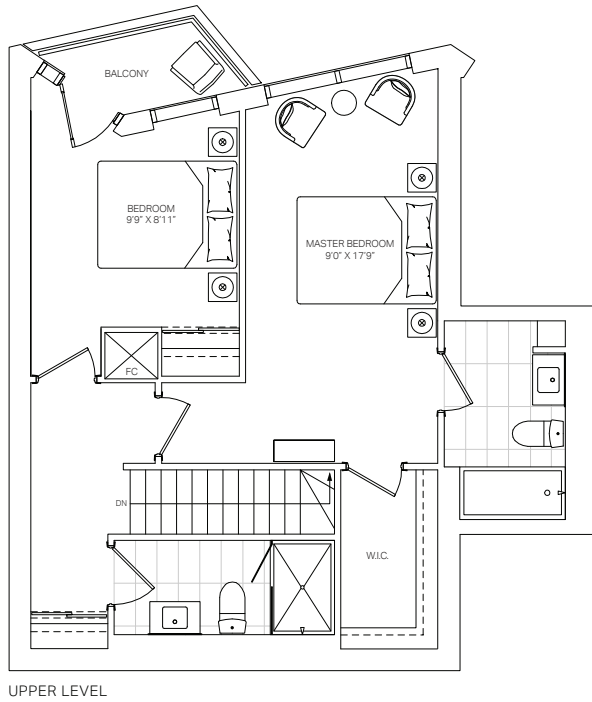
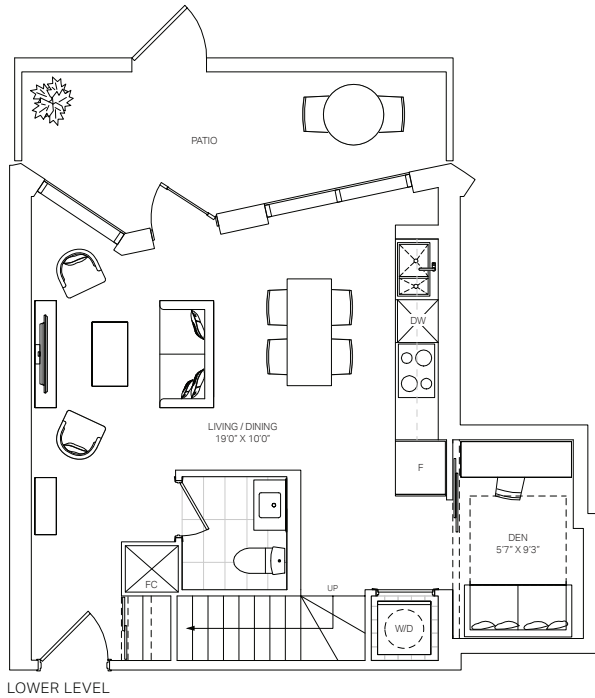


Balcony sizes and configurations may vary.

