

CANARY HOUSE

Exclusive Broker Pricing

This is to be communicated between you and your client. Pricing and floorplans are not to be posted online.

MODEL	SUITE TYPE	APPROX. SUITE SIZE (SQUARE FEET)	FROM FLOOR	OUTDOOR SIZE (SQUARE FEET)	VIEW	OPENING PRICE	EXCLUSIVE BROKER PRICE
FF	1B/1b	515	3	JB	E	\$599,900	\$589,900
A	1B/1b	461	10	76	N	\$603,900	\$593,900
CC	1B+M/1b	535	3	97	N	\$605,900	\$595,900
D	1B/1b	490	4	84	S	\$641,900	\$631,900
G	1B+F/1b	522	4	117	S	\$651,900	\$641,900
E	1B+D/1b	491	10	83	S	\$681,900	\$671,900
H	1B+D/2b	556	3	JB	E	\$705,900	\$695,900
K	1B+D/2b	614	10	115	N	\$753,900	\$743,900
L	2B/2b	629	7	105	N	\$795,900	\$775,900
N	2B/2b	667	10	145	S	\$813,900	\$793,900
M	2B+M/2b	651	10	188	SE	\$837,900	\$817,900
Q	2B+F/2b	722	11	221	NE	\$865,900	\$845,900
R	2B+M/2b	728	7	217	NW	\$877,900	\$857,900
S	2B+D/2b	803	3	130	N	\$915,900	\$895,900
V	3B/2b	872	3	217	NE	\$999,900	\$979,900
W	3B/2b	889	11	161	S	\$1,015,900	\$995,900
X	3B+D/2b	935	3	JB	W	\$1,069,900	\$1,049,900
Z	3B/2b	954	11	334	SW	\$1,155,900	\$1,135,900
Terrace							
C	1B+M/1b	482	7	T 140	N	\$615,900	\$605,900
A	1B/1b	461	7	T 133	N	\$629,900	\$619,900
G	1B+F/1b	522	3	T 117	S	\$649,900	\$639,900
J	1B+D/2b	604	7	T 285	E	\$799,900	\$789,900
P	2B/2b	682	7	T 463	NE	\$919,900	\$899,900
YY	3B+D/2b	953	7	T 447	E	\$1,279,900	\$1,259,900

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<p>Deposit Structure \$5,000 with signing of Agreement Balance of 5% in 30 days 5% in 150 days 5% in 600 days 5% on Occupancy</p> <p>Taxes Estimated at approximately 1 % of purchase price</p> <p>Occupancy Commencing September, 2024</p> <p>All prices quoted include HST **</p>	<p>International Deposit Structure 35% total \$5,000 with signing of Agreement Balance of 10% in 30 days 10% in 200 days 10% in 600 days 5% on Occupancy</p>	<p>Maintenance for Residential units: \$0.64 per square foot Electrical Service and Water individually metered.</p> <p>Parking \$80,000* Available for purchase on suites 680 sq. ft. and larger. All others will be placed on a waitlist (subject to availability)</p> <p>EV Parking \$90,000* Available for purchase on suites 680 sq. ft. and larger. All others will be placed on a waitlist. (subject to availability)</p> <p>Locker* \$ 6,500 per locker Available for purchase on suites 3B and larger. All others will be placed on a waitlist, (subject to availability)</p>
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*Parking and Locker are subject to availability. See Sales Representative for details.

** As per the Agreement of Purchase and Sale.

This limited time offer is only valid for sales sent by DocuSign between March 4th to 8th.

Premiums apply to ceiling heights, floors, balconies and terraces. Please see Sales Representative for full details.

- Typical Ceilings are 9'
- 8'6" Ceilings - Units 805-810
- 9'6" Ceilings: Floors 6, 9, 13 and balance of the 8th floor

Please speak to a Sales Representative for details.

Prices and specifications are subject to change without notice. Sizes and locations are approximate only and may vary. Square footages and dimensions (where shown) are approximate only. Actual useable floor space may vary from the approximate floor area shown. Approximate square footages shown are calculated according to Tarion Builder Bulletin 22 (following implementation of the Registrar Bulletins, the renumbered Registrar Bulletin according with the previous Builder Bulletin 22). Balcony locations are approximate. E. & O. E. February 24, 2021



KILMER GROUP

