

PARK ROAD

EXCLUSIVE CLIENT INCENTIVES

- **\$10,000 DÉCOR DOLLARS***
- **1 YEAR FREE MAINTENANCE***
- **FREE ASSIGNMENT****
- **FREE RIGHT TO LEASE DURING OCCUPANCY****
- **CAPPED DEVELOPMENT CHARGES**
 - Bachelor to 1B+D - ~~\$16,000~~ **\$15,000**
 - 2 Beds - ~~\$18,500~~ **\$18,000**
 - 3 Beds - ~~\$20,500~~ **\$18,000**
- **EXTENDED DEPOSIT PROGRAM**
 - \$10,000 *Bank Draft* with offer
 - Balance of 5% ~~5%~~ **2.5%** in 30 days
 - 5% ~~5%~~ **2.5%** in 90 days
 - 5% in ~~120~~ **180** days
 - 5% in ~~600~~ **720** days
 - 5% on Occupancy
- **3 BEDROOM SPECIAL DEPOSIT PROGRAM**
 - \$10,000 *Bank Draft* with offer
 - Balance of 5% in 30 days
 - 5% in ~~120~~ **180** days
 - 10% on Occupancy

*Limited Time Offer. **By Request Only. Legal fees + HST may apply. ***Valid for the next 20 Deals. ****Gift Card Promo is valid for February, 2024 only. Please speak to Sales Representative for further details. All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. All areas and stated room dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. The contents of this document are not intended to solicit interest from ineligible individuals or entities (non-Canadians, unless exempt) as defined by the Prohibition on the Purchase of Residential Property by Non-Canadians Act, February 7, 2024
Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E



PARK ROAD

PREVIEW PRICING

STUDIO SUITES

Model	Bed Type	View	Approx. Suite Size	Starting Floor	Purchase Price	Preview Prices Starting From*
S11	STUDIO	S	360	2	\$666,900	\$646,900

JR 1 BEDROOM SUITES

Model	Bed Type	View	Approx. Suite Size	Starting Floor	Purchase Price	Preview Prices Starting From
JR3	JR 1B	N	340	23	\$633,900	\$613,900
JR1	JR 1B	E	329	18	\$689,900	\$669,900
JR15	JR 1B	S	392	5	\$707,900	\$687,900
JR7	JR 1B	S	396	5	\$767,900	\$747,900

1 BEDROOM SUITES

Model	Bed Type	View	Approx. Suite Size	Starting Floor	Purchase Price	Preview Prices Starting From
1A	1B	S	438	21	\$811,900	\$791,900
1L	1B	N	453	3	\$784,900	\$764,900
1K	1B	SW	502	3	\$800,900	\$780,900
1E+M	1B+M	S	447	5	\$757,900	\$737,900

1 BEDROOM + DEN SUITES

Model	Bed Type	View	Approx. Suite Size	Starting Floor	Purchase Price	Preview Prices Starting From
1D+D	1B+D	S	469	5	\$810,900	\$790,900
1A+D	1B+D	S	503	7	\$888,900	\$868,900
1K+D	1B+D	N	550	17	\$862,900	\$842,900
1C+D	1B+D	N	589	6	\$980,900	\$960,900
1J+D	1B+D	NE	595	3	\$1,034,900	\$1,014,900
1I+D	1B+D	SW	637	5	\$1,043,900	\$1023,900

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PARK ROAD

PREVIEW PRICING

2 BEDROOM SUITES

Model	Bed Type	View	Approx. Suite Size	Starting Floor	Purchase Price	Preview Prices Starting From
2K	2B	N	610	3	\$998,900	\$963,900
2E	2B	N	611	11	\$1,028,900	\$993,900
2C	2B	N	611	28	\$1,057,900	\$1,022,900
2H	2B	NE	681	6	\$1,172,900	\$1,135,900
2B	2B	SE	731	18	\$1,247,900	\$1,212,900
2J+M	2B+M	S	675	2	\$1,106,900	\$1,071,900

3 BEDROOM SUITES

Model	Bed Type	View	Approx. Suite Size	Starting Floor	Purchase Price	Preview Prices Starting From
3F	3B	N	796	7	\$1,299,900	\$1,254,900
3H	3B	SE	823	3	\$1,320,900	\$1,275,900
3I	3B	NW	870	3	\$1,352,900	\$1,307,900
3B+M	3B+M	SE	801	12	\$1,273,900	\$1,228,900
3E+M	3B+M	SE	802	6	\$1,266,900	\$1,221,900
3D+M	3B+M	NW	841	12	\$1,298,900	\$1,253,900
3J+M	3B+M	NW	841	15	\$1,299,900	\$1,254,900
3K+M	3B+M	NW	841	16	\$1,305,900	\$1,260,900

<p>EXTENDED DEPOSIT PROGRAM \$10,000 Bank Draft with offer Balance of 5% 2.5% in 30 days 5% 2.5% in 90 days 5% in 120 180 days 5% in 600 720 days 5% on Occupancy</p> <p>PAYABLE TO: AIRD & BERLIS LLP IN TRUST</p>	<p>3 BEDROOM SPECIAL DEPOSIT PROGRAM \$10,000 Bank Draft on Signing Balance to 5% in 30 days 5% in 120 180 days 10% on Occupancy</p> <p><i>Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.</i></p>	<p>STORAGE LOCKER: WAITLIST</p> <p>MAINTENANCE FEES \$0.79/Sq.Ft. (Hydro, Water, Gas Separately Metered) Bulk Internet: \$25/month SmartOne: \$30/month</p> <p>OCCUPANCY COMMENCING JANUARY 2027</p>
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PARK ROAD

PREVIEW PRICING

CONTACT INFORMATION

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Sales Representative
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Email: mikecatsiliras@bakersales.info

Park Road Sales Gallery
Phone: 416.926.8029
Email: sales@parkroad.ca
Address: 16 Cumberland Street, Toronto, M4W 1J5
Office Hours: Monday-Thursday 12-6PM, Friday CLOSED,
Saturday and Sunday 12-5PM

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PARK ROAD

RESIDENCE

S11

SUITE TYPE

Studio

RESIDENCE

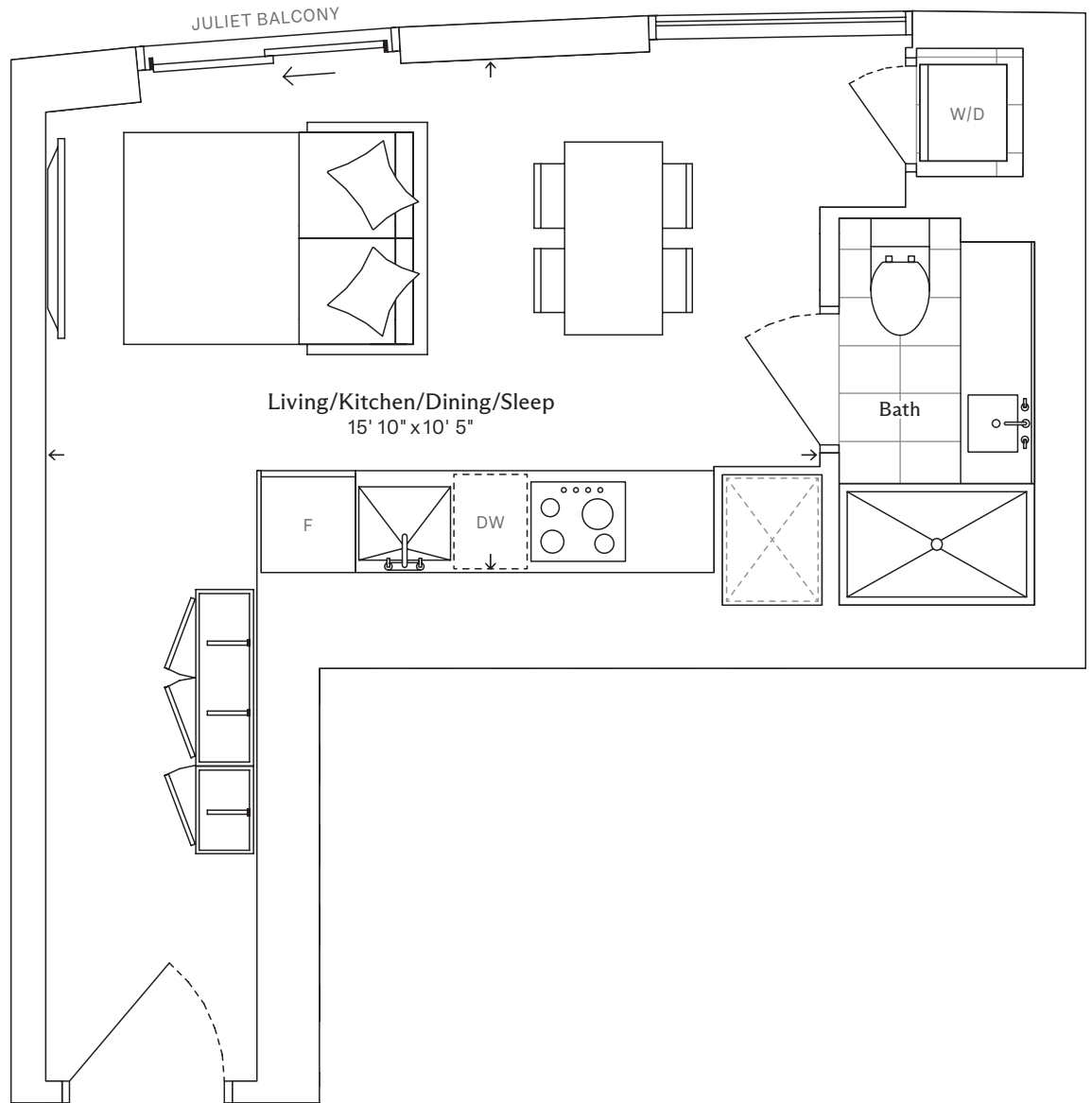
S11

SUITE TYPE

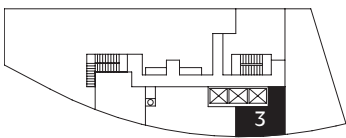
Studio, One Bathroom

TOTAL

360 sq. ft.



KEY PLAN



Floor 2



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PARK ROAD



PARK ROAD

RESIDENCE

JR3

SUITE TYPE

Junior One Bedroom

RESIDENCE

JR3

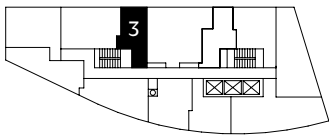
SUITE TYPE

Junior One Bedroom, One Bathroom

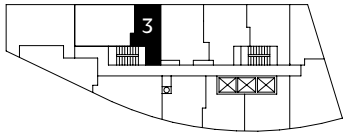
TOTAL

340 sq. ft.

