

# CLIENT INCENTIVES – LIMITED TIME

## Special Parking Promotion

Regular Price - ~~\$95,000~~  
Special Price - \$85,000\*\*

**FREE Assignment**  
\$1,500 legal fee + HST

**Right to Lease During Occupancy**  
\$1,500 legal fee + HST

**Reduced Development Charges and Levies\*\*\***  
2 Bedroom and smaller - \$16,500 | 3 Bedroom and larger - \$18,000

**1 Year FREE Maintenance**  
**1 Year FREE Property Tax**  
**\$10,000 Credit on Closing**  
**Client Protection Program\***

EXTENDED DEPOSIT STRUCTURE	PARKING	MAINTENANCE FEE
<p>\$10,000 bank draft Balance to 2.5% in 30 days 2.5% in 120 days 2.5% on August 2, 2023 2.5% on October 2, 2023 2.5% on April 2, 2024 2.5% on July 2, 2024 5% on Occupancy</p> <p>Cheques made payable to: <b>Minden Gross LLP In Trust</b></p>	<p>Regular Price - <del>\$95,000</del> Special Price - \$85,000** Eligible for unit sizes 792 sq ft+</p> <p>EV upgrade, additional \$10,000</p>	<p>Approx. \$0.74 per sq ft</p>
OCCUPANCY	LOCKER	PARKING & LOCKER MAINTENANCE
<p>January 2026</p>	<p>Waitlist</p>	<p>Parking: \$51.40/month Locker: \$20.30/month Parking &amp; Locker Combo: \$81.15/month</p>

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\*Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice.  
Any suites eligible for parking that do not purchase parking before their purchase is firm, will be automatically waitlisted

\*\*Promotion applicable for a limited time only.

\*\*\*Development charges are subject to HST.

E. & O. E. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O. E. February 2023

**MARLIN  
SPRING**