

RESIDENCES AT

# BLUFFERS PARK

## EXCLUSIVE BROKER PRICE LIST

MODEL	STARTING FROM FLOOR	VIEW	SIZE (Sqft)	BED TYPE	BATH	OUTDOOR SIZE (Sqft)	STARTING FROM PURCHASE PRICE
A1	4	N	440	1B	1	B 35	\$500,000
A2	9	S	451	1B	1	B 40	\$591,000
A3	9	S	463	1B+M	1	B 43	\$591,000
A4	2	NW	484	1B	1	B 34 & B 38	\$565,000
A5	3	N	475	1B	1	B 24	\$535,000
A6	3	N	473	1B	1	B 29	\$530,000
A8-ALT	3	S	479	1B	1	B 113	\$575,000
A10	3	N	482	1B	1	B 27	\$549,000
B1-ALT	3	S	484	1B+D	1	B 113	\$610,000
B2	3	S	521	1B+D	1	B 51	\$619,000
B3	3	N	523	1B+D	1	B 35	\$589,000
B4	3	S	533	1B+D	1	B 49	\$619,000
B5	6	N	560	1B+D	1	B 37	\$607,000
D1	9	S	723	2B+D	2	B 94	\$831,000
E1	9	NE	844	3B	2	B 47 & B90	\$901,000
E2-ALT	3	SW	881	3B	2	B 152	\$975,000
E4	9	SE	952	3B	2	B 180	\$1,035,000
E5	3	NE	861	3B	2	B 47	\$875,000
F1	3	SE	1084	3B+D	2	B 144	\$1,135,000

**JENNY BUI**  
 SALES REPRESENTATIVE  
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 E [jennybui@bakersales.info](mailto:jennybui@bakersales.info)

**KARLA DUKA**  
 SALES REPRESENTATIVE  
 C 647.883.3852  
 E [karladuka@bakersales.info](mailto:karladuka@bakersales.info)

Sales Office Contact Information: [blufferspark@bakersales.info](mailto:blufferspark@bakersales.info) | 647-308-5941

\*Legal fees + HST may apply. \*\*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.

The contents of this document are not intended to solicit interest from ineligible individuals or entities (non-Canadians, unless exempt) as defined by the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

July 5, 2023

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

RESIDENCES AT  
**BLUFFERS PARK**

**EXTENDED DEPOSIT STRUCTURE\*\***

\$10,000 Bank Draft on Signing  
Balance to 5% in 30 days  
2.5% in 180 days  
2.5% in 365 days  
2.5% in 540 days  
2.5% in 720 days  
5% on Occupancy

**PAYABLE TO: BRATTYS LLP IN TRUST**

**PARKING\*\***

\$75,000  
(All Suites Eligible to Purchase)  
(Maintenance Fee: \$94.95)

**LOCKER\*\***

\$6,900  
(Maintenance Fee: \$29.95)

**MAINTENANCE FEES**

\$0.69/sq.ft.  
(Excludes, Hydro and Water)  
Bulk Internet \$59.95 +HST

**OCCUPANCY DATE**

February 2027

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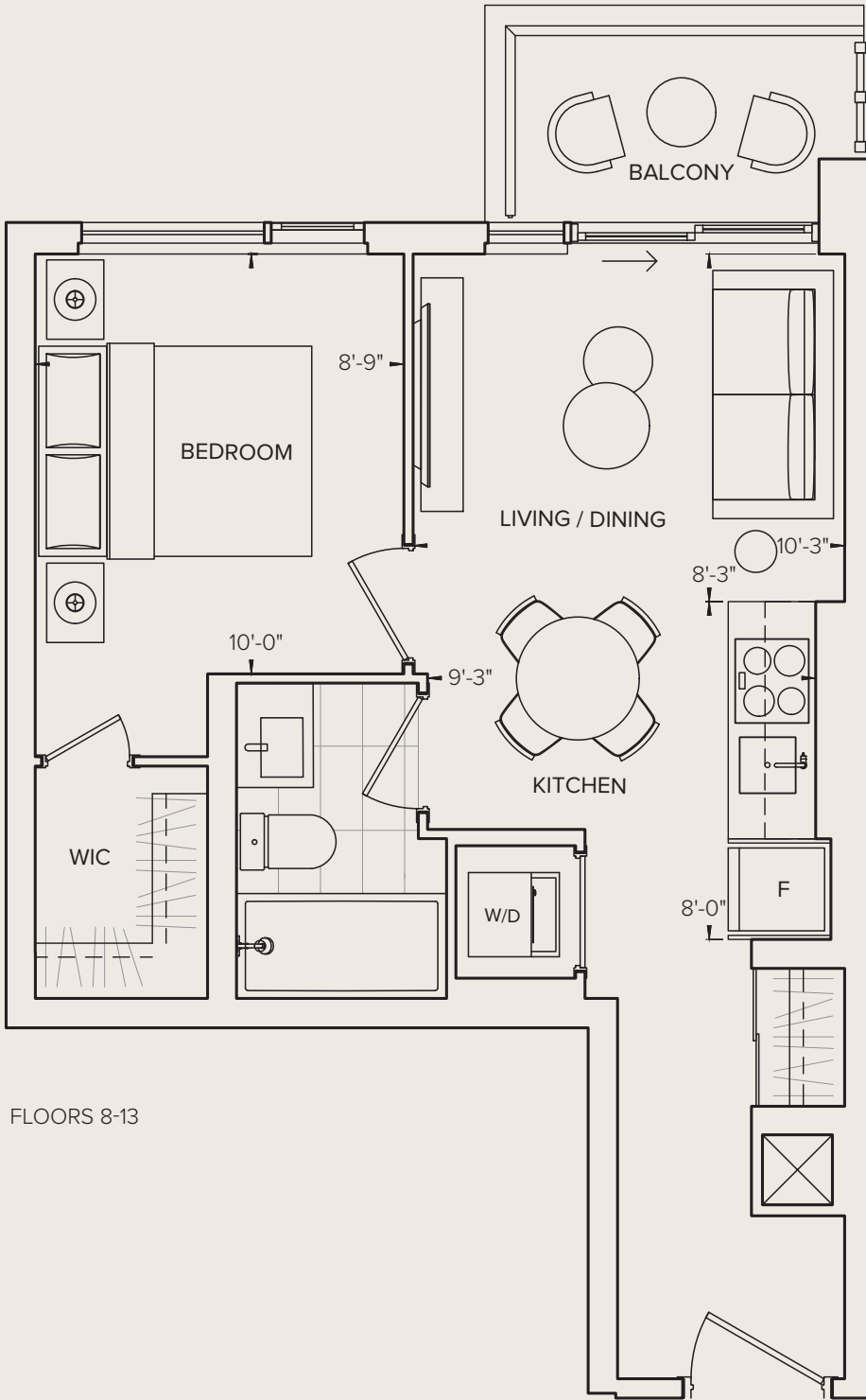
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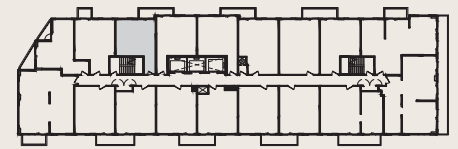
Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E

**1 BEDROOM, 1 BATH**

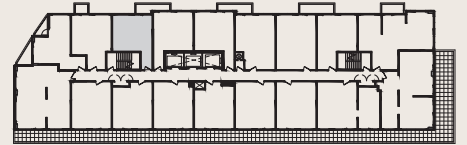
Interior Living	440 SQ. FT.
Exterior Living	35 SQ. FT.
Total Living	475 SQ. FT.



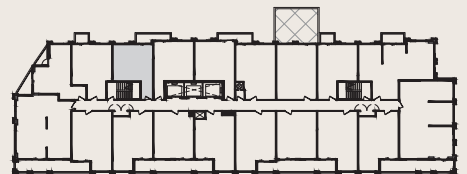
FLOORS 8-13



FLOORS 9-13



FLOOR 8



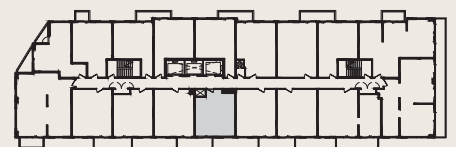
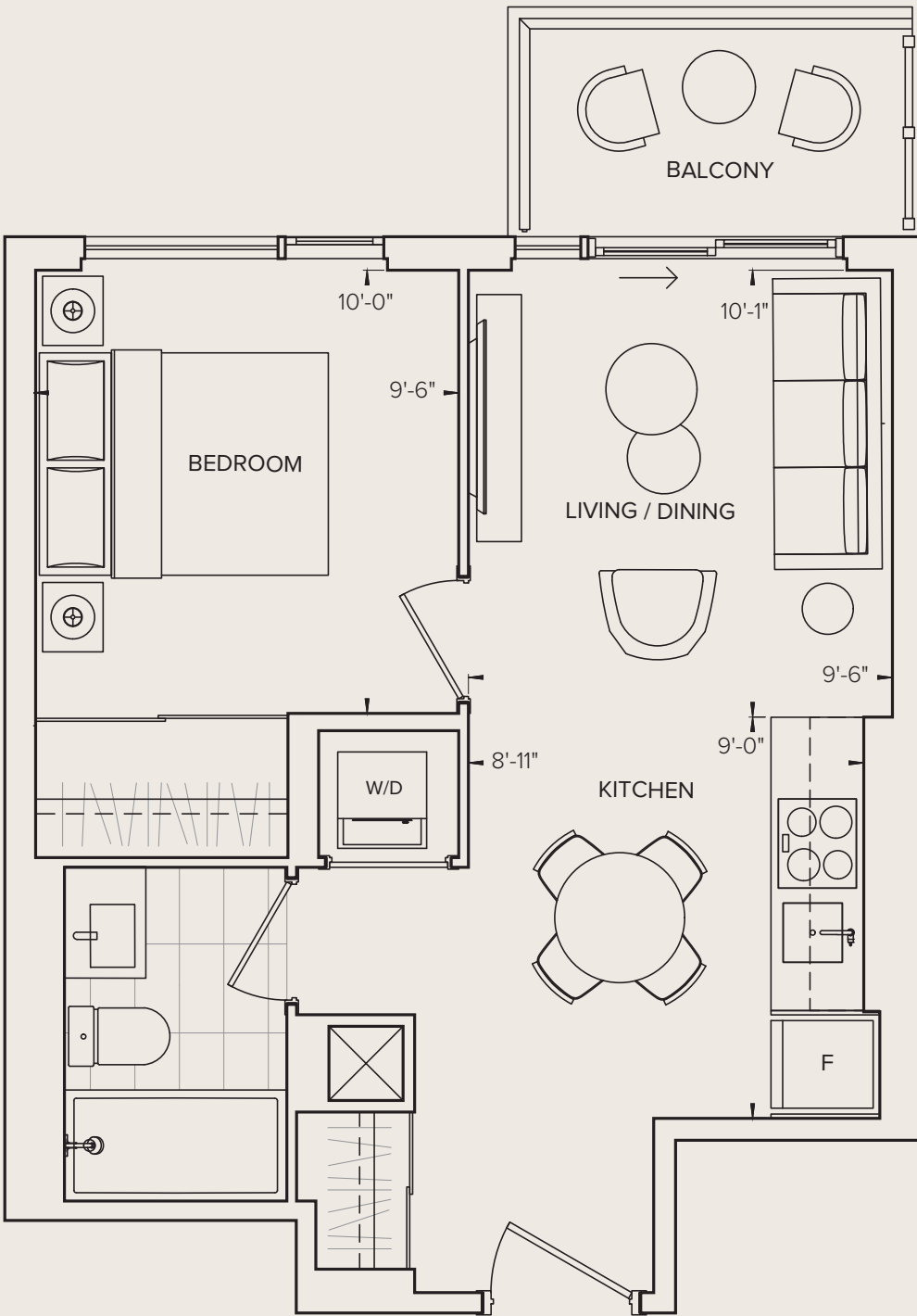
FLOORS 3-7



All dimensions and specifications are approximate. Certain plans are reverse or mirror image. Balcony square footages are estimated and may vary from that stated. Please see Sales Representative for details. Furniture not included. Refer to key plan for unit location and orientation. E. & O.E. Floor areas are measured in accordance with TARION bulletin #22. Actual living areas will vary from the stated floor areas.