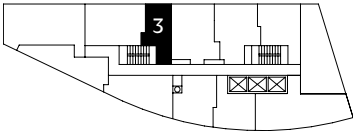
KEY PLAN



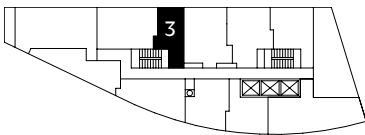
Floor 6-8



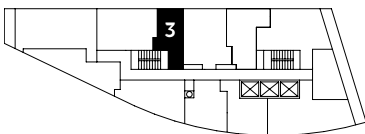
Floor 9-11



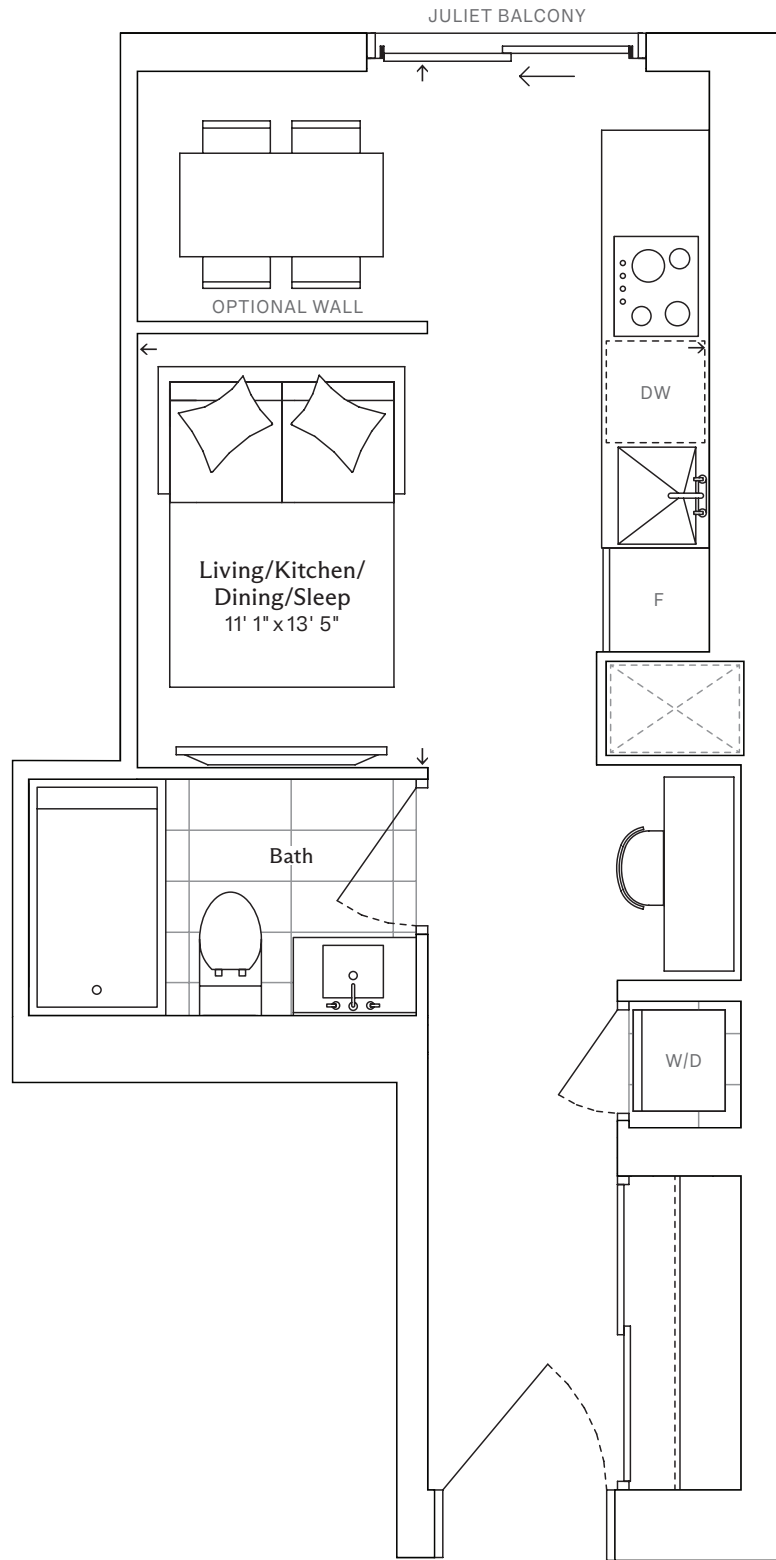
Floor 12-16



Floor 17



Floor 18-31



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PARK ROAD



PARK ROAD

RESIDENCE

JR1

SUITE TYPE

Junior One Bedroom

RESIDENCE

JR1

SUITE TYPE

Junior One Bedroom, One Bathroom

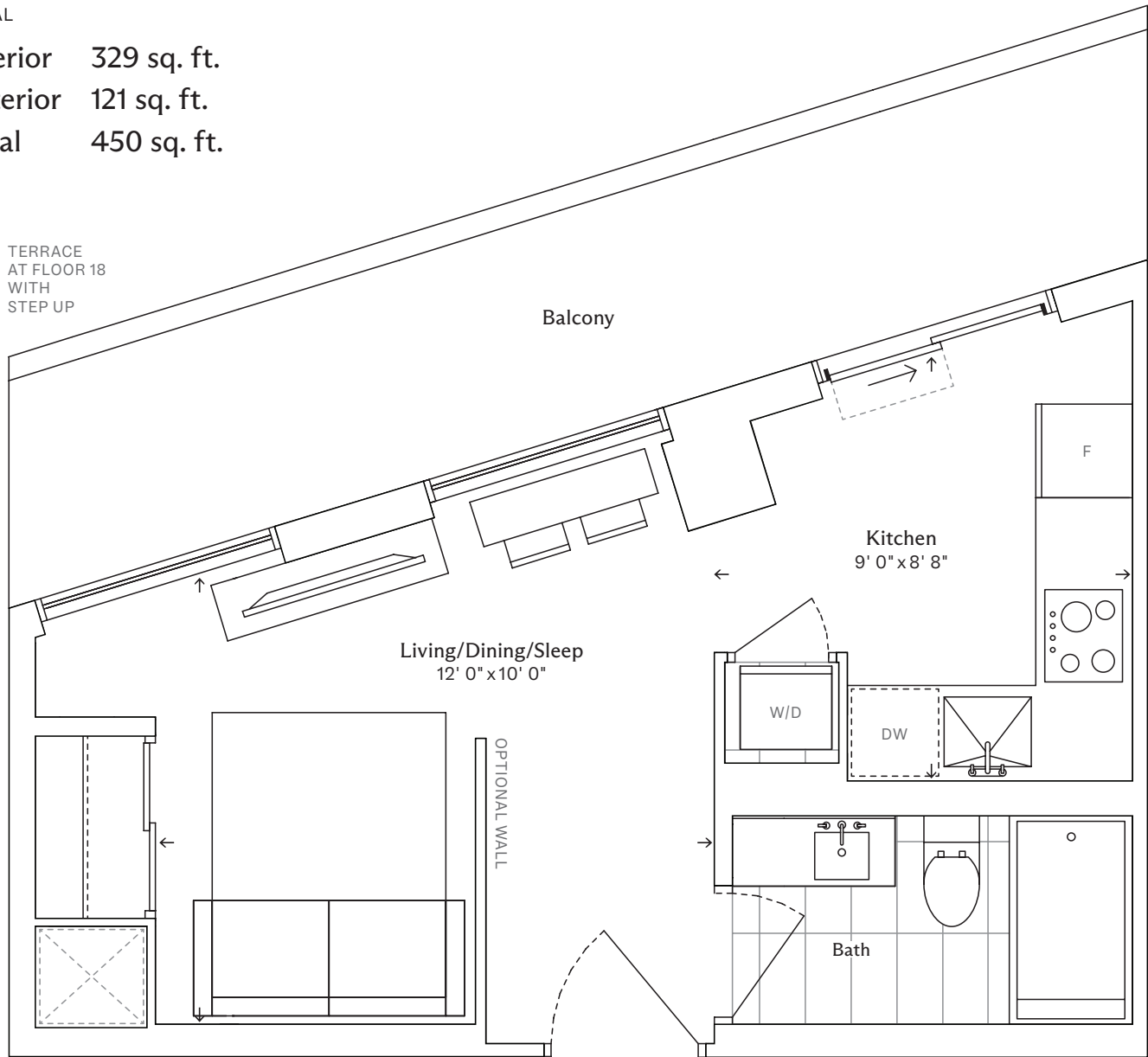
TOTAL

Interior 329 sq. ft.

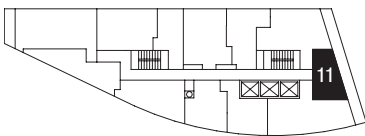
Exterior 121 sq. ft.

Total 450 sq. ft.

TERRACE
AT FLOOR 18
WITH
STEP UP



KEY PLAN



Floor 18-31



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PARK ROAD



PARK ROAD

RESIDENCE

JR15

SUITE TYPE

Junior One Bedroom

RESIDENCE

JR15

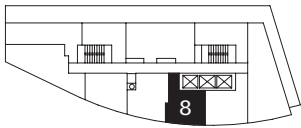
SUITE TYPE

Junior One Bedroom, One Bathroom

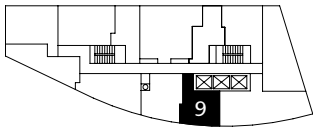
TOTAL

392 sq. ft.

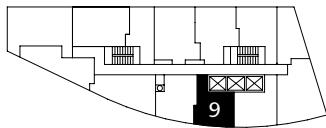
KEY PLAN



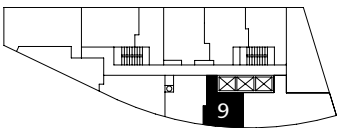
Floor 5



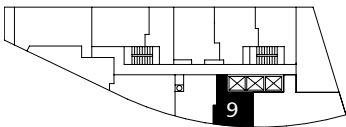
Floor 6-8



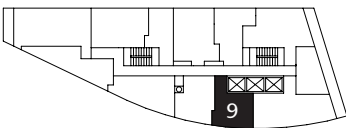
Floor 9-11



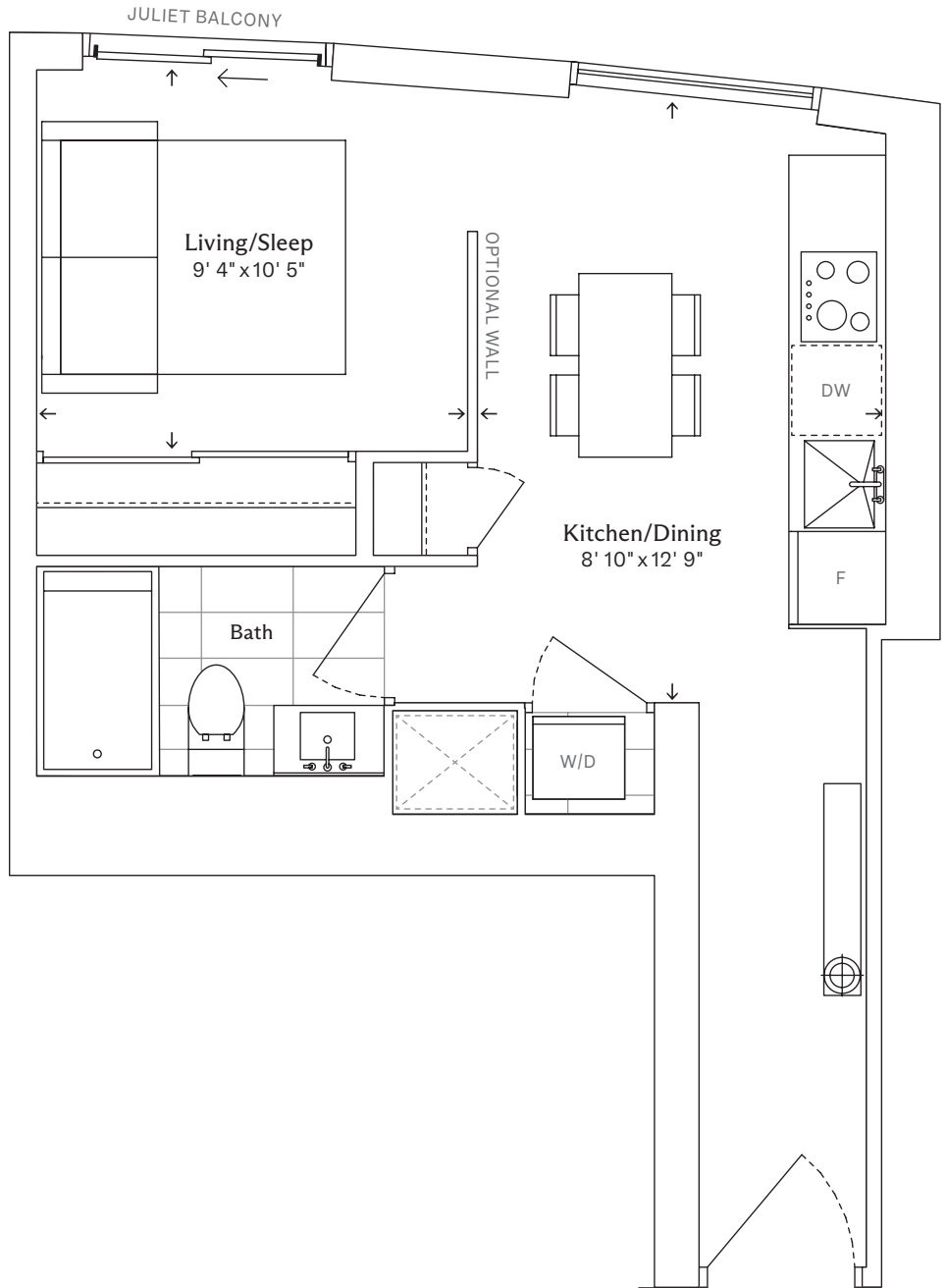
Floor 12-16



Floor 17



Floor 18



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PARK ROAD



PARK ROAD

RESIDENCE

JR7

SUITE TYPE

Junior One Bedroom

RESIDENCE

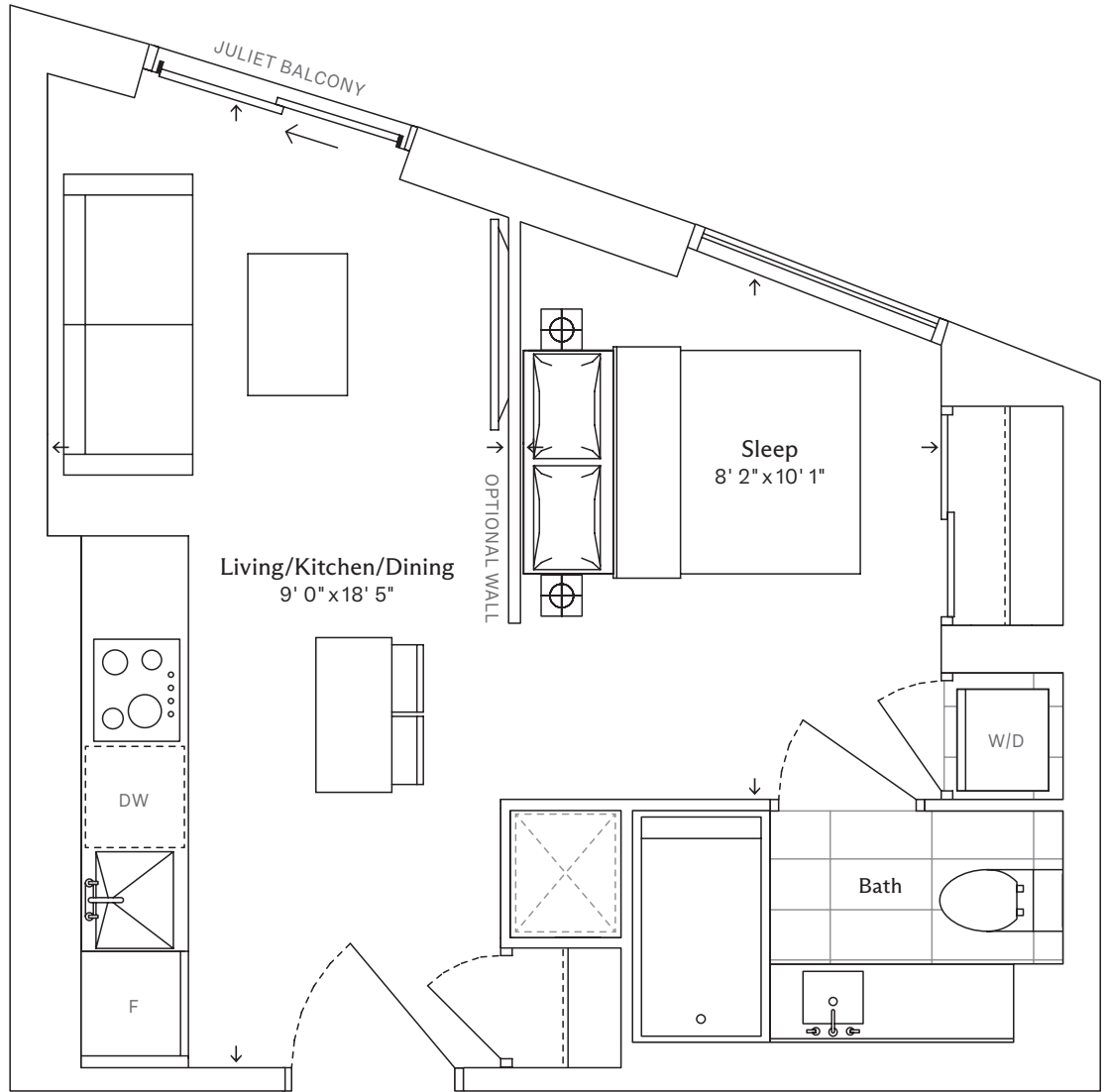
JR7

SUITE TYPE

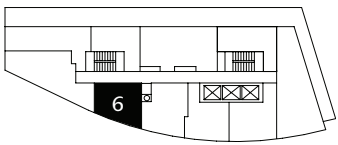
Junior One Bedroom, One Bathroom

TOTAL

396 sq. ft.



KEY PLAN



Floor 5



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PARK ROAD



PARK ROAD

RESIDENCE

1A

SUITE TYPE

One Bedroom

RESIDENCE

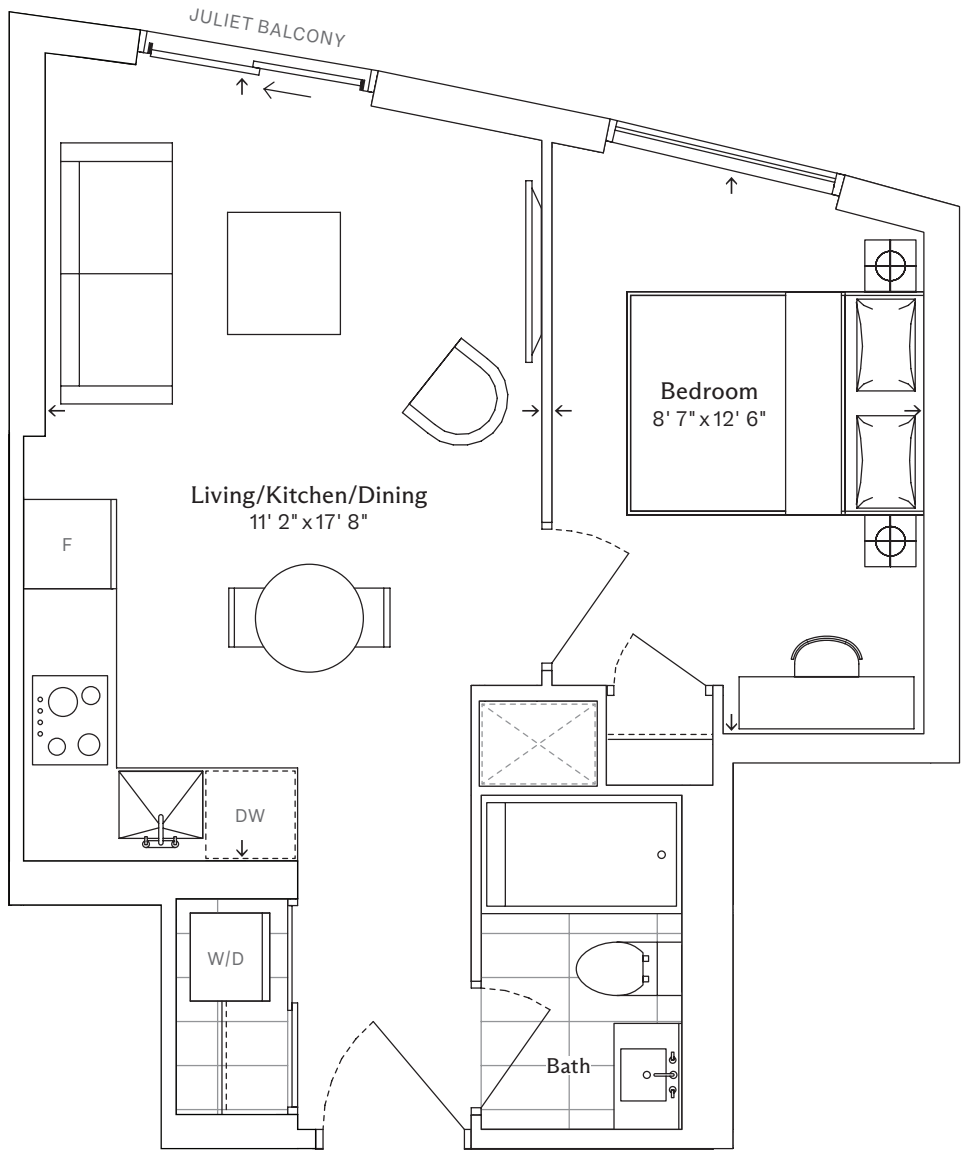
1A

SUITE TYPE

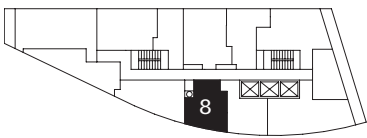
One Bedroom, One Bathroom

TOTAL

438 sq. ft.