TH-03S

untitled.
TORONTO

TWO BEDROOM + DEN	INTERIOR: 1,111 SQ.FT.	EXTERIOR: 159 SQ.FT.	TOTAL: 1,270 SQ.FT.
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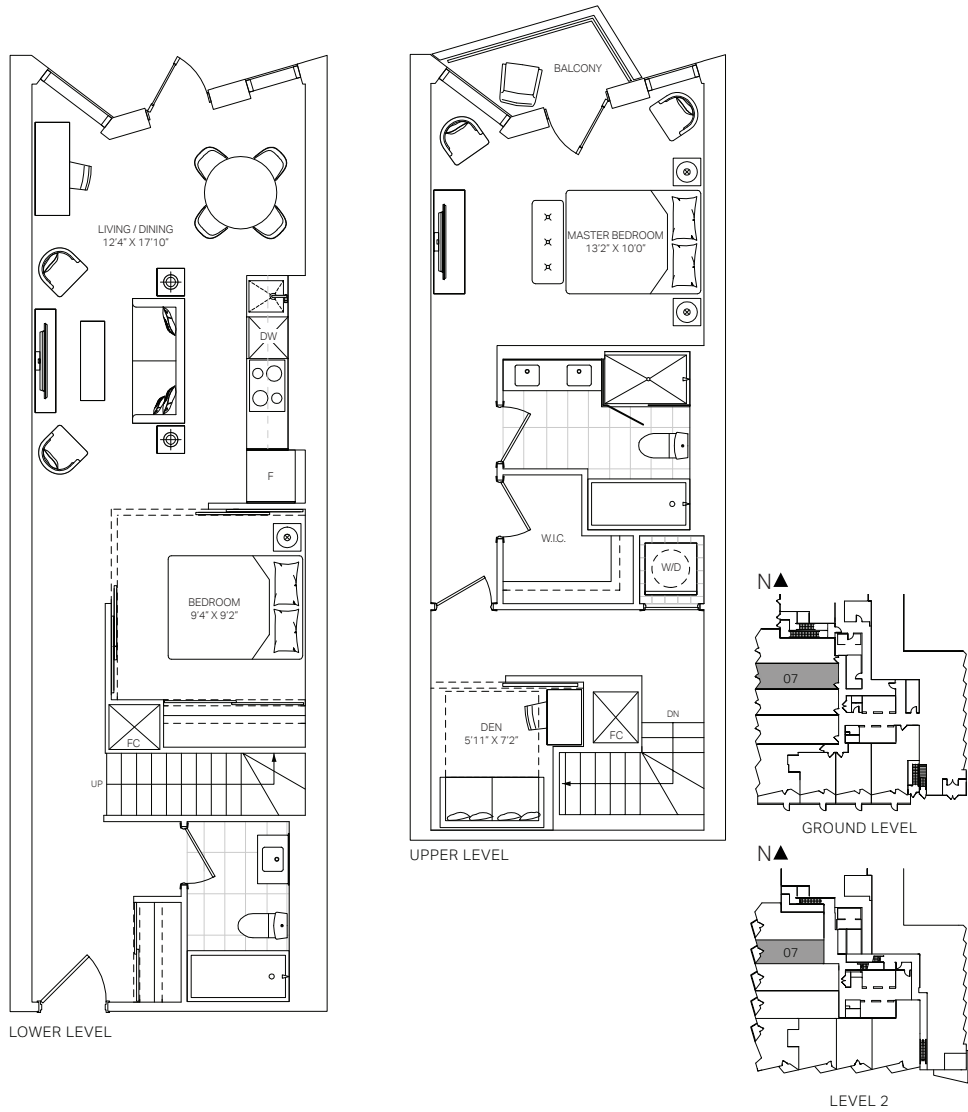