**1 BEDROOM, 1 BATH**

Interior Living	451 SQ. FT.
Exterior Living	40 SQ. FT.
Total Living	491 SQ. FT.



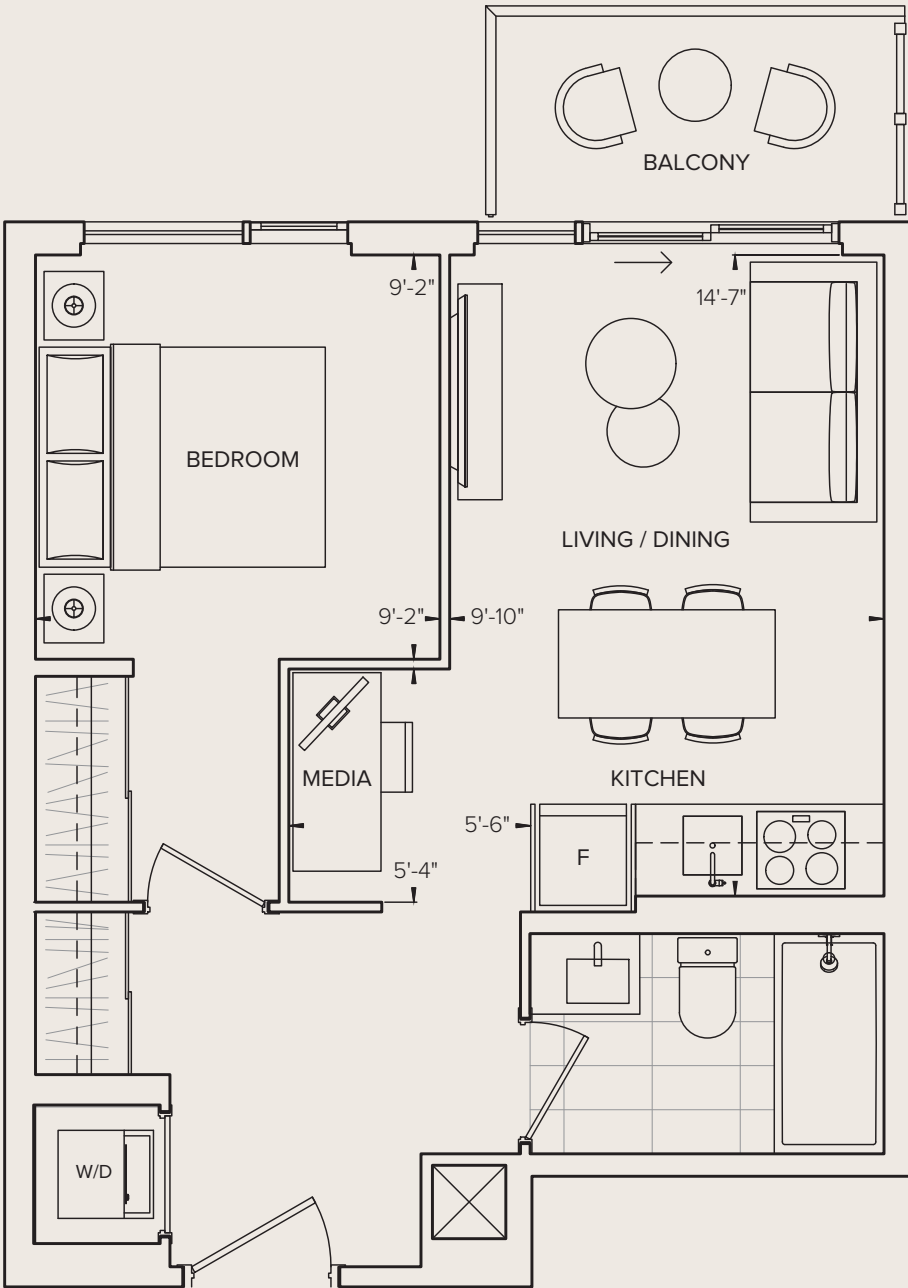
FLOORS 9-13



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**1 BEDROOM + MEDIA, 1 BATH**

Interior Living	463 SQ. FT.
Exterior Living	43 SQ. FT.
Total Living	506 SQ. FT.



FLOORS 9-13



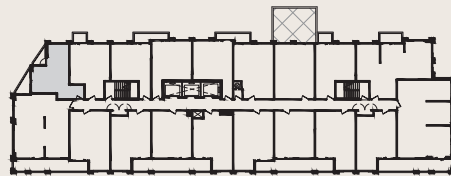
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**1 BEDROOM, 1 BATH**

Interior Living	484 SQ. FT.
Exterior Living	72 SQ. FT.
Total Living	556 SQ. FT.



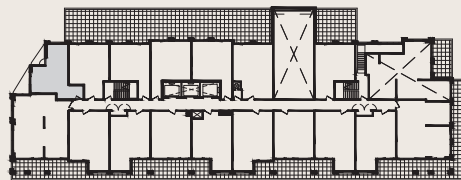
FLOORS 8-13



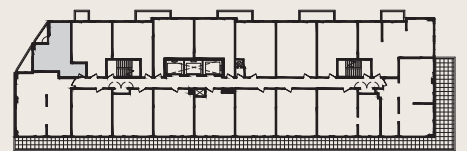
FLOORS 3-7



FLOORS 9-13



FLOOR 2



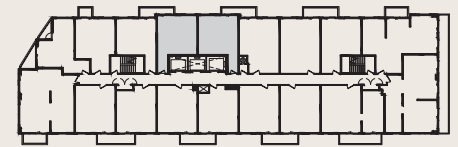
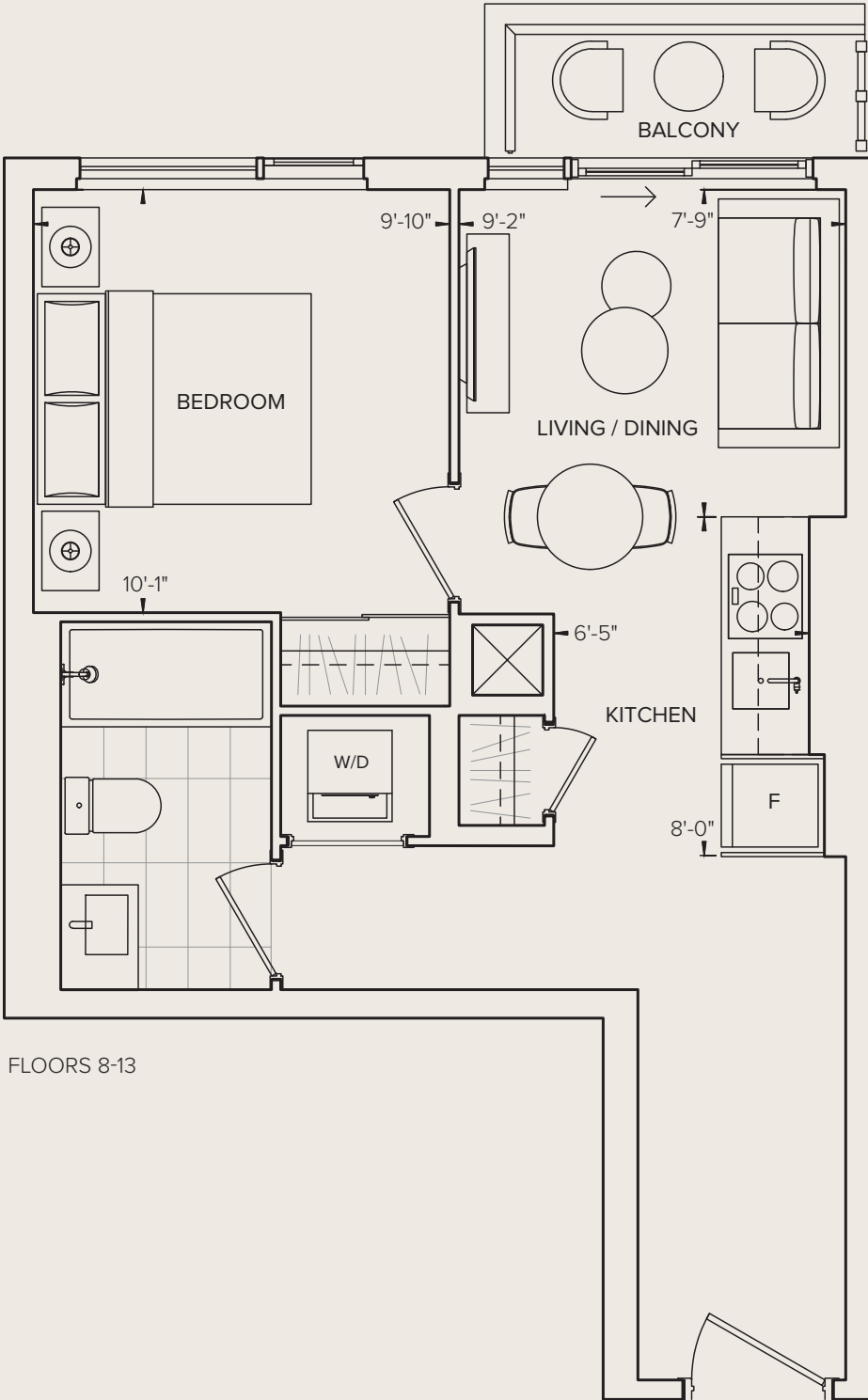
FLOOR 8



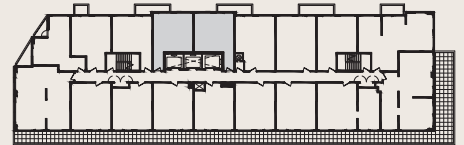
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**1 BEDROOM, 1 BATH**

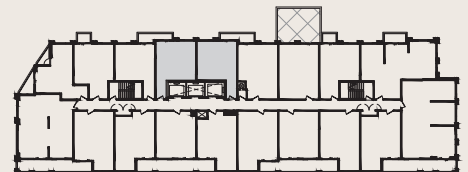
Interior Living	475 SQ. FT.
Exterior Living	24 SQ. FT.
Total Living	499 SQ. FT.