KEY PLAN



Floor 19-31



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PARK ROAD



PARK ROAD

RESIDENCE

1L

SUITE TYPE

One Bedroom

RESIDENCE

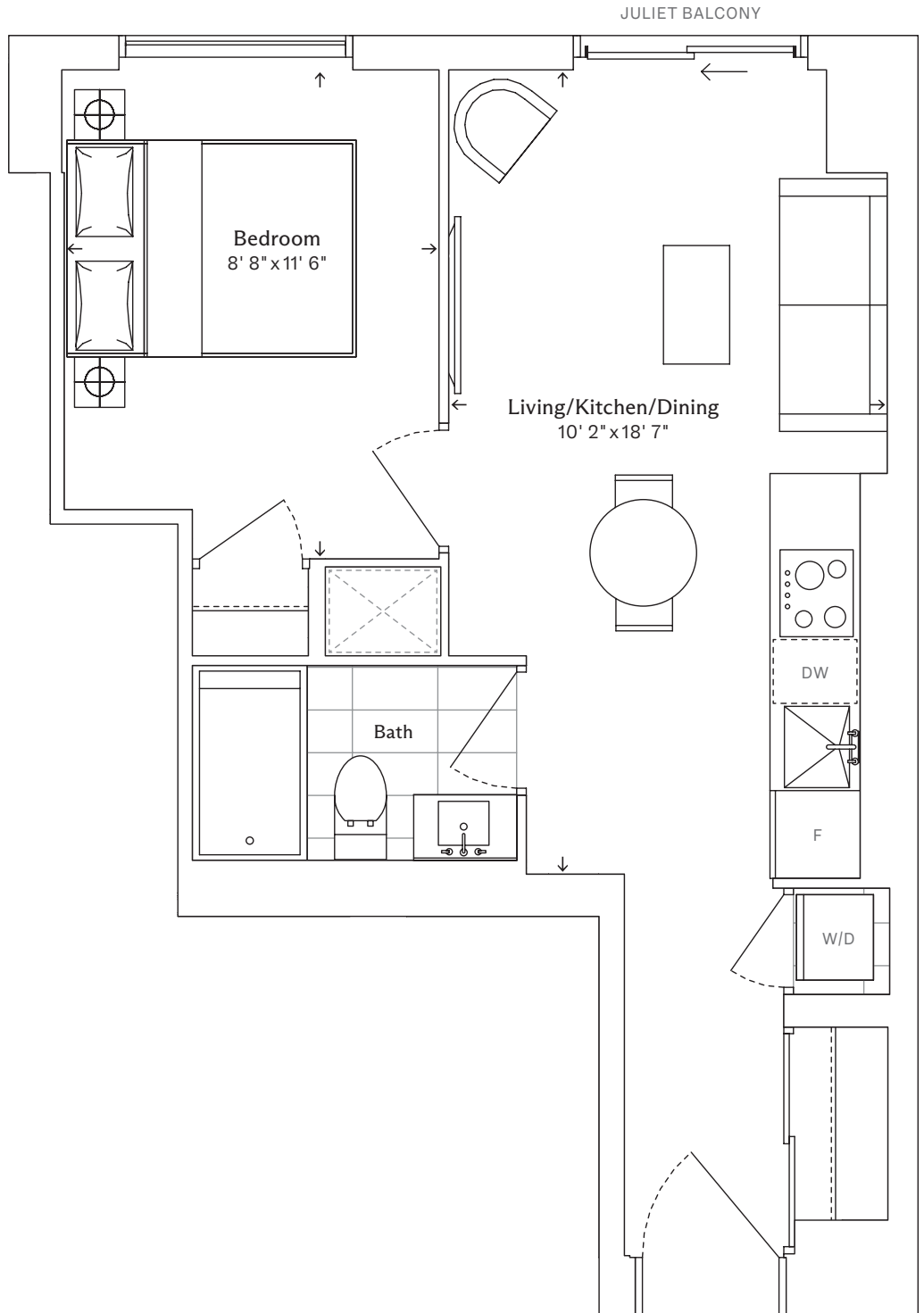
1L

SUITE TYPE

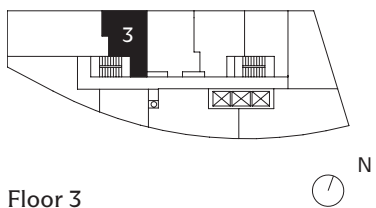
One Bedroom, One Bathroom

TOTAL

453 sq. ft.



KEY PLAN



Floor 3

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PARK ROAD



PARK ROAD

RESIDENCE

1K

SUITE TYPE

One Bedroom

RESIDENCE

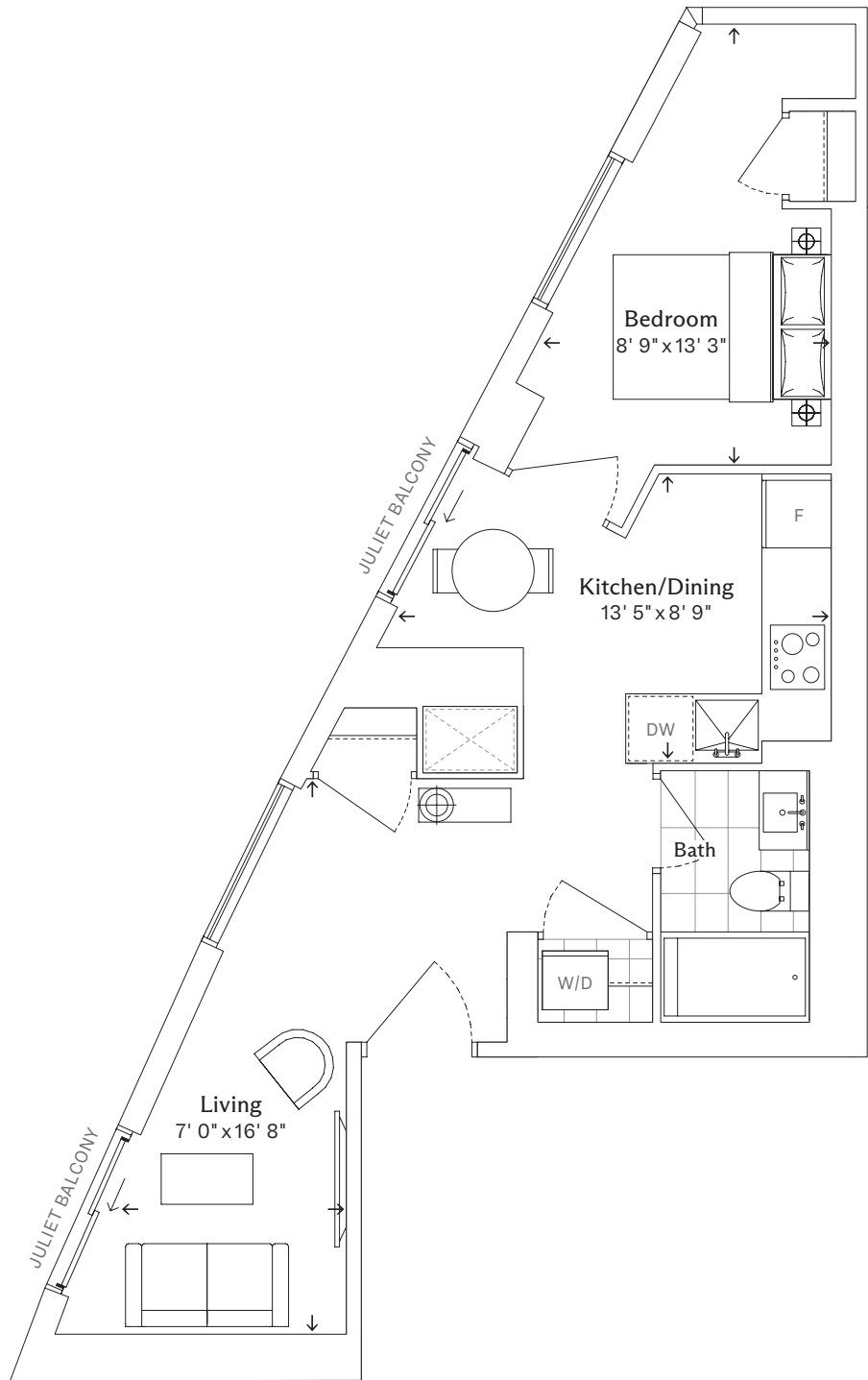
1K

SUITE TYPE

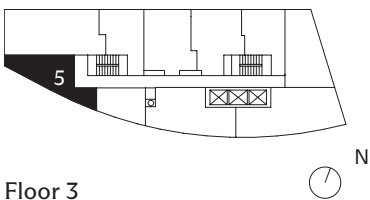
One Bedroom, One Bathroom

TOTAL

502 sq. ft.



KEY PLAN



Floor 3

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PARK ROAD



PARK ROAD

RESIDENCE

1E+M

SUITE TYPE

One Bedroom and Media

RESIDENCE

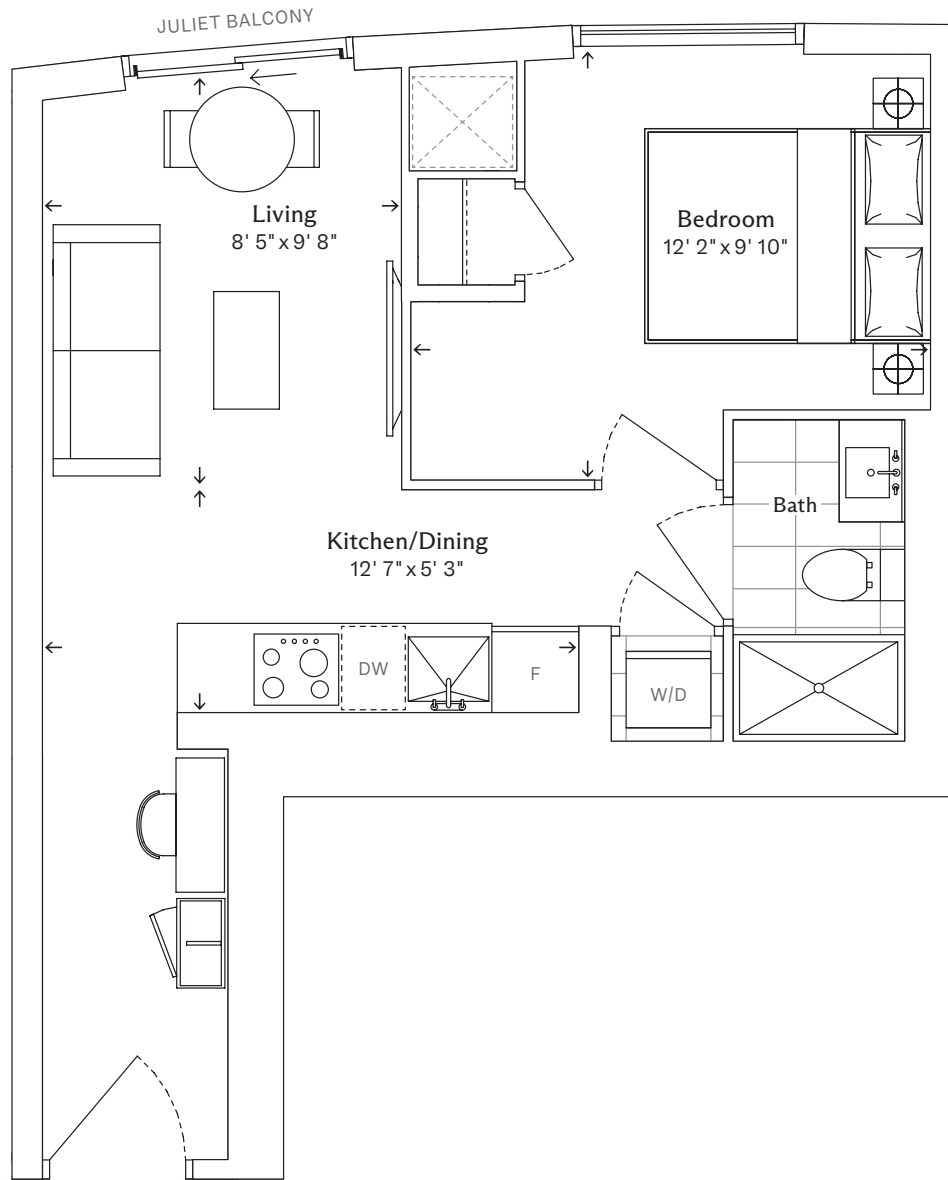
1E+M

SUITE TYPE

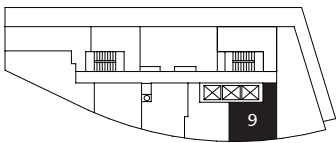
One Bedroom and Media, One Bathroom

TOTAL

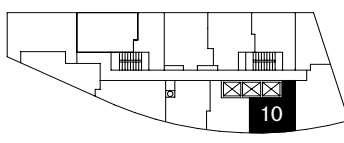
447 sq. ft.



KEY PLAN



Floor 5



Floor 9-11



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PARK ROAD



PARK ROAD

RESIDENCE

1D+D

SUITE TYPE

One Bedroom and Den

RESIDENCE

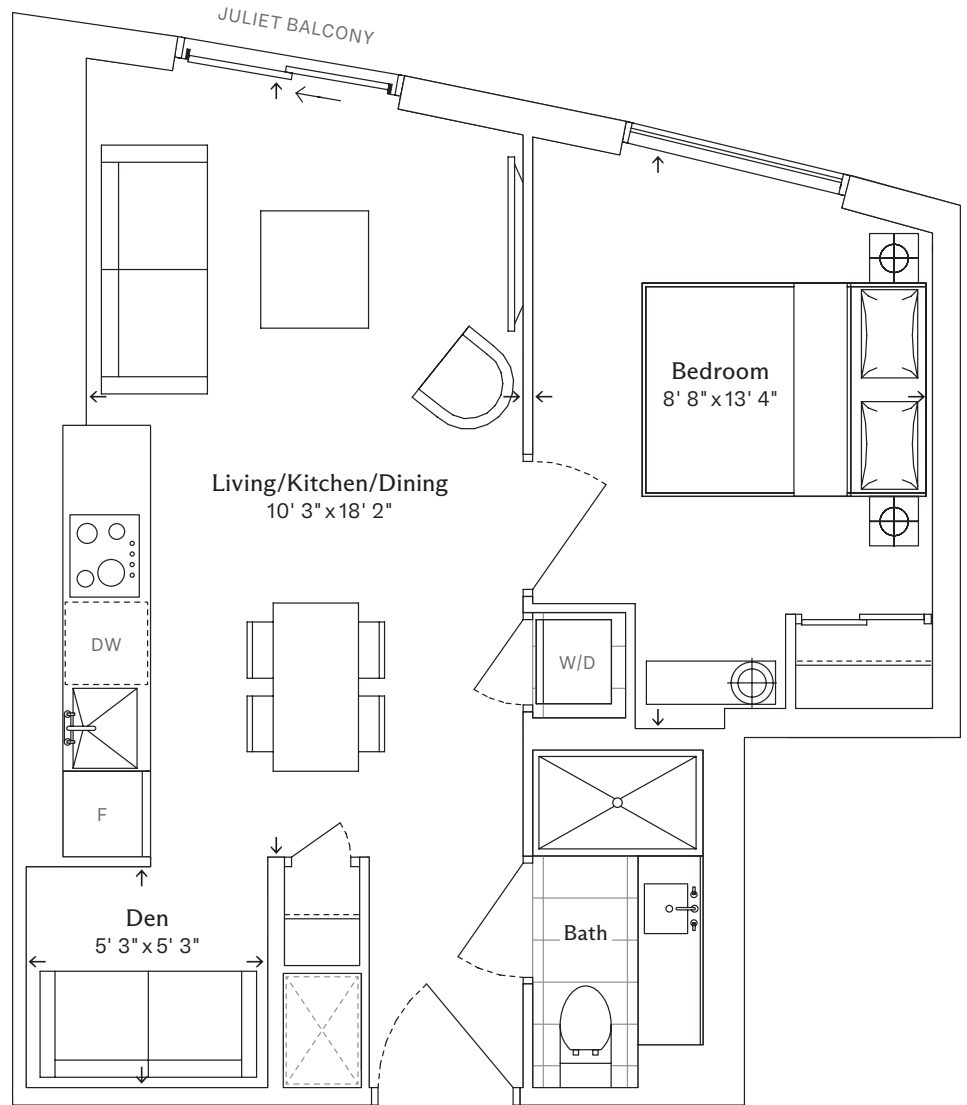
1D+D

SUITE TYPE

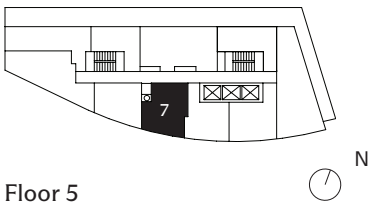
One Bedroom and Den, One Bathroom

TOTAL

466 sq. ft.