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TH-07S

untitled.
TORONTO

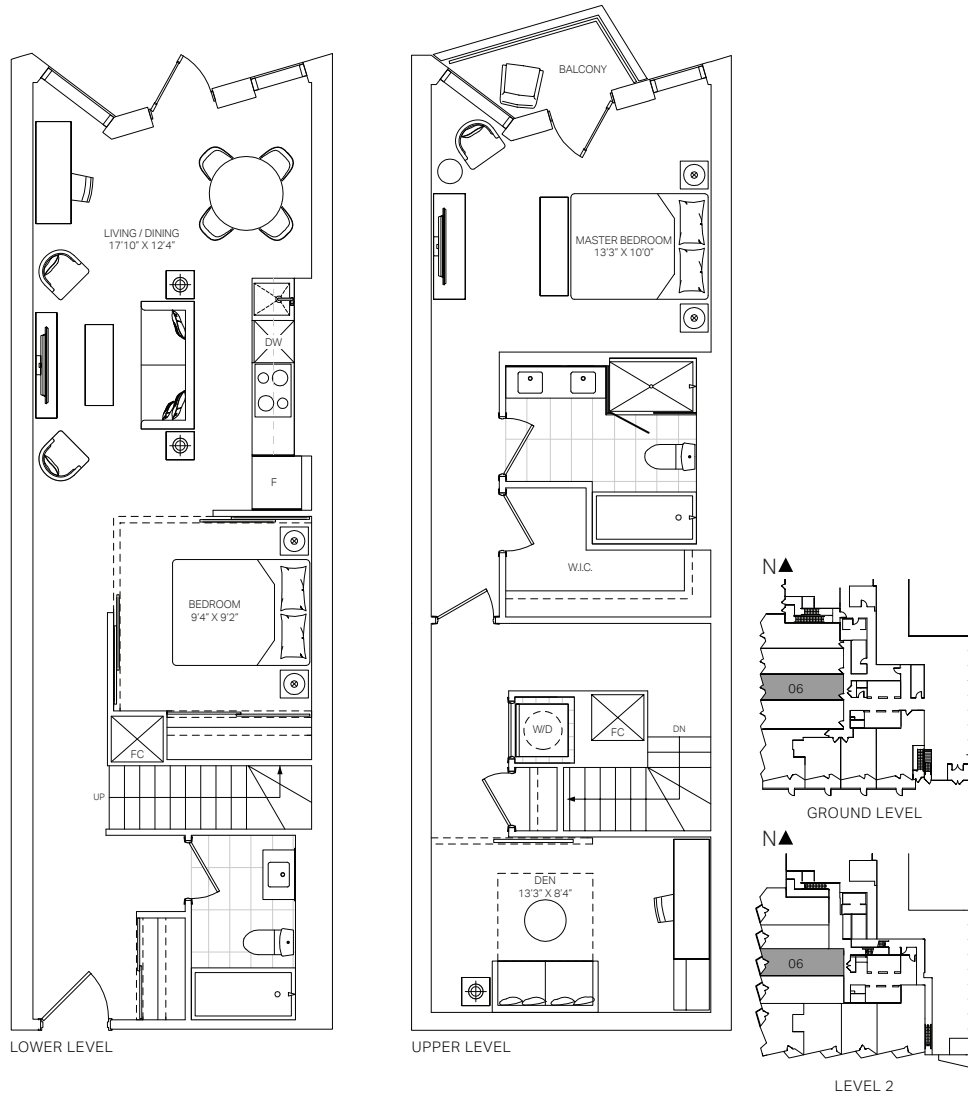
TWO BEDROOM + DEN	INTERIOR: 1,158 SQ.FT.	EXTERIOR: 27 SQ.FT.	TOTAL: 1,185 SQ.FT.
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TH-06S