FLOORS 9-13



FLOOR 8



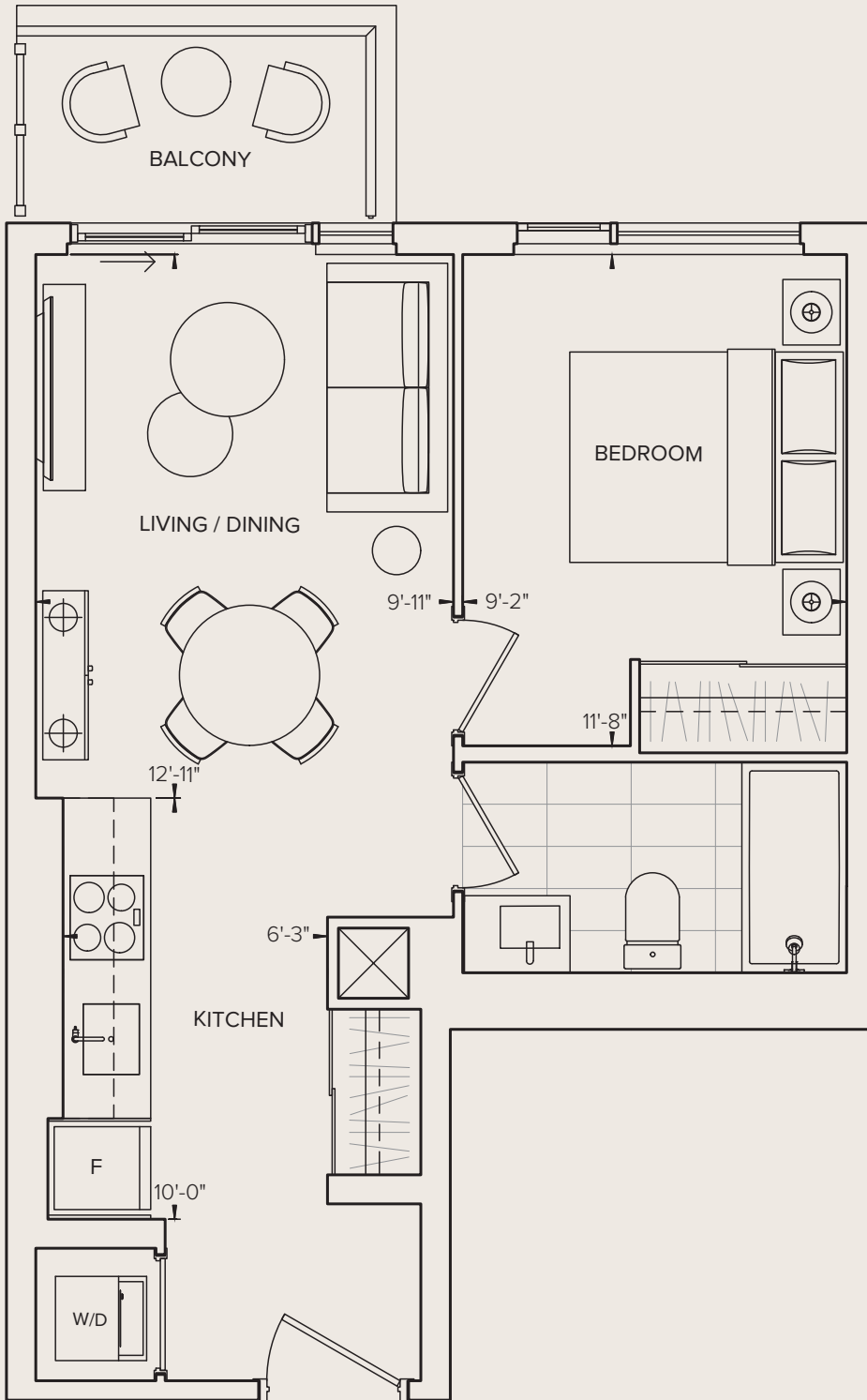
FLOORS 3-7



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**1 BEDROOM, 1 BATH**

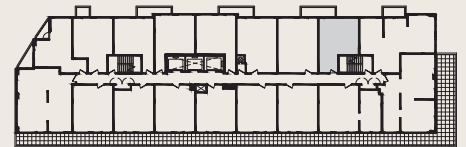
Interior Living	473 SQ. FT.
Exterior Living (Floors 3-7)	29 SQ. FT.
Exterior Living (Floors 8-13)	37 SQ. FT.
<b>Total Living</b>	<b>502-510 SQ. FT.</b>



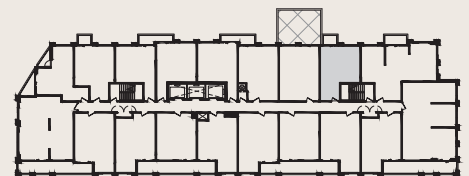
FLOORS 8-13



FLOORS 9-13



FLOOR 8



FLOORS 3-7



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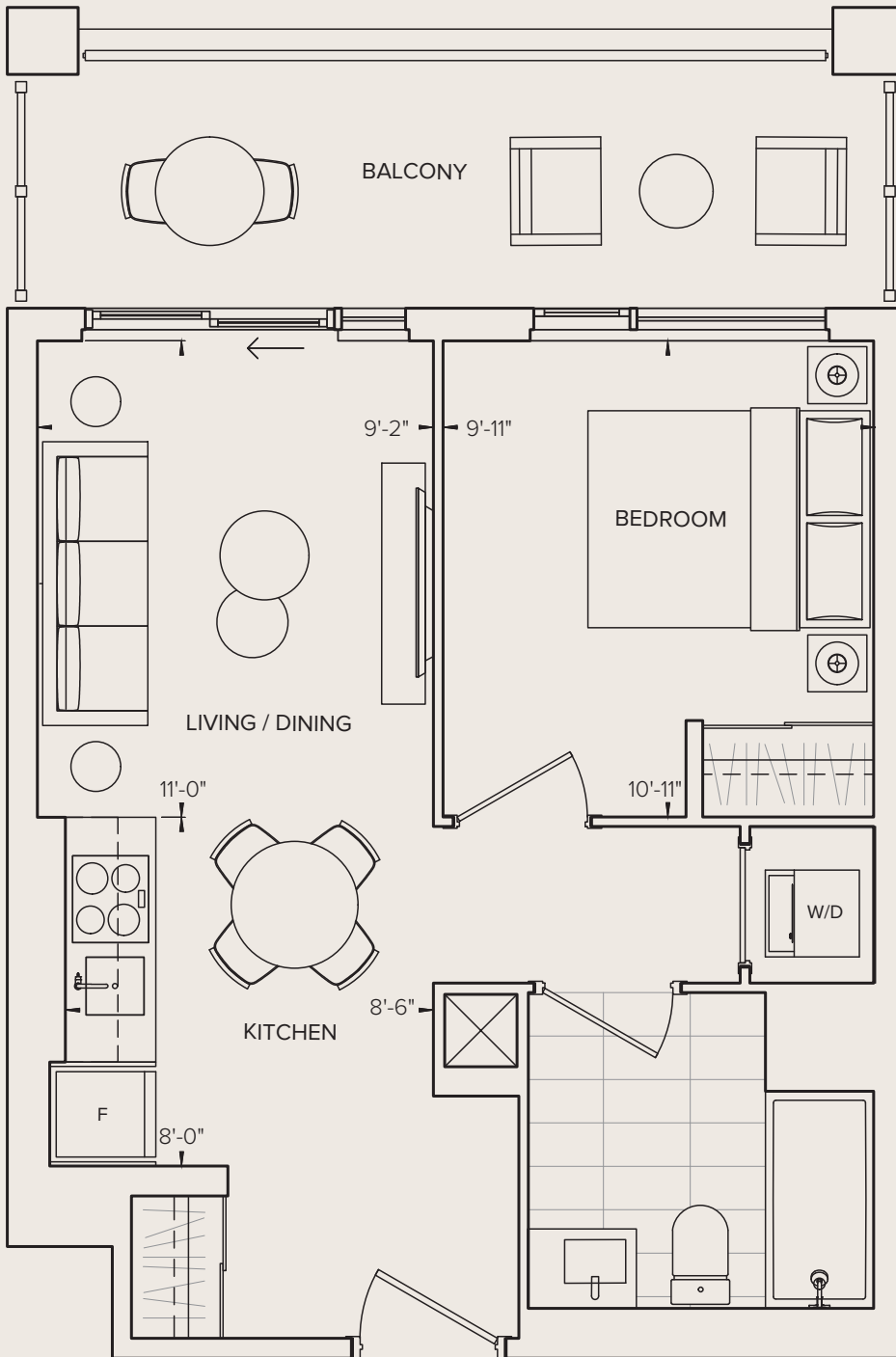