KEY PLAN



Floor 5

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PARK ROAD



PARK ROAD

RESIDENCE

1A+D

SUITE TYPE

One Bedroom and Den

RESIDENCE

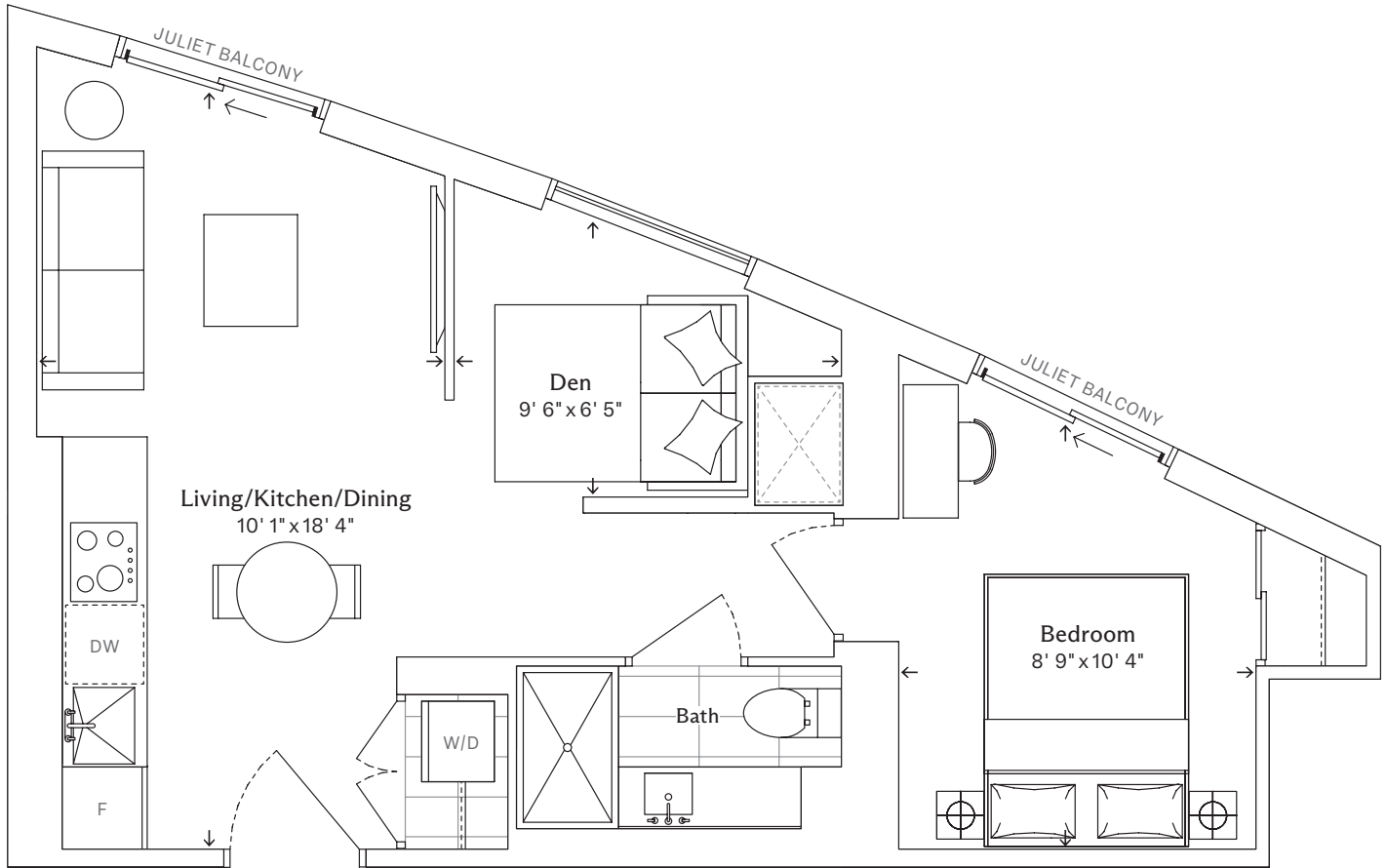
1A+D

SUITE TYPE

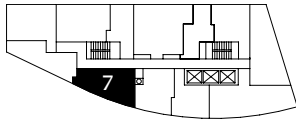
One Bedroom and Den, One Bathroom

TOTAL

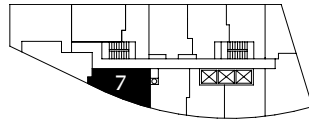
503 sq. ft.



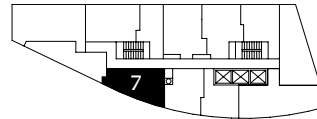
KEY PLAN



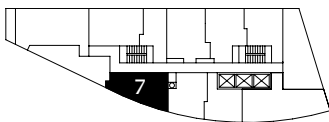
Floor 6-8



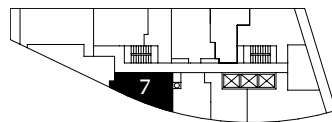
Floor 9-11



Floor 12-16



Floor 17



Floor 18-31



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PARK ROAD



PARK ROAD

RESIDENCE

1K+D

SUITE TYPE

One Bedroom and Den

RESIDENCE

1K+D

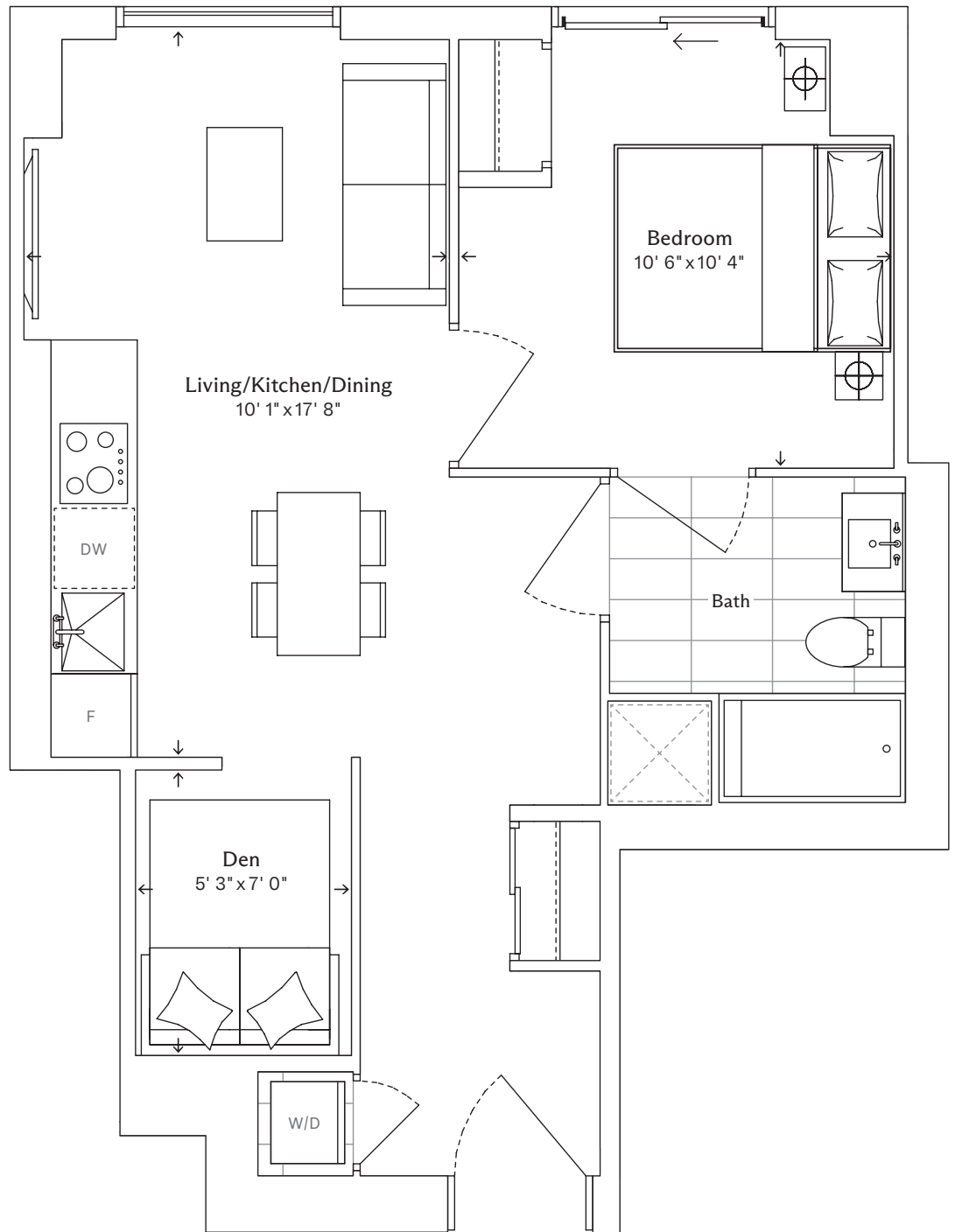
SUITE TYPE

One Bedroom and Den, One Bathroom

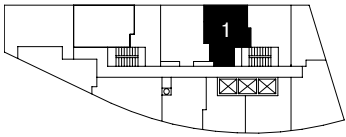
TOTAL

550 sq. ft.

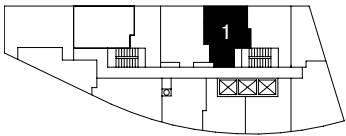
JULIET BALCONY



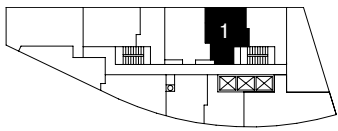
KEY PLAN



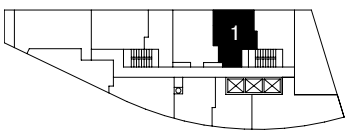
Floor 3



Floor 9-11



Floor 12-16



Floor 17



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PARK ROAD



PARK ROAD

RESIDENCE

1C+D

SUITE TYPE

One Bedroom and Den

RESIDENCE

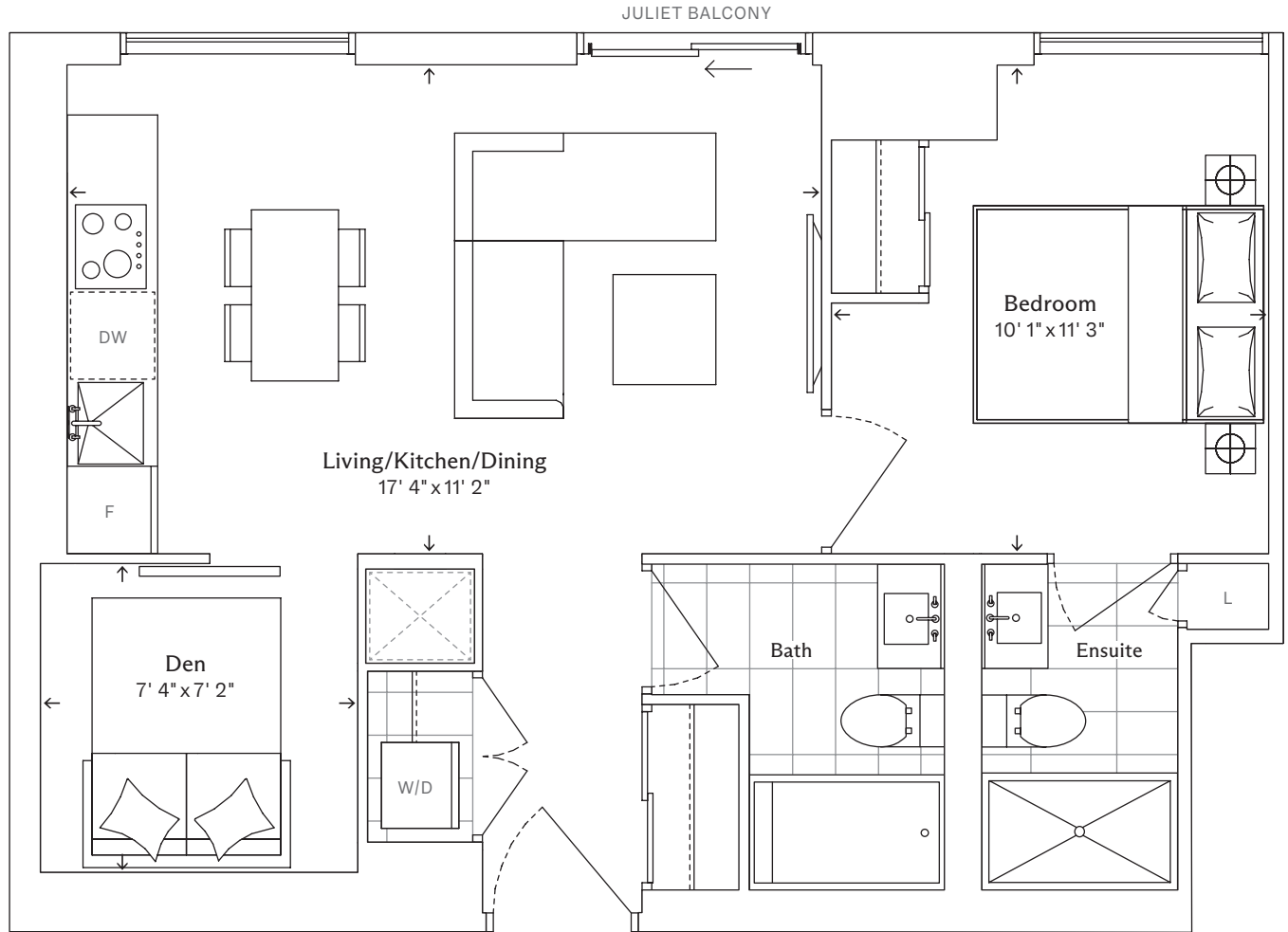
1C+D

SUITE TYPE

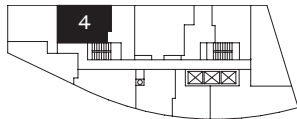
One Bedroom and Den, Two Bathroom

TOTAL

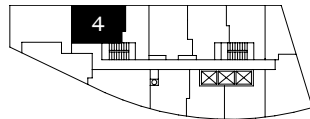
589 sq. ft.



