

# BIRCHLEY PARK

## CLIENT INCENTIVES\*

### DEPOSIT STRUCTURE LIMITED TIME INCENTIVE\*

\$10,000 Bank Draft on Signing  
Balance to 5% in 30 days  
2.5% in 180 days  
2.5% on May 1, 2024  
2.5% on May 1, 2025  
2.5% in 900 days  
5% on Occupancy

### SPECIAL DEPOSIT STRUCTURE FOR 3 BEDROOM SUITES\*

\$10,000 Bank Draft on Signing  
Balance to 5% in 30 days  
5% on May 1, 2024  
5% on May 1, 2025  
5% on Occupancy

### Free Assignment

\*\$500 admin fee plus HST+ legal fee plus HST

### Free Right to Lease on Occupancy

\*\$500 admin fee plus HST+ legal fee plus HST

### Development Charges

\$15,000 for 1B+D and smaller units  
\$18,000 for 2B and larger units

#### Standard Parking: \$69,000

EV Parking: Waitlist

\*Launch limited time only

Parking Restrictions: Any suite 2B and larger is eligible to purchase a parking spot.

#### Locker: \$6,900

\*Launch limited time only

Locker Restriction: Any suite 667 sq ft and larger is eligible to purchase a locker.

BIRCHLEY PARK CONDOMINIUMS SALES OFFICE LOCATED AT 2480 GERRARD ST E, UNIT 7

Sales Office Hours: Mon-Fri 12-6pm, Sat-Sun 12-5pm

T: (647) 368-7783 | E: sales@birchleypark.com

\*All promotions, incentives, and specifications are subject to change without notice and available for a limited time only

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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. April 25, 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.