

BIRCHLEY PARK

Exclusive VIP Price List

JR 1 BEDROOM SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
305	JR 1B	1	432	42	E-CY	\$529,900
406	JR 1B	1	413	44	N-CY	\$530,900
1023	JR 1B	1	374	52	S-CY	\$551,900
116	JR 1B	1	482	P 80	SE-CY	\$603,900

1 BEDROOM SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
716	1B	1	453	34	N	\$585,900
525	1B	1	482	T 108	N	\$613,900
237	1B	1	501	94	S-CY	\$619,900
1006	1B	1	493	44	E-CY	\$639,900
802	1B	1	532	35	E-CY	\$658,900
1107	1B	1	473	T 43	W	\$654,900

1 BEDROOM + DEN SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
201	1B+D	1	580	T 39	E-CY	\$654,900
309	1B+D	1	550	100	N-CY	\$663,900
701	1B+D	1	580	38	E-CY	\$675,900
926	1B+D	1	538	52	S-CY	\$689,900
320	1B+D	2	653	38	W	\$715,900
832	1B+D	2	715	91	SE-CY	\$824,900

*CY – courtyard; T – Terrace; P – Patio / Six appliances & HST included in Purchase Price.

BIRCHLEY PARK

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2 BEDROOM SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
920	2B	2	614	T 104	N	\$778,900
630	2B	2	665	94	S-CY	\$780,900
313	2B	2	688	49	S	\$795,900
507	2B	2	716	60	S	\$817,900
812	2B	2	739	49	W	\$833,900

2 BEDROOM + DEN SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
326	2B+D	2	732	38	W	\$826,900
439	2B+D	2	749	88	SE-CY	\$849,900
328	2B+D	2	813	92	NW	\$873,900

3 BEDROOM SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
1103	3B	2	917	T 37	E-CY	\$942,900
1104	3B	2	896	37	E-CY	\$965,900

*CY – courtyard; T – Terrace; P – Patio / Six appliances & HST included in Purchase Price

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<p>DEPOSIT STRUCTURE LIMITED TIME INCENTIVE*</p> <p>\$10,000 Bank Draft on Signing Balance to 5% in 30 days</p> <ul style="list-style-type: none"> 2.5% in 240 Days 2.5% on 365 Days 2.5% on 720 Days 2.5% in 900 Days 5% on Occupancy 	<p>SPECIAL DEPOSIT STRUCTURE FOR 2B+D SUITES (732 sq ft) AND 3 BEDROOM SUITES*</p> <p>\$10,000 Bank Draft on Signing Balance to 5% in 30 days</p> <ul style="list-style-type: none"> 5% on May 1, 2024 5% on May 1, 2025 5% on Occupancy 	<p>PARKING AND LOCKER</p> <p>Standard Parking: \$69,000 EV Parking: Waitlist</p> <p>*Launch limited time only</p> <p>Parking restrictions: Any suite 2B and larger is eligible to purchase a parking spot</p> <p>Locker: \$6,900</p> <p>*Launch limited time only</p> <p>Locker Restriction: Any suite 667 sq ft and larger is eligible to purchase a locker</p>
<p>BANK DRAFTS PAYABLE TO: BENNETT JONES LLP IN TRUST</p>		
<p>MAINTENANCE FEES</p> <p>Approx. \$0.69/sq ft. per month *includes gas, geothermal heating and cooling + \$60 LiveWell (Smart Home & bulk Internet)</p> <p>Parking: \$79.95/month Locker: \$24.95</p>		
<p>TENTATIVE OCCUPANCY DATE: August 2026</p>		

HEE-YAN YOUNG

Sales Representative

heeyan@birchleypark.com

647-895-0593

KATHLEEN CHAPMAN

Sales Representative

kathleen@birchleypark.com

416-824-4333

Presentation Centre: 2480 Gerrard Street East, Unit 7 Hours of Operation

Monday – Thursday 12pm - 6pm Friday – Closed

Saturday – Sunday 12pm - 5pm

*All prices, promotions, incentives, and specifications are subject to change without notice and are available for a limited time only. Terms and conditions apply. Please speak to our sales representative for more details. Barrier free suites available for specific units only. Not all units can be designed to accommodate barrier free requirements. E. & O.E. August 15, 2023

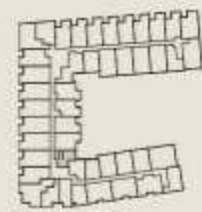
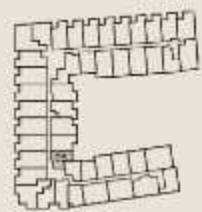
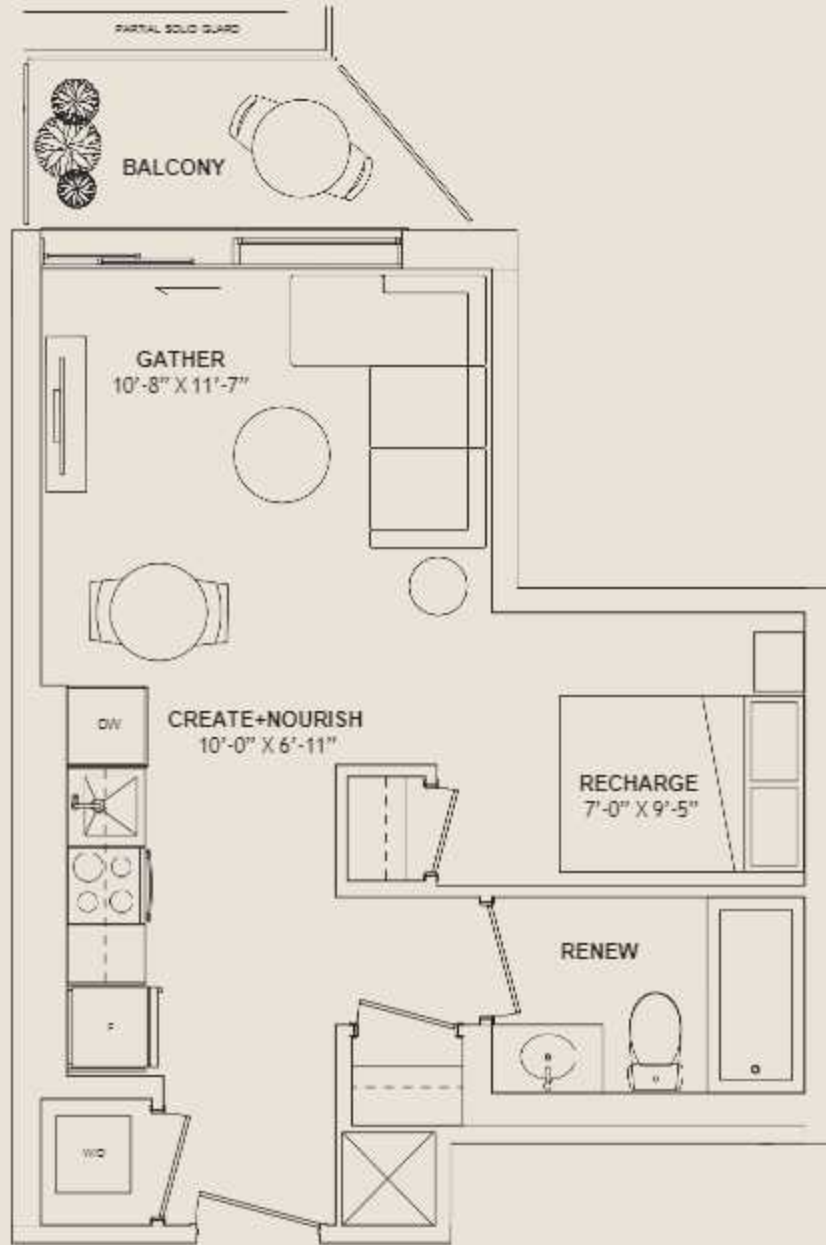
All areas and stated room dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations.

This pricing only applies to floors and units that are released. Premiums apply to floors, balconies, patios, terraces, ceiling heights and views.

All Purchasers must meet the eligibility requirements set out in the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

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

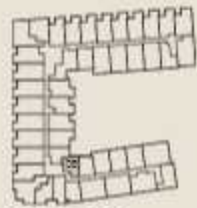
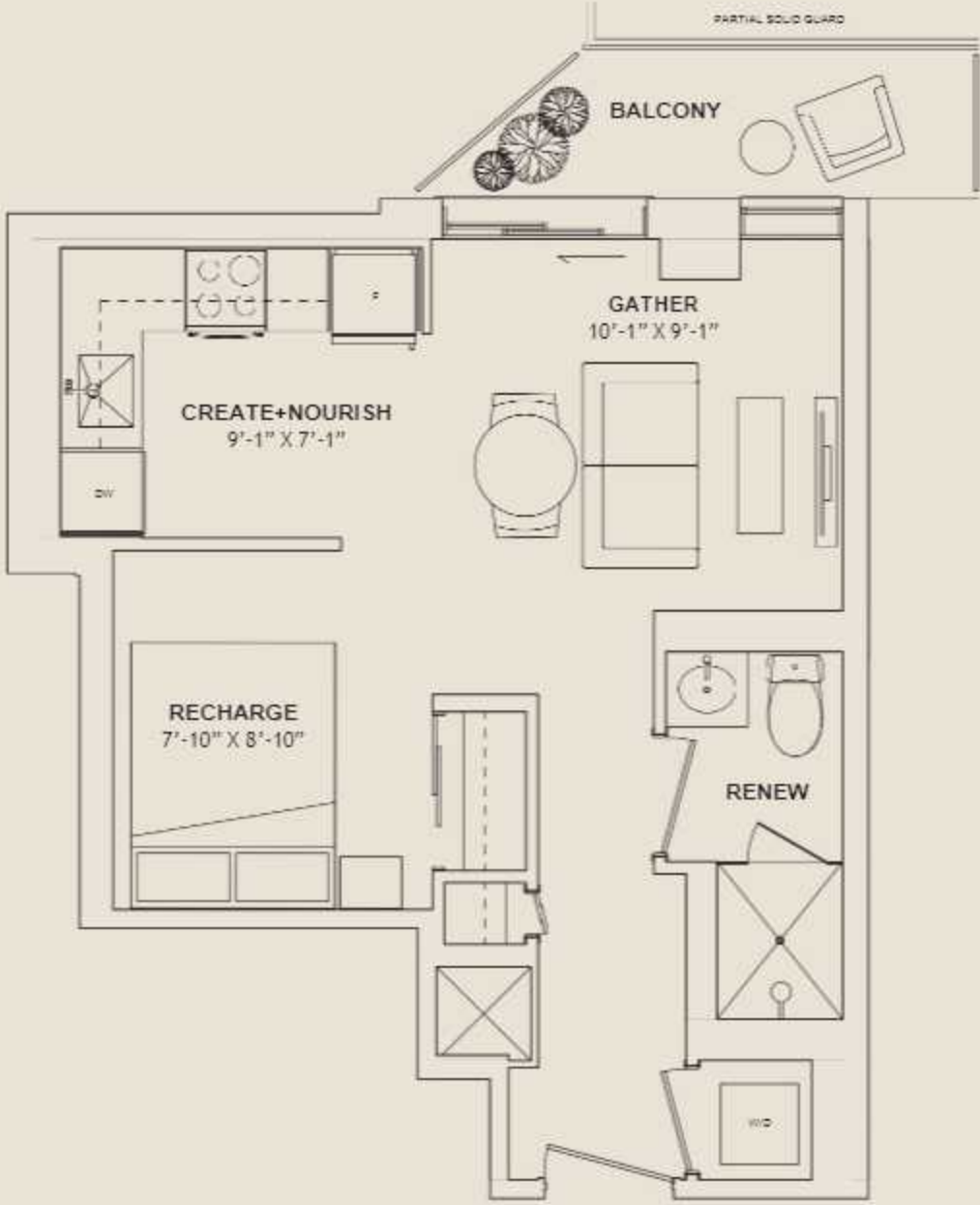
JR. 1 BEDROOM
 432 SQ. FT.
 + 42 SQ.FT. BALCONY



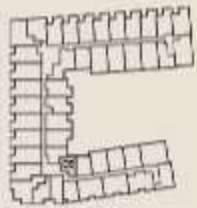
Sizes, specifications, materials, floorplans, stated areas, dimensions, details and landscaping are approximate only and are subject to change without notice. Dimensions may exceed usable floor area. Actual usable floor space may vary from any stated floor area. Bulkheads are not shown on this plan and may be in any areas of the unit as required by the vendor. Furniture and/or kitchen island are displayed for illustration purposes only and are not included in the purchase price. Suites are sold unfurnished. Balcony, patio, terrace, windows, doors, mullions, and facade variations may apply. Illustrations are artists concepts only. E. & O.E. May 2023.

