

THE GARDEN DISTRICT

CONDOMINIUM

New Release of Suites The Garden Collection

<u>Suite Name</u>	<u>Level Starting From</u>	<u>Suite Type</u>	<u>Suite Size/sf</u>	<u>View</u>	<u>Price Starting From</u>
303	3	1B+F/1B	586	NW	\$789,900
302	3	1B+F/1B	634	W	\$839,900
306	3	1B+F/1B	656	E	\$869,900
301	3	1B+F/2B	751	W	\$899,900
305	3	2B+F	1149	NE	\$1,219,900

<u>Suite Name</u>	<u>Level Starting From</u>	<u>Suite Type</u>	<u>Suite Size/sf</u>	<u>View</u>	<u>Price Starting From</u>
405/505/605	4	2B+F	871	E	\$1,049,900
406/506/606	4	2B+F	938	E	\$1,189,900
407/507/607	4	2B	979	W	\$1,222,900

Tower

<u>Suite Name</u>	<u>Level Starting From</u>	<u>Suite Type</u>	<u>Suite Size/sf</u>	<u>View</u>	<u>Price Starting From</u>
2806	28	1B	504	E	\$699,900
2808	28	1B+F/1B	584	S	\$799,900
2801	28	1B+F/2B	584	S	\$819,900
2804	28	2B+S	660	N	\$889,900
2805	28	2B	676	NE	\$909,900
2807	28	2B	693	SE	\$929,900
2803	28	2B	696	NW	\$939,900
1002	10	3B	838	SW	\$1,118,900
1202/2402/2802	12	3B	838	SW	\$1,120,900

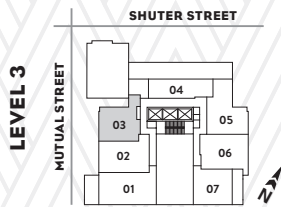
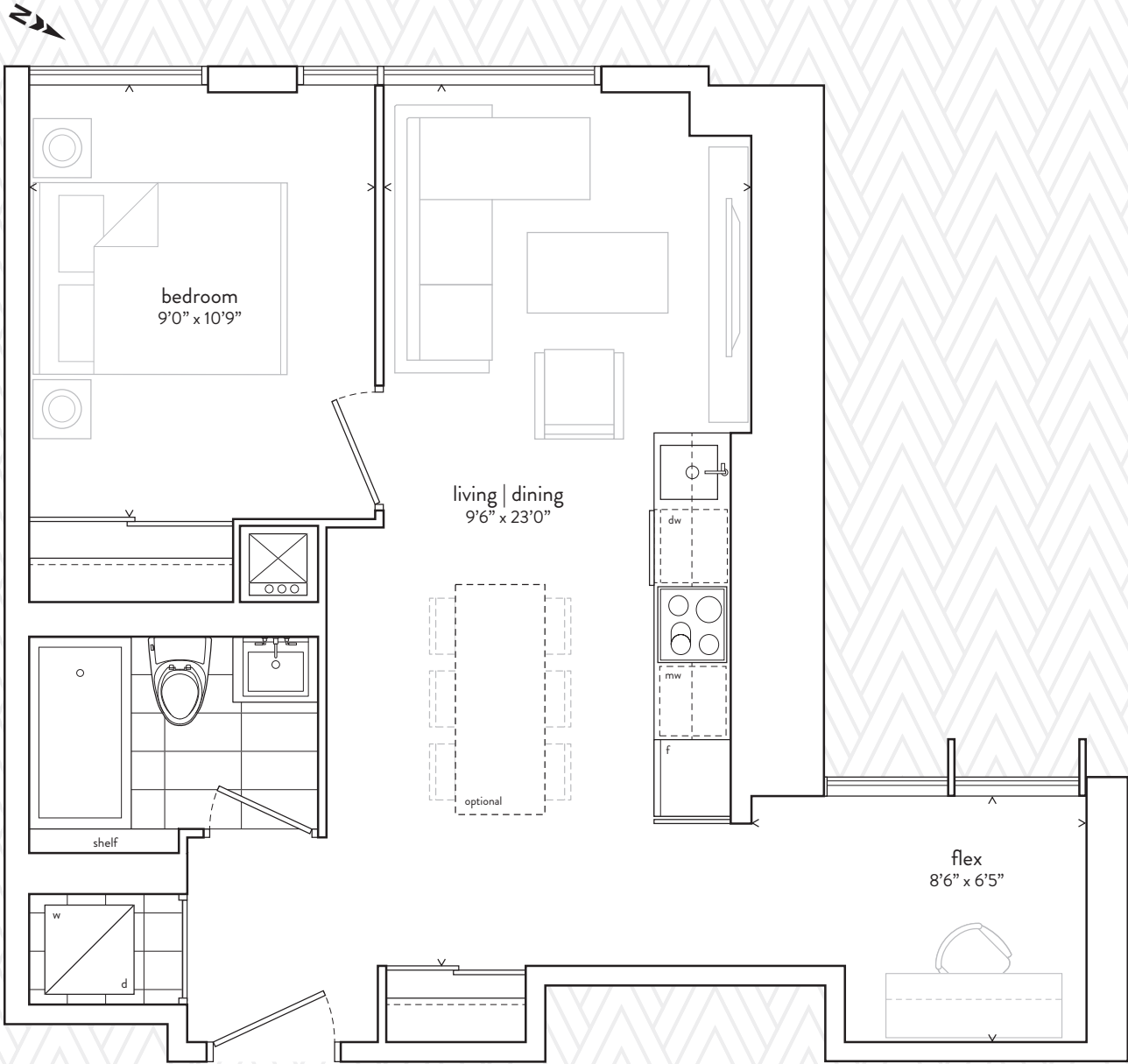
<p>Deposit Structure \$5,000 with signing of Agreement Balance of 5% in 30 days 5% in 180 days 5% in 270 days 5% in 540 days</p> <p>Taxes Estimated at approximately 1% of purchase price</p> <p>Occupancy Commencing May 1, 2023*</p> <p>All prices quoted include HST*</p>	<p>International Deposit Structure 35% total \$5,000 with signing of Agreement Balance of 5% in 30 days 10% in 120 days 10% in 370 days 10% in 540 days \$5,000 on the Occupancy Date</p> <p>Locker \$5,000 per locker Locker Maintenance: \$17.92/month</p>	<p>Maintenance for Residential units \$0.59 per sf. Plus Hydro and Water</p> <p>Parking \$89,000 per parking space Available for purchase on all suites 838 sf and larger.</p> <p>Limited Time Offer \$69,000 per parking space on 2 Beds + Flex and 3 Beds in the Garden Collection.</p> <p>Parking Maintenance: \$74.98/month</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.

Premiums apply to floors, ceiling heights, balconies, and views. Please see our Sales Representative for full details. All prices, figures, and materials are preliminary and are subject to change without notice. E. & O. E. April 20, 2021

