

THE TWELVE HUNDRED

OSSINGTON/DUNDAS

BUILDING FEATURES

- Eight storey boutique building with a brick-styled precast exterior, retail at grade
- Virtual concierge
- Fitness centre with cardio equipment and free weights
- Bicycle storage rooms
- Ground floor complete with wet bar and fireplace
- Parcel locker room
- Rooftop private conference rooms
- Rooftop indoor party room with fireplace and lounge seating
- Rooftop outdoor amenity with lounge seating and BBQ station
- Two elevators accessible from parking garage to top floor
- "Ignite Gigabit" high speed internet provided by way of a discount bulk agreement with Rogers

SUITE FEATURES

- Smooth finish ceilings throughout painted flat white
- Suite designs featuring approximately 8'6" high ceiling (excluding bulkheads and drop ceilings)
- Wide plank laminate flooring throughout entry, kitchen, dining, living areas and bedrooms from Vendor's standard samples
- Closets equipped with hangar rods and vinyl coated wire shelving
- Painted contemporary baseboards and door casing
- Interior walls are primed and painted off-white quality latex paint
- Terraces feature one exterior water bib connection
- Individual suite metering of hydro consumption
- Energy efficient building boilers for heating and domestic hot water

KITCHEN FEATURES

- Soft close kitchen cabinetry from Vendor's standard samples
- Track lighting
- Quartz kitchen countertop from Vendor's standard samples
- Combination quartz slab and tile backsplash from Vendor's standard samples
- Stainless steel under-mount sink with black faucet and pull down sprayer

KITCHEN APPLIANCES

- 24" paneled refrigerator with bottom freezer
- 24" electric cooktop
- 24" built in electric oven
- 24" paneled dishwasher
- Microwave
- Built-in hood-fan, concealed in cabinetry

BATHROOMS

- Cabinetry from Vendor's standard samples
- White quartz countertop from Vendor's standard samples
- White porcelain undermount vanity sink
- White soaker tub, as per plan, with full wall height tile surround, from Vendor's standard samples
- Frameless glass shower door for bathrooms with 5' free standing showers, as per plan
- Low-flow toilet and faucets
- Privacy lock on all bathrooms
- Vanity mirror and wall sconce

LIGHTING, ELECTRICAL & HVAC SYSTEMS

- Ceiling mounted light fixtures in foyer, den, and bedroom(s)
- One capped ceiling outlet in dining area as per plan
- Cable receptacle in living room, den, bedroom(s) and as per plan
- Cable wiring to accommodate telephone cable and data (services are not included)

LAUNDRY

- In-suite laundry, front-loading stackable washer and ventless dryer
- White ceramic floor tile in laundry areas

Suite Type	Size Range	Starting From
Jr. 1 Bedroom	343 to 425	Low \$500's
1 Bedroom	441 to 546	Low \$600's
1 Bedroom + Den	490 to 567	High \$600's
2 Bedroom + 1 Bath	577 to 633	Low \$700's
2 Bedroom + 2 Baths	628 to 684	High \$700's
3 Bedroom	740 to 896	Low \$900's

<p><u>Maintenance Fees</u> \$0.69/sf Including Virtual Concierge, Common areas, Garbage Removal, Snow Removal, Landscaping, Amenities & Building insurance.</p> <p>Excluding Hydro (electricity), water, heating & cooling.</p> <p>"Ignite Gigabit" high speed internet provided by way of a discount bulk agreement with Rogers at \$25+HST</p> <p>Parking Maintenance Fee: \$60/month</p>	<p><u>Standard Deposit Structure</u></p> <p>\$5,000 with offer</p> <p>Balance to 5% in 30 days</p> <p>5% in 120 days</p> <p>5% in 360 days</p> <p>5% in 450 days</p> <p>5% on Occupancy</p>	<p><u>Parking</u> \$90,000</p> <p><u>Occupancy Date</u> January 2, 2024</p> <p><u>Property Taxes</u> See City Posted Rates</p>
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PLATINUM PROMOTIONS

Parking: ~~\$90,000~~ \$80,000 (2 Bedrooms and 2 Baths or 3 Bedrooms only)

Units under \$750,000 Deposit Structure

- \$5,000 on signing
- Balance to 5% in 30 days
- 2.5% on September 15, 2021
- 2.5% on January 15, 2022
- 2.5% on July 15, 2022
- 2.5% on October 15, 2022
- 2.5% on July 15, 2023
- 2.5% on October 15, 2023

Units over \$750,000 Deposit Structure

- \$5,000 on signing
- Balance to 5% in 30 days
- 2.5% on September 15, 2021
- 2.5% on January 15, 2022
- 2.5% on July 15, 2022
- 2.5% on October 15, 2022
- 5% on Occupancy

Right to lease in Occupancy

Reduced Assignment

- ~~\$5,000~~ \$500 admin fee + \$750 legal fee

Capped Levies

E.&O.E. February 2021



FIELD
GATE
URBAN