RESIDENCES AT  
**BLUFFERS PARK**

# A8-ALT

**1 BEDROOM, 1 BATH**

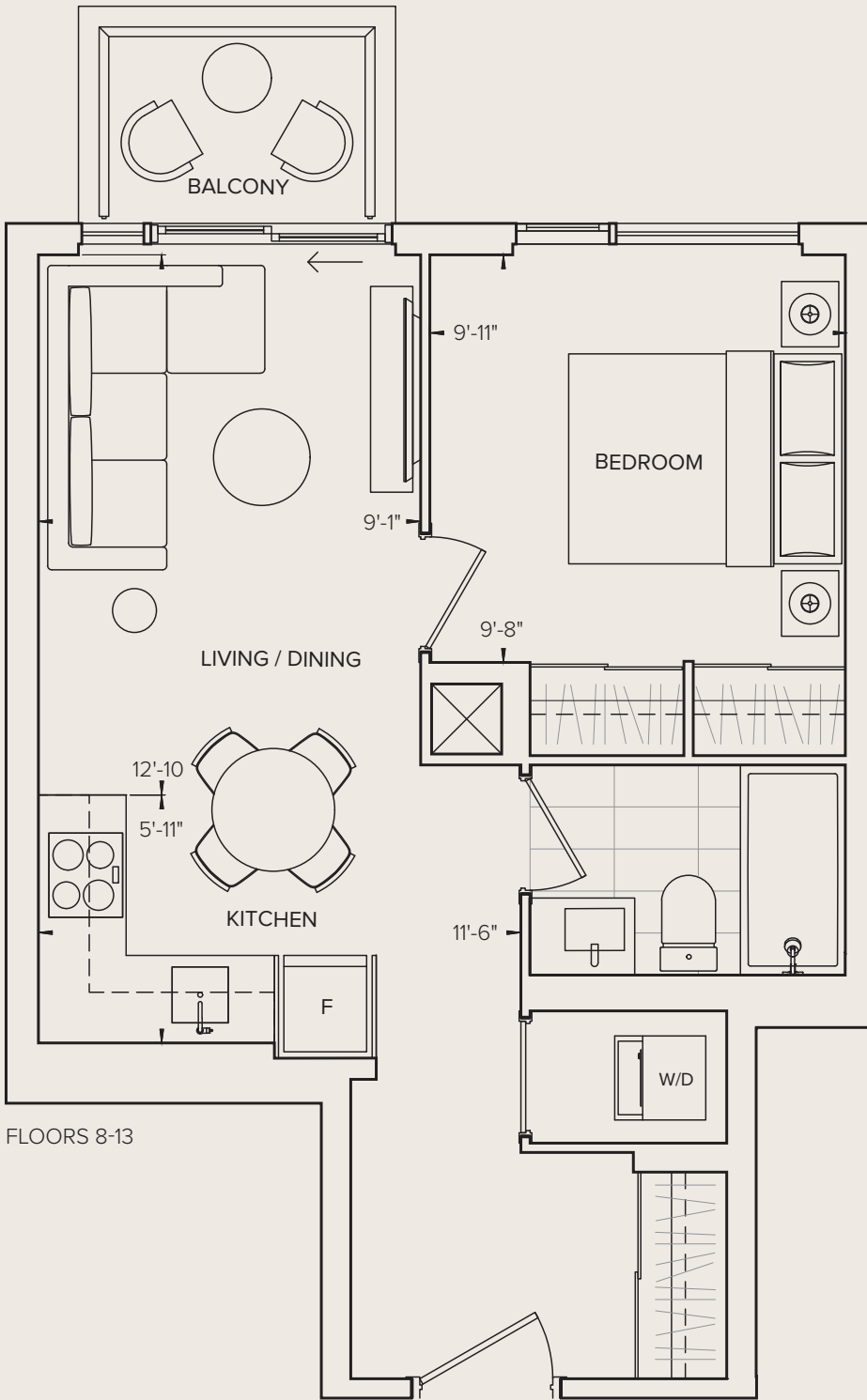
Interior Living 479 SQ. FT.  
 Exterior Living 113 SQ. FT.  
 Total Living 592 SQ. FT.



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**1 BEDROOM, 1 BATH**

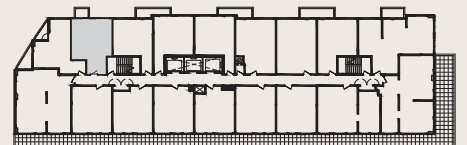
Interior Living	482 SQ. FT.
Exterior Living	27 SQ. FT.
Total Living	509 SQ. FT.



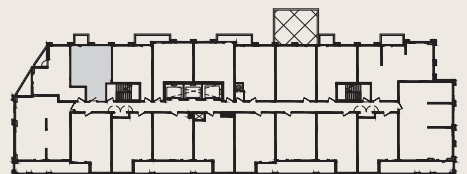
FLOORS 8-13



FLOORS 9-13



FLOOR 8



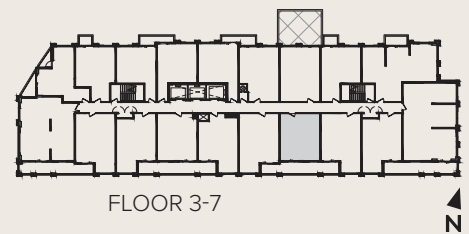
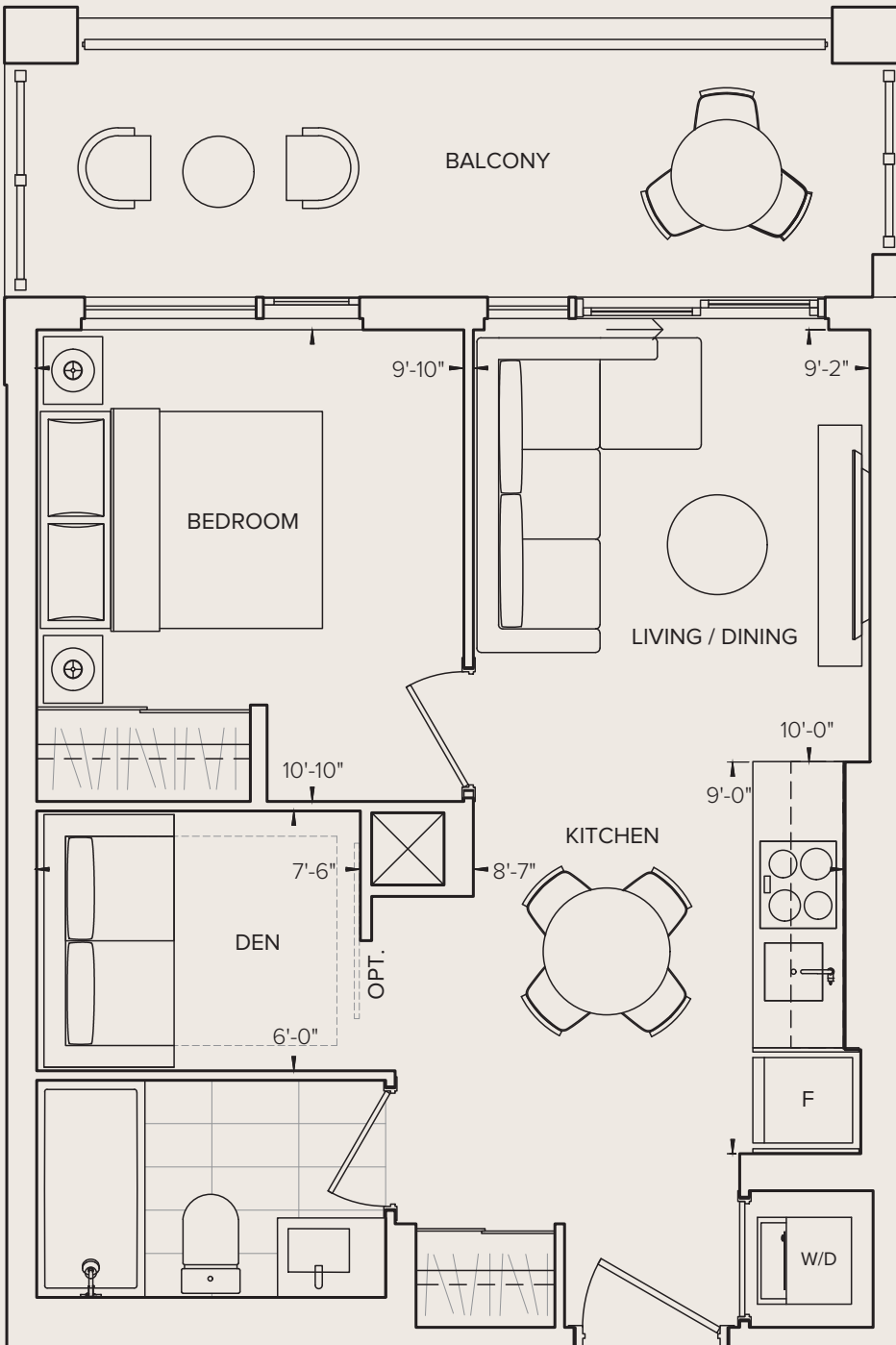
FLOORS 3-7



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**1 BEDROOM + DEN, 1 BATH**

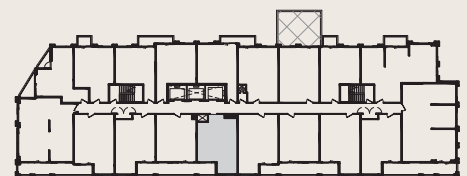
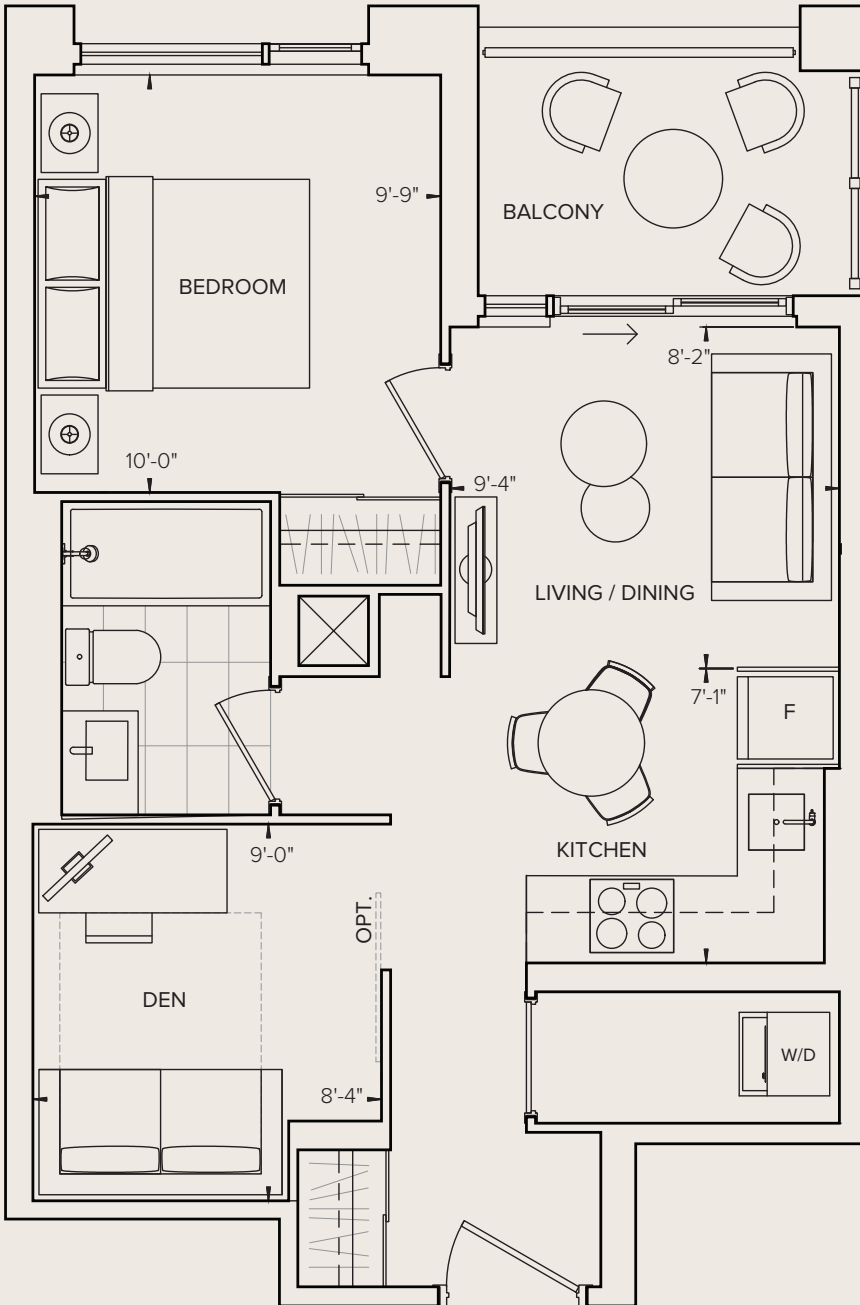
Interior Living (Floor 3-7)	484 SQ. FT.
Exterior Living	113 SQ. FT.
Total Living	597 SQ. FT.



