



ELM
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NEW SPRING 2024 INCENTIVES PROGRAM



Please speak to Sales Representative for more details. Some restrictions may apply. The New Spring Incentives Program is a limited time offer. Prices, Incentives and specifications are subject to change without notice E. & O.E.

April 4, 2024





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NEW SPRING 2024 INCENTIVES PROGRAM

1 BEDROOM SUITES						
Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
S1	JR 1B	300	N	0	42	\$710,900
1D	1B	457	NW	0	44	\$860,900
1T+D	1B+D	474	N	0	41	\$891,900
1U+D	1B+D	506	S	0	5	\$893,900
1B	1B	430	W	89	51	\$903,900
1S+D	1B+D	504	N	0	47	\$913,900
1D+D	1B+D	509	N	0	40	\$939,900
1K+D	1B+D	568	SE	0	5	\$933,900
1Q+D	1B+D	603	S	78	10	\$1,025,900
1A+D	1B+D	484	S	79	44	\$1,050,900

2 BEDROOM SUITES						
Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
2T	2B	722	E	0	2	\$1,075,900
2H	2B	623	NW	0	62	\$1,115,900
2M	2B	686	SE	244	13	\$1,217,900
2D	2B	639	NW	81	55	\$1,220,900
2L	2B	683	NE	165	40	\$1,243,900
2O+M	2B+M	689	S	77	46	\$1,253,900
2A+M	2B+M	596	S	87	44	\$1,282,900

3 BEDROOM SUITES						
Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
3D+D	3B+D	983	SE	0	6	\$1,544,900

Please speak to a Sales Representative for details.
*This pricing only applies to floors and units that are released.
Premiums apply to floors, balconies, terraces, and views.

Please speak to Sales Representative for further 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.
April 4, 2024





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NEW SPRING 2024 INCENTIVES PROGRAM

<p>EXTENDED DEPOSIT STRUCTURE \$10,000 on Signing Balance to 2.5% in 30 days 2.5% in 90 days 2.5% in 730 days 2.5% in 900 days 10% at Occupancy Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.</p> <p>Parking: \$155,000 <i>Available for purchase on 3 Bedroom suites 800 sf and above and Model 3A suites, 767 sf, 55th Floor and above.</i> All others will be Waitlisted</p> <p>Storage Locker: Waitlisted</p>	<p>CANADIAN NON-RESIDENT DEPOSIT STRUCTURE \$10,000 on Signing Balance to 5% in 30 days 5% in 120 days 5% in 360 days 5% in 540 days 5% in 640 days 10% on Occupancy Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.</p> <p>Maintenance Fees: Approximately \$0.69/sf. Water and hydro are separately metered. Gas is included.</p>	<p>TAXES Estimated at approximately 1% of Purchase Price <i>Prices Include H.S.T.*****</i></p> <p>Occupancy Commencing: May 31, 2027</p> <p>*****As per the Agreement of Purchase and Sale.</p>
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Please speak to Sales Representative for further 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.
April 4, 2024





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NEW SPRING 2024 CLIENT INCENTIVES

- **EXTENDED DEPOSIT STRUCTURE**

\$10,000 on Signing
Balance to 2.5% in 30 days
2.5% in 90 days
2.5% in 730 days
2.5% in 900 days
10% on Occupancy

- **1 YEAR FREE MAINTENANCE***

- **FREE ASSIGNMENT****

- **FREE RIGHT TO LEASE DURING OCCUPANCY**

- **CREDIT ON CLOSING**

\$20,000 for Studios & 1 Bedroom Suites
\$25,000 for 1 Bedroom + Den Suites
\$30,000 for 2 Bedroom/2 Bedroom + Den/2 Bedroom + Media suites
\$35,000 for 3 Bedroom/3 Bedroom + Den/3 Bedroom + Media suites

- **CAPPED DEVELOPMENT & EDUCATIONAL CHARGES**

\$15,000 for Studios
\$16,000 for 1 Bedroom/1 Bedroom + Den suites
\$18,500 for 2 Bedroom/2 Bedroom + Den/2 Bedroom + Media suites
\$20,500 for 3 Bedroom/3 Bedroom + Den/3 Bedroom + Media suites

- **CANADIAN NON-RESIDENT DEPOSIT STRUCTURE*****

\$10,000 on Signing
Balance to 5% in 30 days
5% in 120 days
5% in 360 days
5% in 540 days
5% in 640 days
10% on Occupancy

**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.*

***Legal fees will apply.*

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

Please speak to Sales Representative for more details. Some restrictions may apply. The New Spring Incentives Program is a limited time offer. Prices, Incentives, and specifications are subject to change without notice E. & O.E.

April 4, 2024

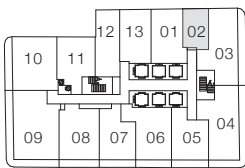
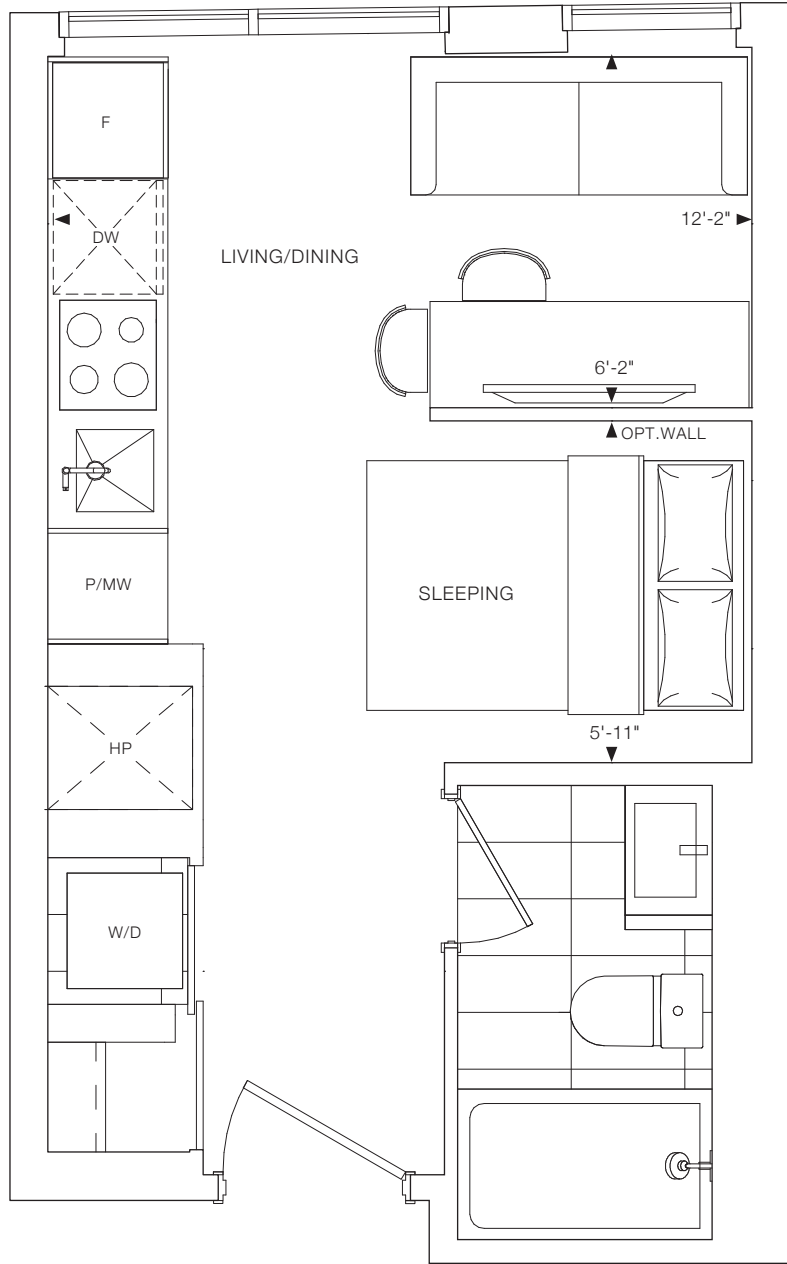




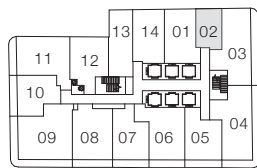
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S1

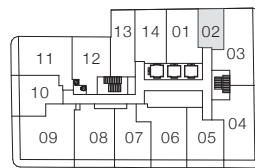
JUNIOR 1 BEDROOM
INTERIOR: 300 SQ. FT.
TOTAL: 300 SQ. FT.