untitled.
TORONTO

TWO BEDROOM + DEN	INTERIOR: 1,276 SQ.FT.	EXTERIOR: 27 SQ.FT.	TOTAL: 1,303 SQ.FT.
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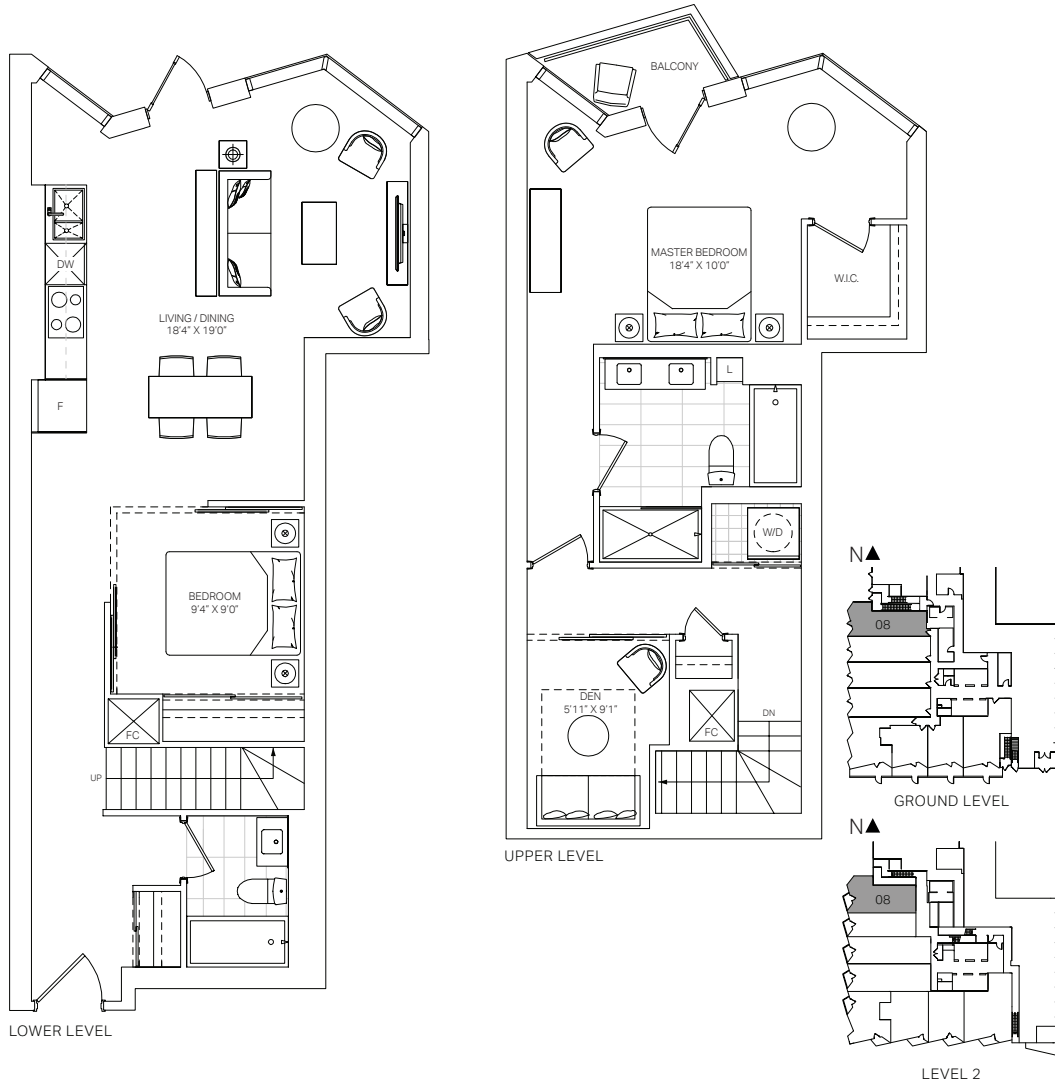