303 / ONE BEDROOM AND FLEX

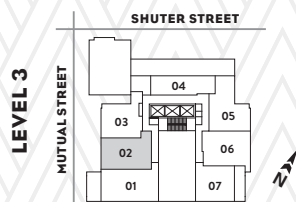
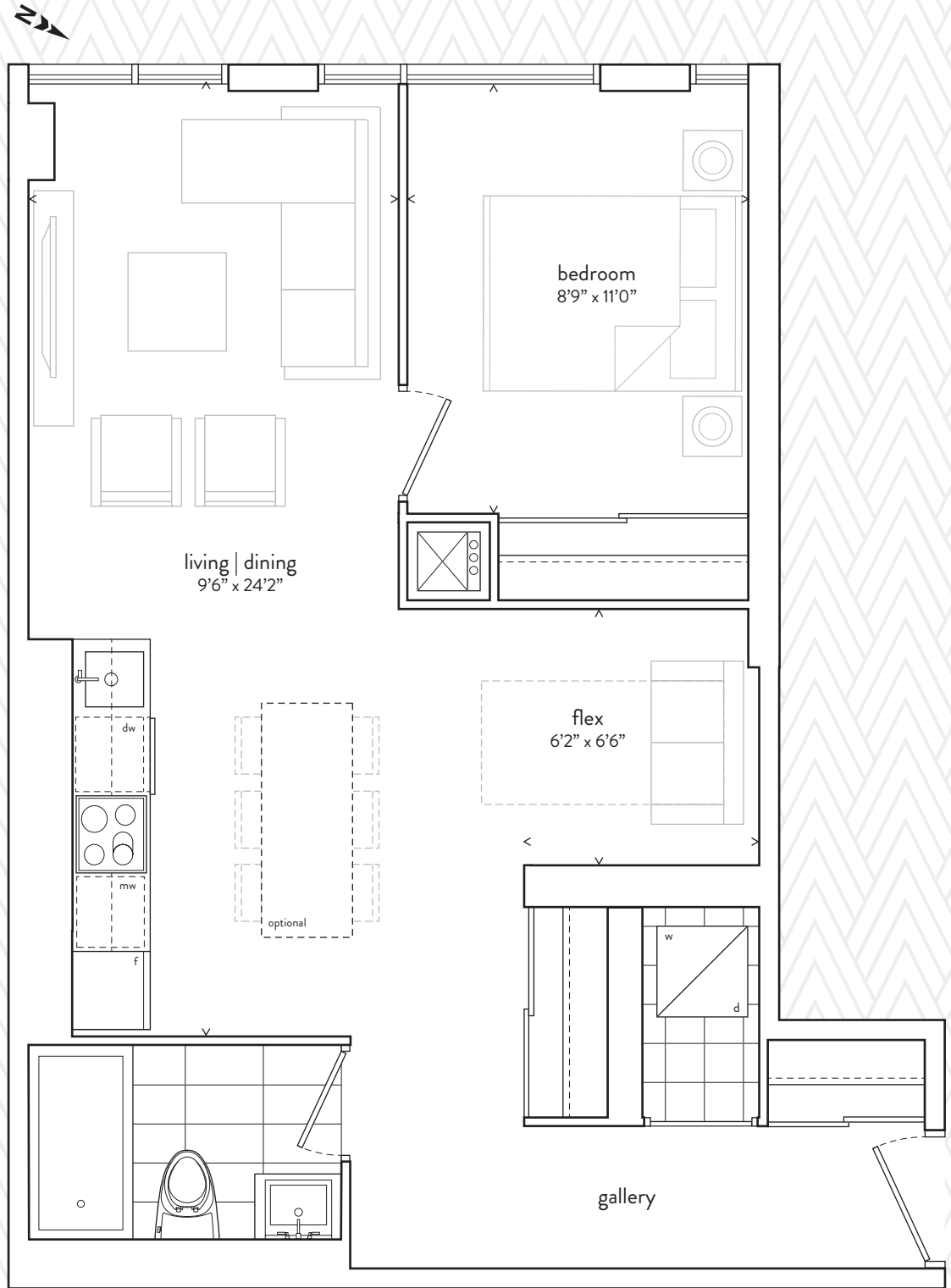
586 SF INTERIOR



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302 / ONE BEDROOM AND FLEX

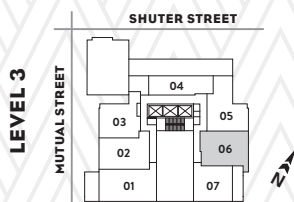
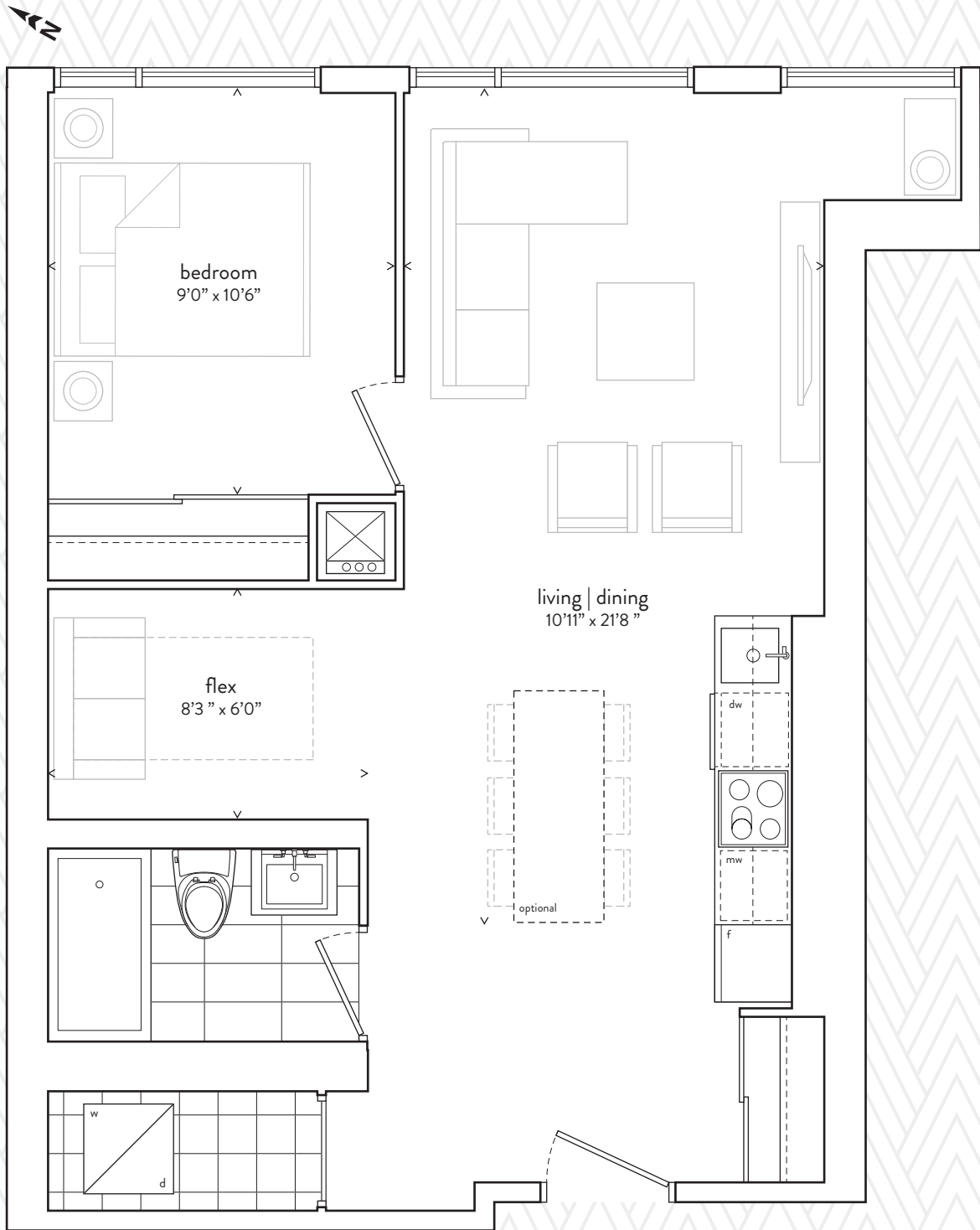
634 SF INTERIOR



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306 / ONE BEDROOM AND FLEX

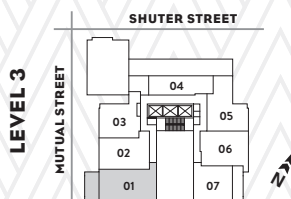
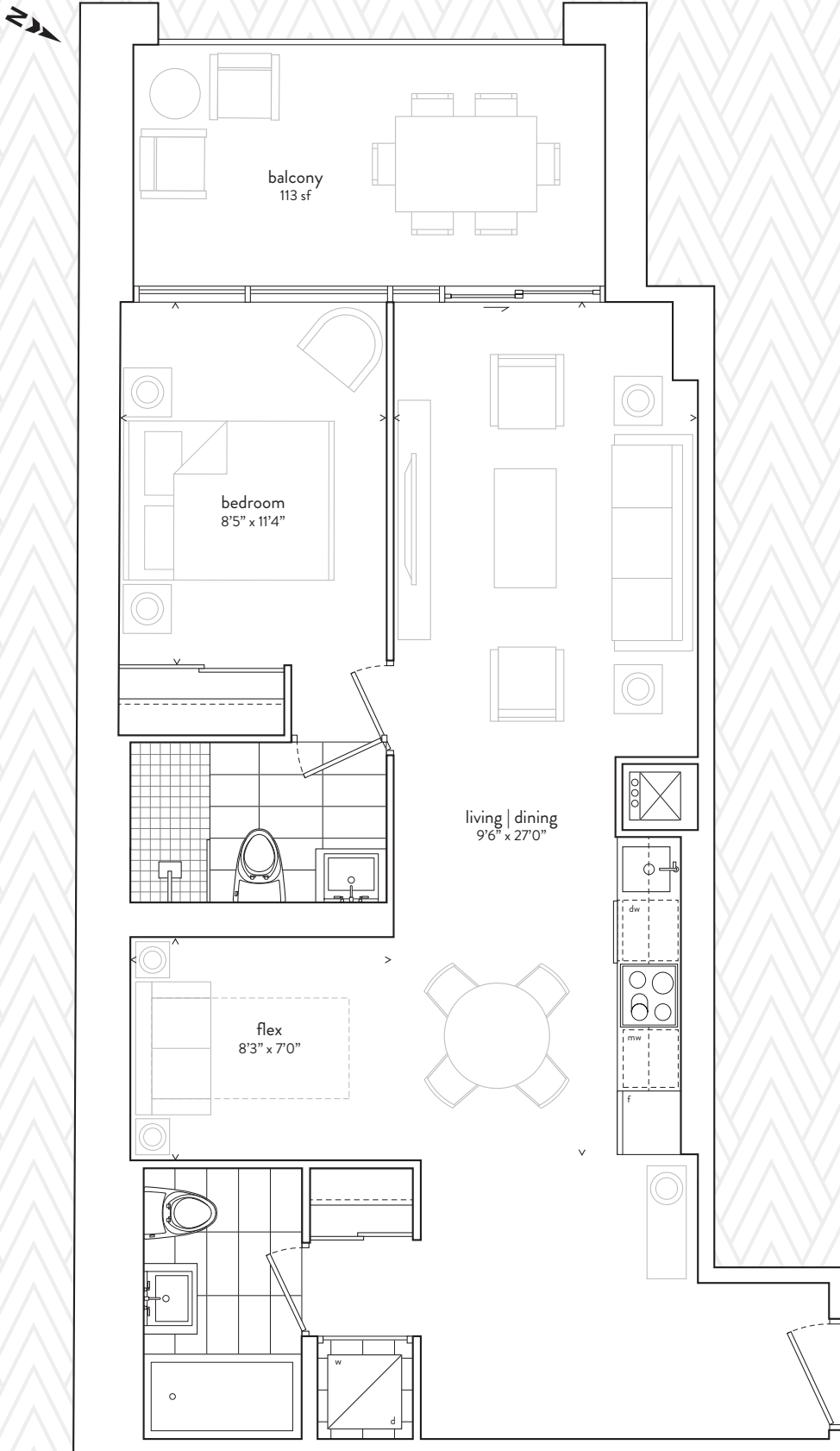
656 SF INTERIOR