BIRCHLEY
 PARK

JR. 1 BEDROOM
 413 SQ. FT.
 + 44 SQ.FT. BALCONY



3RD FLOOR



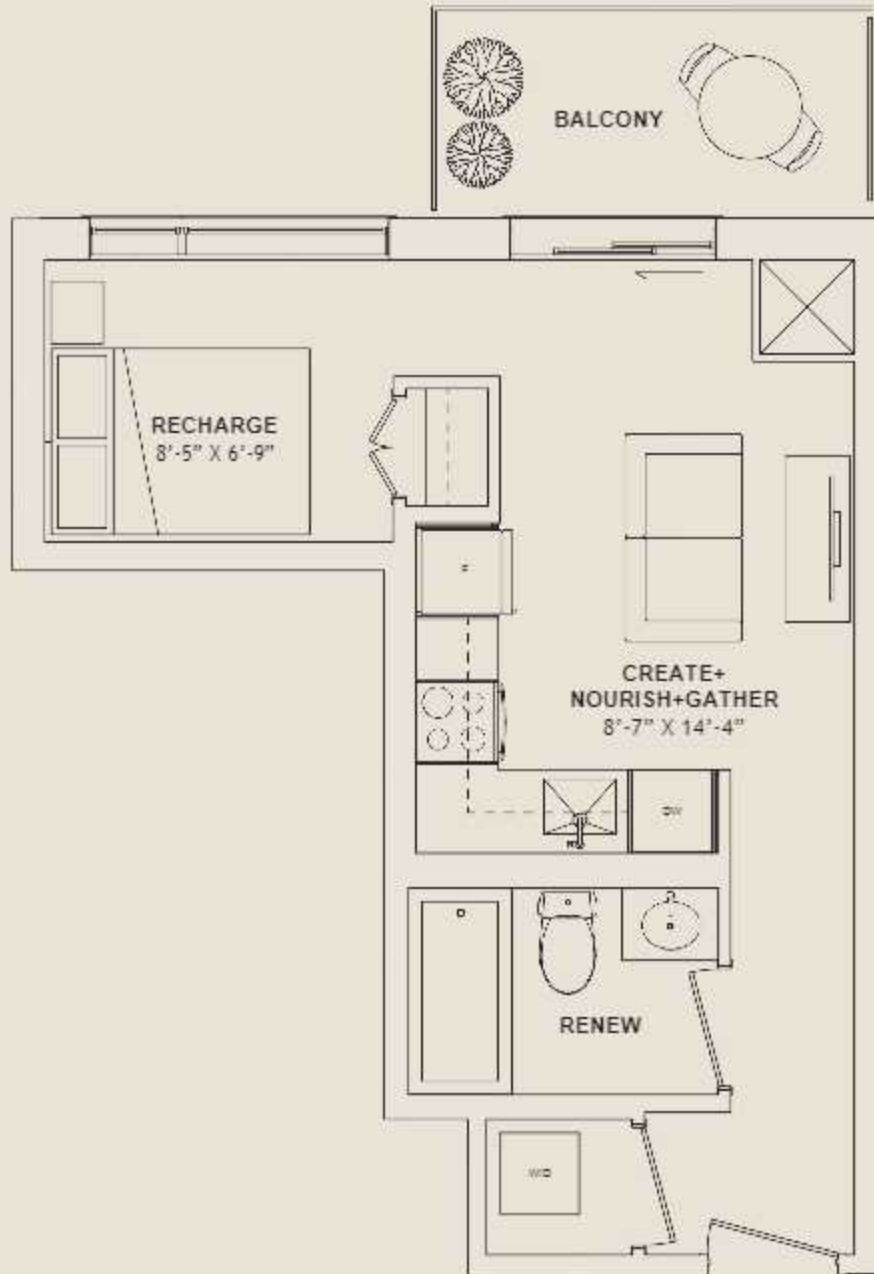
4TH FLOOR



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**BIRCHLEY
 PARK**

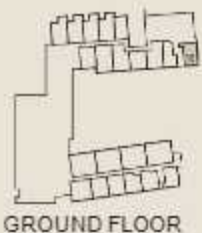
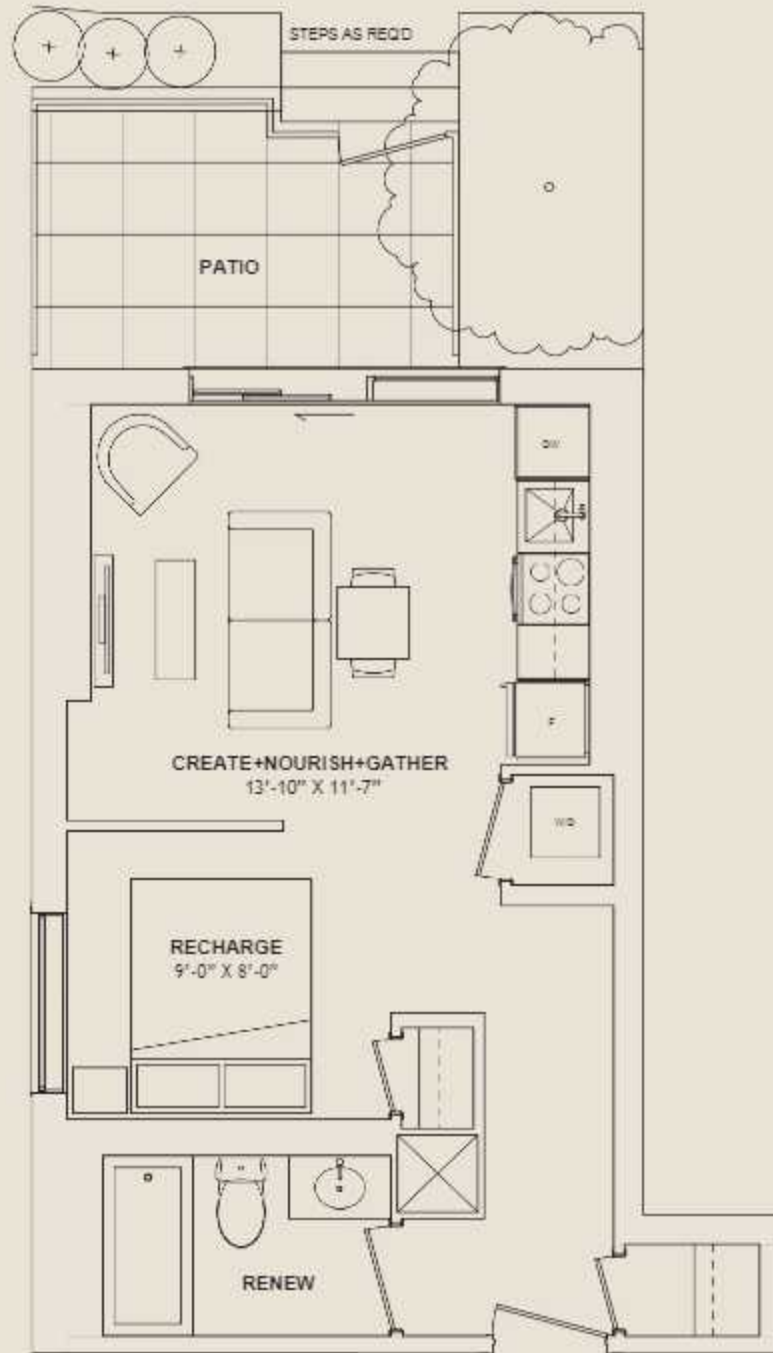
JR. 1 BEDROOM
 374 SQ. FT.
 + 52 SQ.FT. BALCONY



**BIRCHLEY
 PARK**

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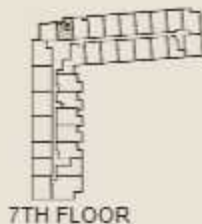
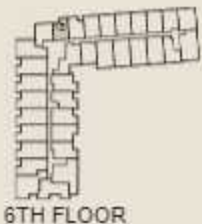
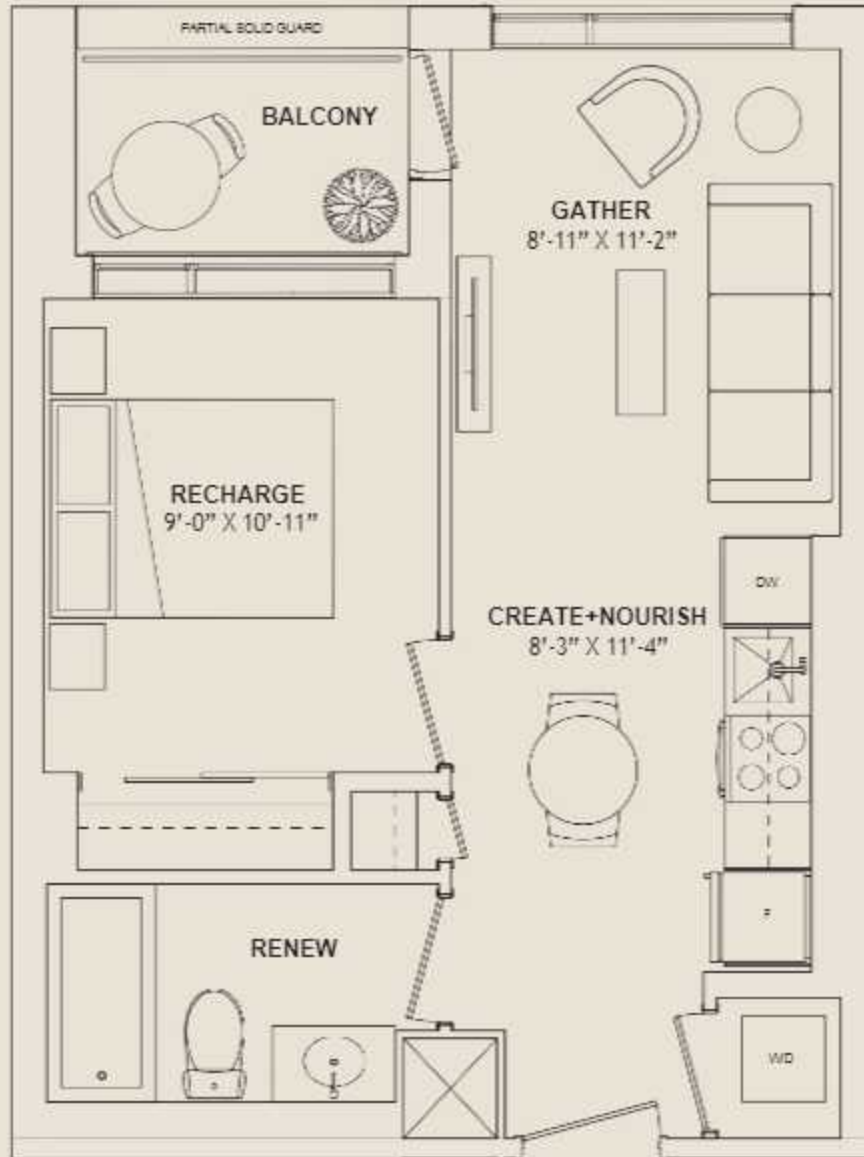
JR. 1 BEDROOM
482 SQ. FT.
+ 80 SQ.FT. PATIO