LEVEL 10-12



LEVEL 13-16, 25-39



LEVEL 40-44



LEVEL 45-55

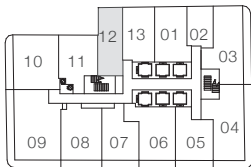
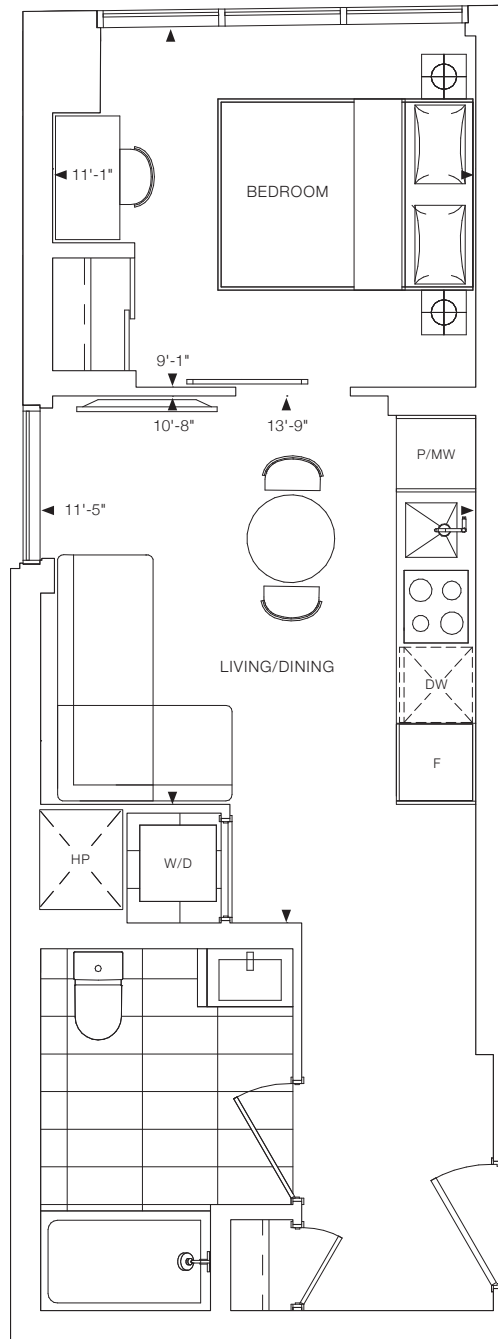




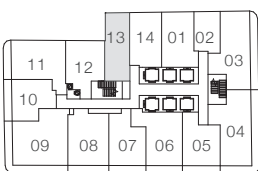
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1D

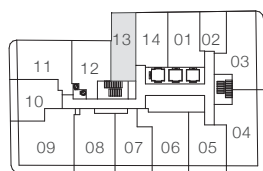
1 BEDROOM
INTERIOR: 457 SQ.FT.
TOTAL: 457 SQ.FT.



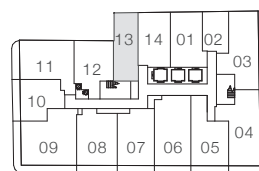
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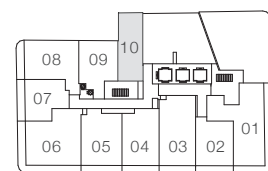
LEVEL 13-39



LEVEL 40-44



LEVEL 45-55



LEVEL 56

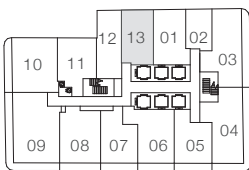
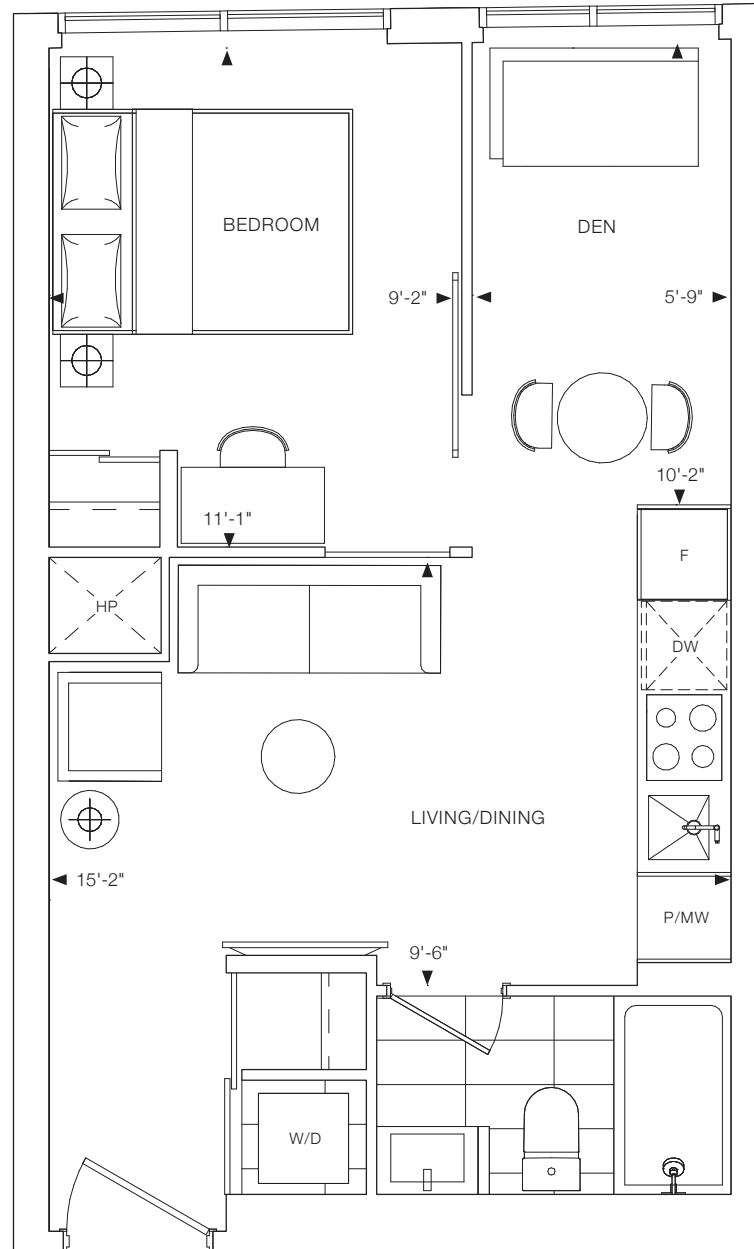




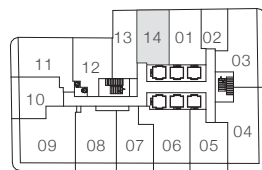
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1T+D

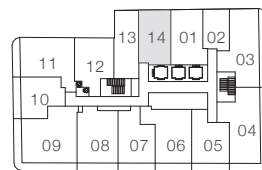
1 BEDROOM + DEN
INTERIOR: 474 SQ.FT.
TOTAL: 474 SQ.FT.



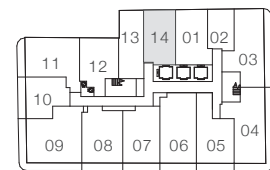
LEVEL 10-12



LEVEL 13-39



LEVEL 40-44



LEVEL 45-55

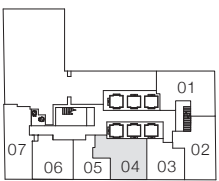
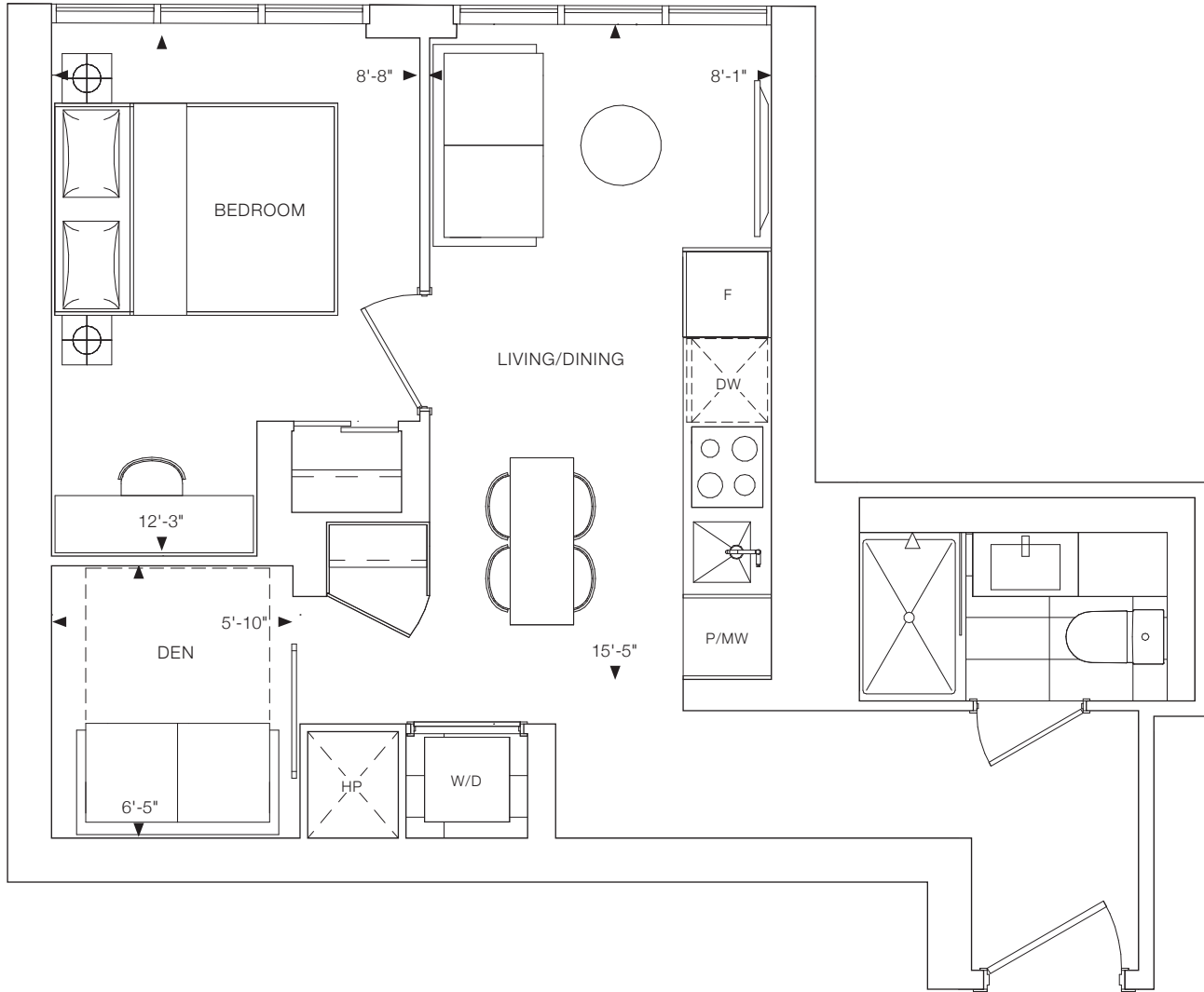