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301 / ONE BEDROOM AND FLEX

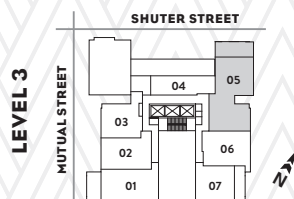
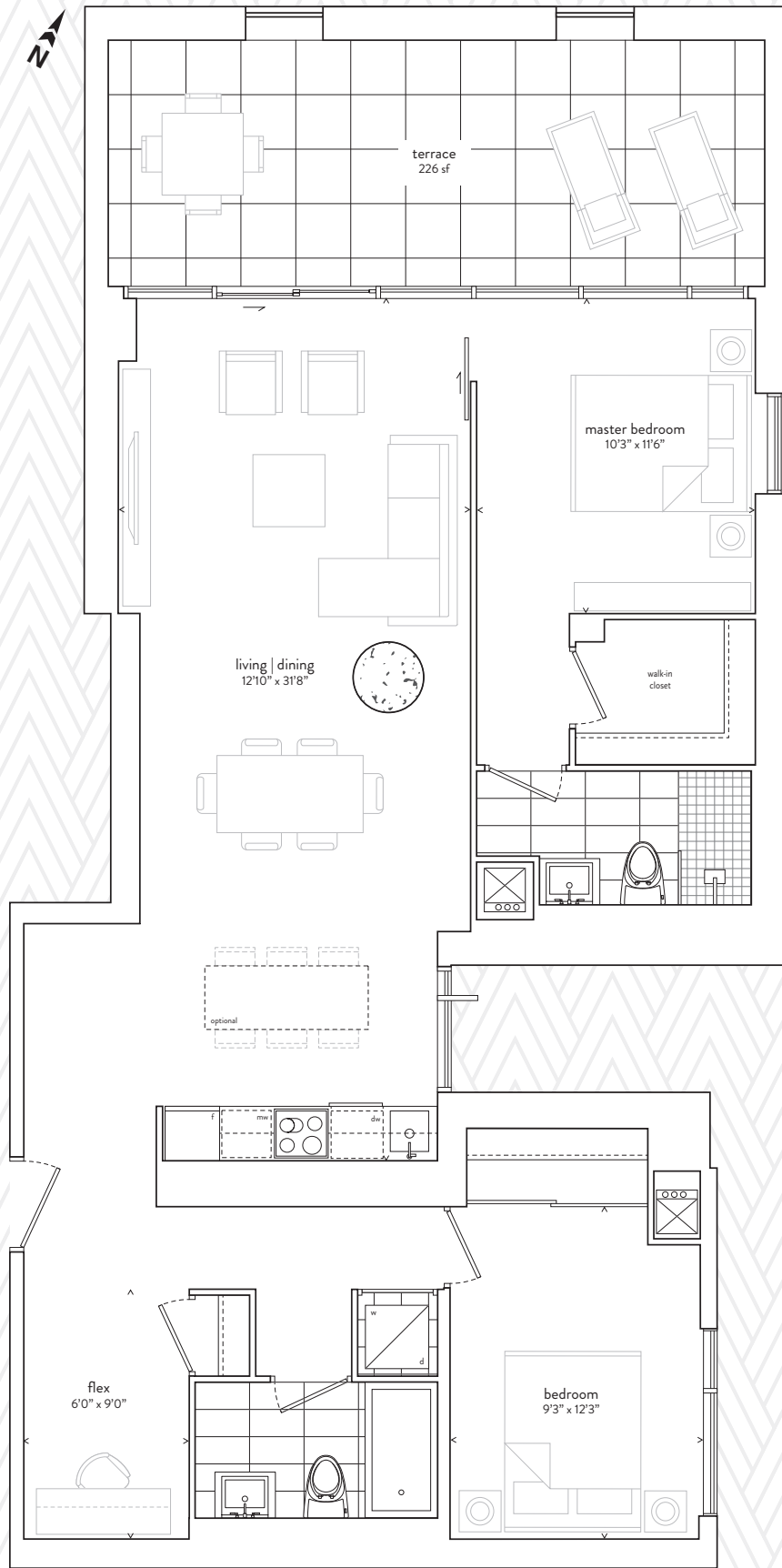
864 SF TOTAL / 751 SF INTERIOR PLUS 113 SF EXTERIOR



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305 / TWO BEDROOM AND FLEX

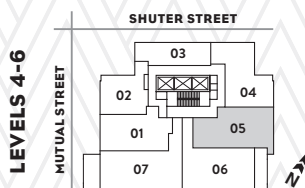
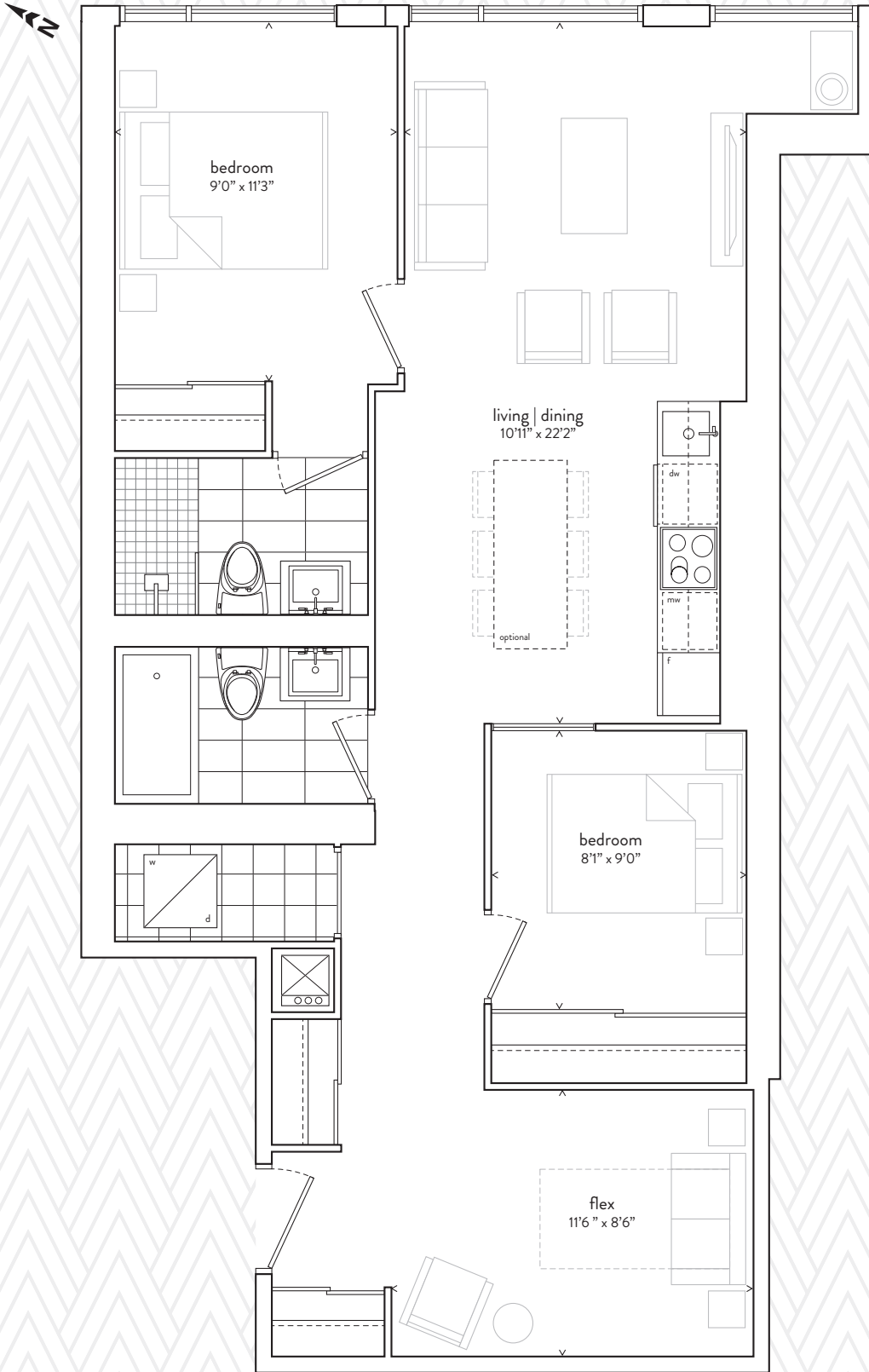
1,375 SF TOTAL / 1,149 SF INTERIOR PLUS 226 SF EXTERIOR