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TH-08S

untitled.
TORONTO

TWO BEDROOM + DEN	INTERIOR: 1,317 SQ.FT.	EXTERIOR: 27 SQ.FT.	TOTAL: 1,344 SQ.FT.
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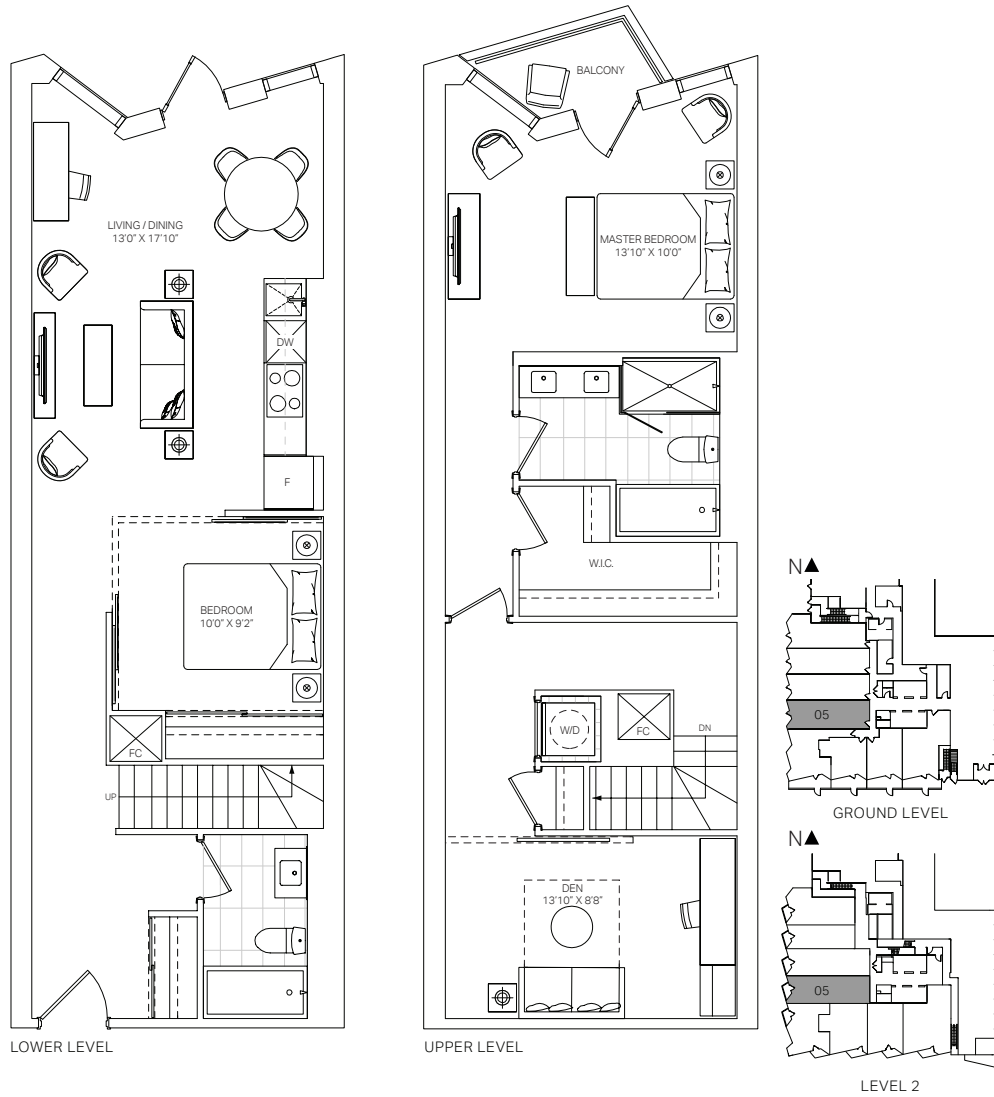