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**1 BEDROOM + DEN, 1 BATH**

Interior Living	521 SQ. FT.
Exterior Living	51 SQ. FT.
Total Living	572 SQ. FT.



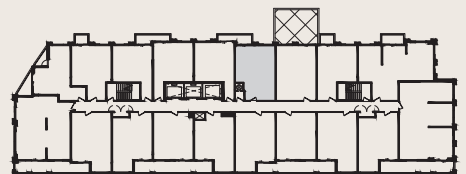
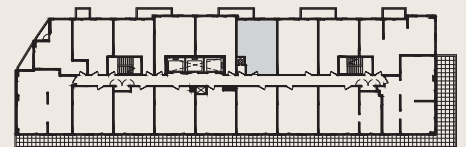
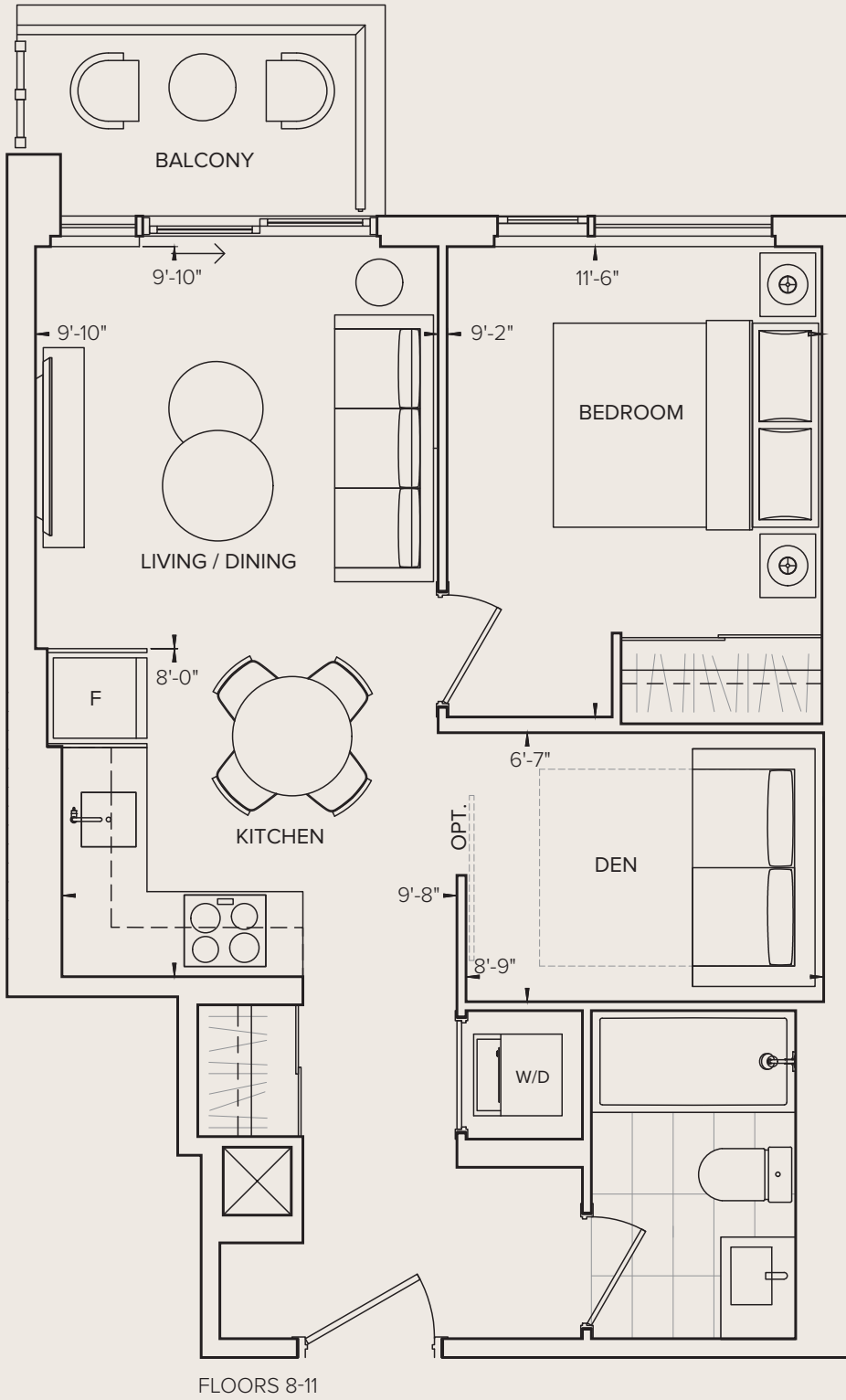
FLOORS 3-7



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**1 BEDROOM + DEN, 1 BATH**

Interior Living	523 SQ. FT.
Exterior Living	35 SQ. FT.
Total Living	558 SQ. FT.

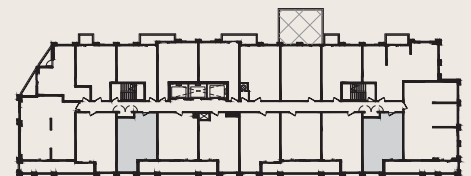
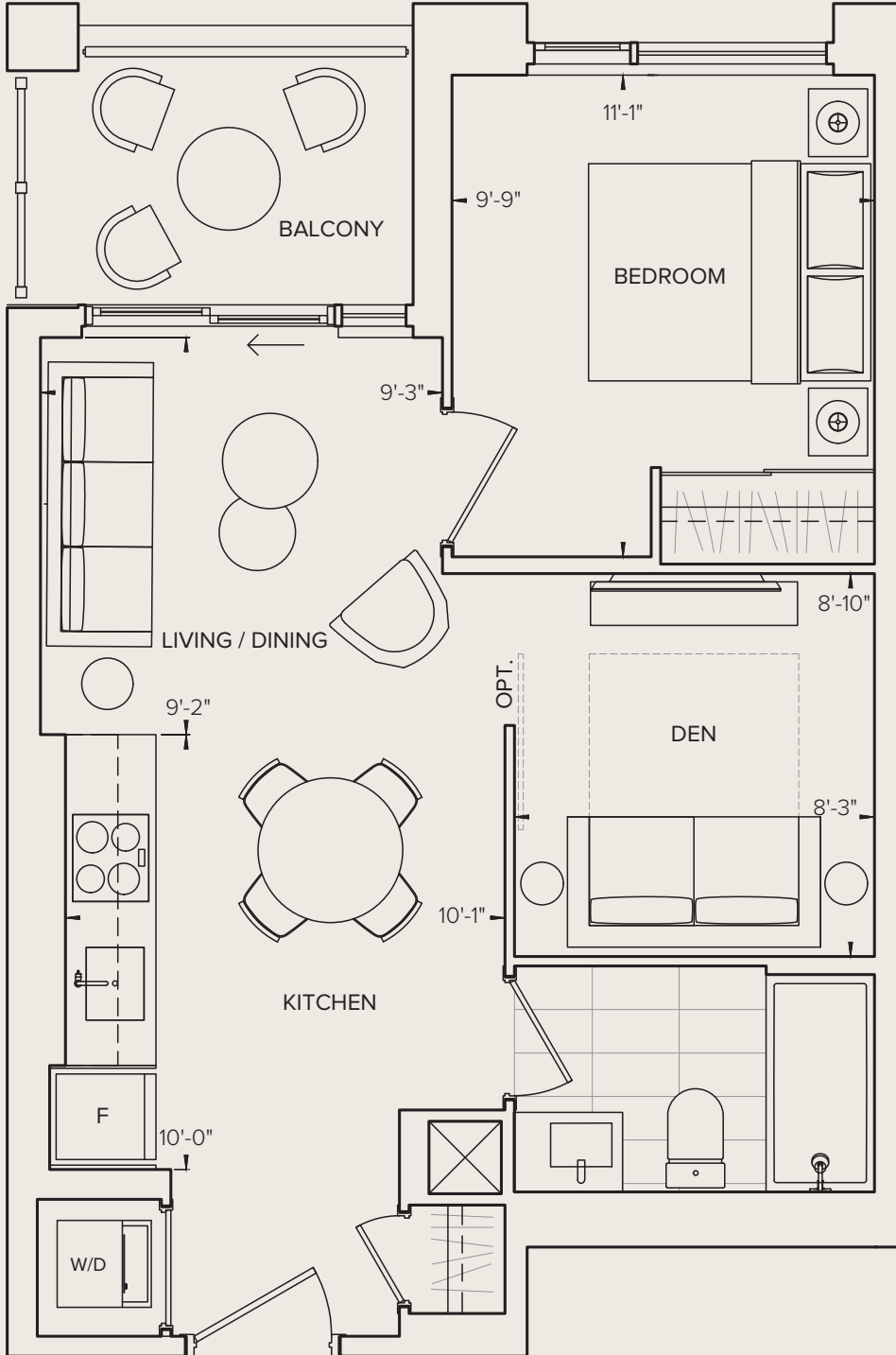


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**1 BEDROOM + DEN, 1 BATH**

Interior Living (Floors 3-7 Unit 307) 533 SQ. FT.  
 Exterior Living 49 SQ. FT.  
 Total Living 582 SQ. FT.