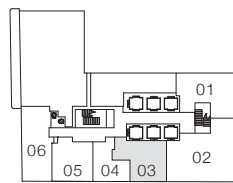
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1U+D

1 BEDROOM + DEN
INTERIOR: 506 SQ.FT.
TOTAL: 506 SQ.FT.



LEVEL 5



LEVEL 6-8

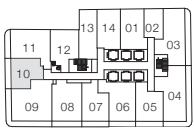
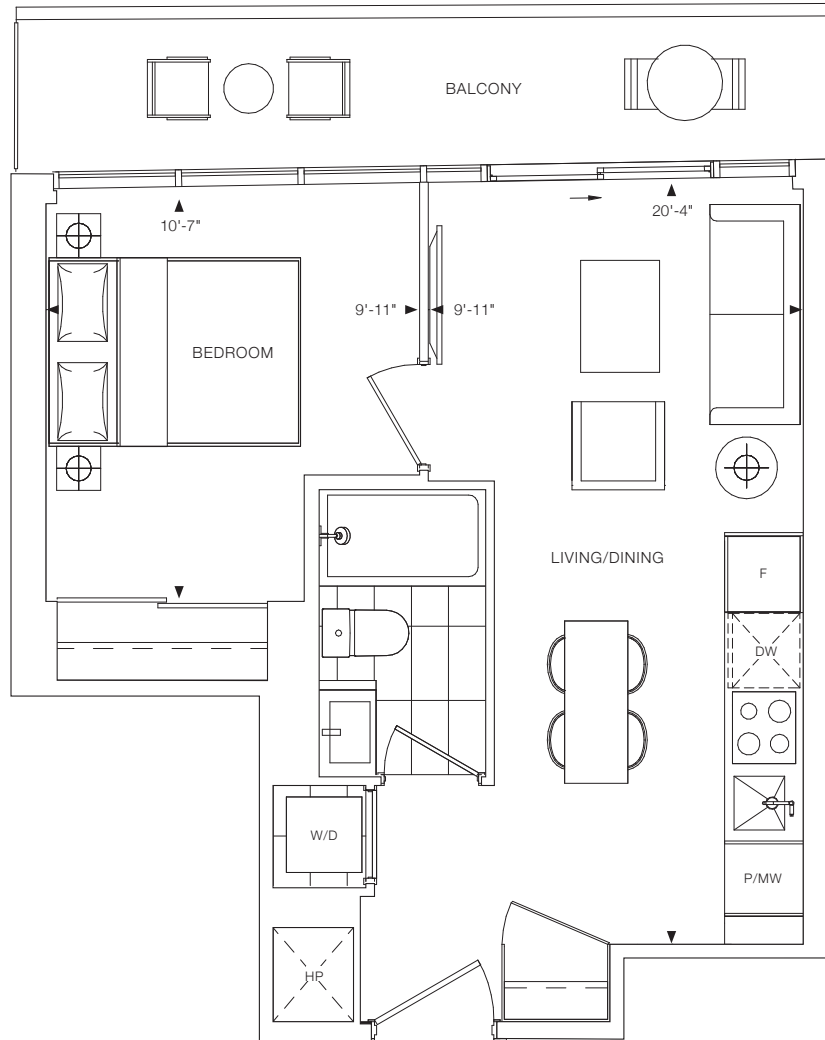




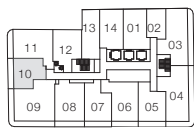
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1B

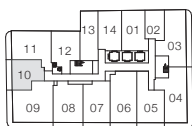
1 BEDROOM
INTERIOR: 430 SQ.FT.
EXTERIOR: 89 SQ.FT.
TOTAL: 519 SQ.FT.



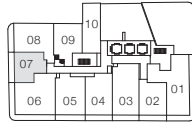
LEVEL 16-39



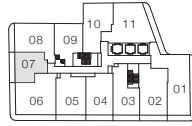
LEVEL 40-44



LEVEL 45-55



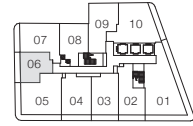
LEVEL 56



LEVEL 57-59



LEVEL 60



LEVEL 61-69

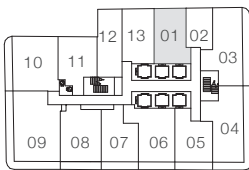
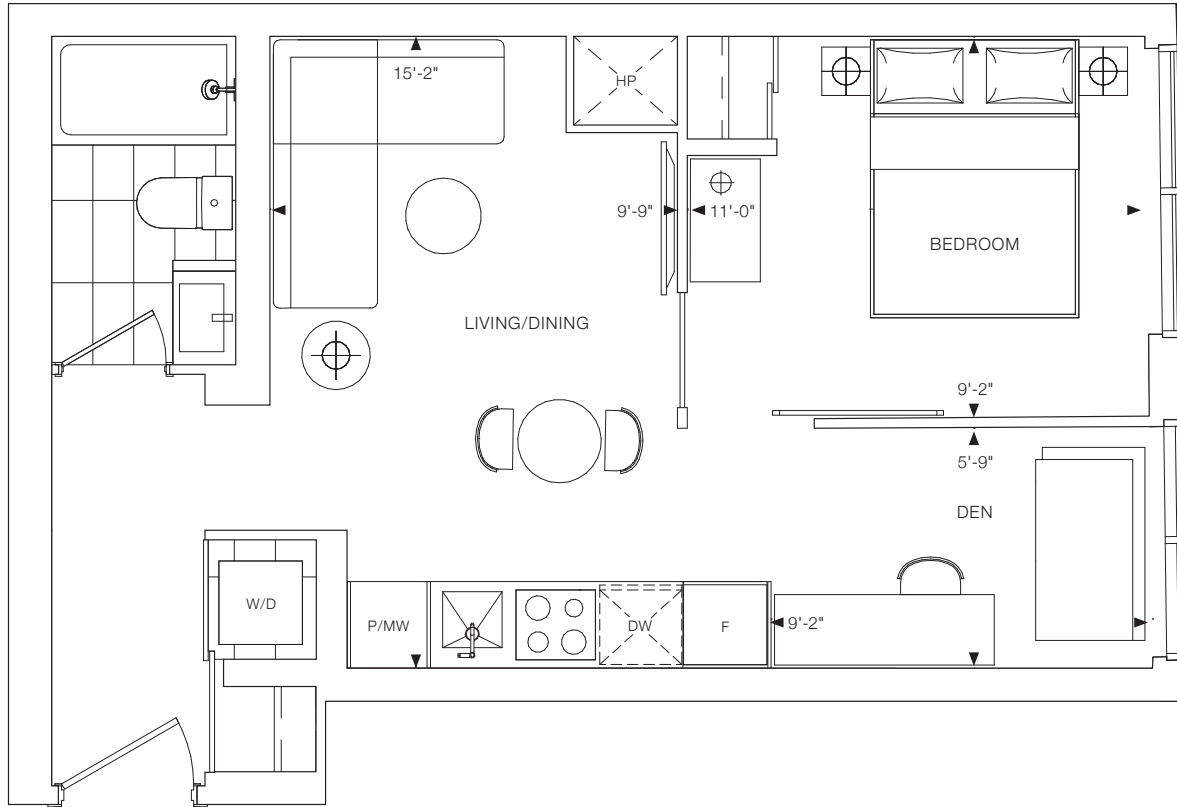




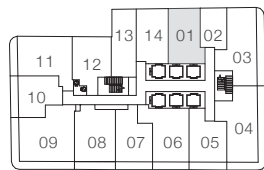
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1S+D

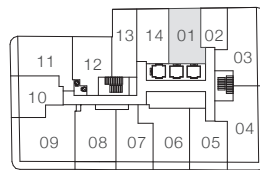
1 BEDROOM + DEN
INTERIOR: 504 SQ.FT.
TOTAL: 504 SQ.FT.