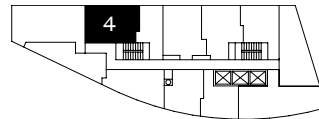
KEY PLAN



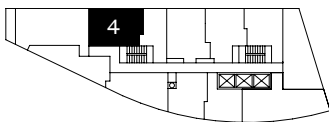
Floor 6-8



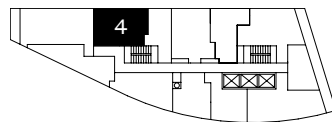
Floor 9-11



Floor 12-16



Floor 17



Floor 18-31



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PARK ROAD



PARK ROAD

RESIDENCE

1J+D

SUITE TYPE

One Bedroom and Den

RESIDENCE

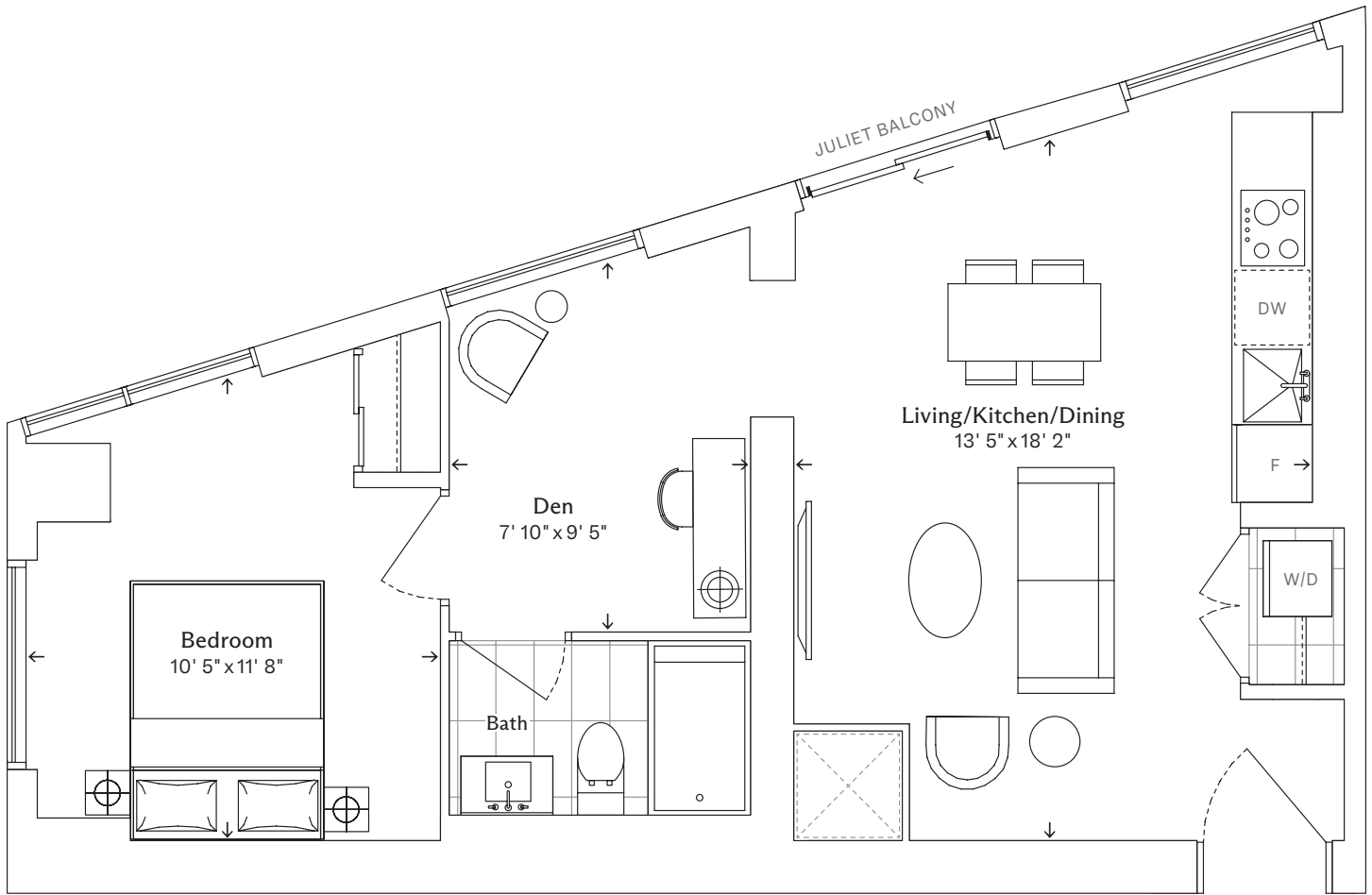
1J+D

SUITE TYPE

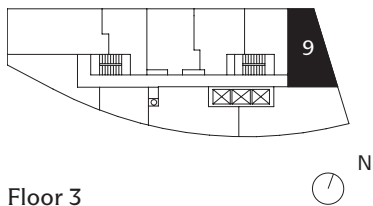
One Bedroom and Den, One Bathroom

TOTAL

595 sq. ft.



KEY PLAN



Floor 3

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PARK ROAD



PARK ROAD

RESIDENCE

1|+D

SUITE TYPE

One Bedroom and Den

RESIDENCE

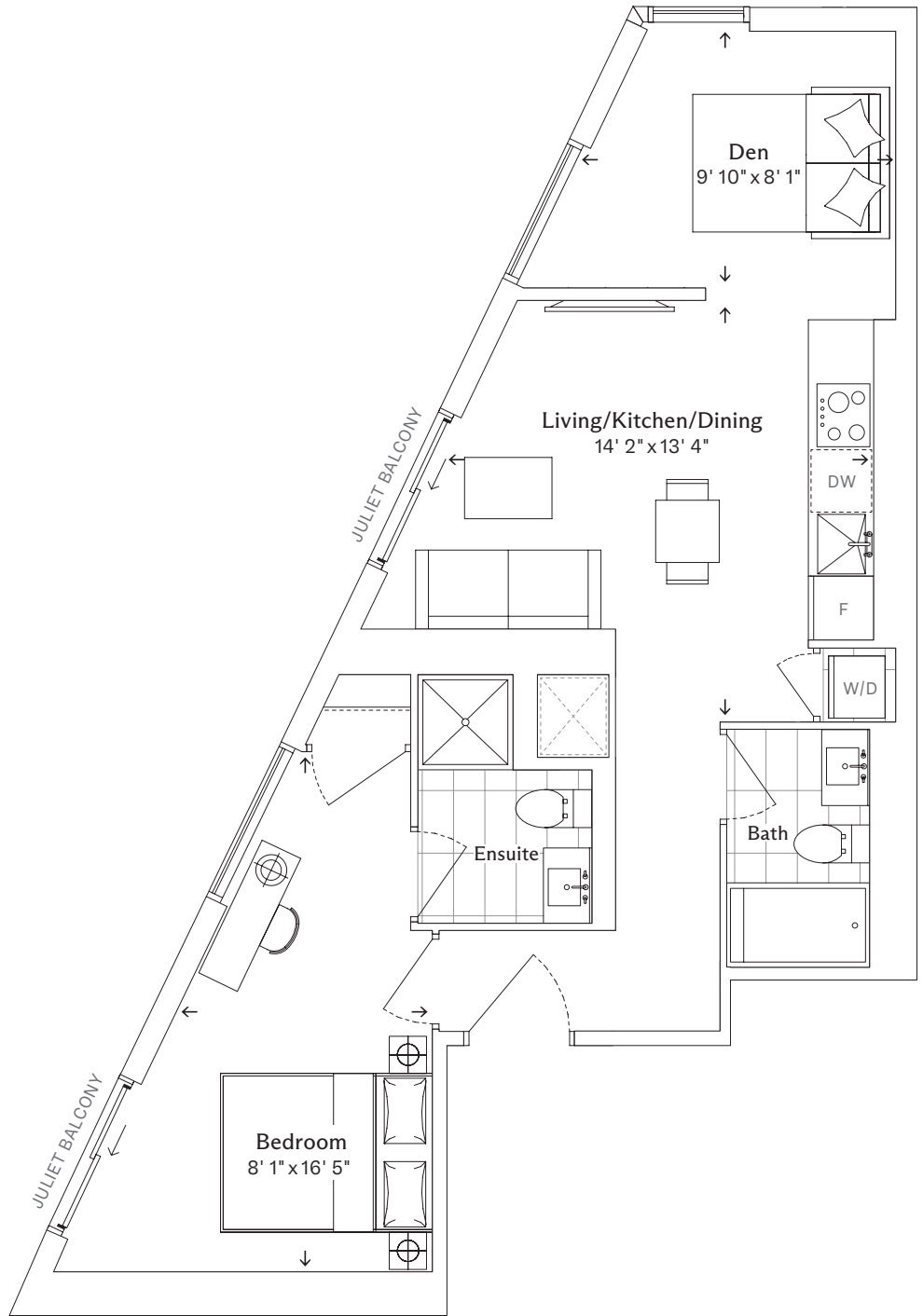
1I+D

SUITE TYPE

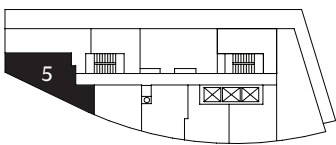
One Bedroom and Den, Two Bathroom

TOTAL

637 sq. ft.



KEY PLAN



Floor 5



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PARK ROAD



PARK ROAD

RESIDENCE

2K

SUITE TYPE

Two Bedroom

RESIDENCE

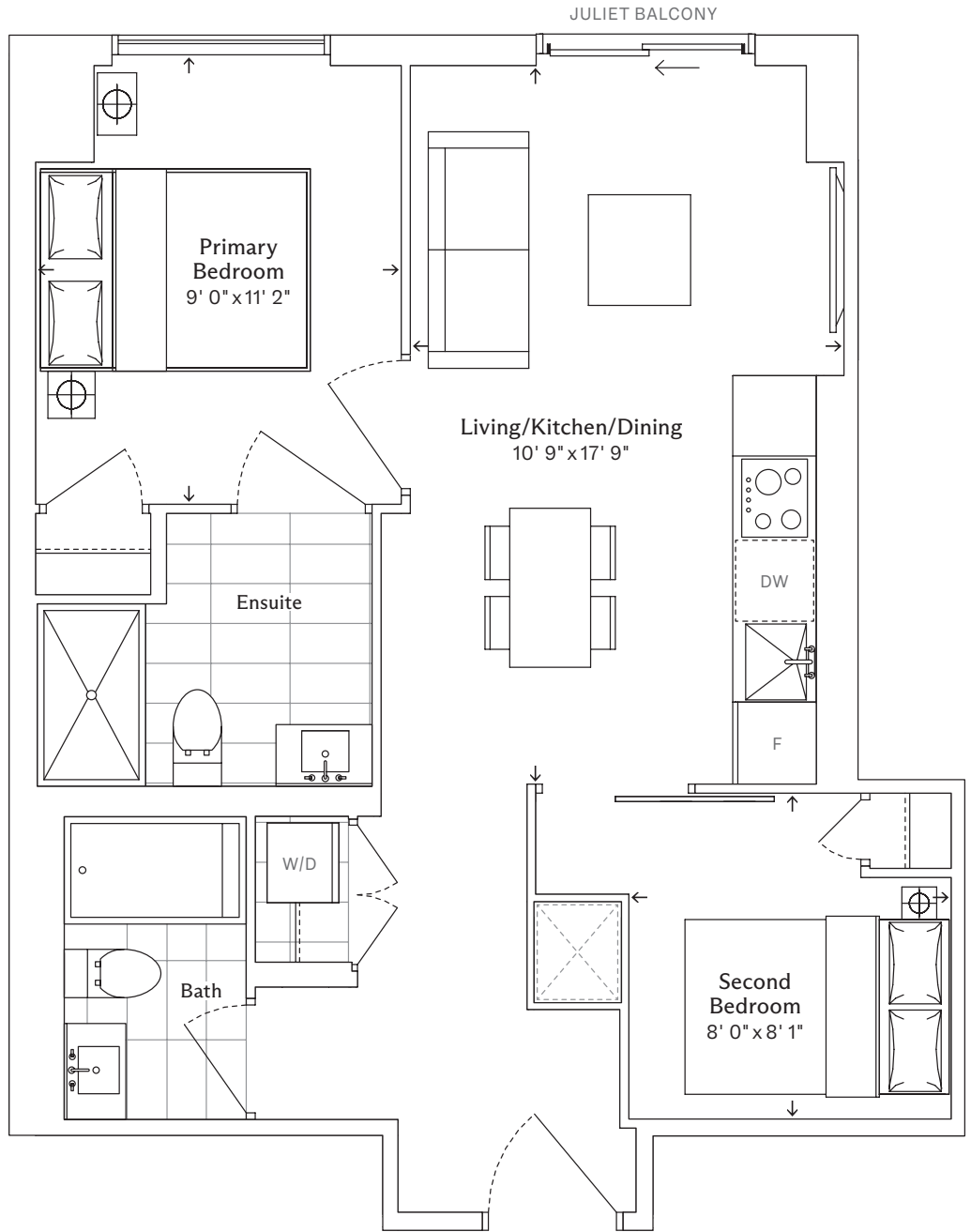
2K

SUITE TYPE

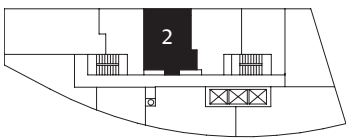
Two Bedroom, Two Bathroom

TOTAL

610 sq. ft.



KEY PLAN



Floor 3



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PARK ROAD



PARK ROAD

RESIDENCE

2E

SUITE TYPE

Two Bedroom

RESIDENCE

2E

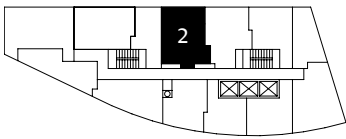
SUITE TYPE

Two Bedroom, Two Bathroom

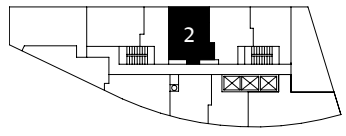
TOTAL

611 sq. ft.