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405 / 505 / 605 / TWO BEDROOM AND FLEX

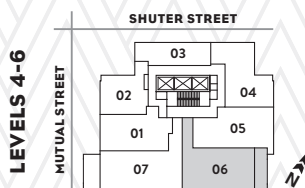
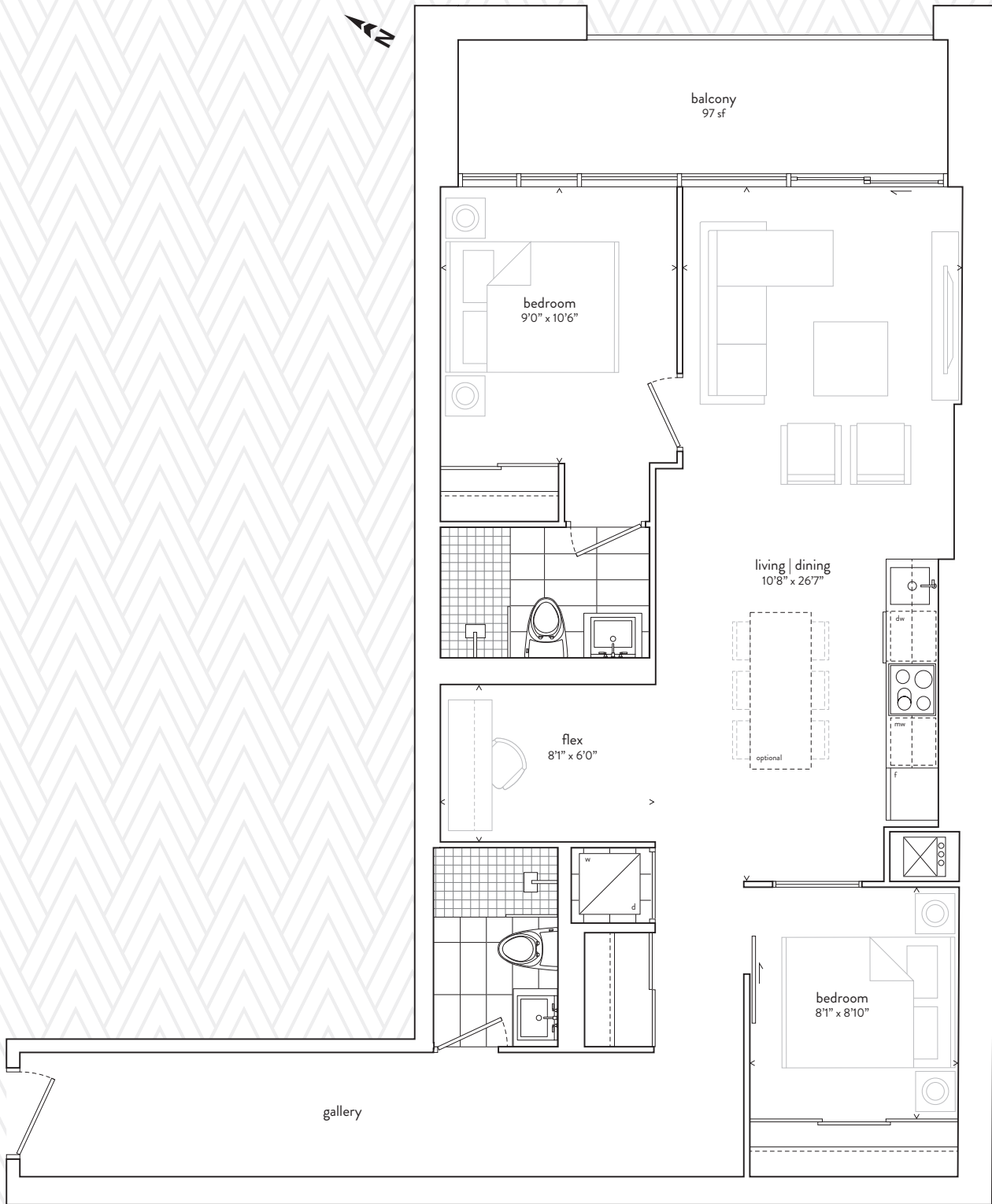
871 SF INTERIOR



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406 / 506 / 606 / TWO BEDROOM AND FLEX

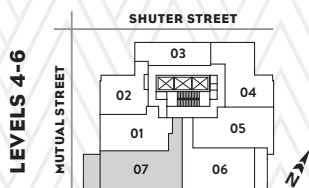
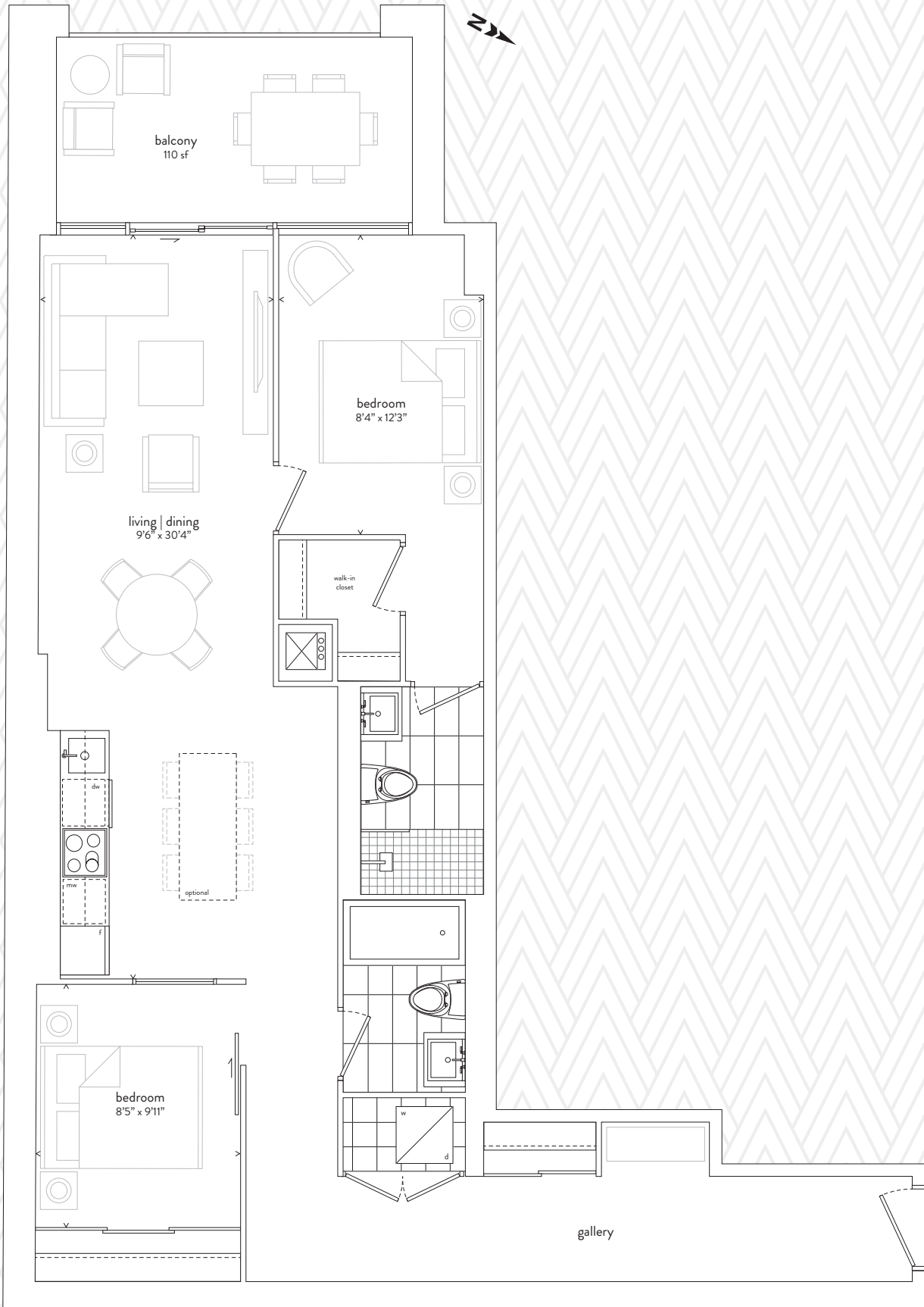
1,035 SF TOTAL / 938 SF INTERIOR PLUS 97 SF EXTERIOR