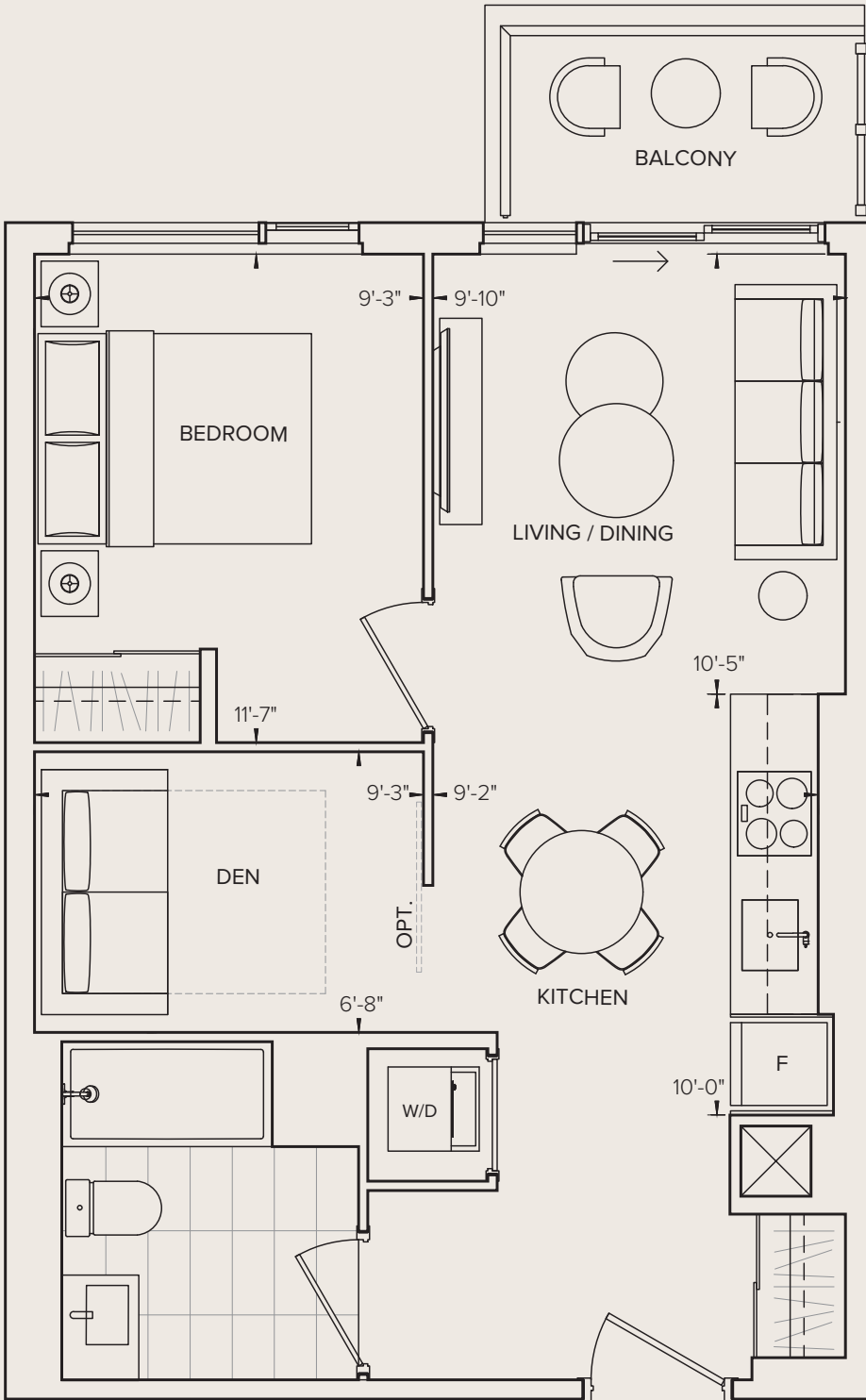
Interior Living (Floors 3-7 Unit 313) 533 SQ. FT.  
 Exterior Living 51 SQ. FT.  
 Total Living 584 SQ. FT.



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**1 BEDROOM + DEN, 1 BATH**

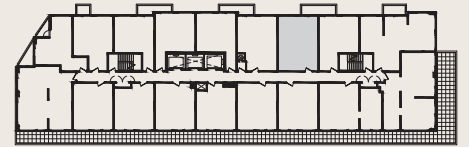
Interior Living	560 SQ. FT.
Exterior Living	37 SQ. FT.
Total Living	597 SQ. FT.



FLOORS 8-13



FLOORS 9-13



FLOOR 8



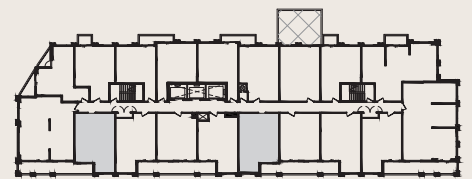
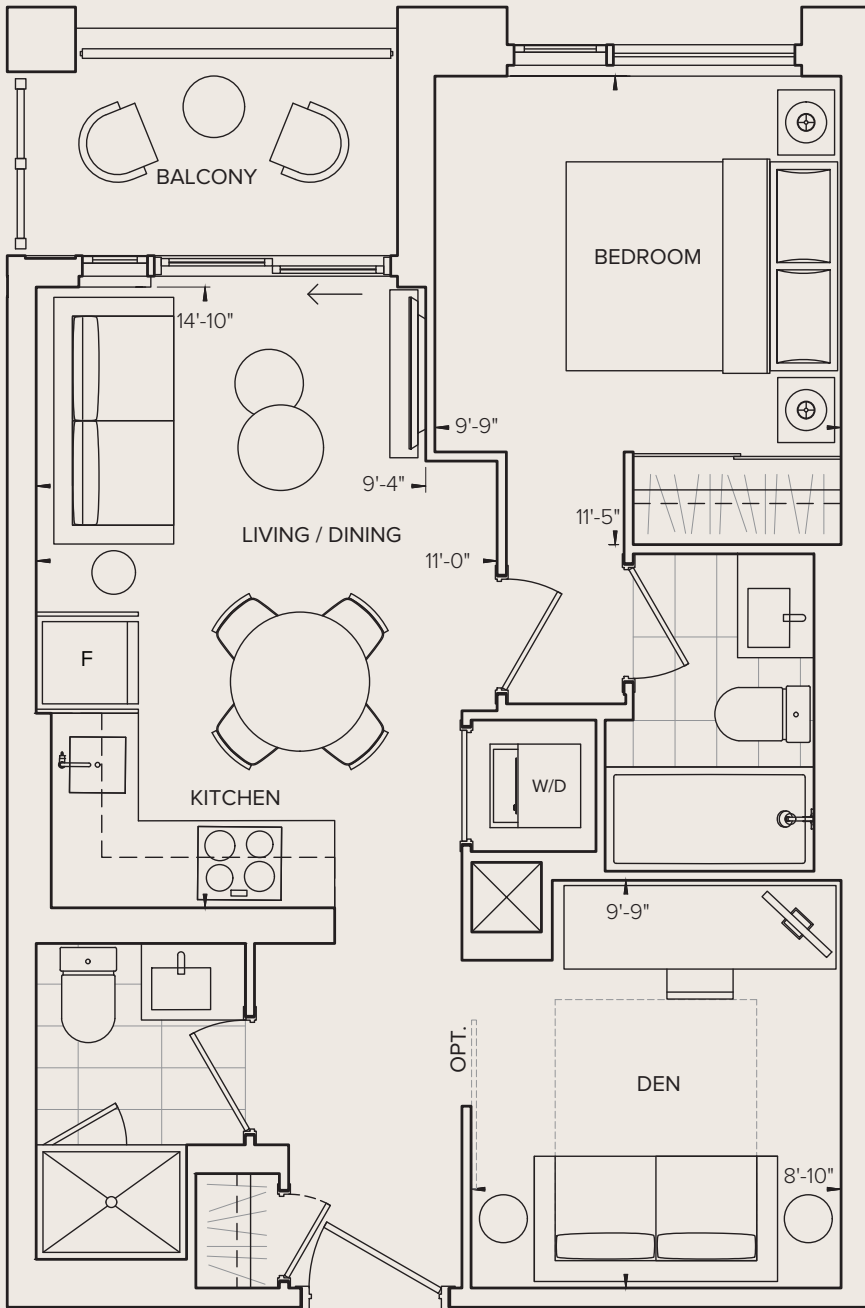
FLOORS 4-7



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**1 BEDROOM + DEN, 2 BATH**

Interior Living	564 SQ. FT.
Exterior Living	42 SQ. FT.
Total Living	606 SQ. FT.



FLOORS 3-7

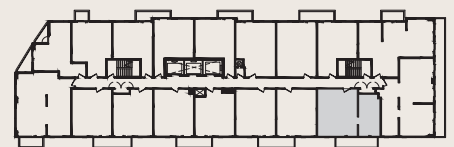
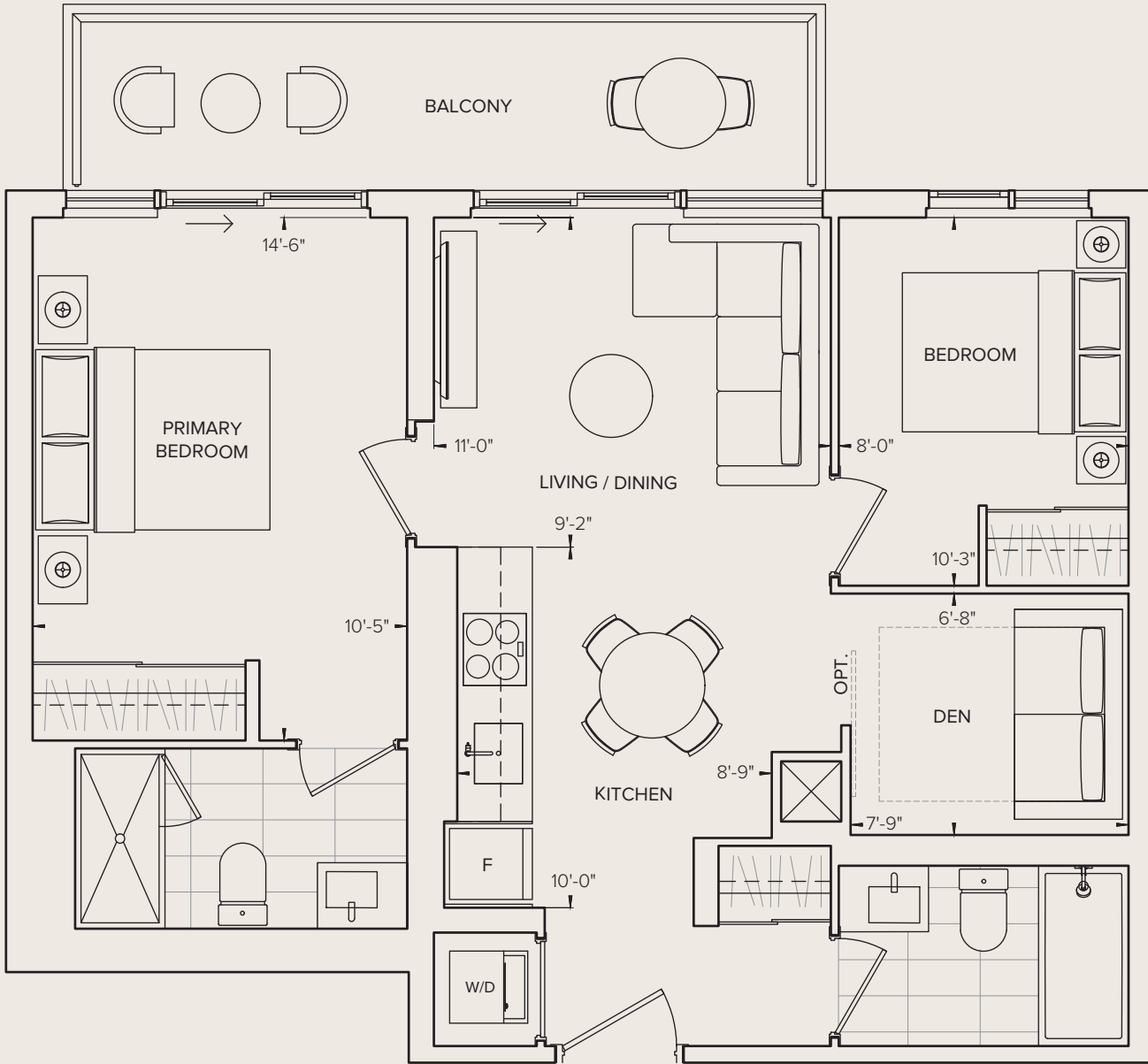