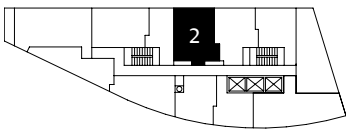
KEY PLAN



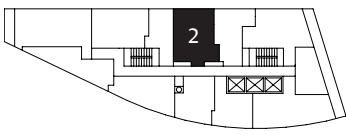
Floor 9-11



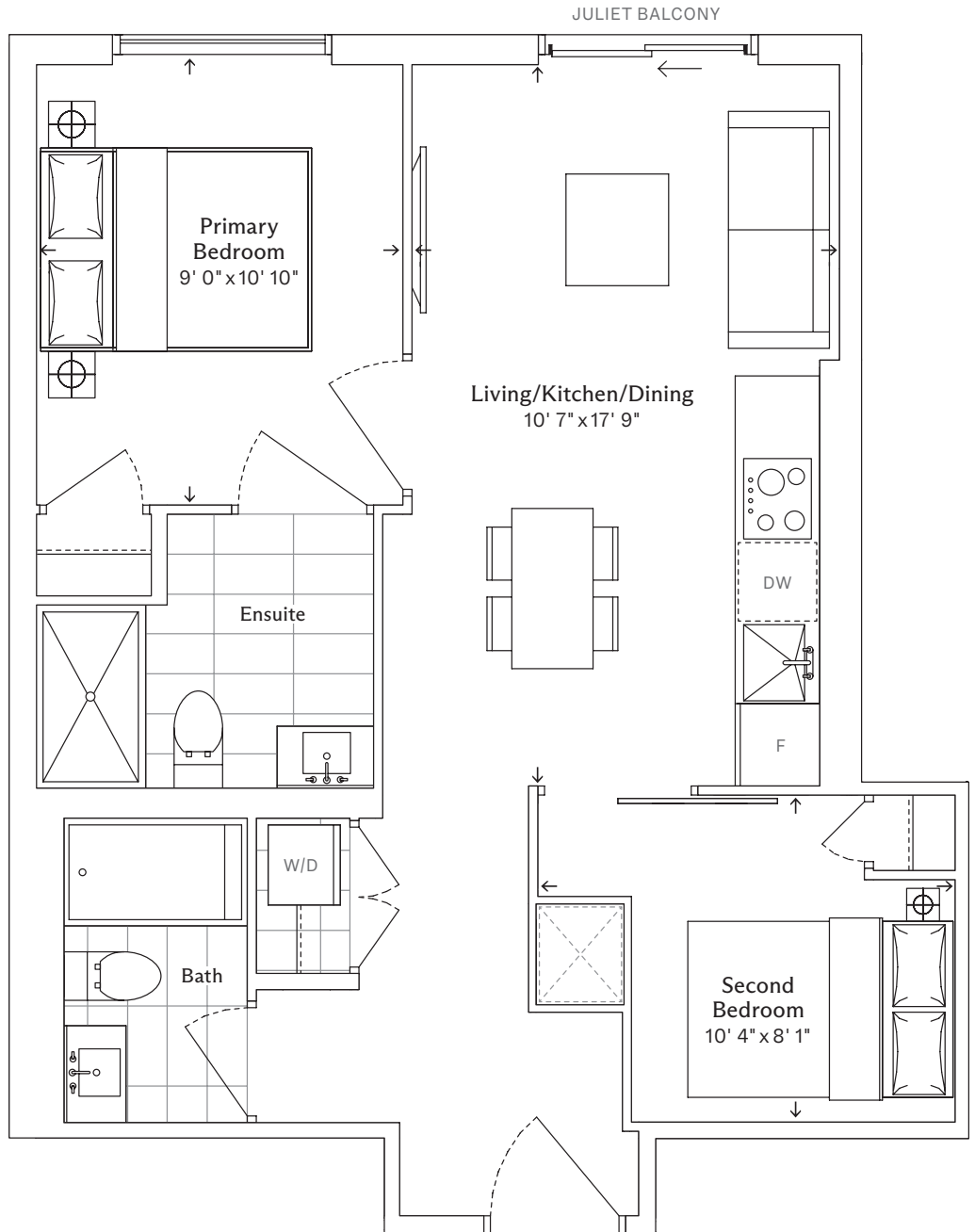
Floor 12-16



Floor 17



Floor 18



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PARK ROAD



PARK ROAD

RESIDENCE

2C

SUITE TYPE

Two Bedroom

RESIDENCE

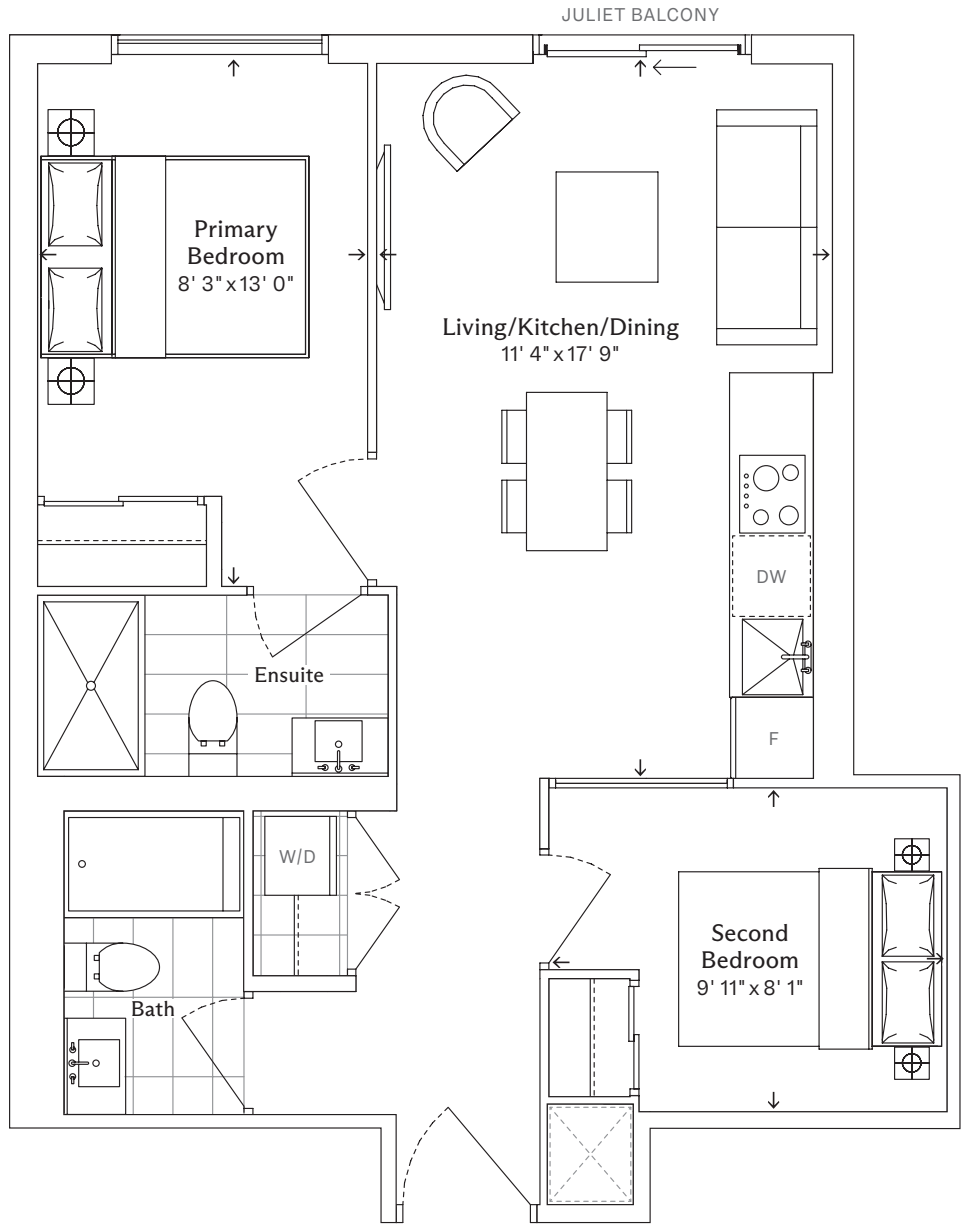
2C

SUITE TYPE

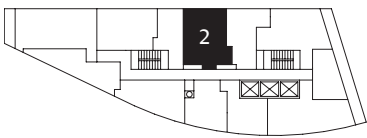
Two Bedroom, Two Bathroom

TOTAL

611 sq. ft.



KEY PLAN



Floor 19-31



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PARK ROAD



PARK ROAD

RESIDENCE

2H

SUITE TYPE

Two Bedroom

RESIDENCE

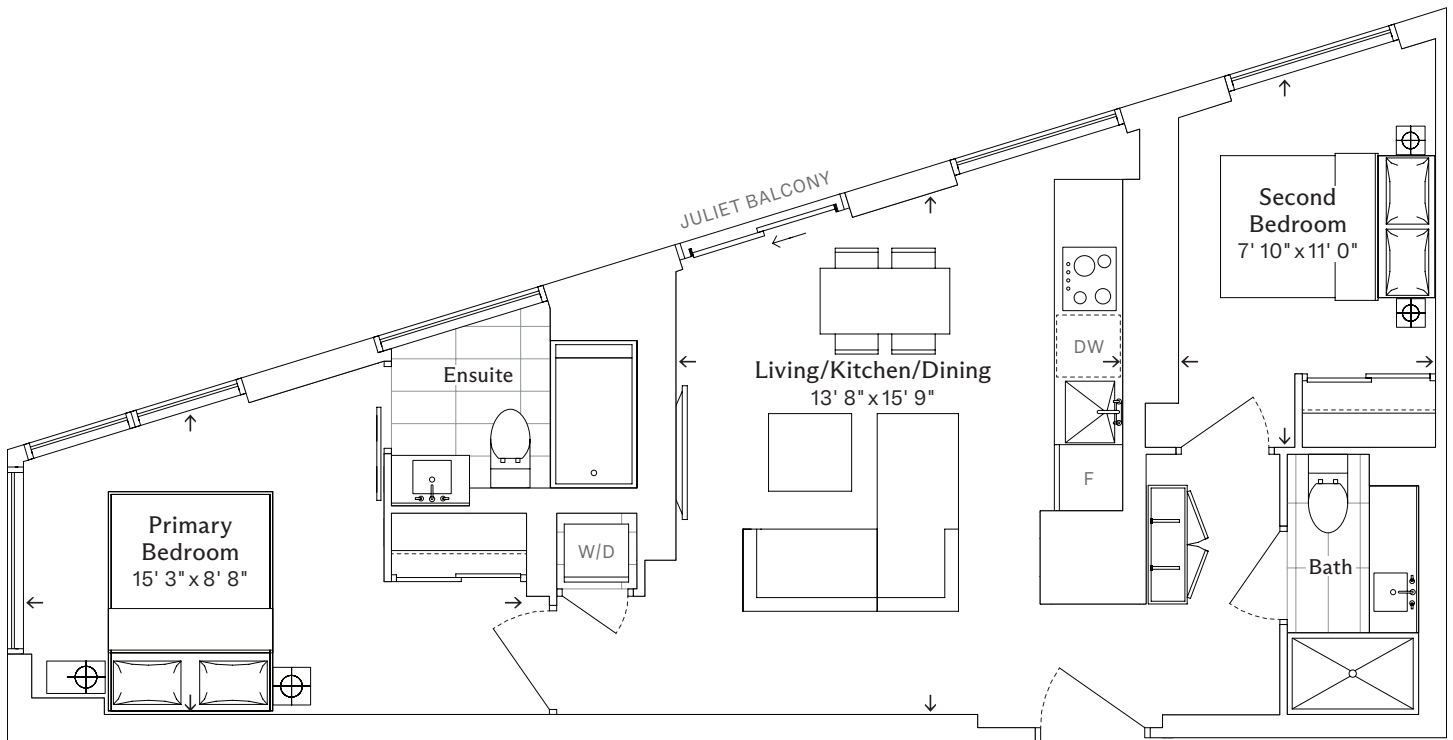
2H

SUITE TYPE

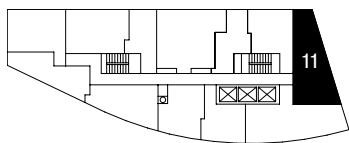
Two Bedroom, Two Bathroom

TOTAL

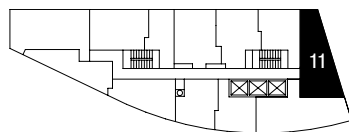
681 sq. ft.



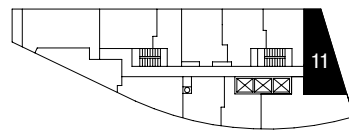
KEY PLAN



Floor 6-8



Floor 12-16



Floor 17



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PARK ROAD



PARK ROAD

RESIDENCE

2B

SUITE TYPE

Two Bedroom

RESIDENCE

2B

SUITE TYPE

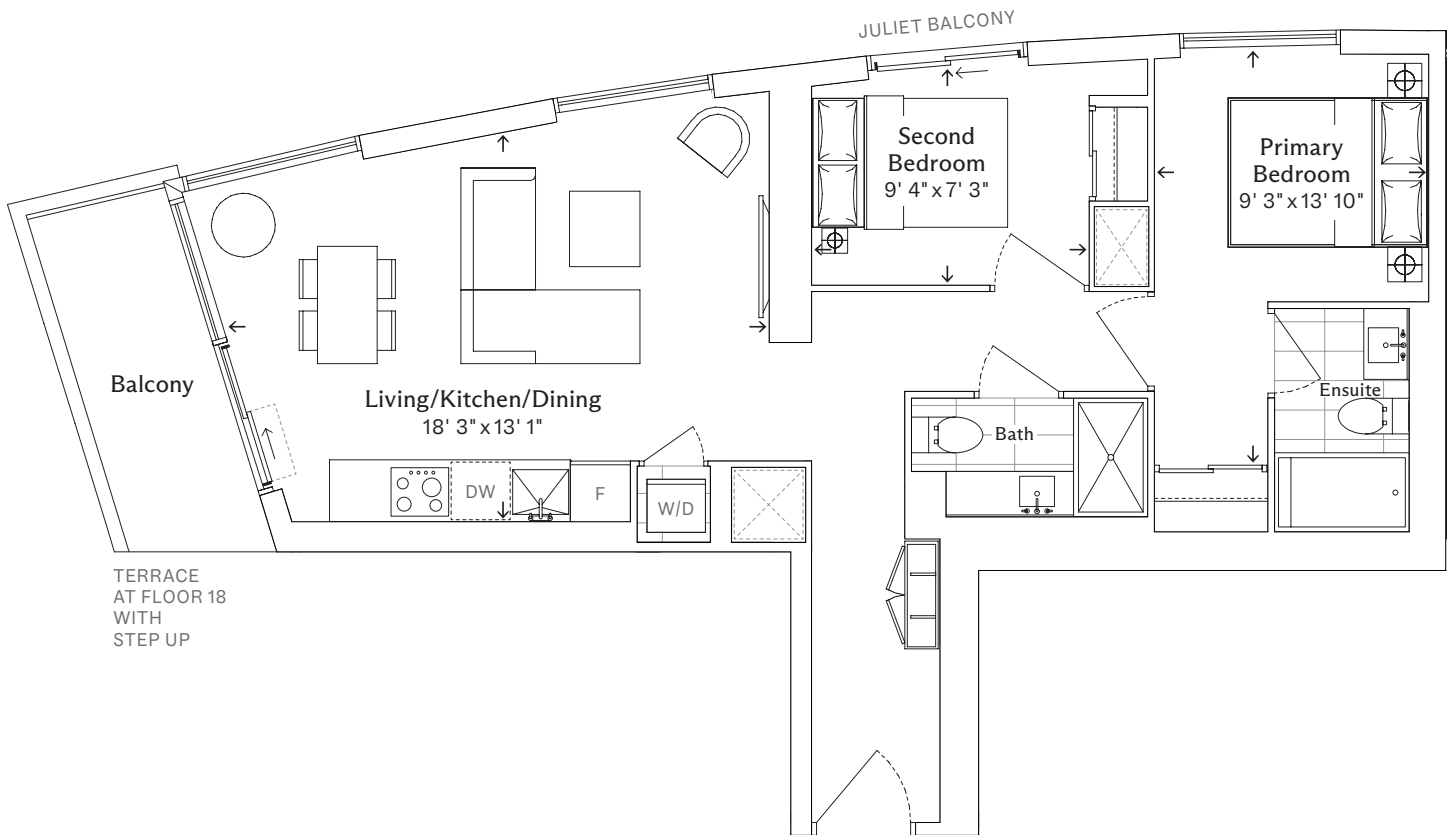
Two Bedroom, Two Bathroom

TOTAL

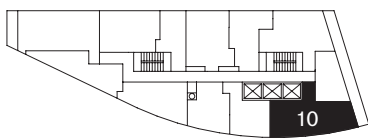
Interior 731 sq. ft.

Exterior 57 sq. ft.

Total 788 sq. ft.



KEY PLAN



Floor 18-31



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PARK ROAD



PARK ROAD

RESIDENCE

2J+M

SUITE TYPE

Two Bedroom and Media

RESIDENCE

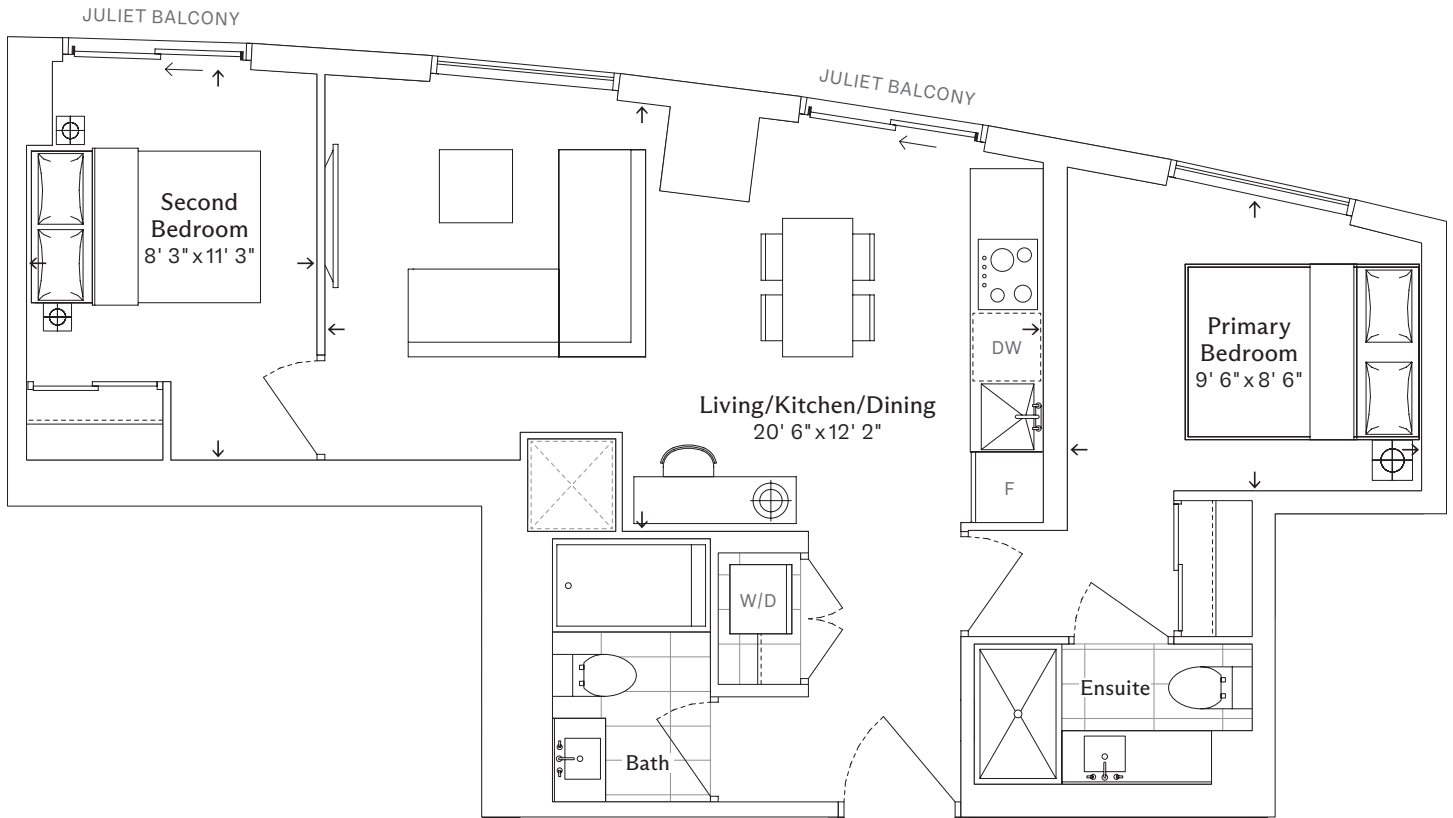
2J+M

SUITE TYPE

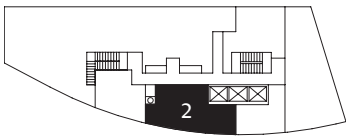
Two Bedroom and Media, Two Bathroom

TOTAL

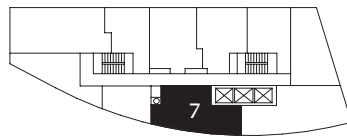
675 sq. ft.