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407 / 507 / 607 / TWO BEDROOM

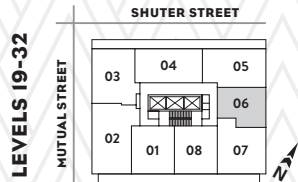
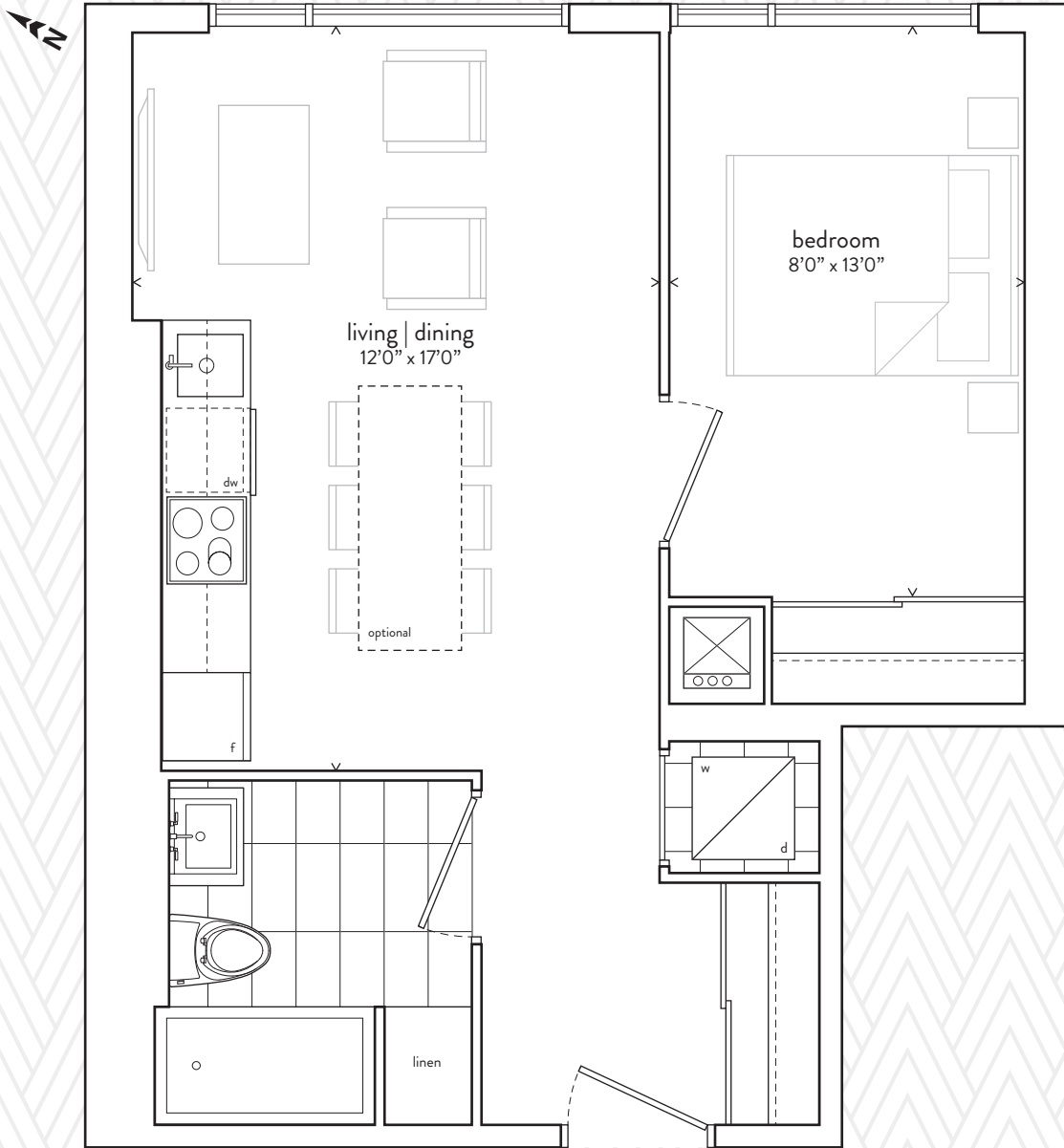
1,089 SF TOTAL / 979 SF INTERIOR PLUS 110 SF EXTERIOR



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06A / ONE BEDROOM

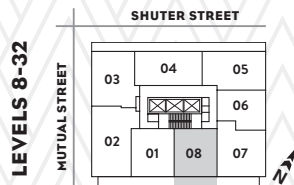
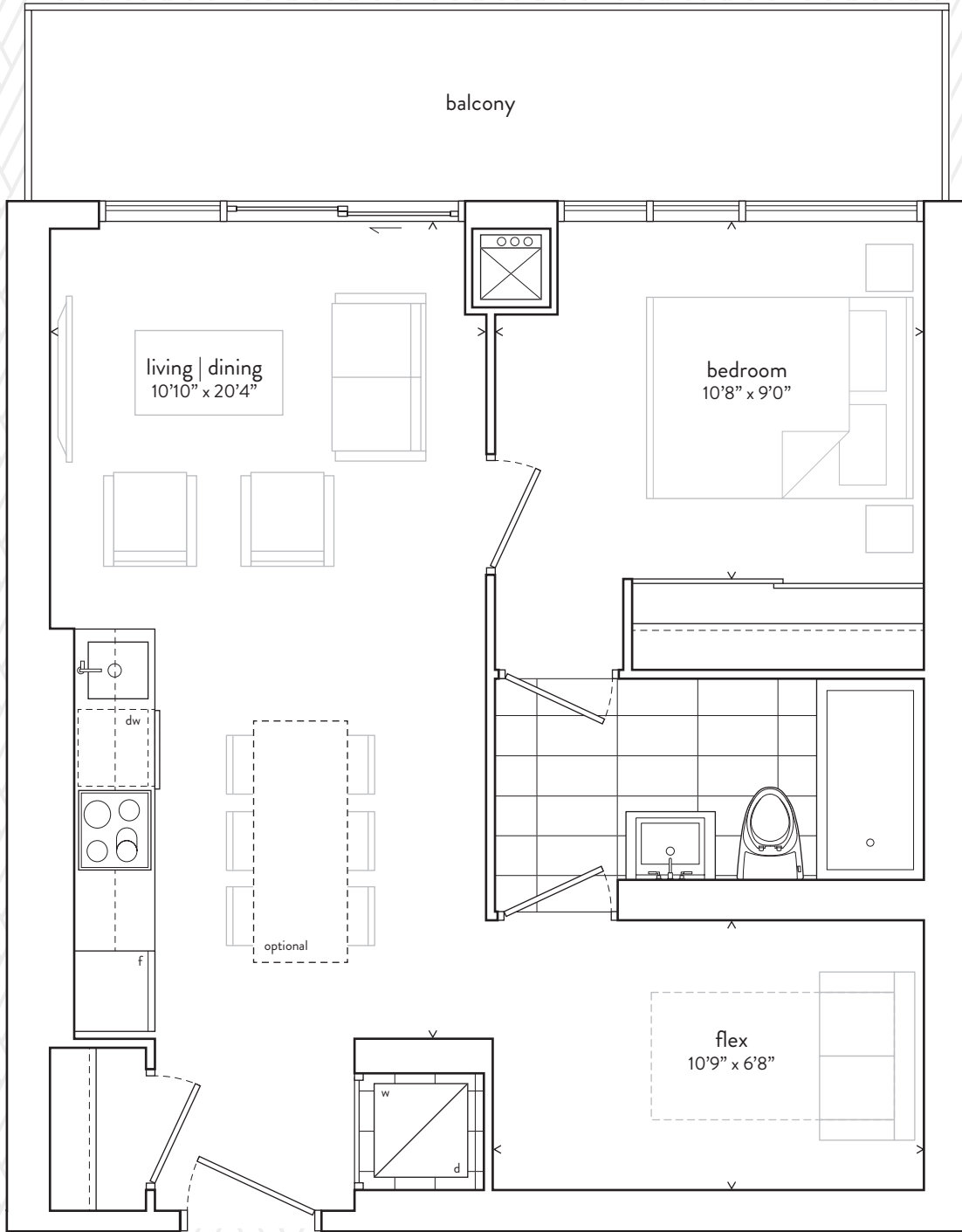
504 SF INTERIOR