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**2 BEDROOM + DEN, 2 BATH**

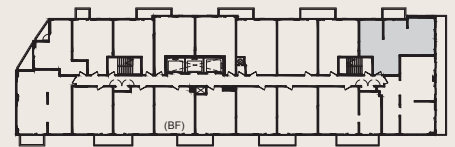
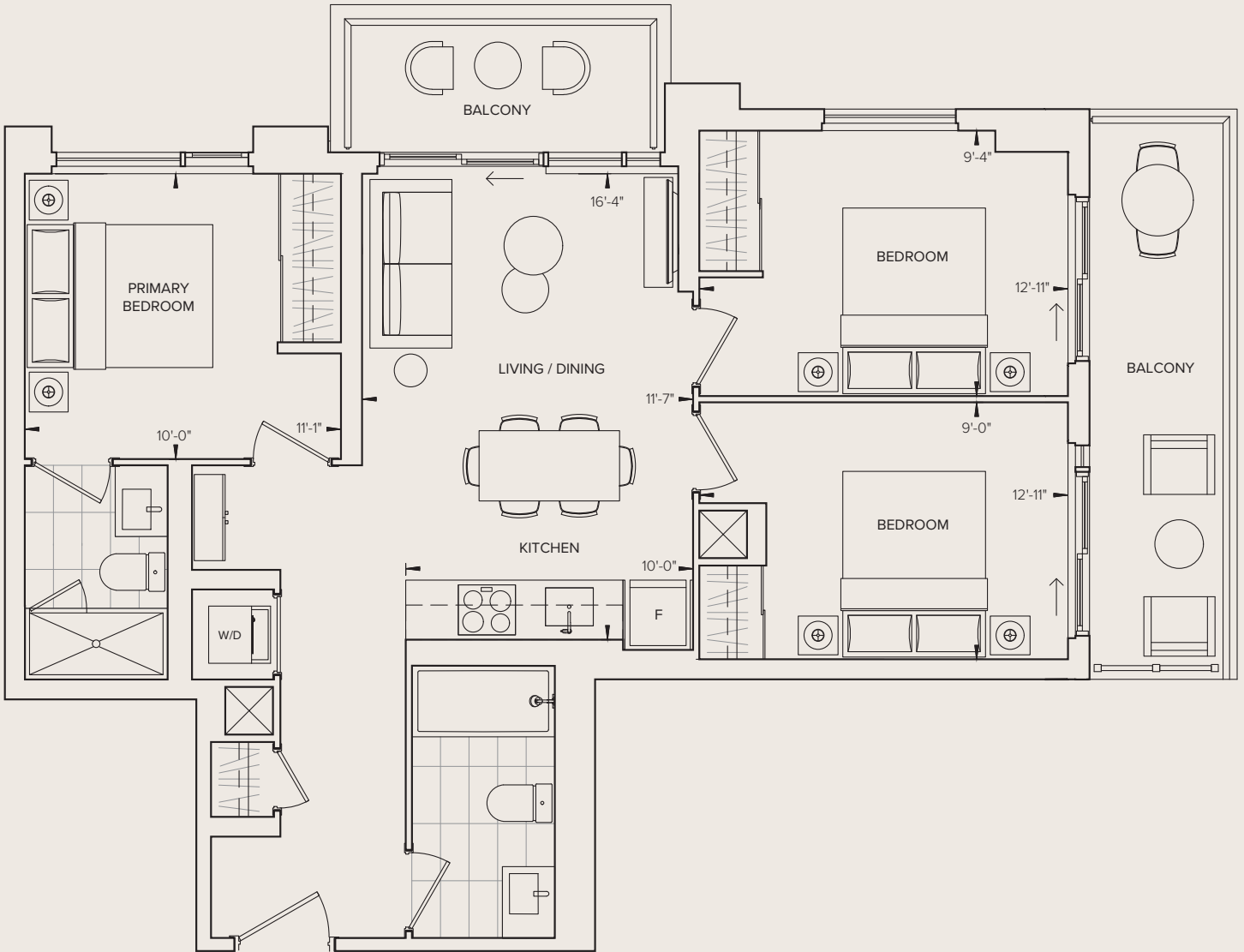
Interior Living)	723 SQ. FT.
Exterior Living	94 SQ. FT.
Total Living	817 SQ. FT.



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**3 BEDROOM, 2 BATH**

Interior Living	844 SQ. FT.
Exterior Living	137 SQ. FT.
Total Living	981 SQ. FT.



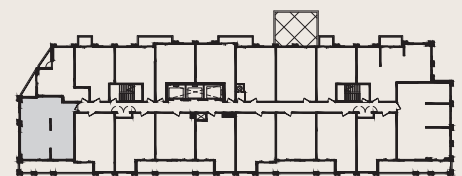
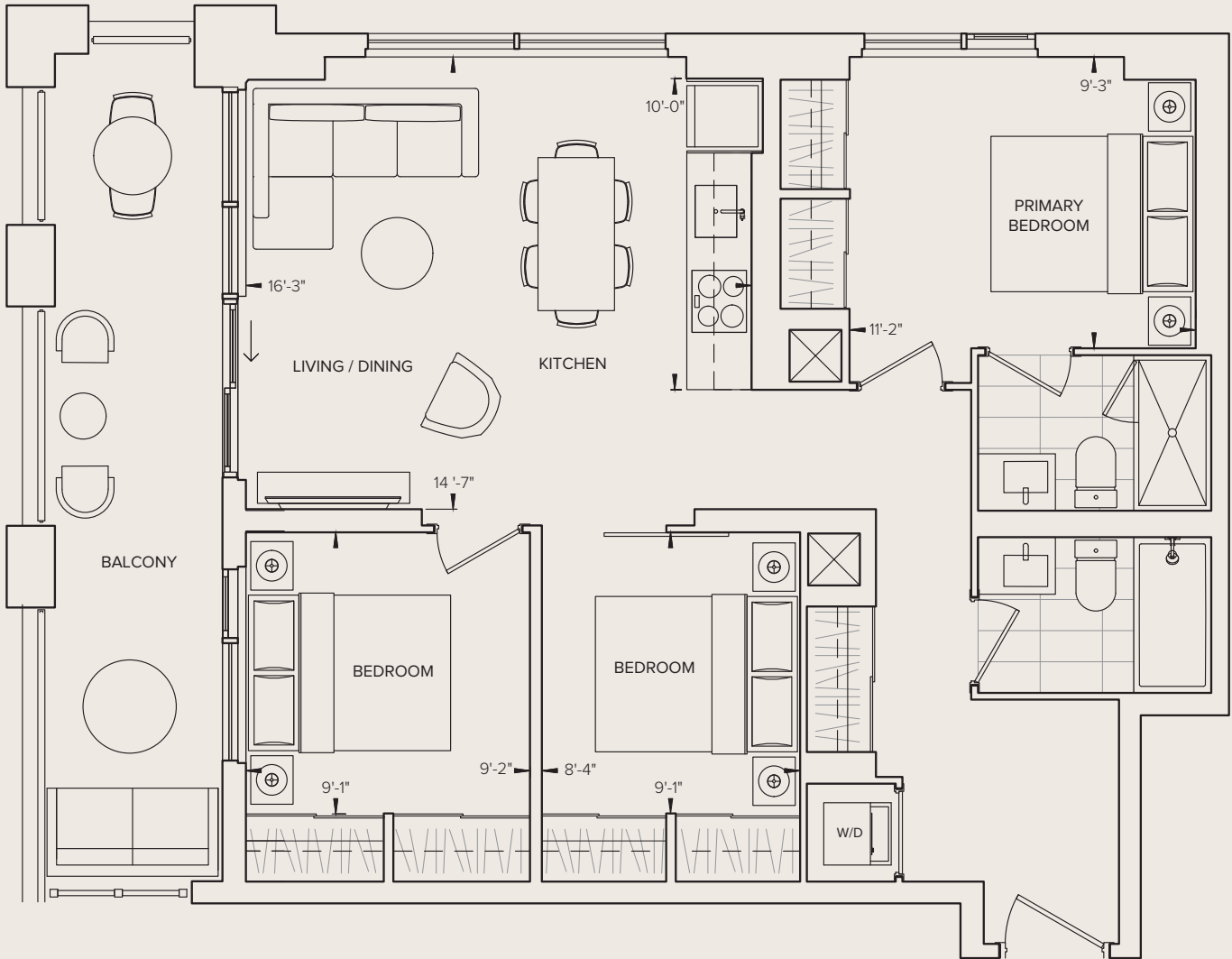
FLOORS 9-13



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**3 BEDROOM, 2 BATH**

Interior Living 881 SQ. FT.  
 Exterior Living 152 SQ. FT.  
 Total Living 1,033 SQ. FT.



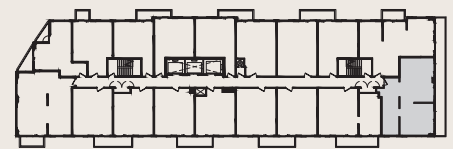
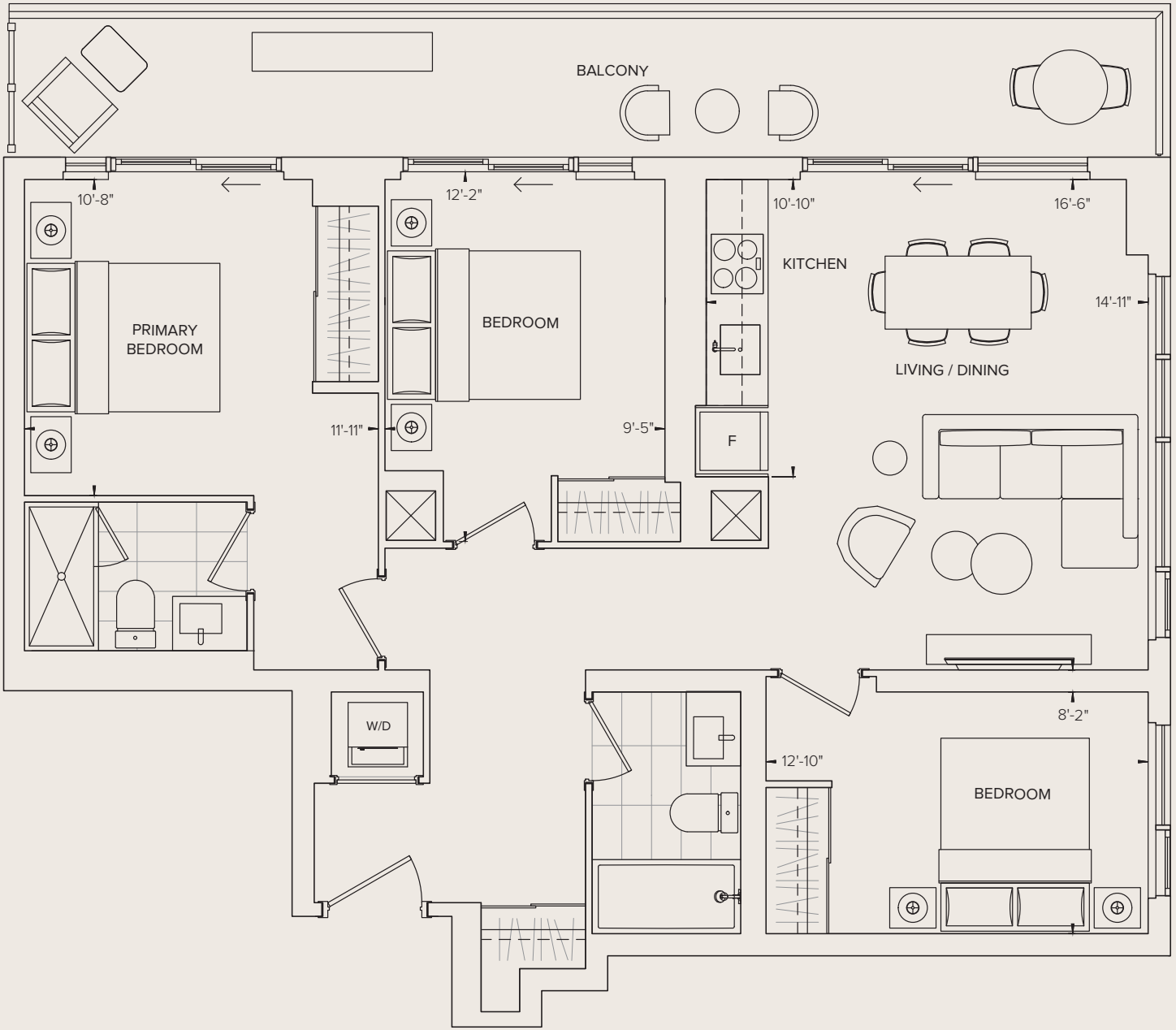
FLOORS 3-7