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BIRCHLEY
PARK

1 BEDROOM
 453 SQ. FT.
 + 34 SQ.FT. BALCONY

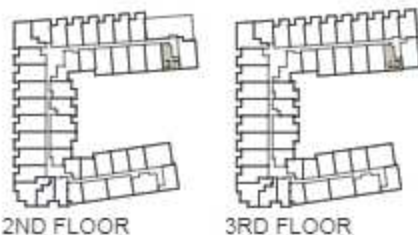
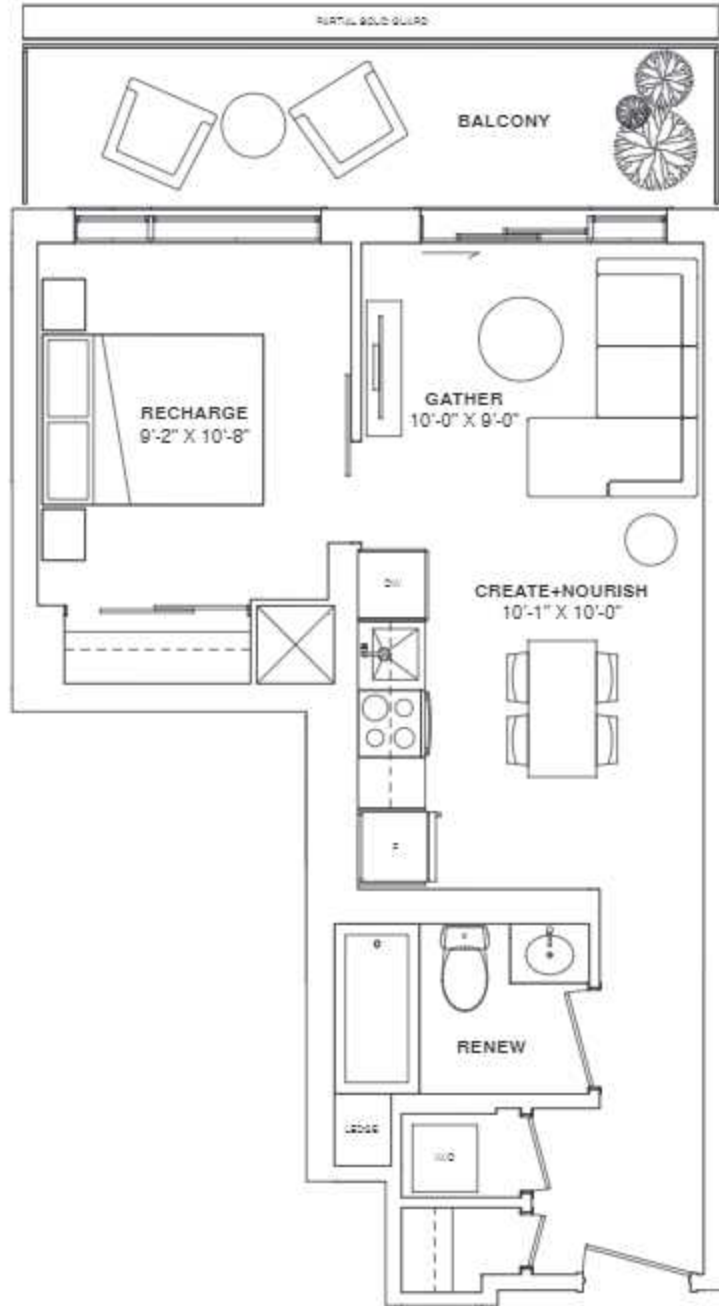


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**BIRCHLEY
 PARK**

1 BEDROOM

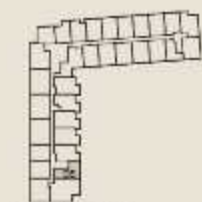
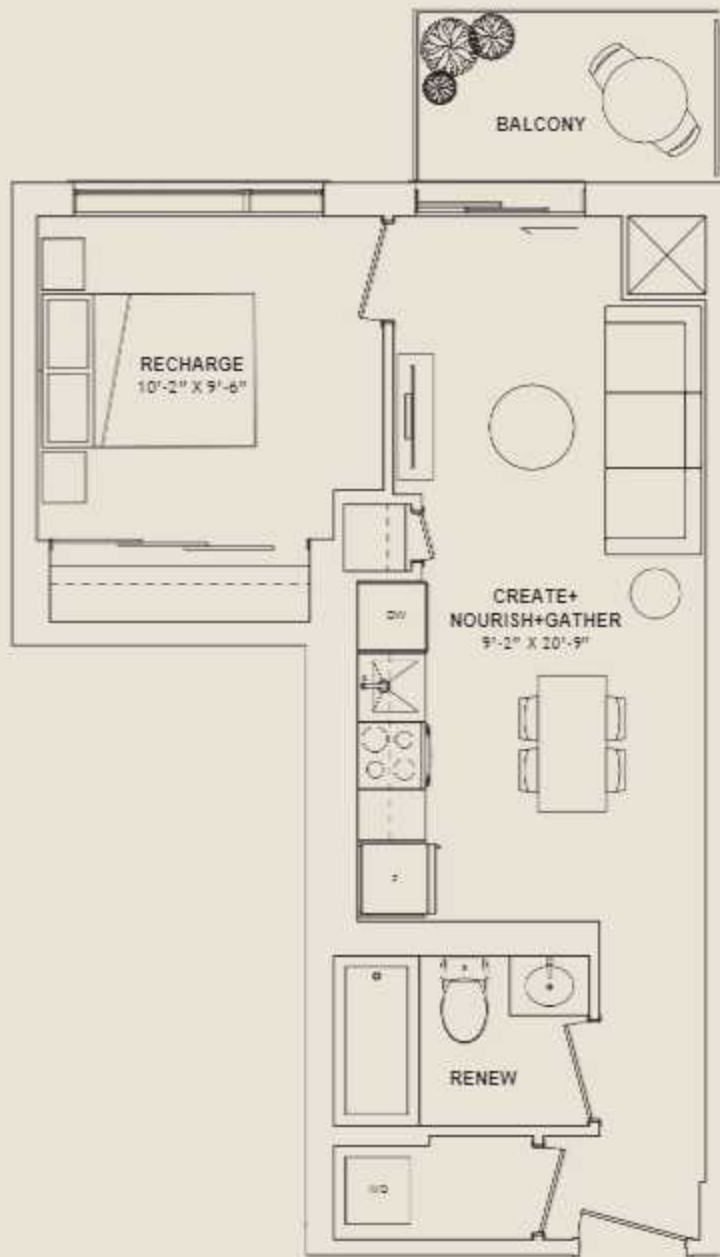
501 SQ. FT.
+ 94 SQ.FT. BALCONY



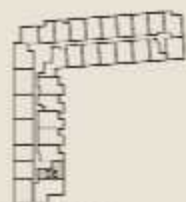
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BIRCHLEY PARK

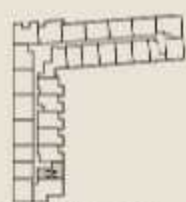
1 BEDROOM
 493 SQ. FT.
 + 43 SQ.FT. BALCONY



7TH FLOOR



8TH FLOOR



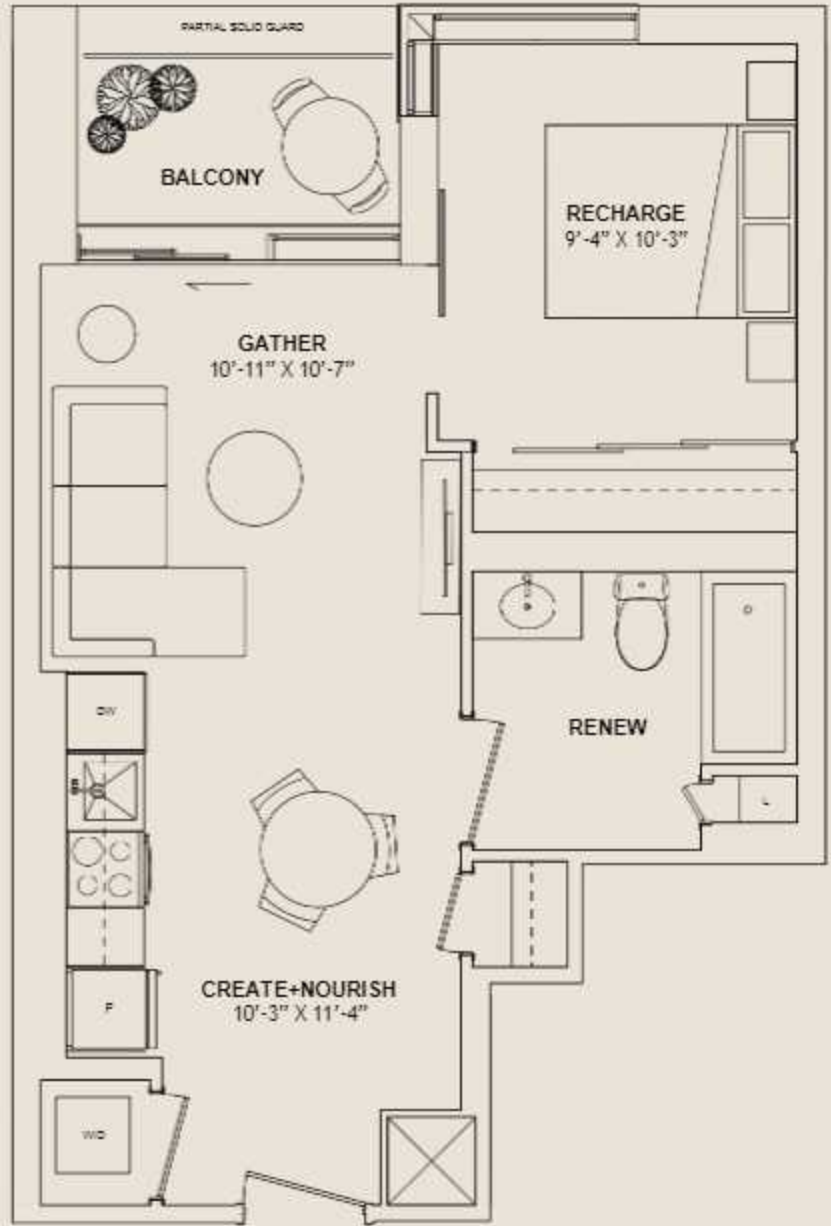
9-10TH FLOORS



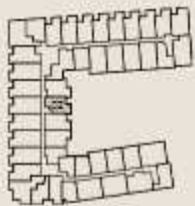
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**BIRCHLEY
 PARK**