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TH-05S

untitled.
TORONTO

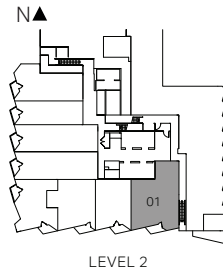
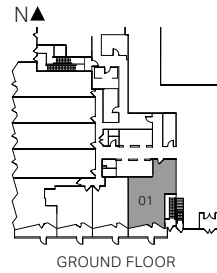
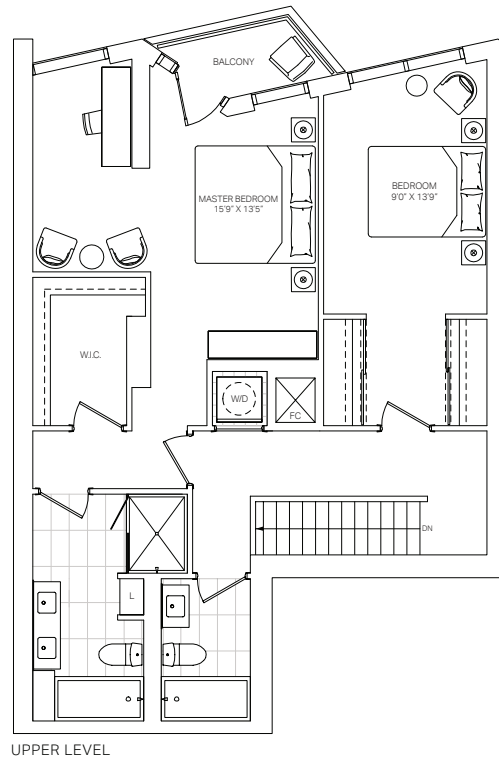
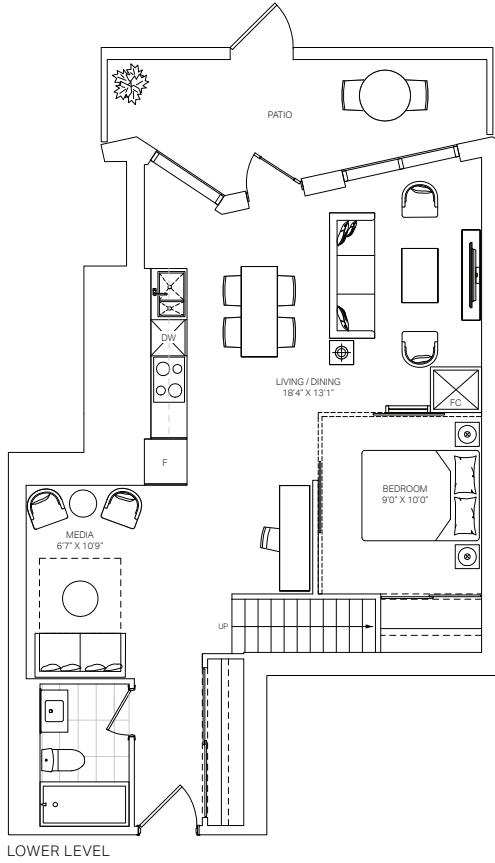
TWO BEDROOM + DEN	INTERIOR: 1,334 SQ.FT.	EXTERIOR: 27 SQ.FT.	TOTAL: 1,361 SQ.FT.
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TH-01S

untitled.
TORONTO

THREE BEDROOM + MEDIA	INTERIOR: 1,661 SQ.FT.	EXTERIOR: 167 SQ.FT.	TOTAL: 1,828 SQ.FT.
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WORKSHEET

SUITE: _____ (the Unit) MODEL: _____	BASE PURCHASE PRICE \$ _____ PARKING COST \$ _____ LOCKER COST \$ _____ TOTAL PURCHASE PRICE \$ _____
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All Purchasers must meet the eligibility requirements set out in the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

PLEASE FILL OUT THE FOLLOWING:

PURCHASER INFORMATION: PLEASE ENCLOSE CLEAR COPY OF PURCHASER PHOTO IDENTIFICATION WITH ADDRESS AND CANADIAN PASSPORT OR P.R. CARD

PURCHASER 1		PURCHASER 2	
First Name:		First Name:	
Last Name:		Last Name:	
Address:		Address:	
Suite #:		Suite #:	
City:	Province:	City:	Province:
Postal Code:		Postal Code:	
Main Phone:		Main Phone:	
Alternate Phone:		Alternate Phone:	
Date of Birth:		Date of Birth:	
Identification Document Type 1:	Identification Document Type 2:	Identification Document Type 1:	Identification Document Type 2:
Identification #:	Identification #:	Identification #:	Identification #:
Expiry Date:	Expiry Date:	Expiry Date:	Expiry Date:
Email:		Email:	
Profession and Company Name (for FINTRAC purposes):		Profession and Company Name (for FINTRAC purposes):	
End User or Investor?		End User or Investor?	

Co-operating Broker: Please enclose Agent's business card.

Name: _____

Brokerage: _____

Address: _____

Mobile: _____

Office: _____

Fax: _____

Email: _____