

## Exclusive Broker Feature Sheet

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.

### **EXCLUSIVE AMENITIES**

Concierge & Pet Spa  
Social & Private Media Lounges  
Fitness Centre  
Yoga Studio & Meditation Deck  
Coworking Space & Games Area  
Rooftop Terrace & Fireside Lounge w/  
BBQ, Dining & Entertainment Area  
Automated Parcel Storage

### **SUITE FEATURES**

9' to 12' Smooth Ceilings\*  
Designer-Selected Colour Packages  
Quartz Countertops  
Stainless Steel Appliance Package  
Laminate Flooring  
Hi-Efficiency Washer & Dryer  
Mattamy Smart Hub w/  
1Valet Smart Home System

<p><b><u>TENTATIVE OCCUPANCY</u></b> Early 2025</p> <p><b><u>PARKING</u></b> \$75,000 Eligible for suites 654sqft+</p> <p><b><u>LOCKER</u></b> \$6,500 Eligible for suites 678sqft+</p> <p><b><u>\$0 DEVELOPMENT LEVIES</u></b> Including All Municipal Charges For <u>ALL</u> Suites</p>	<p><b><u>DEPOSIT STRUCTURE</u></b> Only 10% Down*</p> <p><u>2 Bed and smaller</u> \$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><u>2 Bed+Den and larger</u> \$10,000 on signing Balance to 5% in 30 days 2.5% in 300 days 2.5% in 360 days 5% on Occupancy</p>	<p><b><u>MAINTENANCE FEES</u></b> (Excludes Hydro and Water)</p> <p>Approx. \$0.73/sqft per month for 762 sq ft and smaller</p> <p>Approx. \$0.69/sqft per month For 763 sq ft and larger</p> <p><b>One Year Free Maintenance For ALL Suites*</b></p> <p><b><u>PROPERTY TAX</u></b> Approximately 0.63% (2022)</p> <p>Please make cheques payable to <b>McMillan LLP in Trust</b></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

\*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. March 9th, 2023



## Exclusive Broker Price list

Model	Type	Floor Range	Interior Size (sqft)	Exterior Size (sqft)	Exposure	Baths	Ceiling Height	Starting Price**
1B0G	1B	5-7	562	77	North	1	9'	\$675,990
1B0B	1B	5-12	491	n/a	South	1	9'	\$683,990
1BDH	1B+D	2-12	568	35	North	1	9'	\$733,990
1BDI	1B+D	2-4	567	51	South	1	10'	\$761,990
1BDO	1B+D	2-7	637	33	North	1	9'	\$774,990
1BDP	1B+D	2-4	653	n/a	South	1	10'	\$783,990
1BDK	1B+D	2-12	601	36	North	2	9' to 10'	\$783,990
1BDS	1B+D	2-12	691	38	North	2	9'	\$796,990
1BDJ	JR 2B	6-12	584	71	South	2	9'	\$844,990
2B0A	2B	6-12	654	30	South	2	9'	\$919,990
2B0F	2B	2-4	782	81	South	2	9' to 10'	\$965,990
2B0H	2B	2-4	789	69	South/West	2	9' to 10'	\$965,990
2B0E	2B+S	2	786	34	East	2	10'	\$955,990
2B0J	2B+D	3-4	931	59	South/East	2	9'	\$1,157,990
3B0C	3B	2-4	1122	85-86	North/East	2	9' to 10'	\$1,255,990
3B0A	3B+S	6-12	905	38	North/East	2	9'	\$1,156,990
3B0B	3B+D	6-12	945	31	South/East	2	9'	\$1,289,990
3B0A-T	3B+S	5	905	1092	North/East	2	9'	\$1,356,990

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