1 BEDROOM
532 SQ. FT.
+ 35 SQ.FT. BALCONY



2ND FLOOR



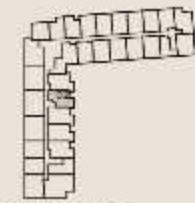
3RD FLOOR



4TH FLOOR



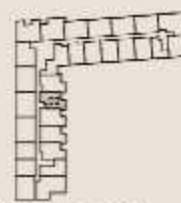
5-6TH FLOOR



7TH FLOOR



8TH FLOOR



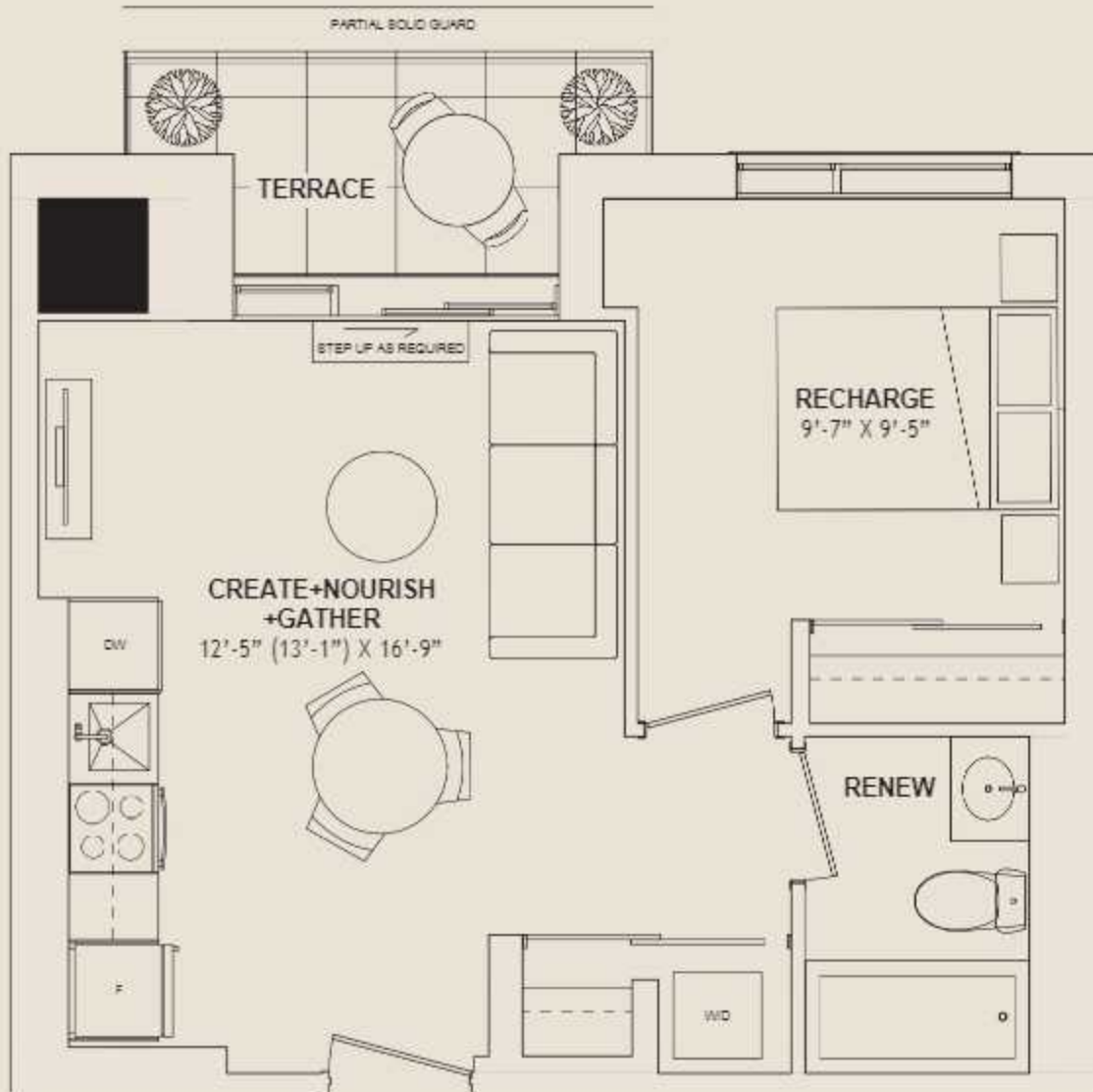
9-10TH FLOOR



BIRCHLEY
PARK

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1 BEDROOM
473 SQ. FT.
+ 43 SQ.FT. TERRACE



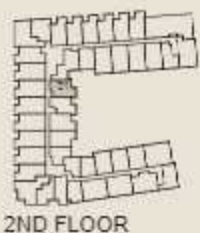
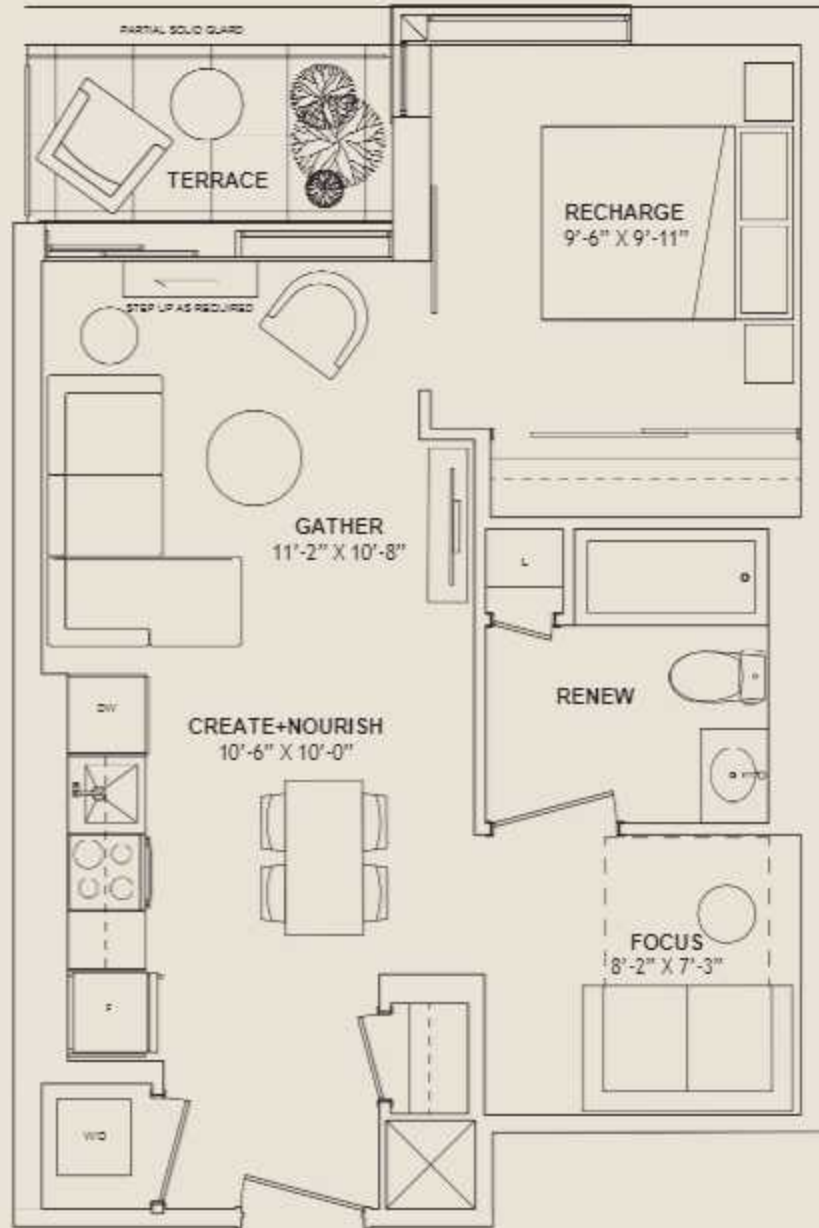
11TH FLOOR



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BIRCHLEY
PARK

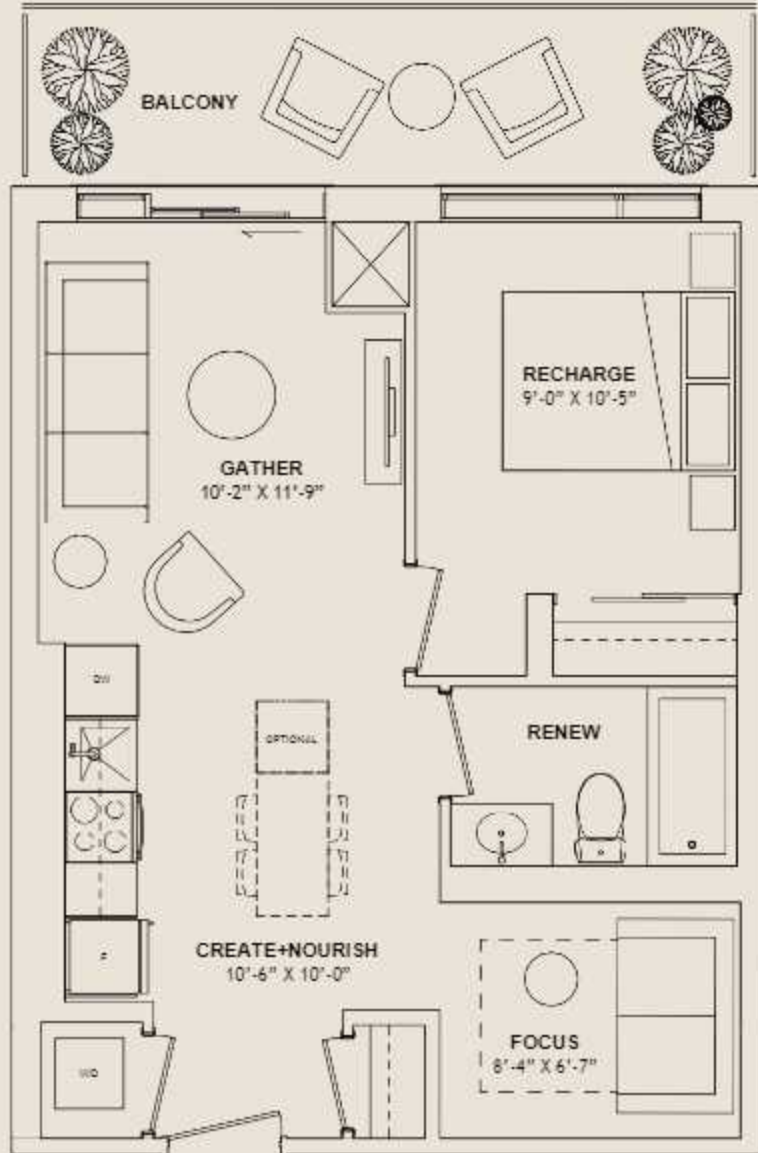
1 BEDROOM + DEN
580 SQ. FT.
+ 39 SQ.FT. TERRACE



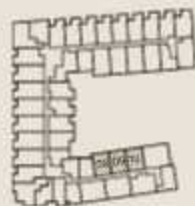
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BIRCHLEY
PARK

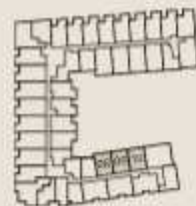
1 BEDROOM + DEN
 550 SQ. FT.
 + 100 SQ.FT. BALCONY



