



WESTBEND

RESIDENCES *Bloor & High Park*

Exclusive Broker Feature Sheet & Pricing

Nestled between The Junction and Roncy is a unique neighbourhood, humming with creativity and energy. Set against the backdrop of a verdant oasis, it's the curator of all things cool and eclectic. Here lively Bloor Street meets a restful High Park. Transit crisscrosses the landscape. Indie coffee shops, chic restaurants and artsy stores weave a sensory web of rich experiences. Here laughter lingers. Evenings are delightful and long days in the park are an everyday thing.

EXCLUSIVE AMENITIES

Concierge | Fitness Centre | Yoga Studio
 Social and Private Media Lounges
 Parcel Storage with Automated Lockers
 Community Co-Working Space and Games Area
 Entertainment, Dining and Social Lounge
 Meditation Deck | Pet Spa
 Rooftop Fireside Lounge and Co-Working Space
 Rooftop BBQ/Dining Area

SUITE FEATURES

9' – 12' Smooth Ceilings Throughout*
 Selection from Designer Selected Color Packages
 Quartz Countertops
 Stainless Steel Appliance Package
 Plank Laminate Flooring
 Lake, Park and Cityscape Views*
 High Efficiency Washer and Dryer
 1 Valet Smart Home System

<p><u>TENTATIVE OCCUPANCY</u> Early 2025</p> <p><u>PARKING</u> \$75,000 *Only eligible for suites 654sqft+</p> <p><u>LOCKER</u> \$6,500 *Only eligible for suites 678sqft+</p> <p>\$0 Development Levies*</p>	<p><u>DEPOSIT STRUCTURE</u> <u>10% Down Only*</u></p> <p>\$10,000 on signing Balance to 5% in 30 days 2.5% in 120 days 2.5% in 240 days 5% on Occupancy</p> <p>Cheques Payable To: MCMILLAN LLP in Trust</p>	<p><u>MAINTENANCE</u> (Excludes hydro and water)</p> <p>Approx. \$0.69/Sq. ft per month for 763 and larger Approx. \$0.73/Sq. ft per month For 762 and smaller \$44+Hst Rogers High Speed and Smart Home</p> <p>One Year Free Maintenance For <u>ALL</u> Suites*</p> <p><u>PROPERTY TAX</u> Approximately 1%</p>
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Sales Office: 2480 Yonge Street, Toronto, Ontario, M4P 2H5
 T: 416-630-8282 | E: sls_westbend@mattamycorp.com
 Mon-Thurs 12pm-6pm | Sat-Sun: 12-5pm | Fri: Closed

**Pricing, Promotions and Incentives subject to change without notice. Additional closing costs may apply. 10% deposit before occupancy. Free maintenance fee promotion does not include rogers/smart home fees, parking and locker maintenance. All dimensions are approximate and are subject to normal construction variances. Ceiling height excludes dropped areas or areas where bulkheads are required.. Floor premiums may apply based on elevation and location. Legal/Admin fees apply. Price includes HST. Please see a Sales Representative for full details E. & O.E. October 24, 2022



Exclusive Broker Feature Sheet & Pricing

One Bedroom & One Bedroom Plus Den

Model	Type	Floor Range	Interior Size	Exterior Size	Exposure	Bath	Ceiling Height	Starting Price	Starting P\$F
1B0B	1B	6-12	491	0	South	1	9'	\$659,990	\$1,344
1B0C	1B	2-12	520	35	North	1	9' to 10'	\$679,990	\$1,308
1BDL	1B+D	1-1	625	0	North/West	1	12'	\$797,990	\$1,277
1BDP	1B+D	2-4	650	0	South	1	9'	\$782,990	\$1,205
1BDK	1B+D	2-12	601	36	North	2	9' to 10'	\$791,990	\$1,318
1BDM	1B+D	1-1	625	0	North	2	12'	\$787,990	\$1,261
1BDS	1B+D	2-12	690	38	North	2	9'	\$856,990	\$1,242

Two Bedrooms Plus

Model	Type	Floor Range	Size	Outdoor Size	Exposure	Bath	Ceiling Height	Starting Price	Starting P\$F
1BDJ	JR 2B	6-12	584	71	South	2	9'	\$826,990	\$1,416
1BDT	JR 2B	1-2	719	51	East	2	10'	\$872,990	\$1,214
2B0B	2B	2-4	674	38	North/West	1	9'	\$842,990	\$1,251
2B0F	2B	2-4	782	81	South	2	9' to 10'	\$965,990	\$1,235
2B0H	2B	2-4	789	69	South/West	2	9'	\$967,990	\$1,227
2B0E	2B+S	1-2	786	34	East	2	10'	\$955,990	\$1,216
3B0C	3B	2-4	1118	86	North/East	2	9'	\$1,265,990	\$1,132
3B0B	3B+D	6-12	945	31	South/East	2	9'	\$1,257,990	\$1,331
3B0A	3B+S	6-12	907	38	North/East	2	9'	\$1,158,990	\$1,278
3B0A-T	3B+S	5	907	1092	North/East	2	9'	\$1,356,990	\$1,496

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*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale. All dimensions are approximate and are subject to normal construction variances. Ceiling height excludes dropped areas or areas where bulkheads are required. Availability, Features, Promotions and Prices are subject to change without notice.**Floor premiums may apply, based on elevation and location. Legal/Admin fees apply. Price includes HST. Please see a Sales Representative for full details E. & O.E. November 5, 2022



MILBORNE
GROUP