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08 / ONE BEDROOM AND FLEX

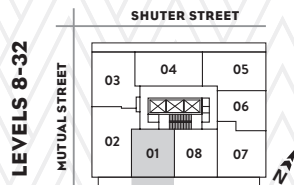
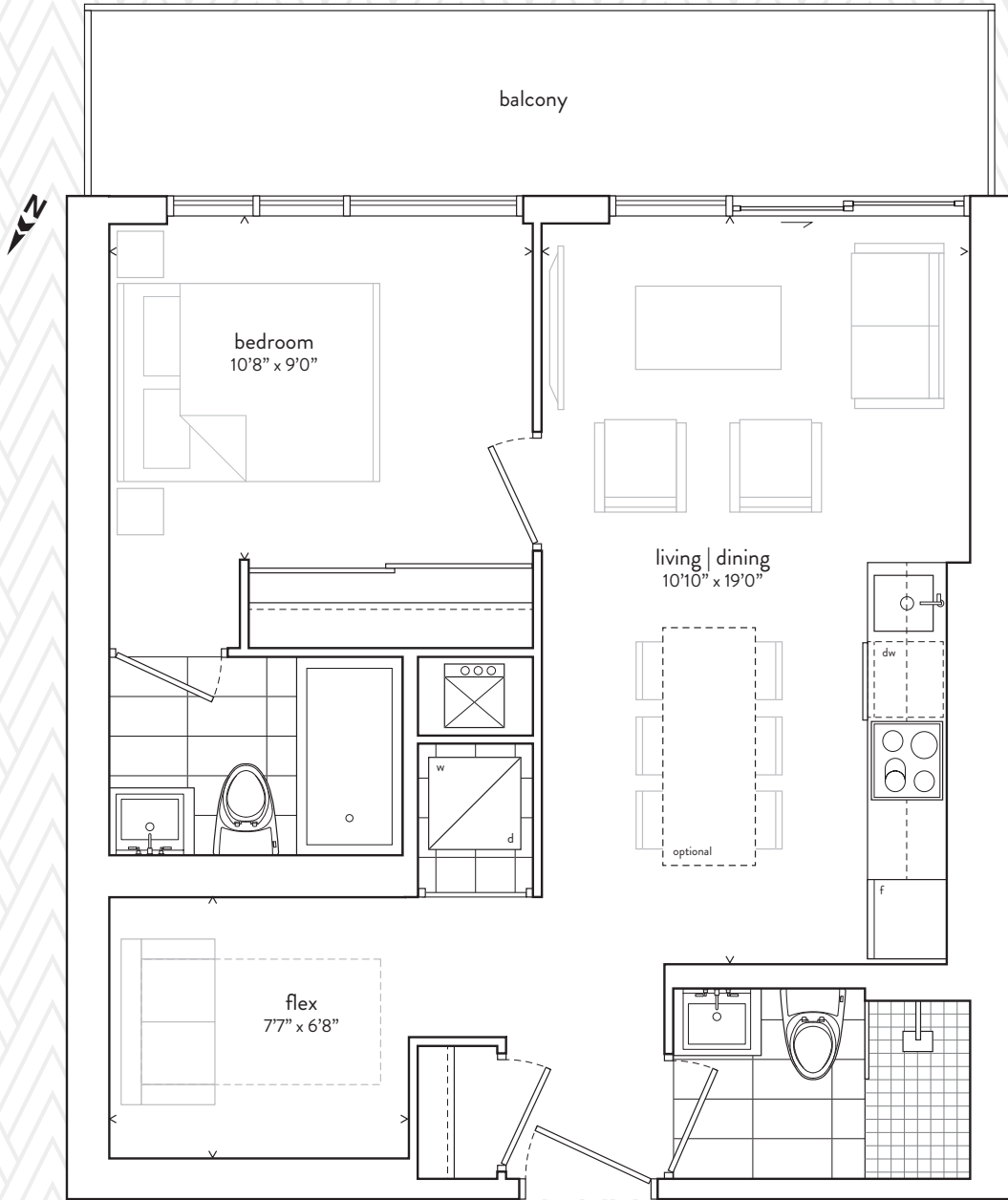
692 SF TOTAL / 584 SF INTERIOR PLUS 108 SF EXTERIOR



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01 / ONE BEDROOM AND FLEX

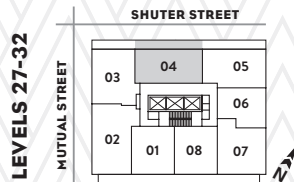
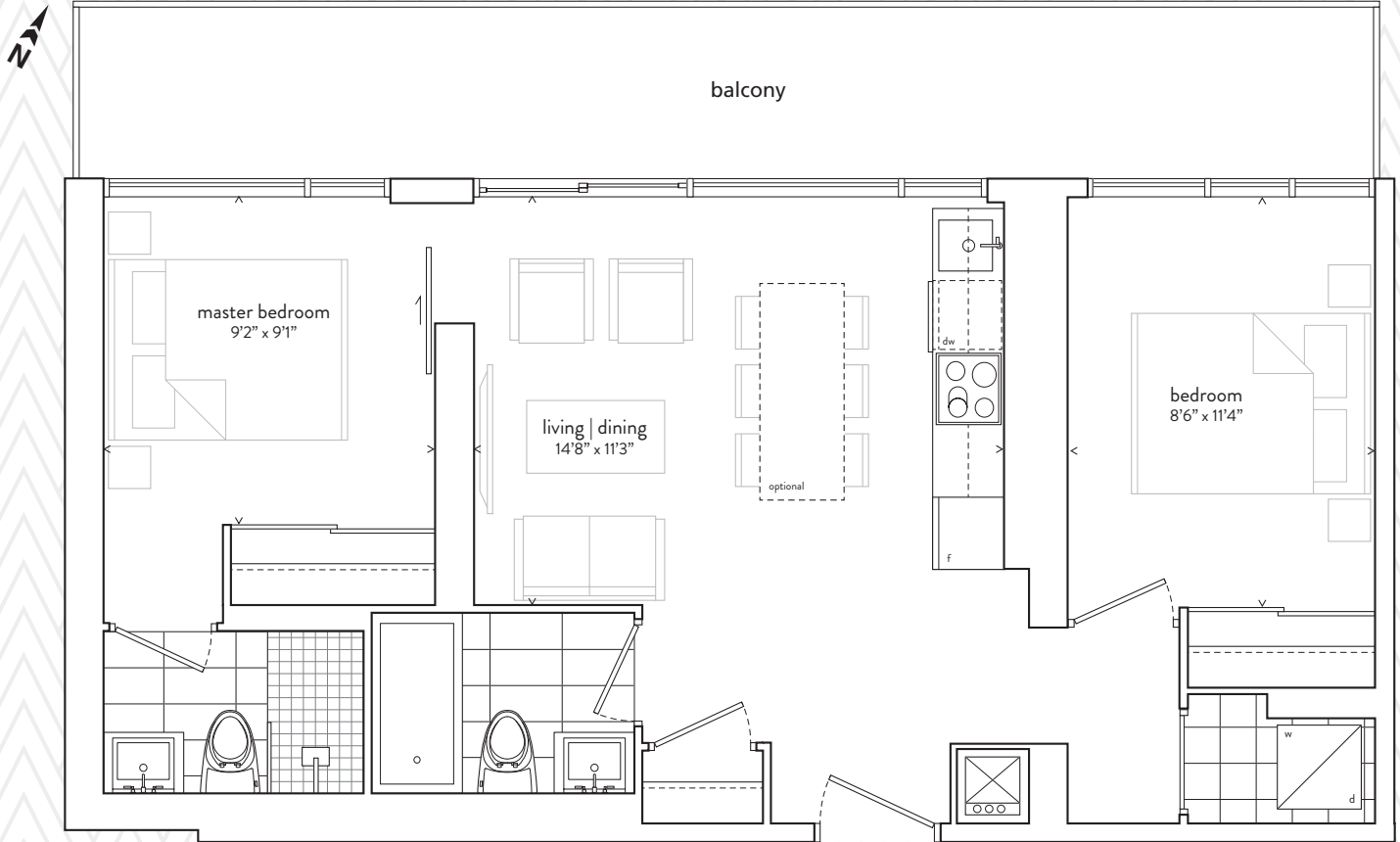
692 SF TOTAL / 584 SF INTERIOR PLUS 108 SF EXTERIOR