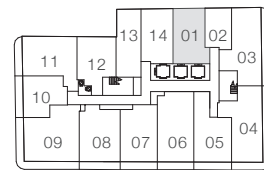
LEVEL 10-12



LEVEL 13-39



LEVEL 40-44



LEVEL 45-55

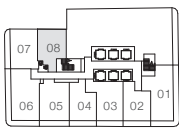
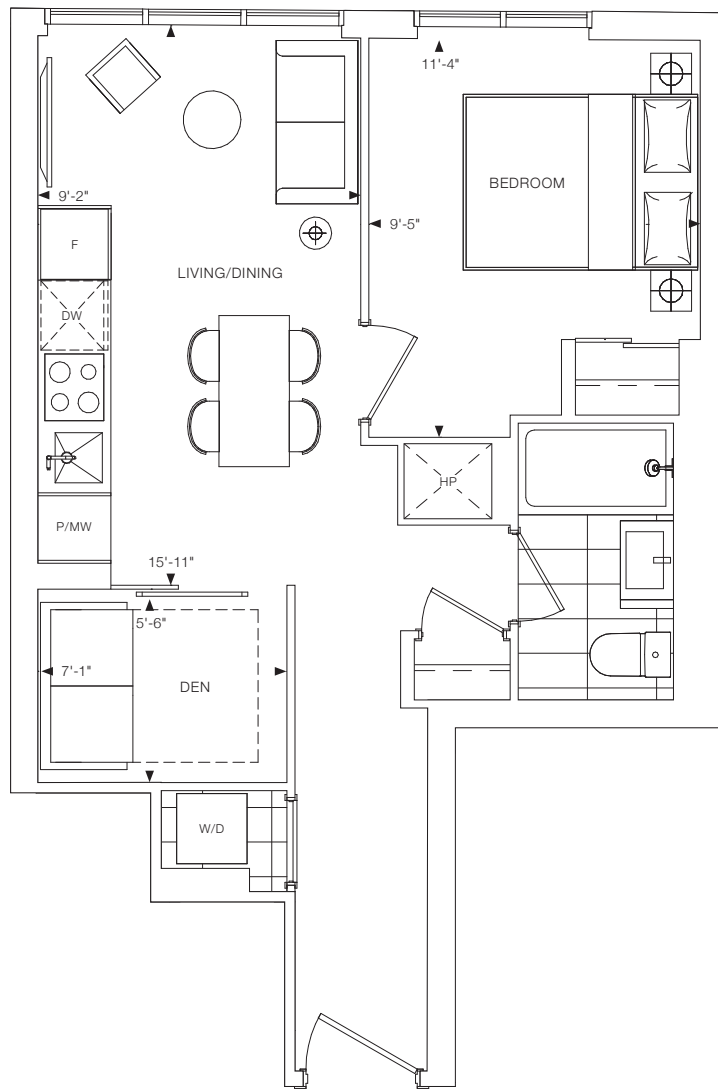




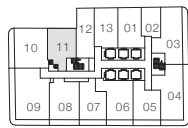
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1D+D

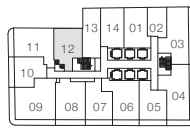
1 BEDROOM + DEN
INTERIOR: 509 SQ.FT.
TOTAL: 509 SQ.FT.



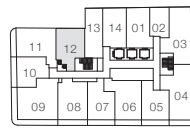
LEVEL 9



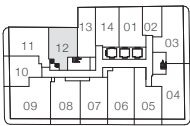
LEVEL 10-12



LEVEL 13-39



LEVEL 40-44



LEVEL 45-55



LEVEL 56



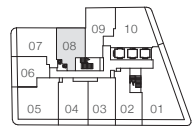
LEVEL 57



LEVEL 58-59



LEVEL 60



LEVEL 61-69

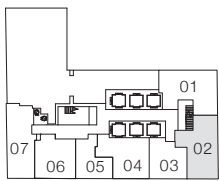
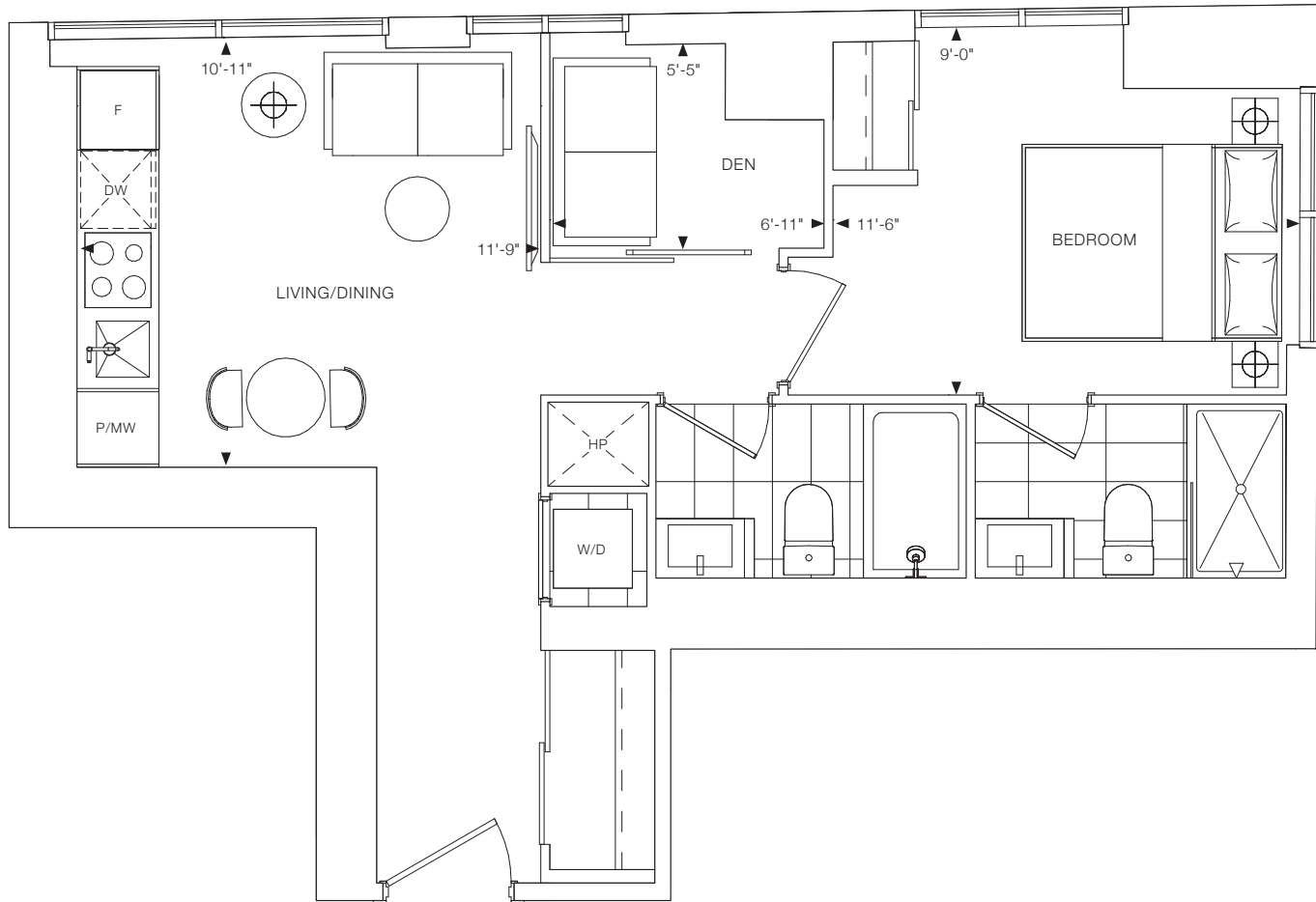




