



## PROJECT DETAILS

### VERGE WEST

203 units

10 Stories

Ceiling Heights (smooth finish)

- 9ft – Floors 2-8, 10
- 10ft – Floor 9

### AMENITIES

Building Amenities

- 1 Valet Integrated Smart Living throughout
- Hi-Speed Internet
- Visitor Parking & Retail Parking Available

Ground Floor

- Double height lobby with 24hr Concierge
- State of the Art Parcel Room
- Fitness Studio and Yoga Studio
- Content Studio
- Coworking Space
- Pet & Bike Wash Station

9<sup>th</sup> Floor

Outdoor

- Expansive outdoor terrace with games area
- Kids' play area
- Lounge Seating & Fire pits
- BBQs & Outdoor Dining

Indoor

- Party Room and Kitchen
- Cocktail Lounge

### SUITE EXTERIORS

All suites include an outdoor space - varying sized balcony or terrace, as per plan.

### GAS LINES

Included with all terrace suites on floors 2 and 6.



## PARKING

\$69,000

Available for all suites

## LOCKER

Included(\$7,500 Value)

One storage locker included for all suites

## MONTHLY MAINTENANCE FEES

Common expenses \$0.68/sf individually metered for hydro and water)

Parking \$69.95

Locker \$19.95

1Valet & Bulk Rogers Hi-Speed Internet \$53.52 plus HST

## OCCUPANCY

Summer 2025

## DEPOSITS

ONLY 5% DOWN UNTIL FALL 2024!

Deposit Structure:

- \$10,000 on signing
- Balance to 2.5% in 30 days
- 2.5% in 180 days
- Final 5% in 540 days

Deposits payable to HARRIS SHEAFFER LLP IN TRUST

Please deliver deposit cheques to the Verge Presentation Gallery at  
728 The Queensway, Toronto, ON, M8Y 1L5.

Wire Transfer Instructions available upon request.

## TEAM

- Developer: RioCan Living
- Interior Design: DesignAgency
- Architects: Turner Fleischer
- Landscape Architects: Forrec