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**3 BEDROOM, 2 BATH**

Interior Living	952 SQ. FT.
Exterior Living	180 SQ. FT.
Total Living	1,132 SQ. FT.



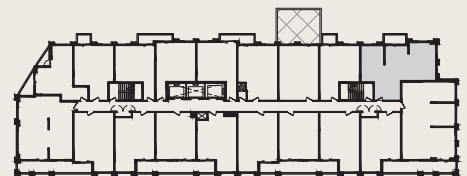
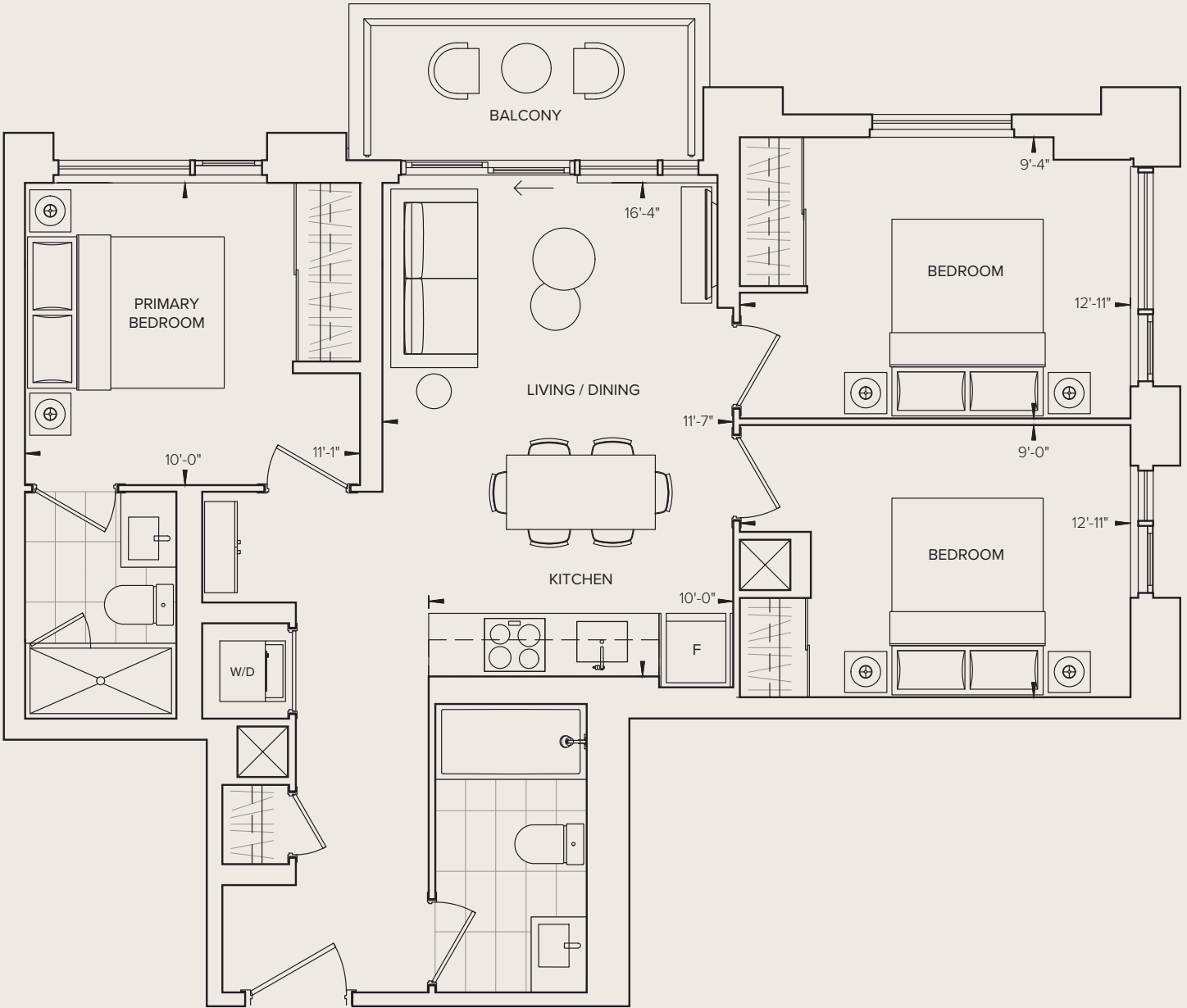
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**3 BEDROOM, 2 BATH**

Interior Living	861 SQ. FT.
Exterior Living	47 SQ. FT.
Total Living	908 SQ. FT.



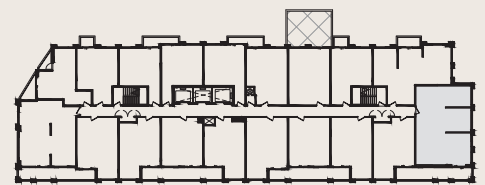
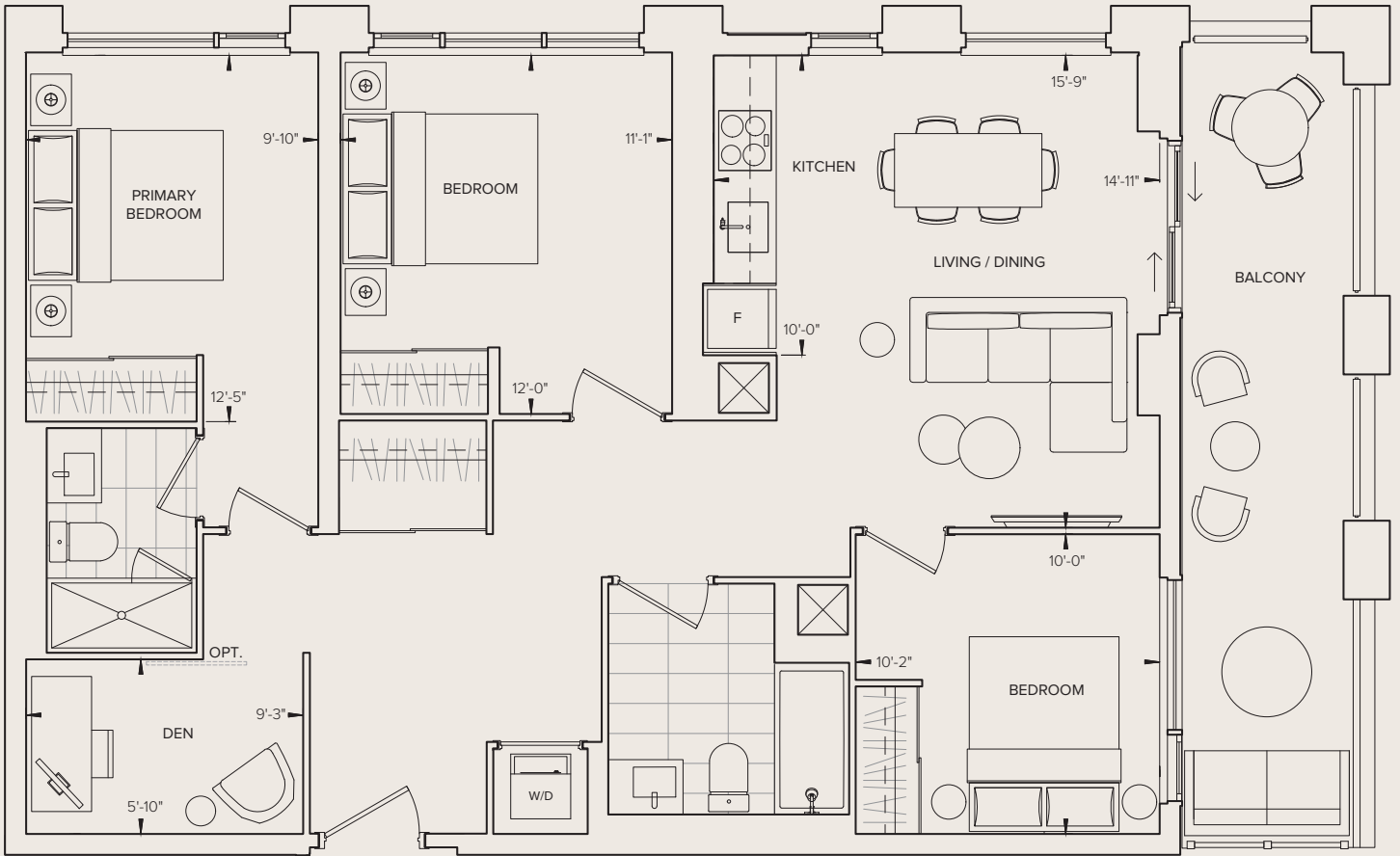
FLOORS 3-7



All dimensions and specifications are approximate. Certain plans are reverse or mirror image. Balcony square footages are estimated and may vary from that stated. Please see Sales Representative for details. Furniture not included. Refer to key plan for unit location and orientation. E. & O.E. Floor areas are measured in accordance with TARION bulletin #22. Actual living areas will vary from the stated floor areas.

**3 BEDROOM + DEN, 2 BATH**

Interior Living 1,084 SQ. FT.  
 Exterior Living 144 SQ. FT.  
 Total Living 1,228 SQ. FT.



FLOORS 3-7



All dimensions and specifications are approximate. Certain plans are reverse or mirror image. Balcony square footages are estimated and may vary from that stated. Please see Sales Representative for details. Furniture not included. Refer to key plan for unit location and orientation. E. & O.E. Floor areas are measured in accordance with TARION bulletin #22. Actual living areas will vary from the stated floor areas.