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1K+D

1 BEDROOM + DEN + 2 BATH
INTERIOR: 568 SQ.FT.
TOTAL: 568 SQ.FT.



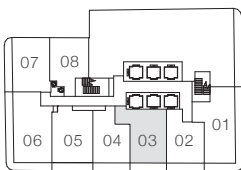
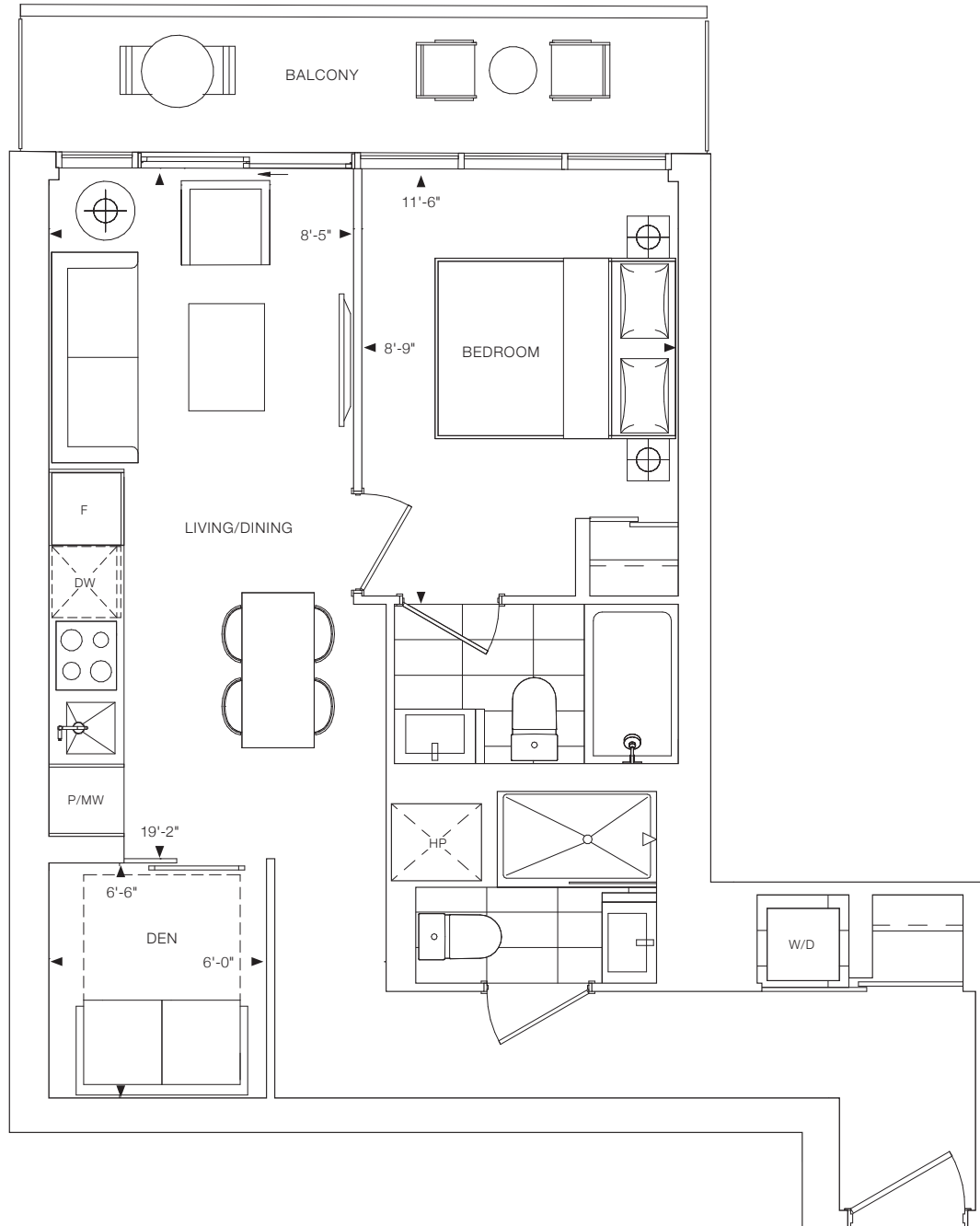
LEVEL 5



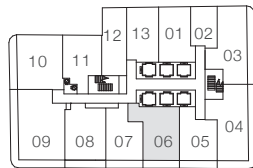
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1Q+D

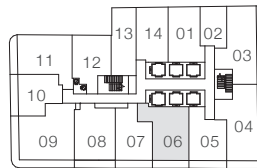
1 BEDROOM + DEN + 2 BATH
INTERIOR: 603 SQ.FT.
EXTERIOR: 78 SQ.FT.
TOTAL: 681 SQ.FT.



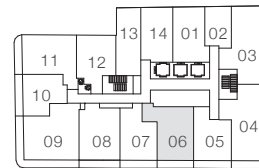
LEVEL 9



LEVEL 10-12



LEVEL 13-39



LEVEL 40-44

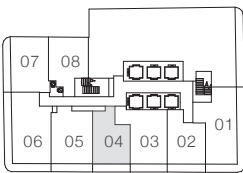
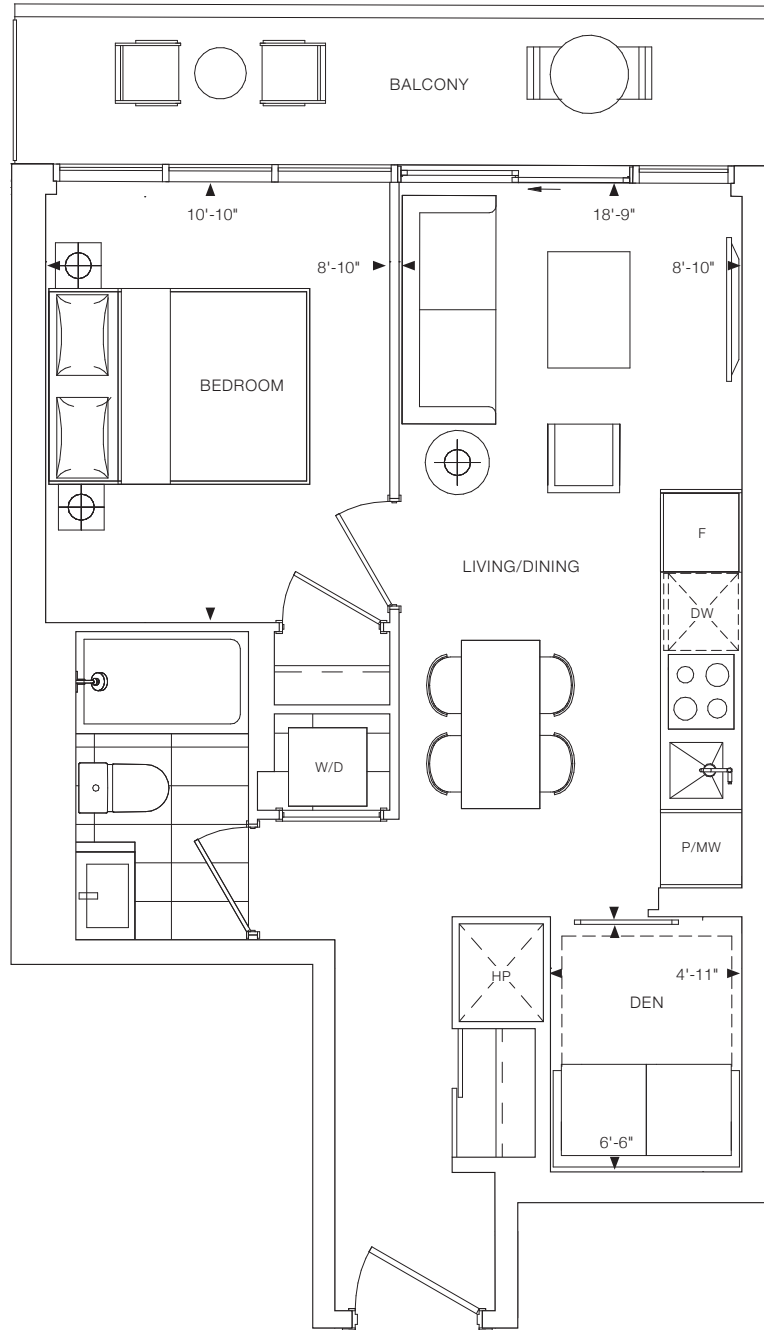




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1A+D

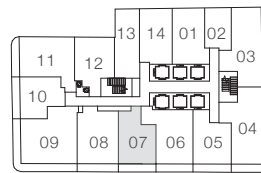
1 BEDROOM + DEN
INTERIOR: 484 SQ.FT.
EXTERIOR: 79 SQ.FT.
TOTAL: 563 SQ.FT.