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04 / TWO BEDROOM

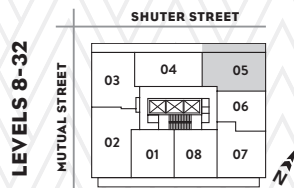
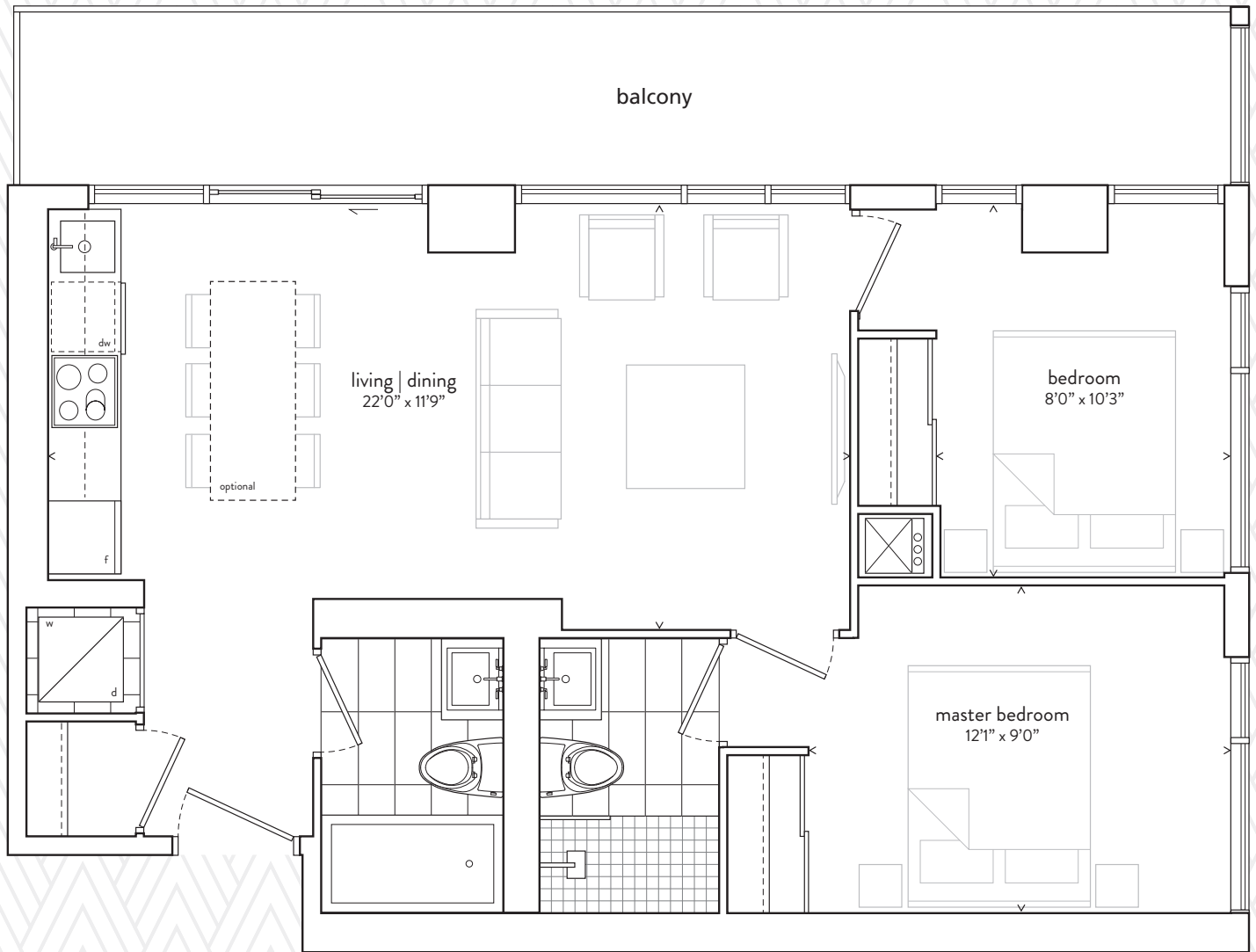
831 SF TOTAL / 660 SF INTERIOR PLUS 171 SF EXTERIOR



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05 / TWO BEDROOM

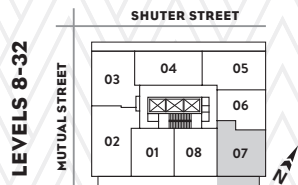
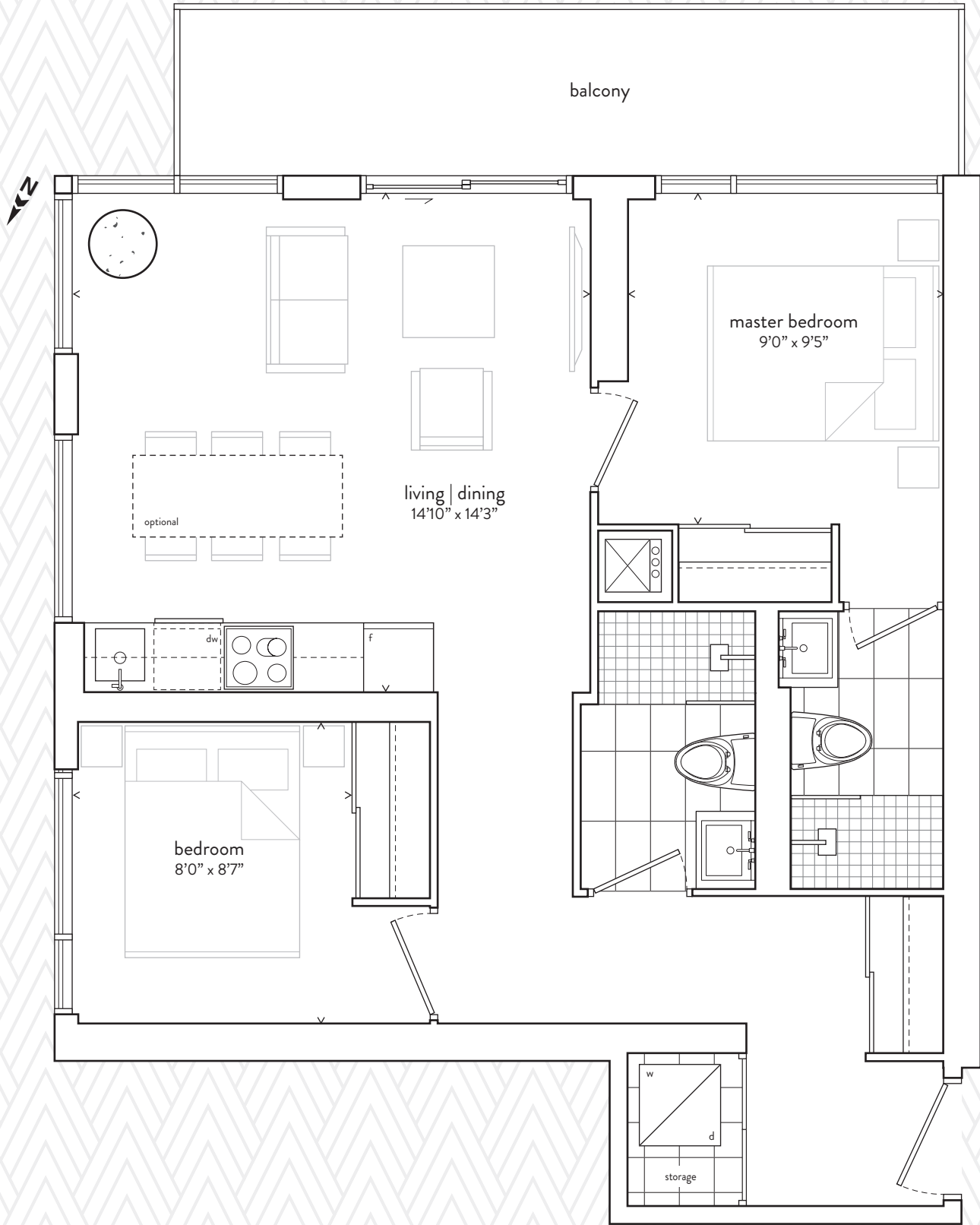
834 SF TOTAL / 676 SF INTERIOR PLUS 158 SF EXTERIOR