2ND FLOOR



3RD FLOOR



4TH FLOOR

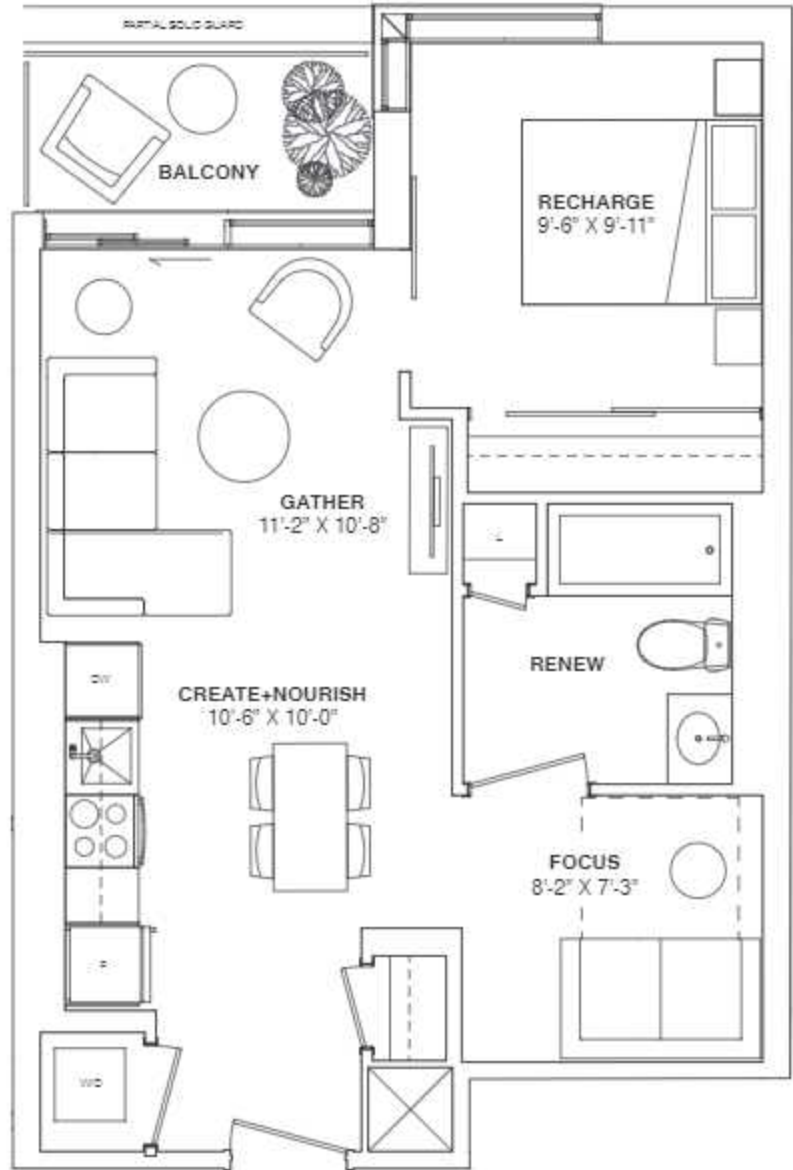


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**BIRCHLEY
 PARK**

1 BEDROOM + DEN

580 SQ. FT.
+ 39 SQ.FT. BALCONY



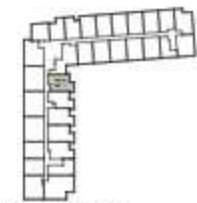
3RD FLOOR



4TH FLOOR



5-6TH FLOOR



7TH FLOOR



8TH FLOOR



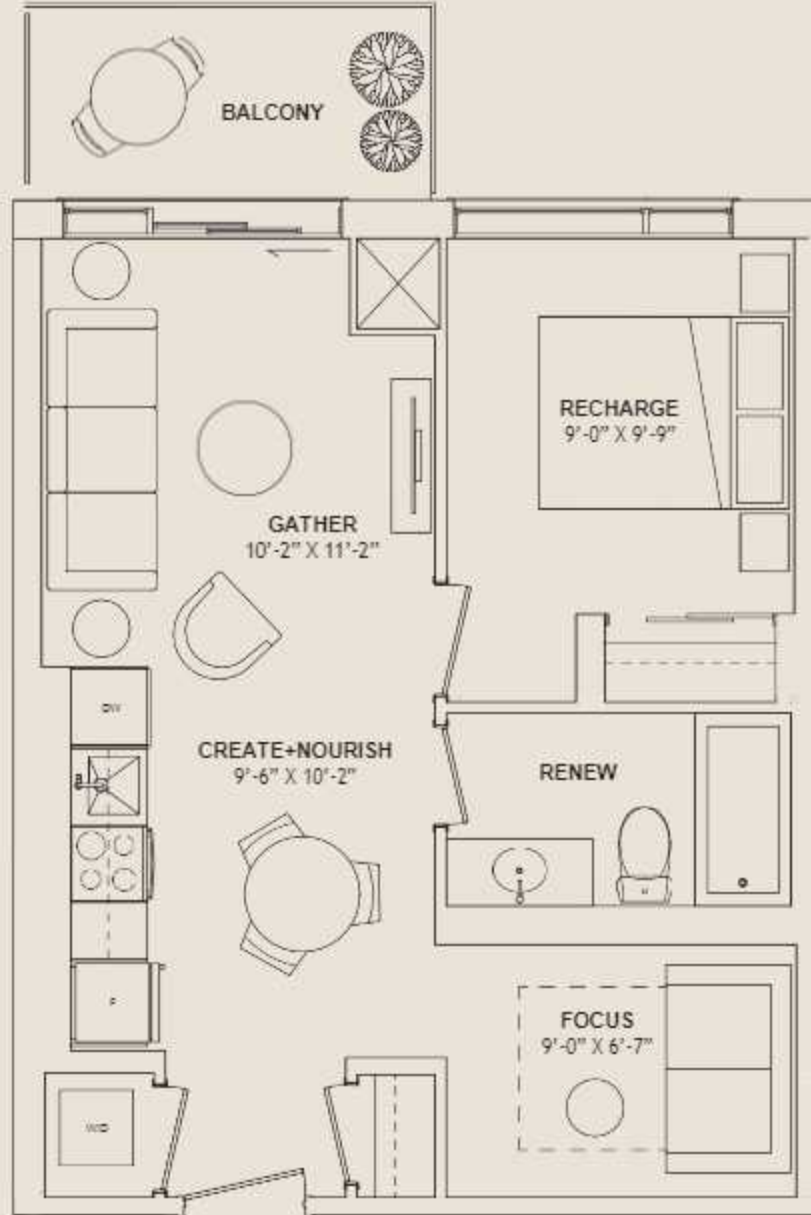
9-10TH FLOOR



BIRCHLEY PARK

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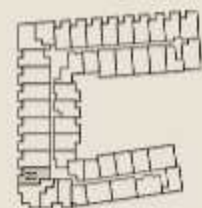
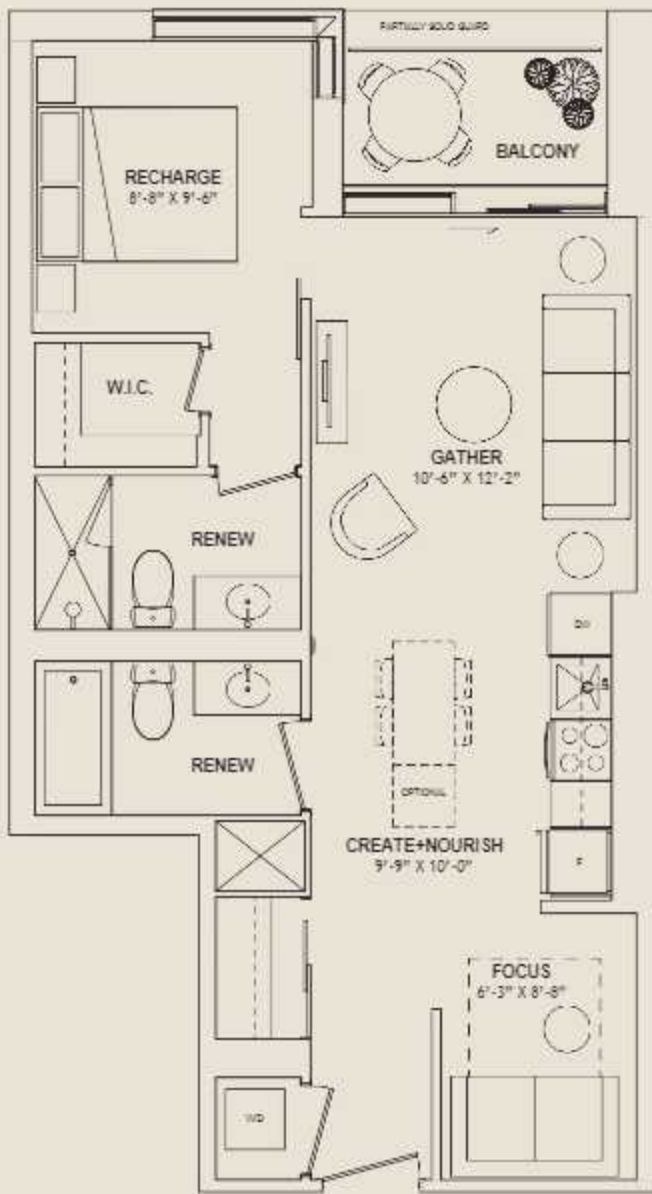
1 BEDROOM + DEN
 538 SQ. FT.
 + 52 SQ.FT. BALCONY



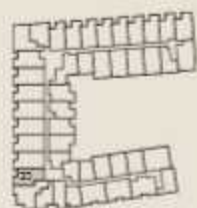
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BIRCHLEY
 PARK

1 BEDROOM + DEN
 653 SQ. FT.
 + 38 SQ.FT. BALCONY



3RD FLOOR



4TH FLOOR



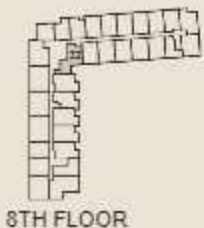
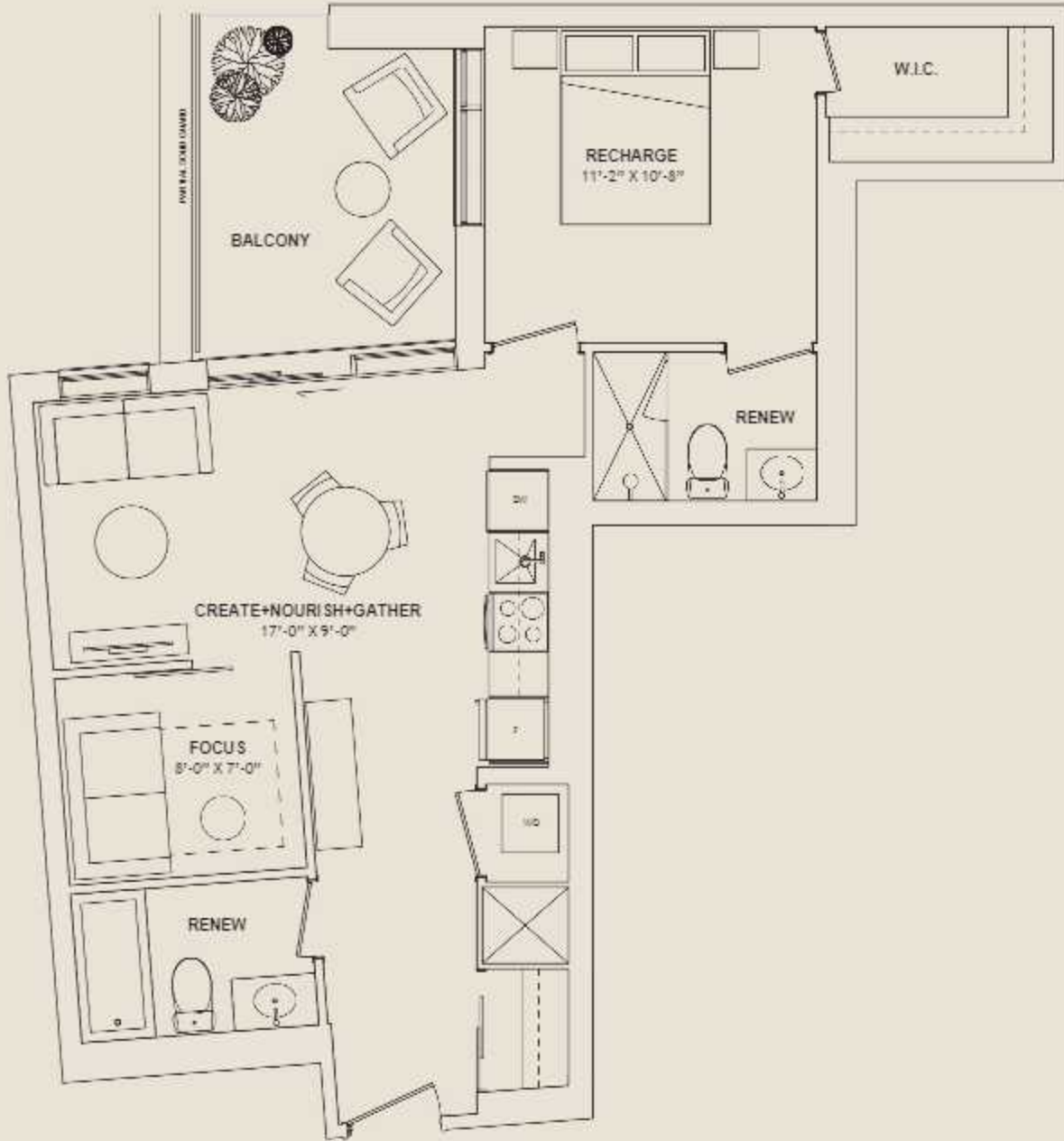
5-6TH FLOORS