LEVEL 9



LEVEL 10-12



LEVEL 13-39



LEVEL 40-44

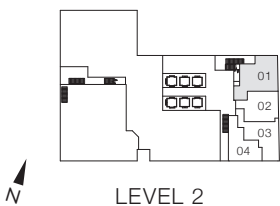
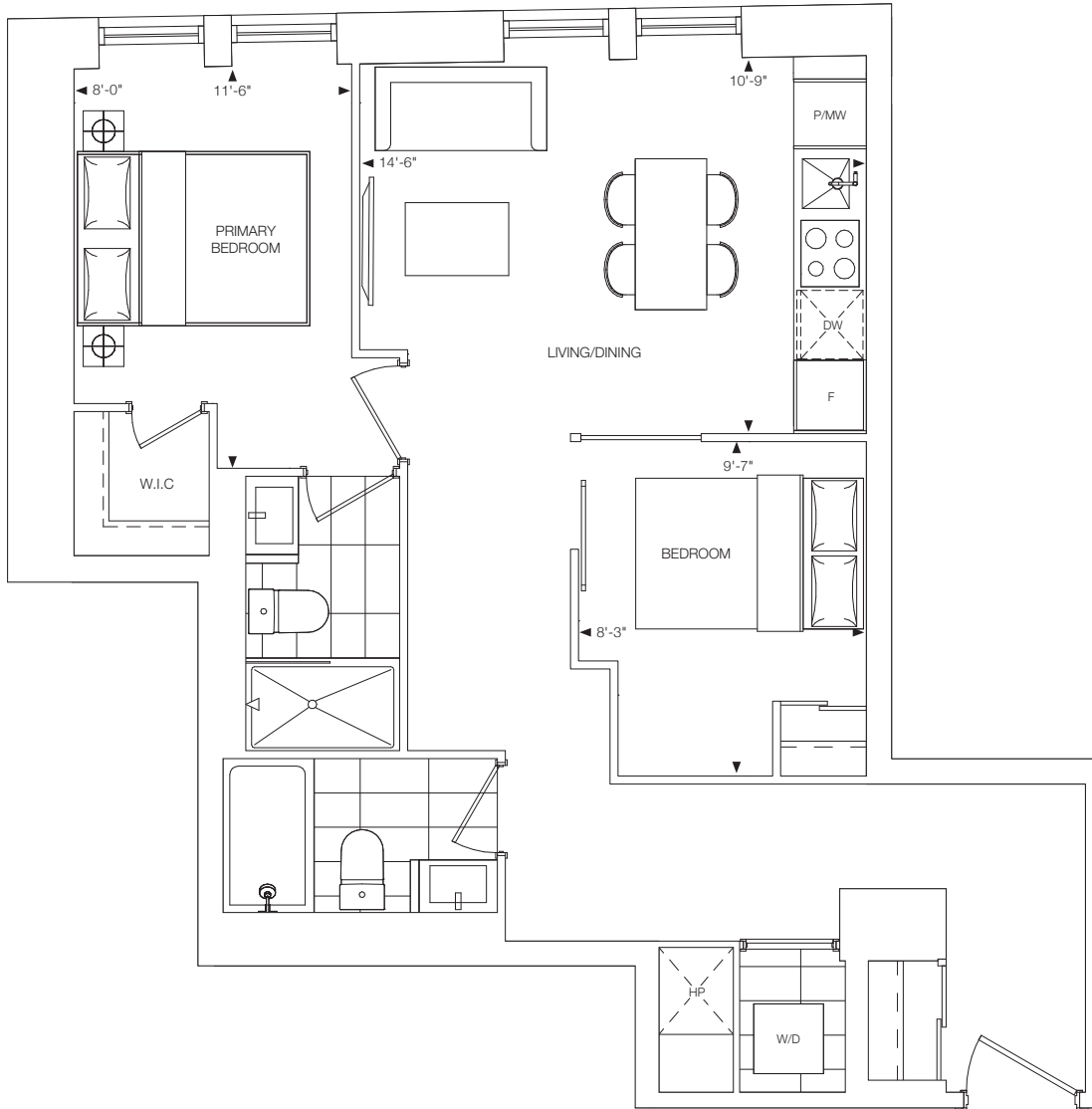




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2T

2 BEDROOM + 2 BATH
INTERIOR: 722 SQ.FT.
TOTAL: 722 SQ.FT.

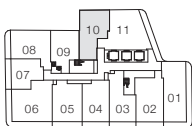
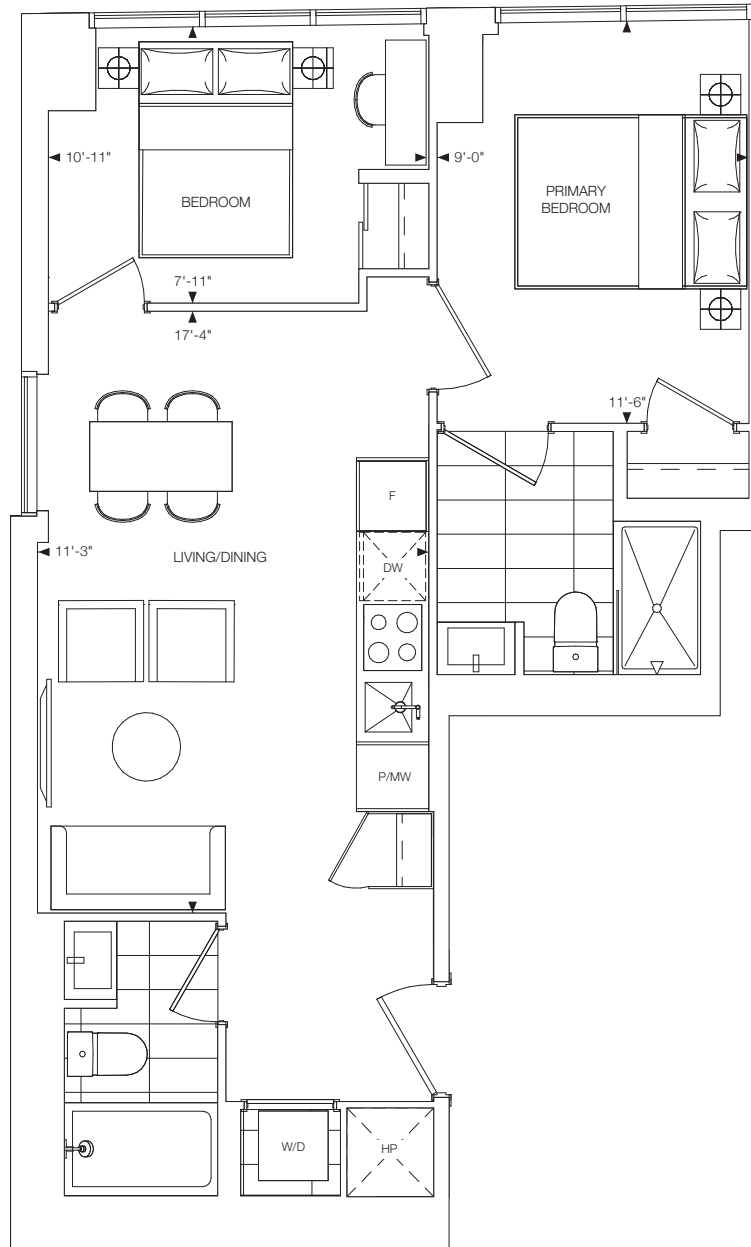




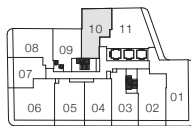
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2H

2 BEDROOM + 2 BATH
INTERIOR: 623 SQ.FT.
TOTAL: 623 SQ.FT.



LEVEL 57



LEVEL 58-59



LEVEL 60



LEVEL 61-69

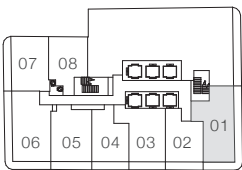
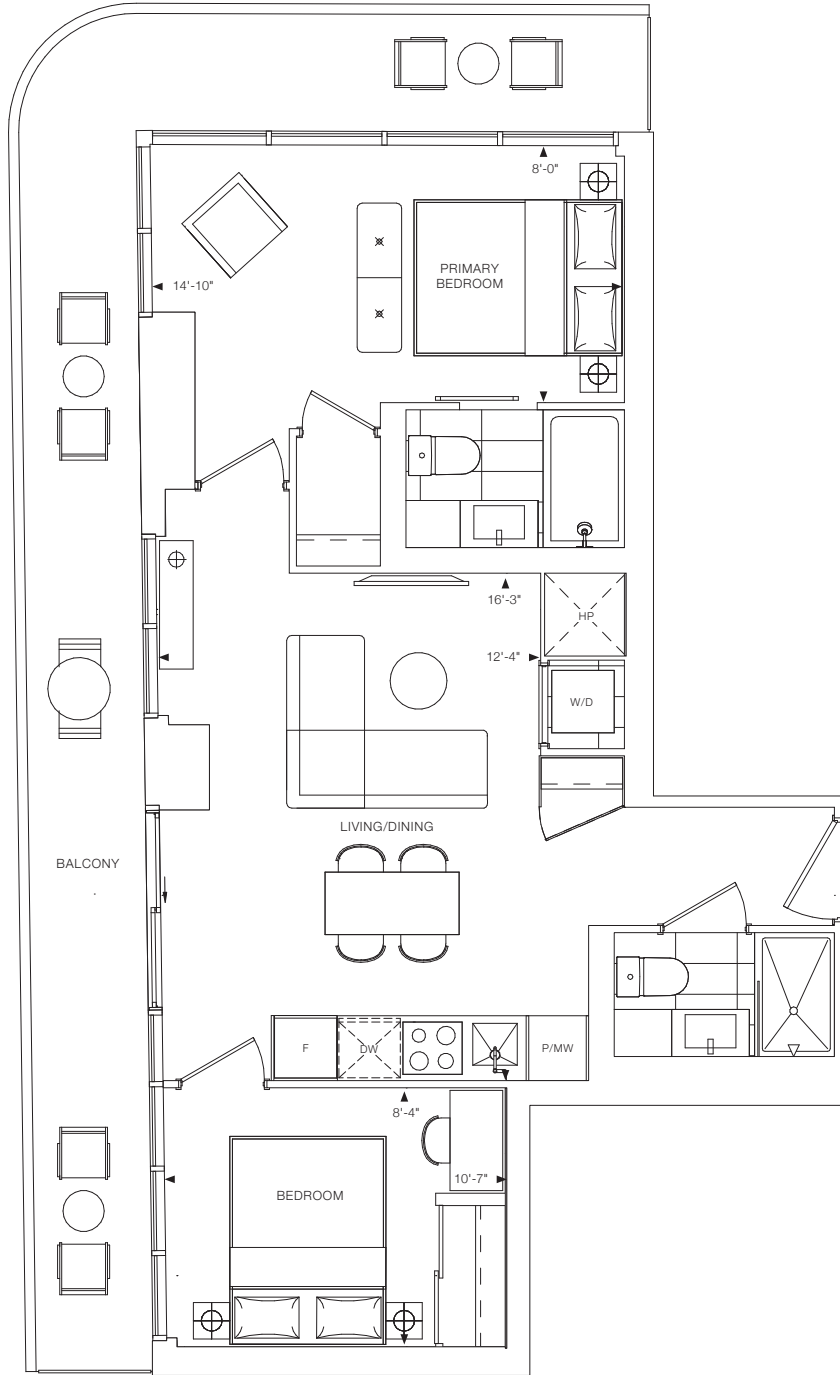




