



Frequently Asked Questions

About the Project:

- The Essery is a heritage conversion in the heart of King West, located on the southeast corner of Niagara Street and Tecumseth Street. This luxurious 4-storey building will be comprised of only 51 unique residences.
- 5-storey mid-rise building
- 51 condominium residences ranging from 741 sq. ft. to 2100 sq. ft.
- 1 bdrm, 2 bdrm, 2 bdrm+den, and 3 bdrm model types
- 1 level of underground parking (beneath WEST) and 2 elevators
- One locker is included for all suites (Additional locker is \$7,000)
- One parking is included for all 2 bdrms and larger (EV Parking is an additional \$7,000)
- Additional parking is \$100,000 (limited quantity)
- Ceiling heights – mainly 9'6" (excluding bulkheads)
- Architect: **Core Architects**
- Interior Designer: **Tomas Pearce**
- Landscaper: **The MBTW Group**
- Maintenance fees – approx. \$0.98/sq.ft. [hydro, water, gas consumption (if applicable) are separately metered], plus \$50/mth for parking, \$15/mth for locker
- Development caps and levies - \$8,000 for 1 bedroom, \$12,000 for 2 bedroom and larger
- One-time assignment fee - \$3500

Critical Dates:

- Tentative Construction Start: February 2023
- First Tentative Occupancy Date: February 5, 2025
- Outside Occupancy Date: February 7, 2028

Amenities:

- Main Floor: Lobby with live concierge from 9am-5pm and virtual concierge outside of those hours, gym, lounge, outdoor terrace
- Property Management – Forest Hill Kipling a Division of Kipling Residential Mgmt Inc

Deposit Structure:

Canadian Resident: (20% of the Purchase Price)

- 5% with offer
- 5% in 90 days
- 5% in 365 days
- 5% on occupancy

Foreign Purchaser: (35% of the Purchase Price)

- 10% with offer
- 10% in 90 days
- 10% in 365 days
- 5% on occupancy

(June 17, 2022)