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**BIRCHLEY
 PARK**

1 BEDROOM + DEN
 715 SQ. FT.
 + 91 SQ.FT. BALCONY



8TH FLOOR



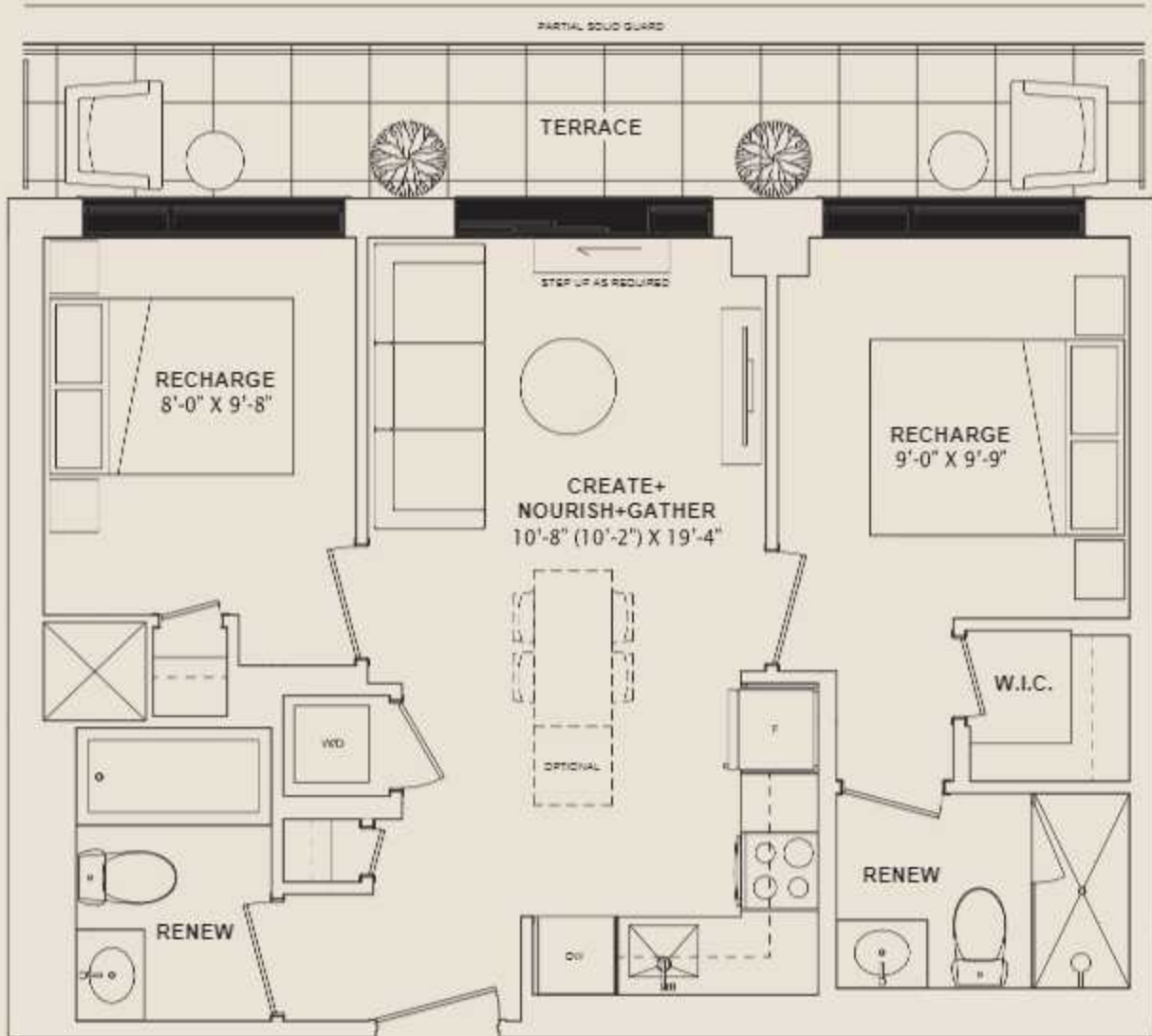
9-10TH FLOOR



BIRCHLEY
 PARK

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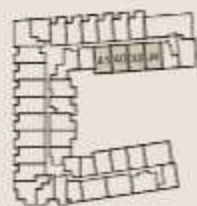
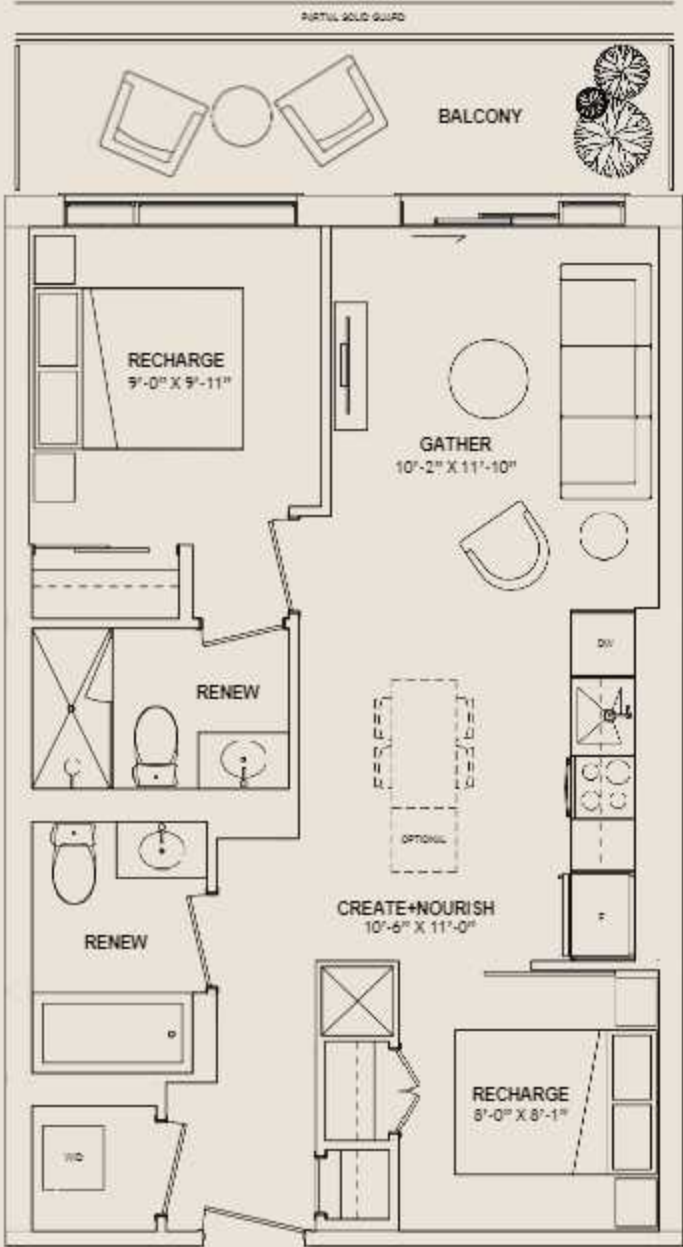
2 BEDROOM
614 SQ. FT.
+ 104 SQ.FT. TERRACE



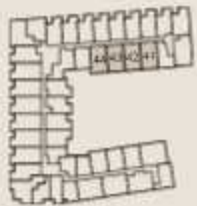
BIRCHLEY
PARK

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2 BEDROOM
 665 SQ. FT.
 + 94 SQ.FT. BALCONY



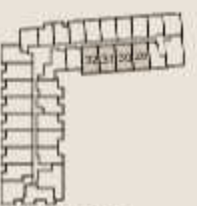
2ND FLOOR



3RD FLOOR



4TH FLOOR



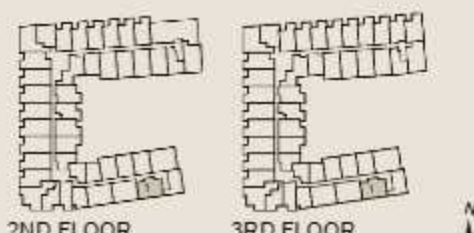
5-6TH FLOOR



BIRCHLEY
 PARK

Sizes, specifications, materials, floorplans, stated areas, dimensions, details and landscaping are approximate only and are subject to change without notice. Dimensions may exceed usable floor area. Actual useable floor space may vary from any stated floor area. Bulkheads are not shown on this plan and may be in any area of the unit as required by the Vendor. Furniture and/or kitchen island are displayed for illustration purposes only and are not included in the purchase price. Suites are sold unfurnished. Balcony, patio, terrace, windows, doors, mullions, and facade variations may apply. Illustrations are artist's concepts only. © S.C.E. 2023.

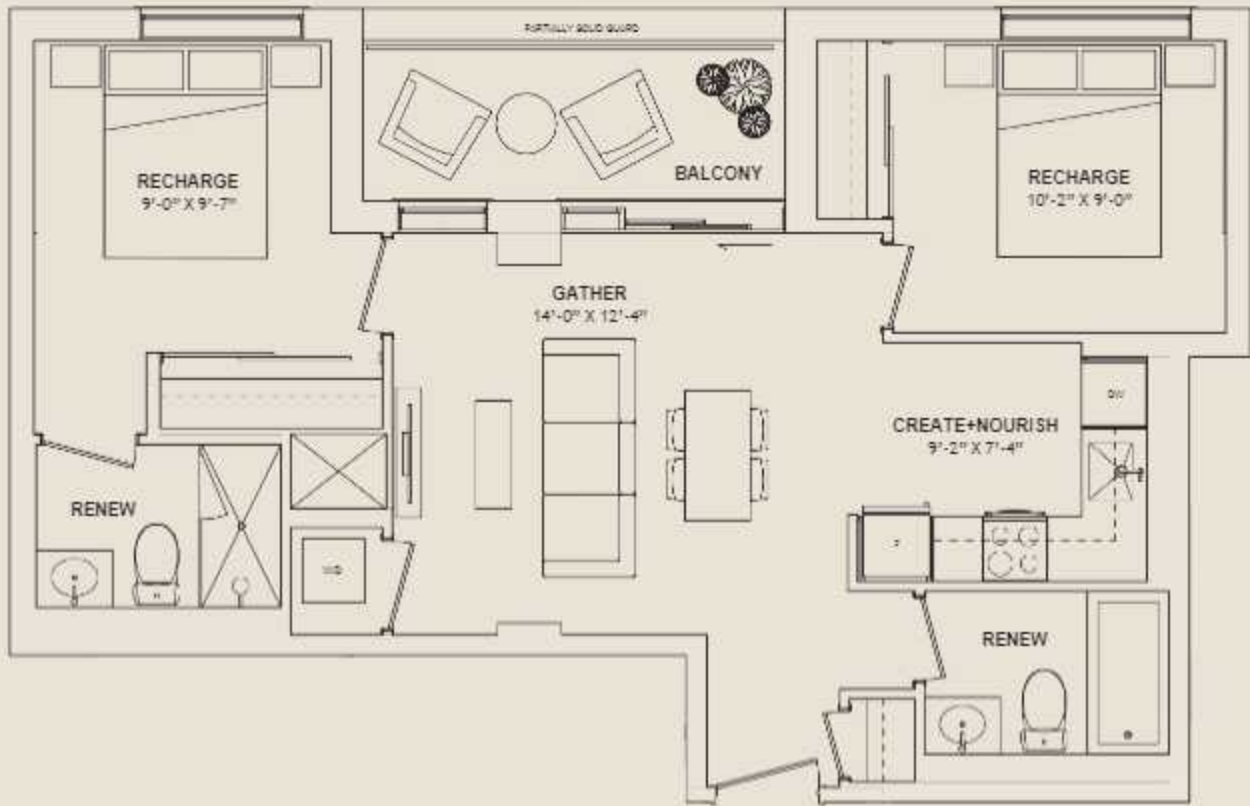
2 BEDROOM
688 SQ. FT.
+ 49 SQ.FT. BALCONY