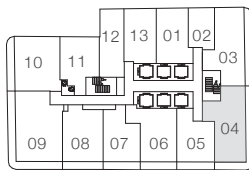
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2M

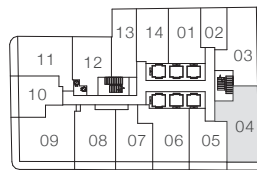
2 BEDROOM + 2 BATH
INTERIOR: 686 SQ.FT.
EXTERIOR: 244 SQ.FT.
TOTAL: 930 SQ.FT.



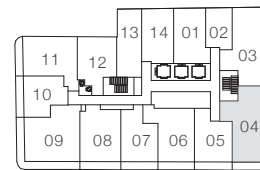
LEVEL 9



LEVEL 10-12



LEVEL 13-39



LEVEL 40-44

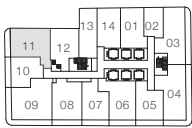
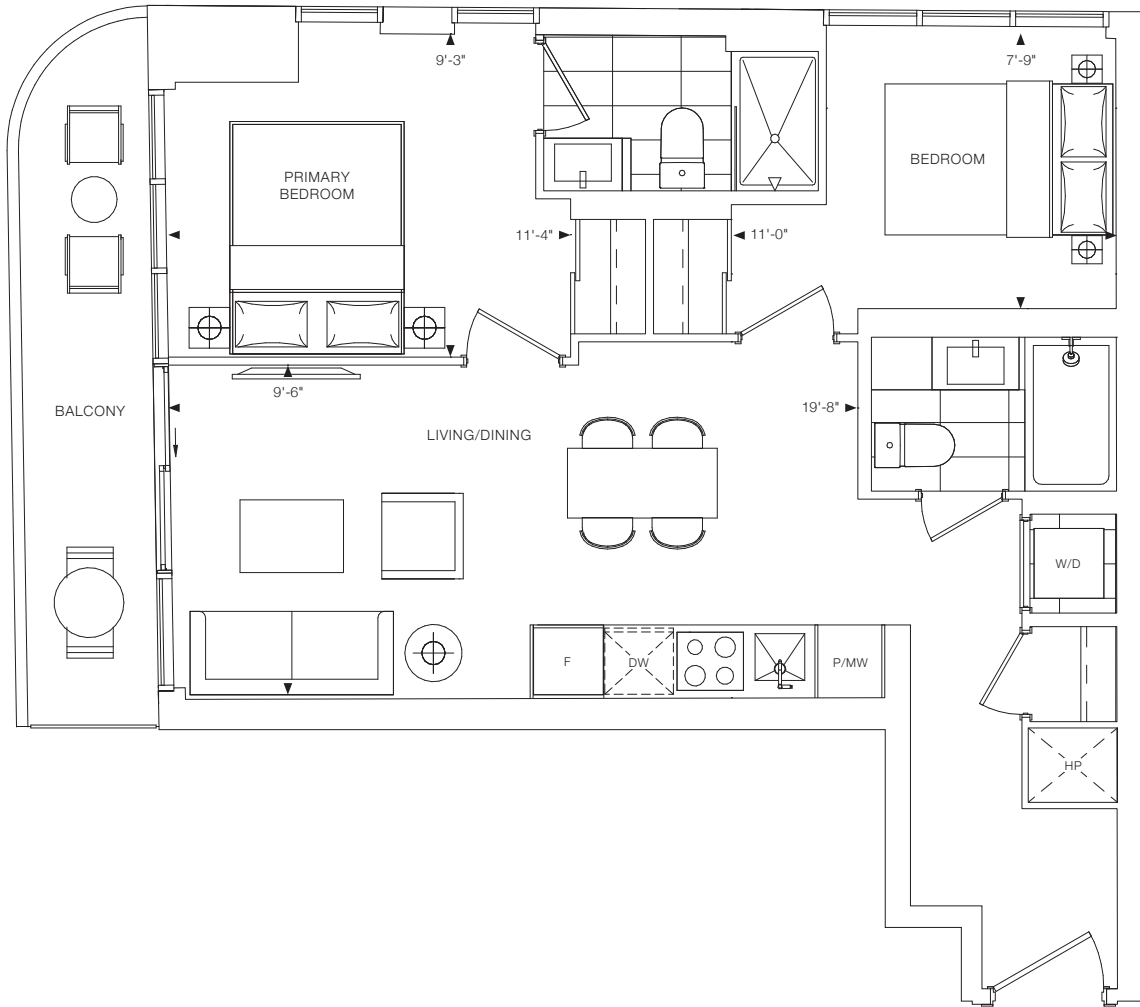




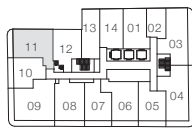
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2D

2 BEDROOM + 2 BATH
INTERIOR: 639 SQ.FT.
EXTERIOR: 81 SQ.FT.
TOTAL: 720 SQ.FT.



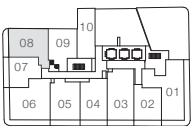
LEVEL 16-39



LEVEL 40-44



LEVEL 45-55



LEVEL 56



LEVEL 57



LEVEL 58-59



LEVEL 60



LEVEL 61-69

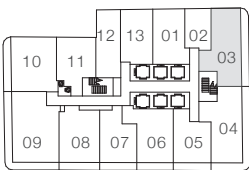
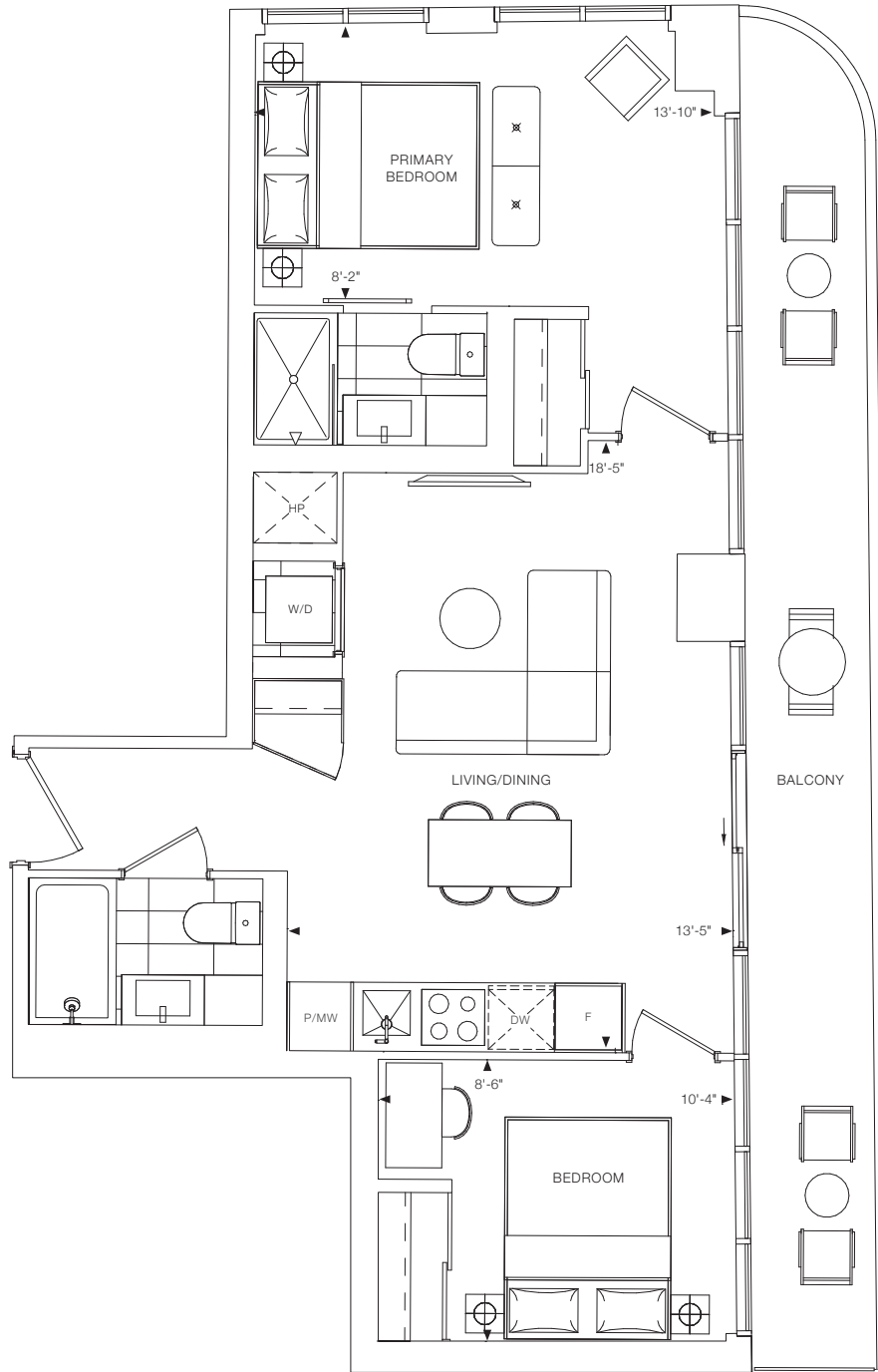