KEY PLAN



Floor 2



Floor 3



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PARK ROAD



PARK ROAD

RESIDENCE

3F

SUITE TYPE

Three Bedroom

RESIDENCE

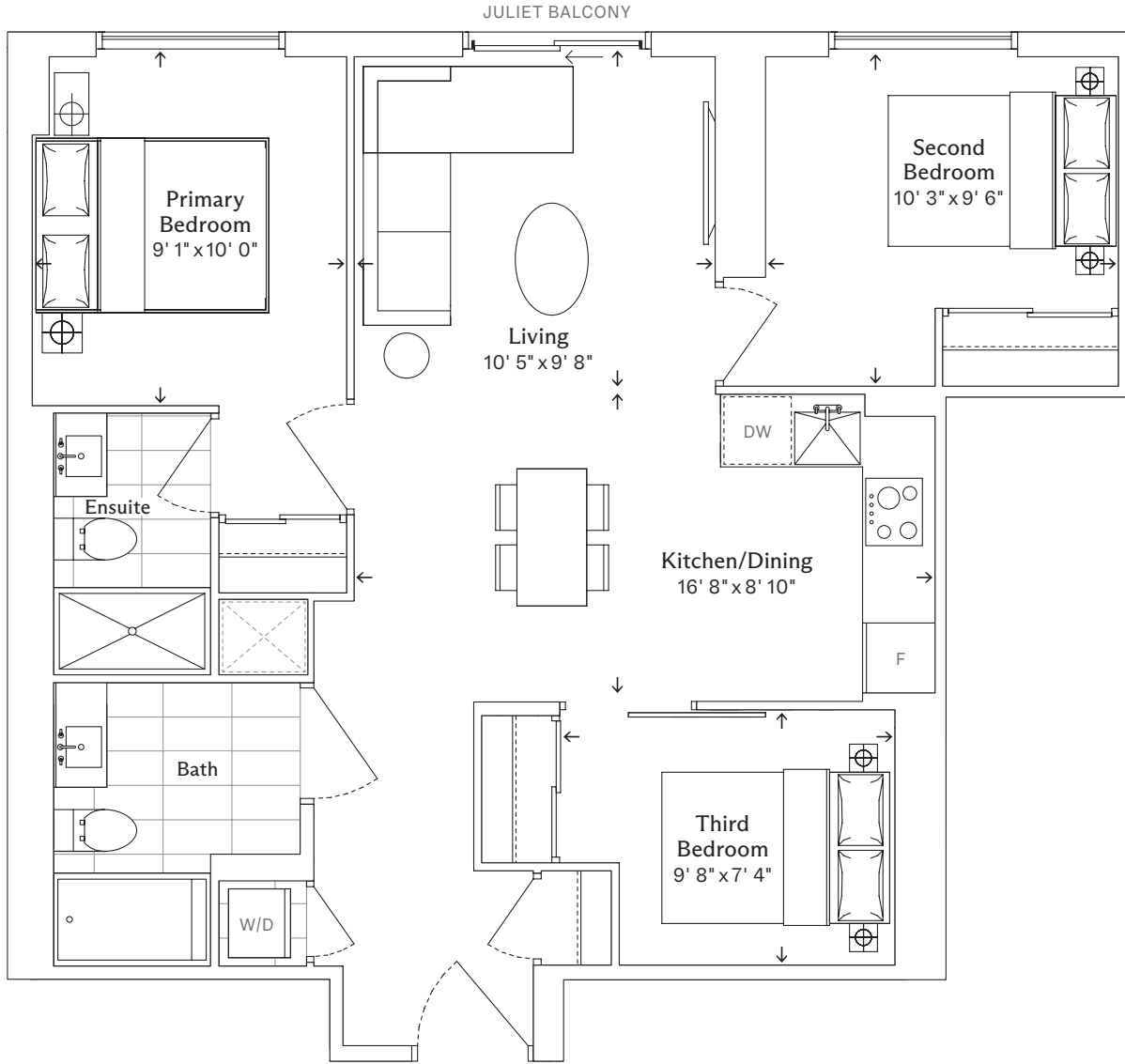
3F

SUITE TYPE

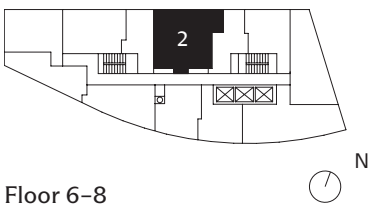
Three Bedroom, Two Bathroom

TOTAL

796 sq. ft.



KEY PLAN



Floor 6-8

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PARK ROAD



PARK ROAD

RESIDENCE

3H

SUITE TYPE

Three Bedroom

RESIDENCE

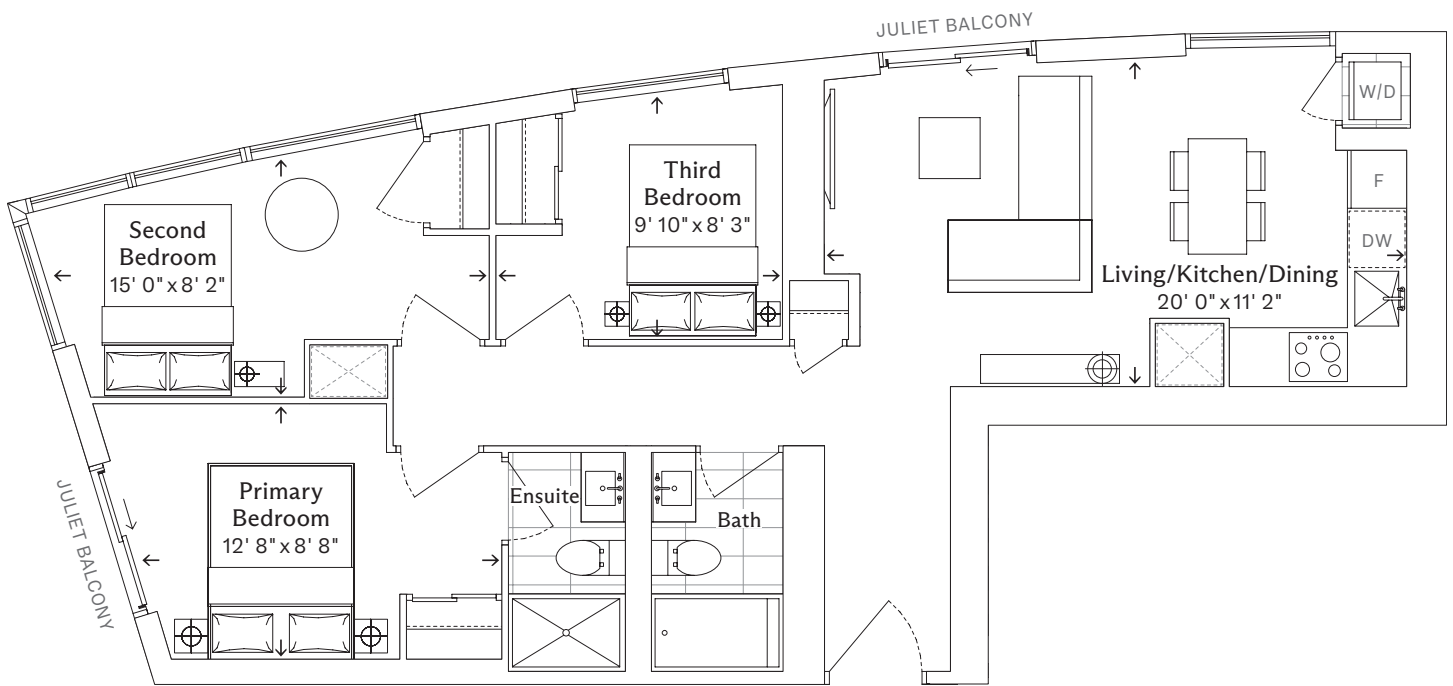
3H

SUITE TYPE

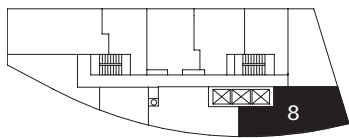
Three Bedroom, Two Bathroom

TOTAL

823 sq. ft.



KEY PLAN



Floor 3



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PARK ROAD



PARK ROAD

RESIDENCE

31

SUITE TYPE

Three Bedroom

RESIDENCE

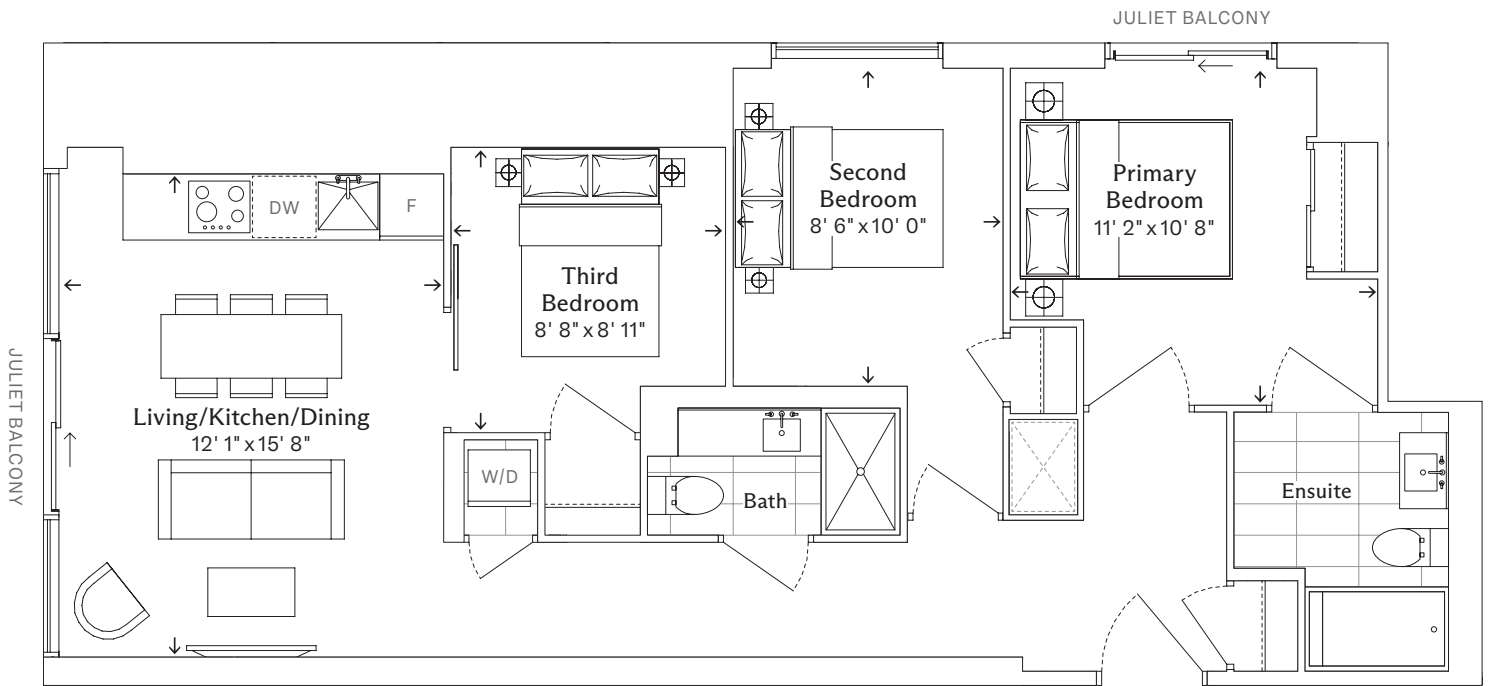
3I

SUITE TYPE

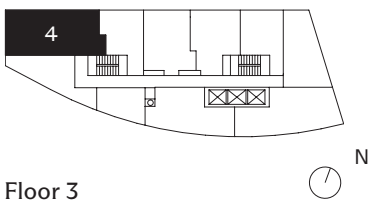
Three Bedroom, Two Bathroom

TOTAL

870 sq. ft.



KEY PLAN



Floor 3

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PARK ROAD



PARK ROAD

RESIDENCE

3B+M

SUITE TYPE

Three Bedroom and Media

RESIDENCE

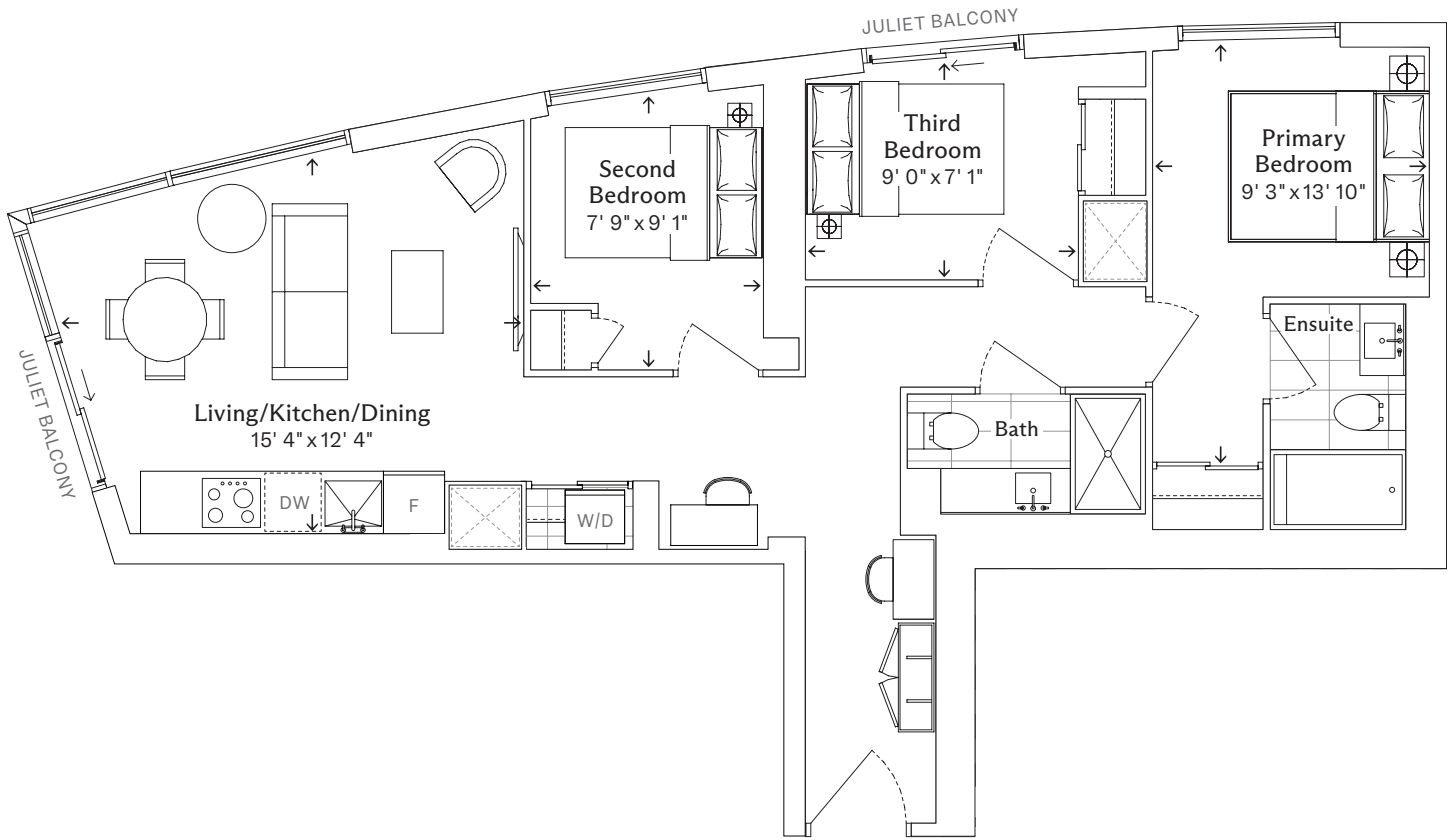
3B+M

SUITE TYPE

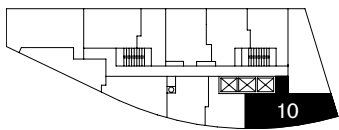
Three Bedroom and Media, Two Bathroom

TOTAL

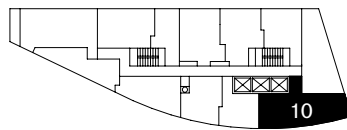
801 sq. ft.