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BIRCHLEY
PARK

2 BEDROOM
716 SQ. FT.
+ 60 SQ.FT. BALCONY



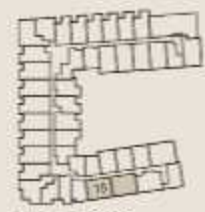
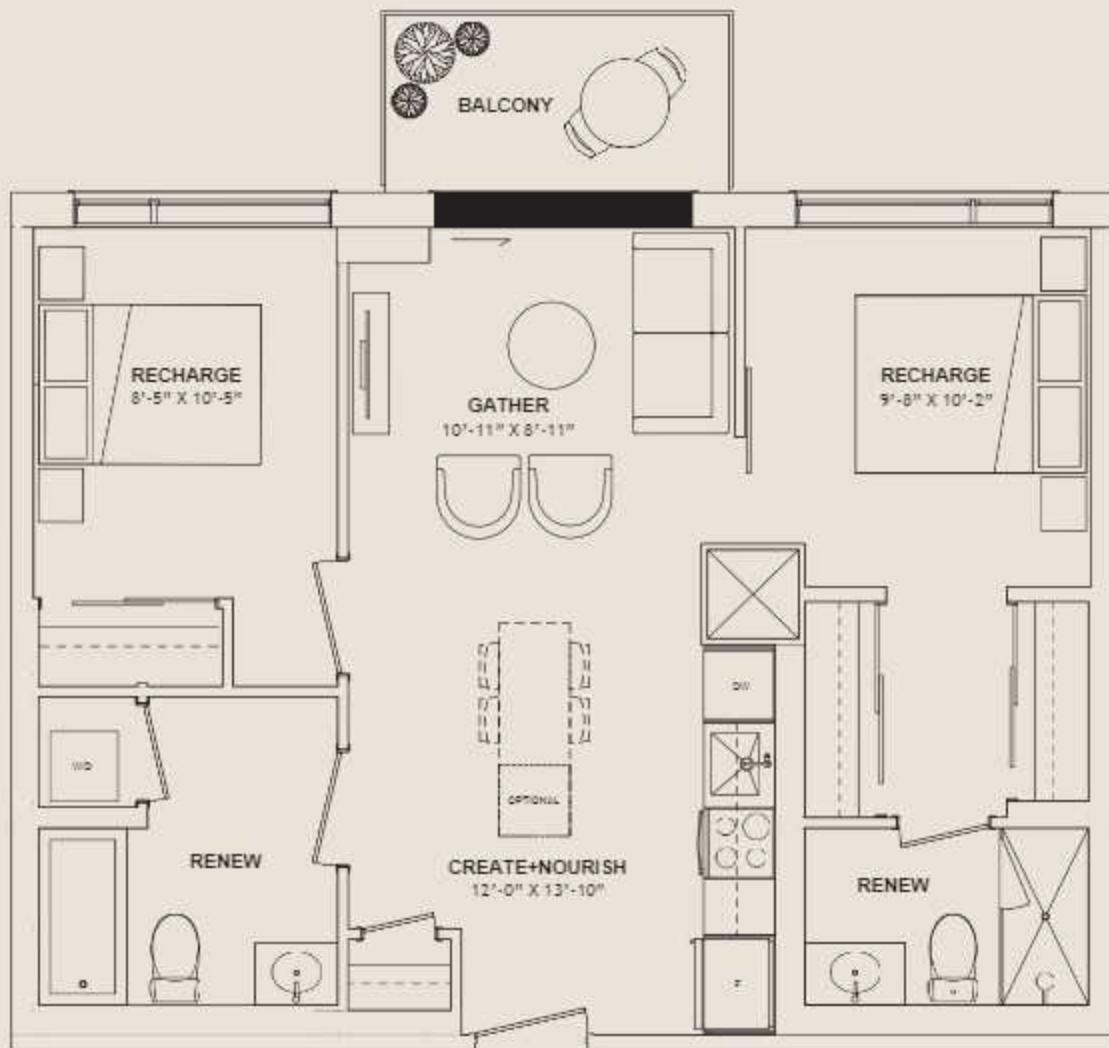
5-6TH FLOORS



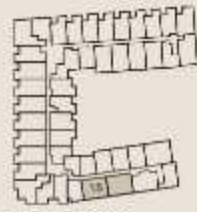
Sizes, specifications, materials, floorplans, stated areas, dimensions, details and landscaping are approximate only and are subject to change without notice. Dimensions may exceed usable floor area. Actual usable floor space may vary from any stated floor area. Bulkheads are not shown on this plan and may be in any areas of the unit as required by the vendor. Furniture and/or kitchen island are displayed for illustration purposes only and are not included in the purchase price. Suites are sold unfurnished. Balcony, patio, terrace, windows, doors, mullions, and facade variations may apply. Illustrations are artist's concepts only. E. & O.E. May 26, 2023.

BIRCHLEY
PARK

2 BEDROOM - BF
739 SQ. FT.
+ 49 SQ.FT. BALCONY



2ND FLOOR



3RD FLOOR



8TH FLOOR



9-10TH FLOOR



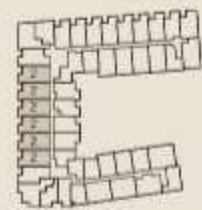
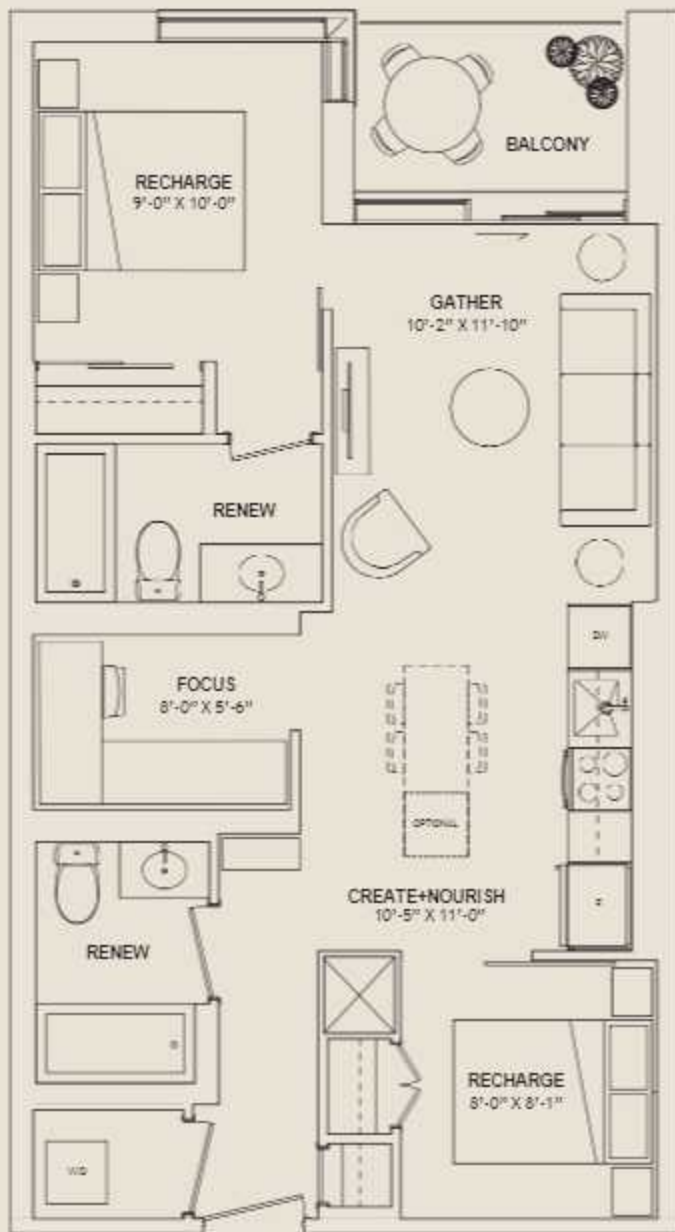
11-12TH FLOOR



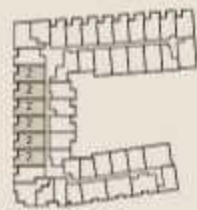
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BIRCHLEY
PARK

2 BEDROOM + DEN
 732 SQ. FT.
 + 38 SQ.FT. BALCONY



3RD FLOOR



4TH FLOOR



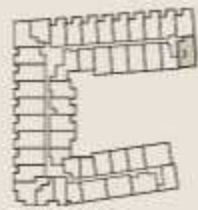
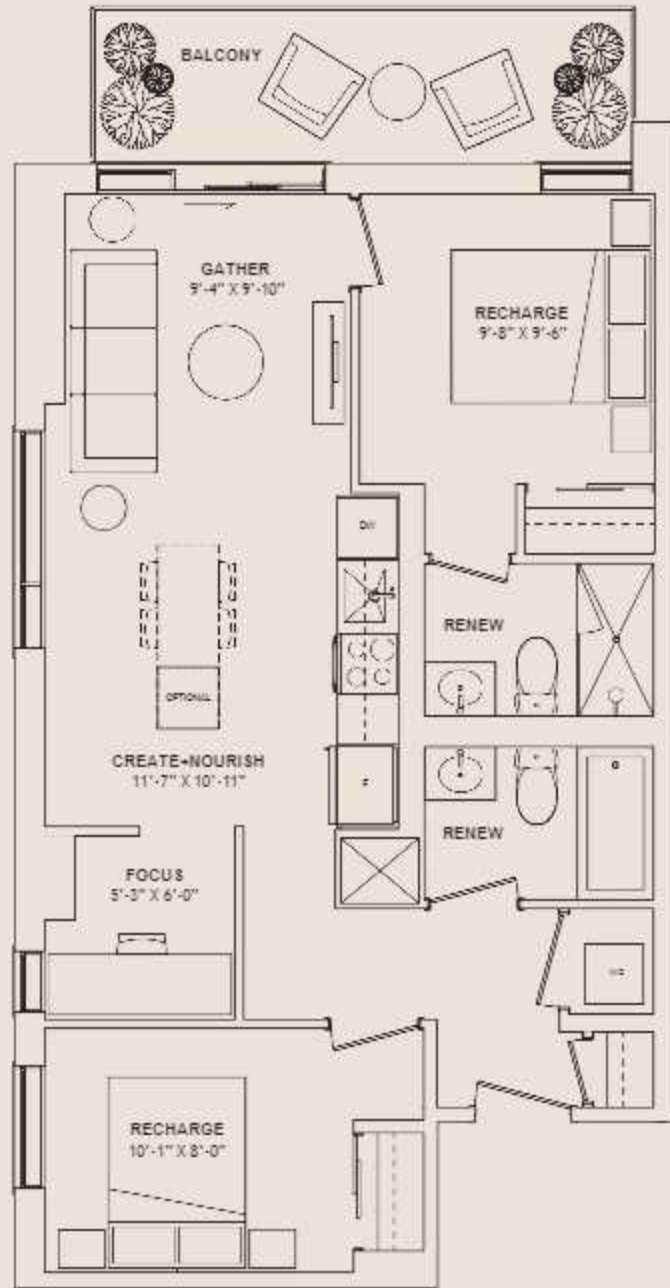
5-6TH FLOOR



Sizes, specifications, materials, floorplans, stated areas, dimensions, details and landscaping are approximate only and are subject to change without notice. Dimensions may exceed usable floor area. Actual usable floor space may vary from any stated floor area. Bulkheads are not shown on this plan and may be in any areas of the unit as required by the vendor. Furniture and/or kitchen island are displayed for illustration purposes only and are not included in the purchase price. Suites are sold unfurnished. Balcony, patio, terrace, windows, doors, mullions, and facade variations may apply. Illustrations are artist's concepts only. E. S. O.E. June 2023.