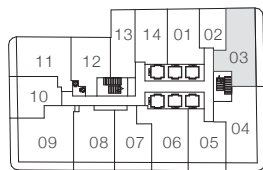
ELM
ON
YONGE

2L

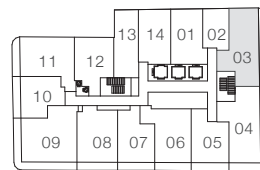
2 BEDROOM + 2 BATH
INTERIOR: 683 SQ.FT.
EXTERIOR: 165 SQ.FT.
TOTAL: 848 SQ.FT.



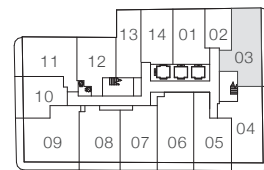
LEVEL 10-12



LEVEL 13-39



LEVEL 40-44



LEVEL 45-55

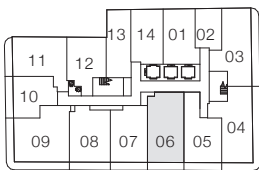
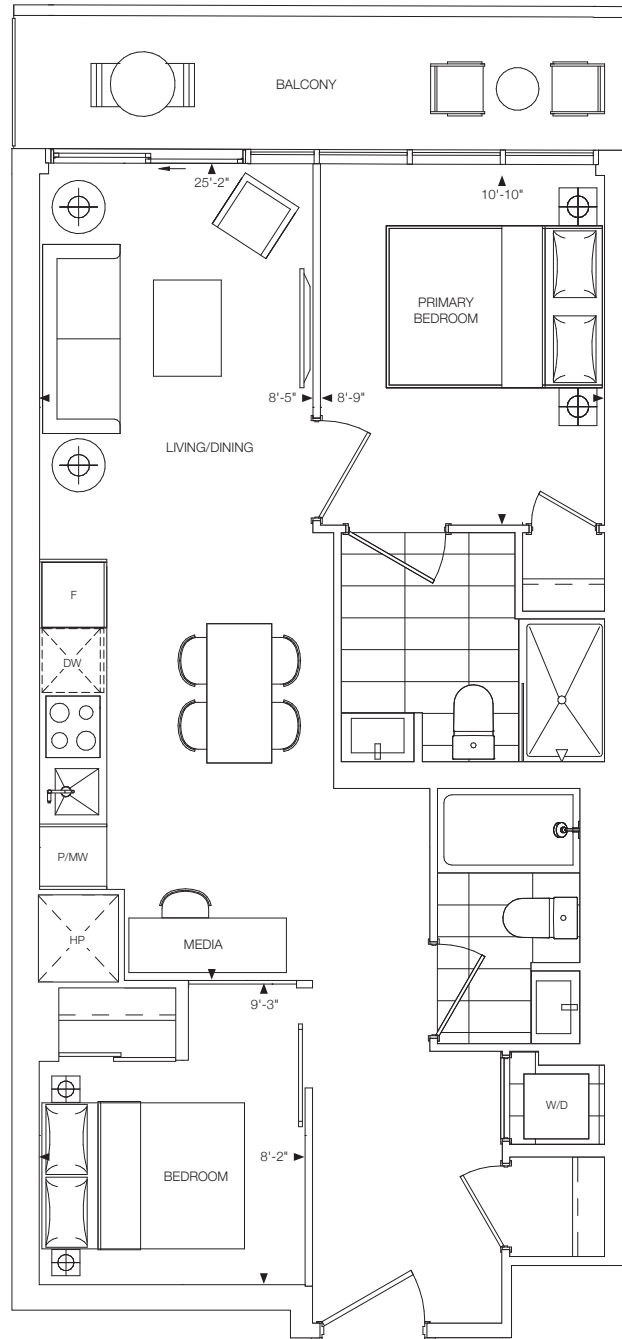




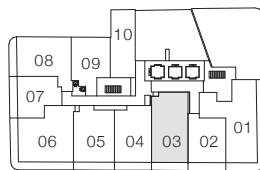
ELM
ON
YONGE

20+M

2 BEDROOM + MEDIA + 2 BATH
INTERIOR: 689 SQ.FT.
EXTERIOR: 77 SQ.FT.
TOTAL: 766 SQ.FT.



LEVEL 45-55



LEVEL 56

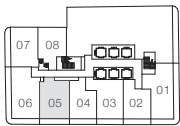
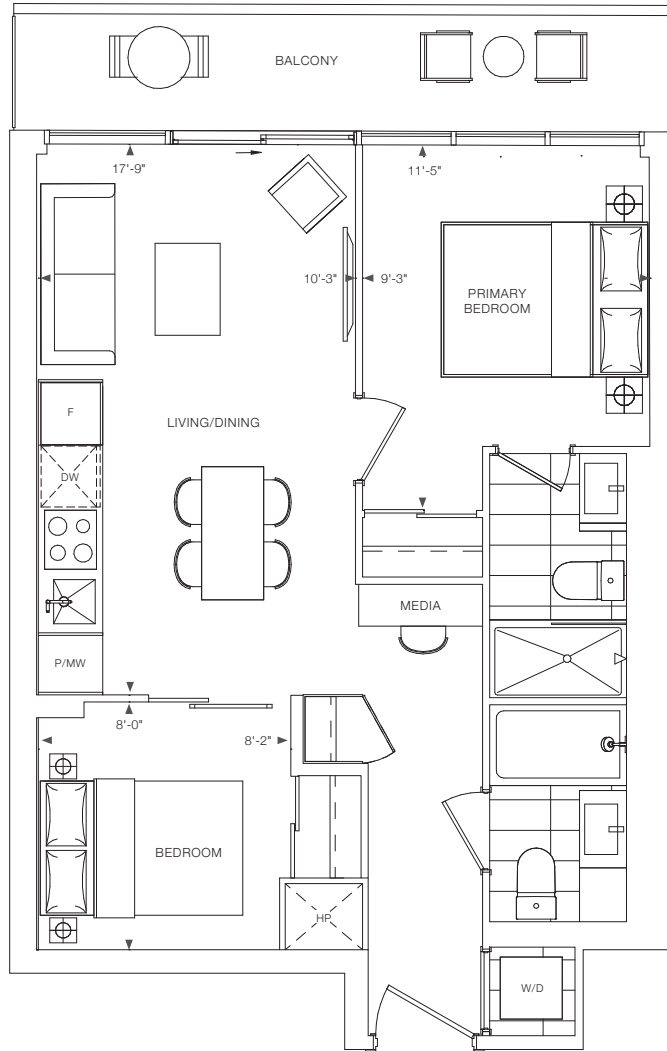




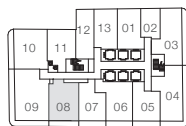
ELM
ON
YONGE

2A+M

2 BEDROOM + MEDIA + 2 BATH
INTERIOR: 596 SQ.FT.
EXTERIOR: 87 SQ.FT.
TOTAL: 683 SQ.FT.



LEVEL 9



LEVEL 10-12



LEVEL 13-39



LEVEL 40-44



LEVEL 45-55



LEVEL 56



LEVEL 57



LEVEL 58-59



LEVEL 60



LEVEL 61-69

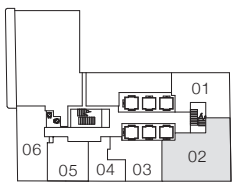




ELM
ON
YONGE

3D+D

3 BEDROOM + DEN + 2 BATH
INTERIOR: 983 SQ.FT.
TOTAL: 983 SQ.FT.



LEVEL 6-8