KEY PLAN



Floor 12-16



Floor 17



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PARK ROAD



PARK ROAD

RESIDENCE

3E+M

SUITE TYPE

Three Bedroom and Media

RESIDENCE

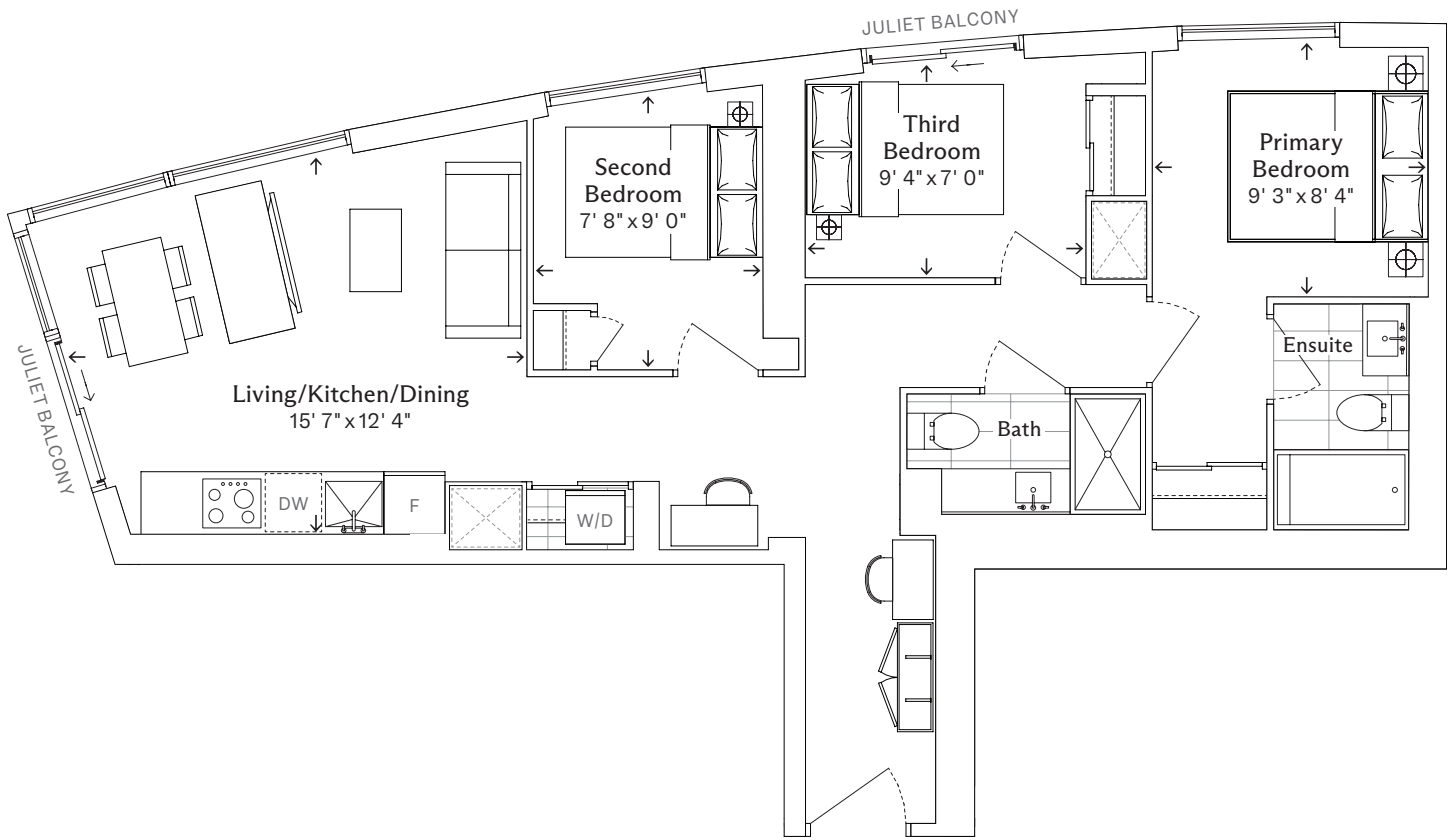
3E+M

SUITE TYPE

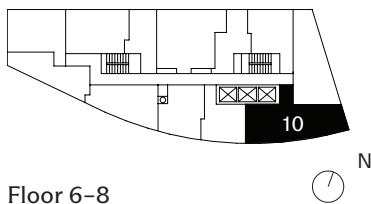
Three Bedroom and Media, Two Bathroom

TOTAL

802 sq. ft.



KEY PLAN



Floor 6-8

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PARK ROAD



PARK ROAD

RESIDENCE

3D+M

SUITE TYPE

Three Bedroom and Media

RESIDENCE

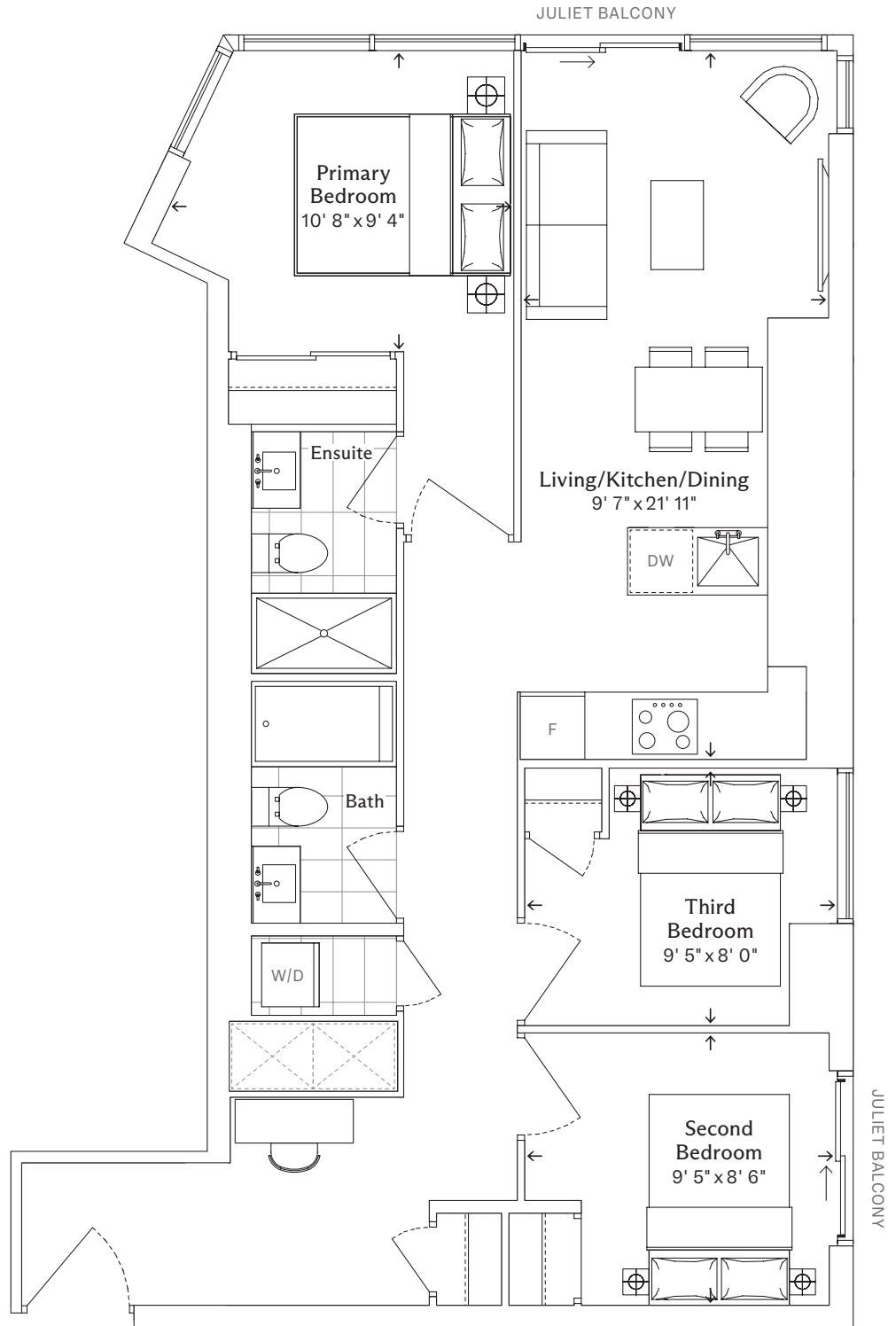
3D+M

SUITE TYPE

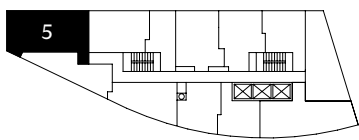
Three Bedroom and Media, Two Bathroom

TOTAL

841 sq. ft.



KEY PLAN



Floor 12



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PARK ROAD



PARK ROAD

RESIDENCE

3J+M

SUITE TYPE

Three Bedroom and Media

RESIDENCE

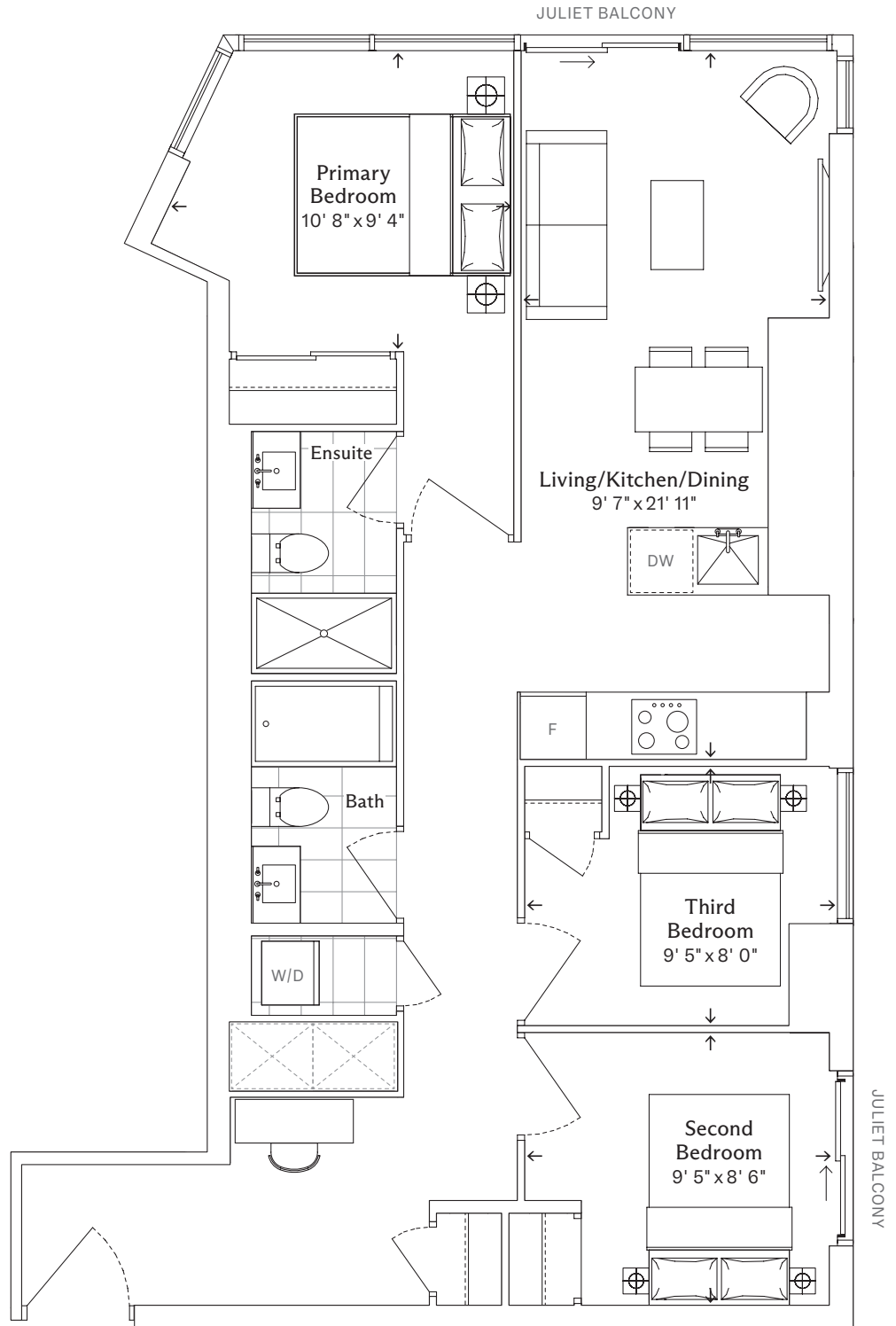
3J+M

SUITE TYPE

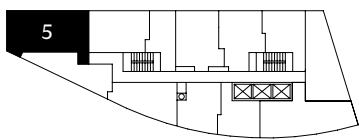
Three Bedroom and Media, Two Bathroom

TOTAL

841 sq. ft.



KEY PLAN



Floor 15



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PARK ROAD



PARK ROAD

RESIDENCE

3K+M

SUITE TYPE

Three Bedroom and Media

RESIDENCE

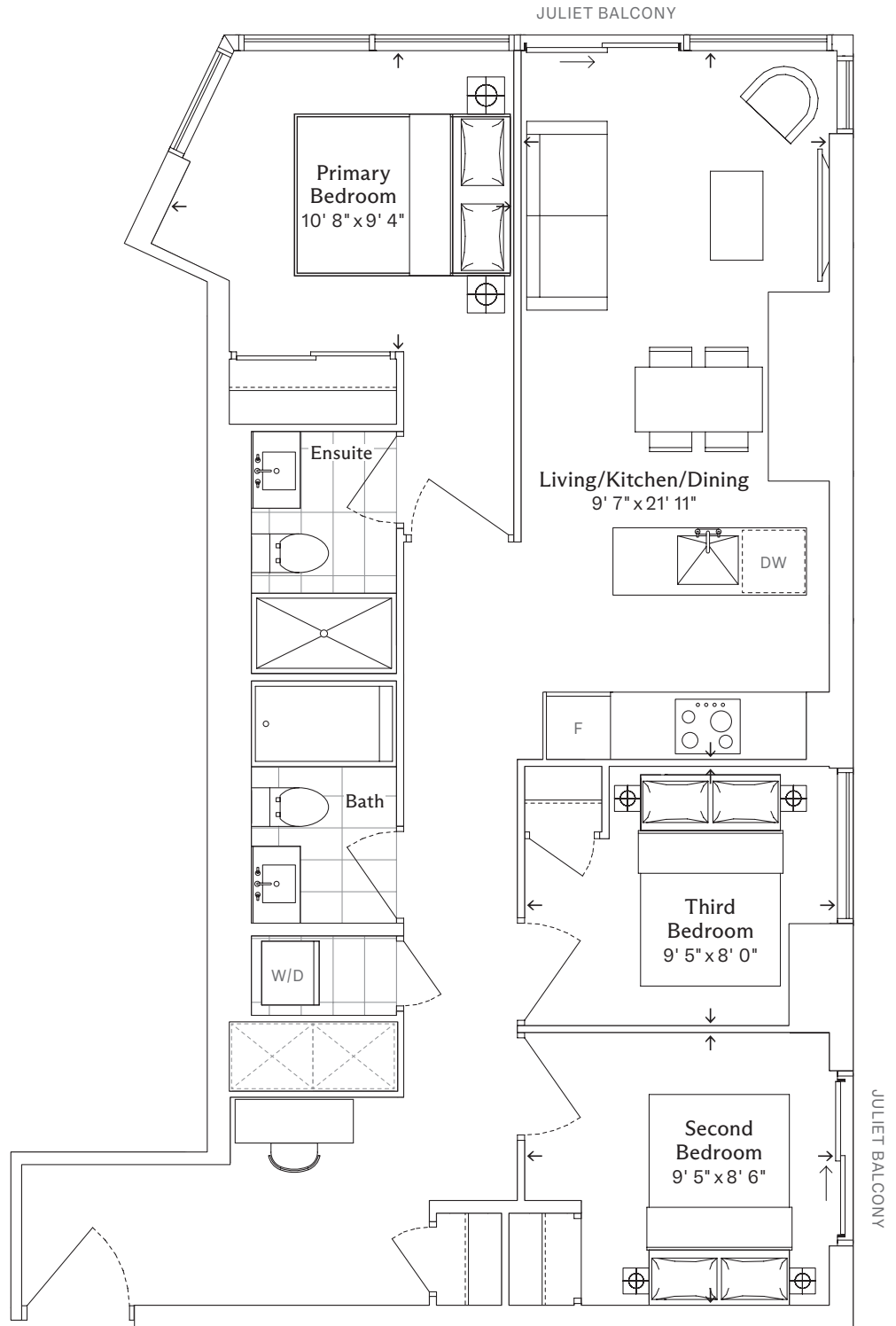
3K+M

SUITE TYPE

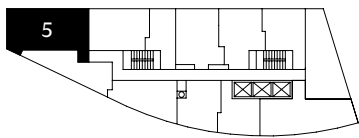
Three Bedroom and Media, Two Bathroom

TOTAL

841 sq. ft.



KEY PLAN



Floor 16



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PARK ROAD