**BIRCHLEY
 PARK**

2 BEDROOM + DEN
 749 SQ. FT.
 + 88 SQ.FT. BALCONY



4TH FLOOR



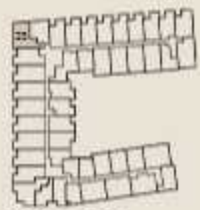
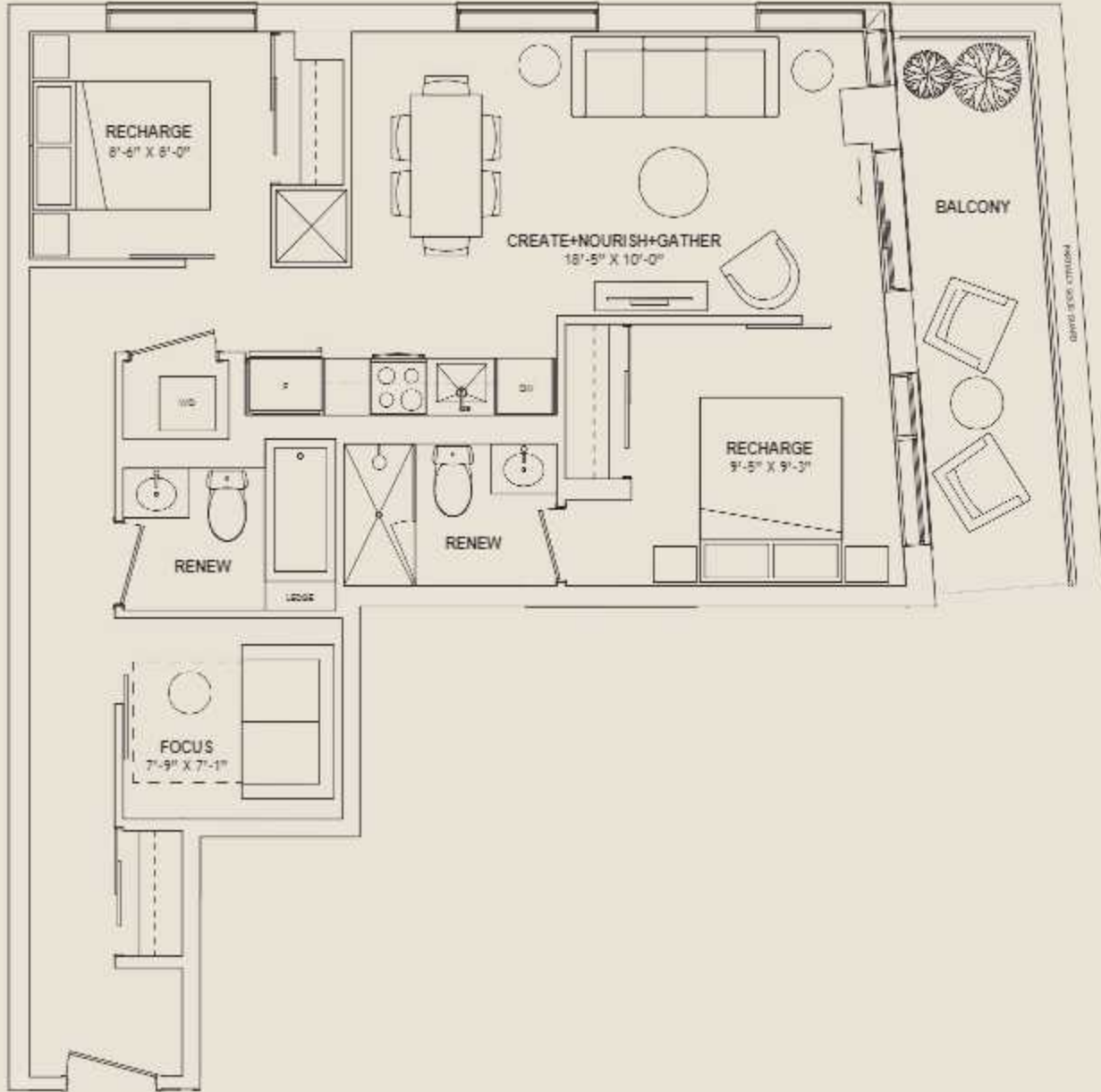
5-6TH FLOOR



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BIRCHLEY
 PARK

2 BEDROOM + DEN
813 SQ. FT.
+ 92 SQ.FT. BALCONY

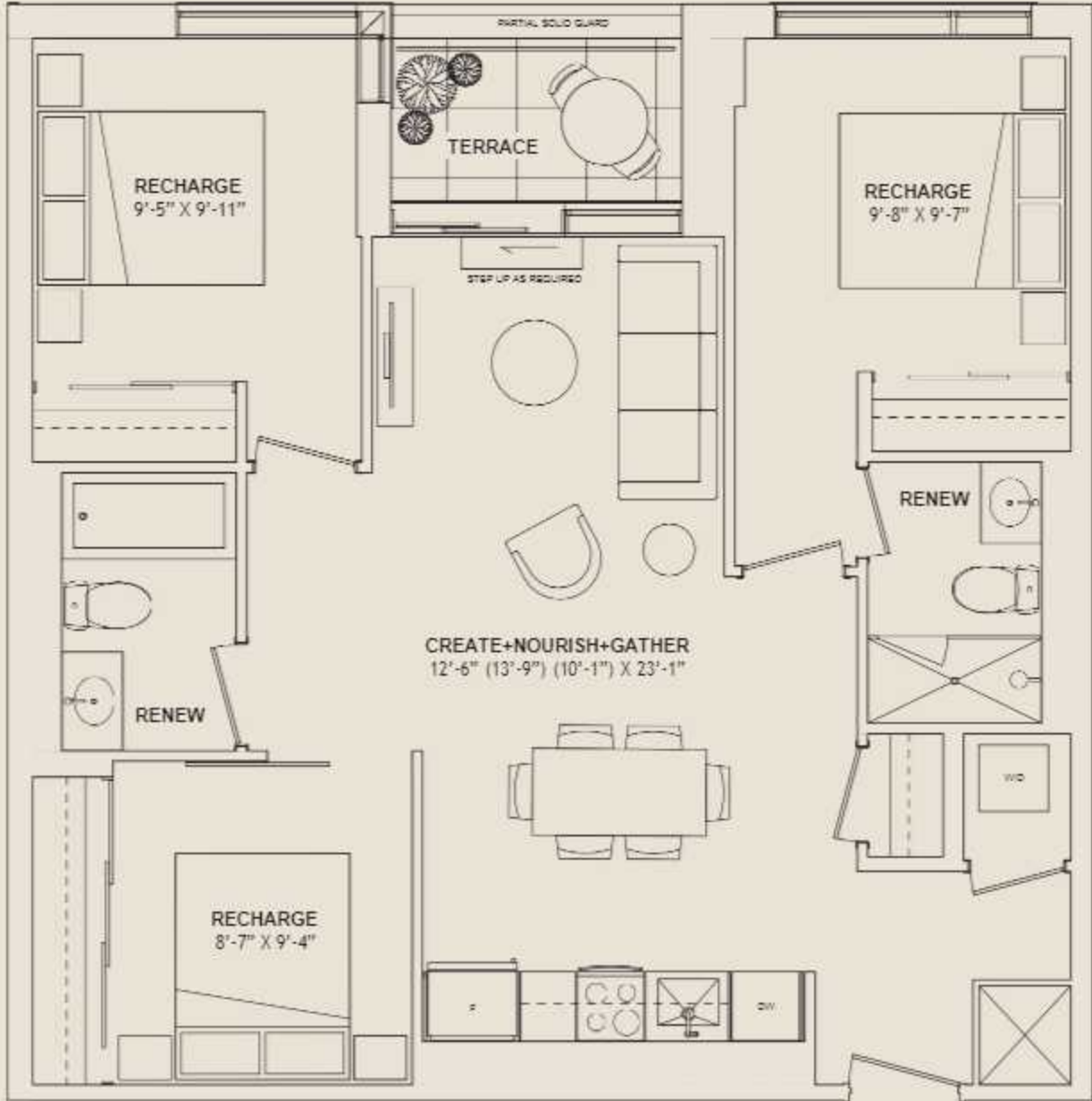


3RD FLOOR

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BIRCHLEY
PARK

3 BEDROOM
917 SQ. FT.
+ 37 SQ.FT. TERRACE



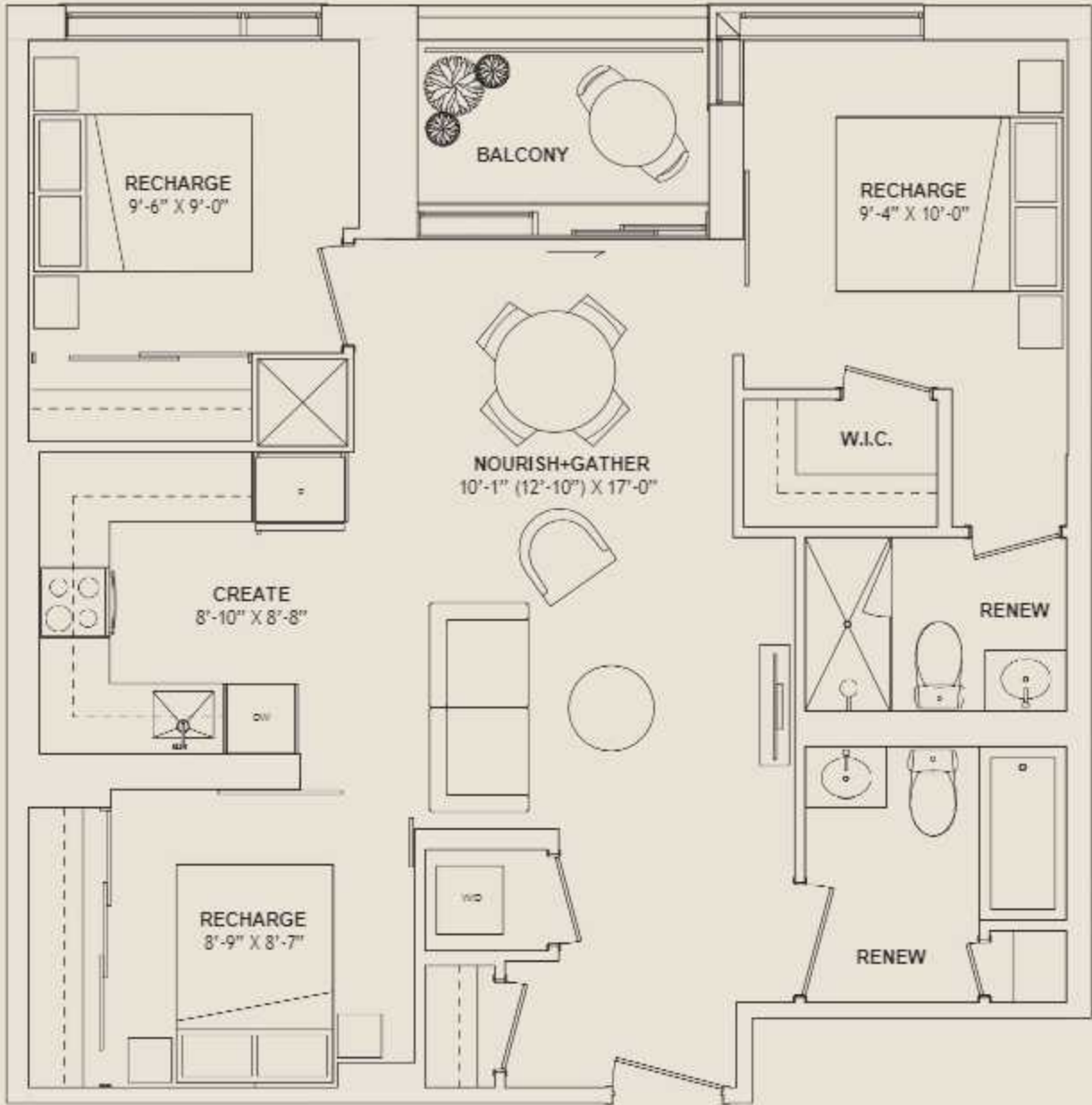
11TH FLOOR



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BIRCHLEY
PARK

3 BEDROOM - BF
 896 SQ. FT.
 + 37 SQ.FT. BALCONY



11-12TH FLOORS



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BIRCHLEY
 PARK