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07 / TWO BEDROOM

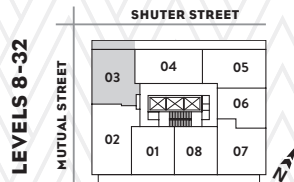
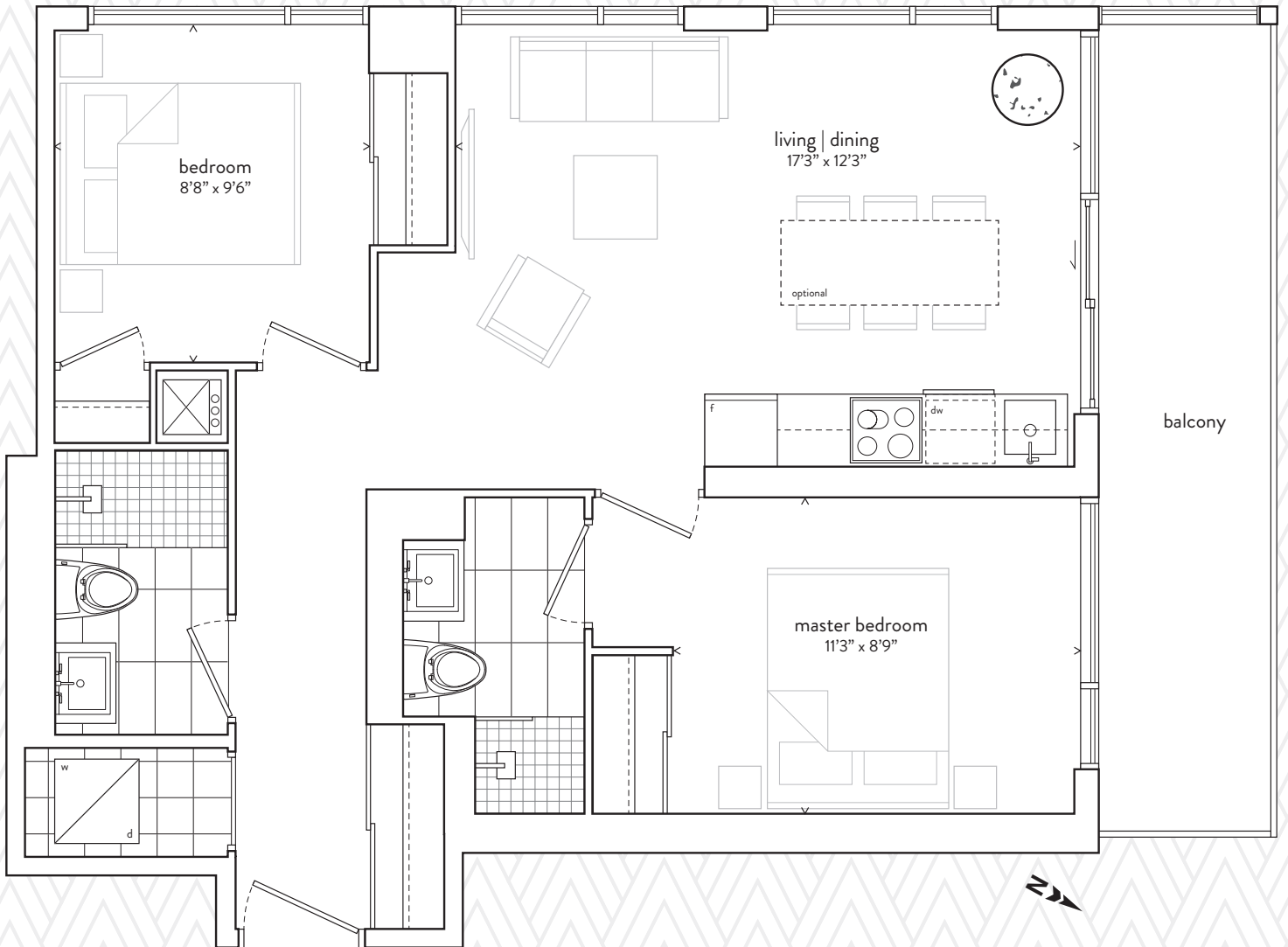
800 SF TOTAL / 693 SF INTERIOR PLUS 107 SF EXTERIOR



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03 / TWO BEDROOM

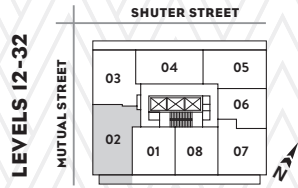
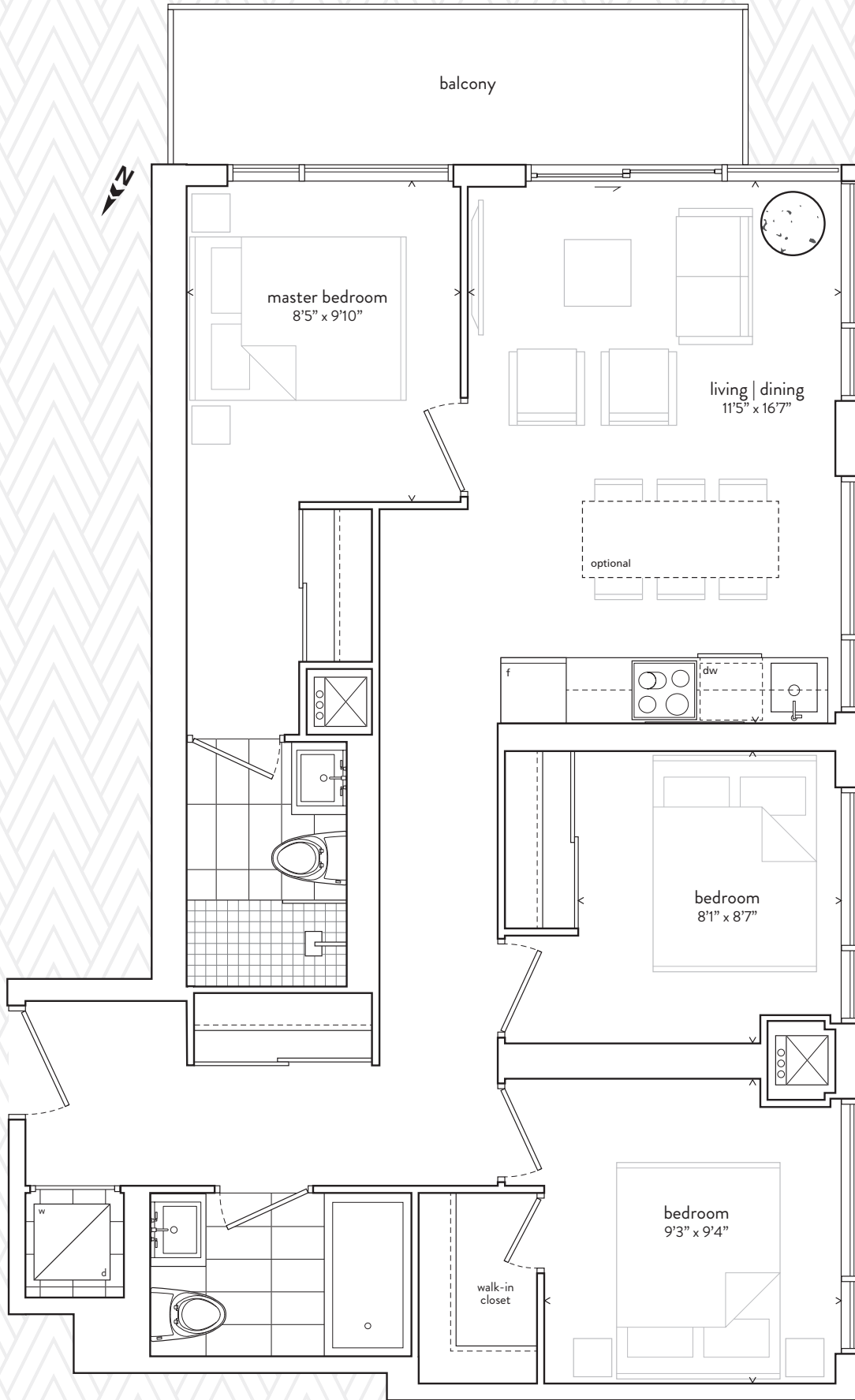
802 SF TOTAL / 696 SF INTERIOR PLUS 106 SF EXTERIOR



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02 / THREE BEDROOM

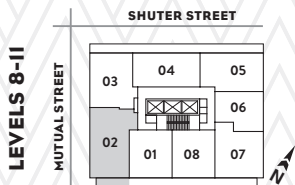
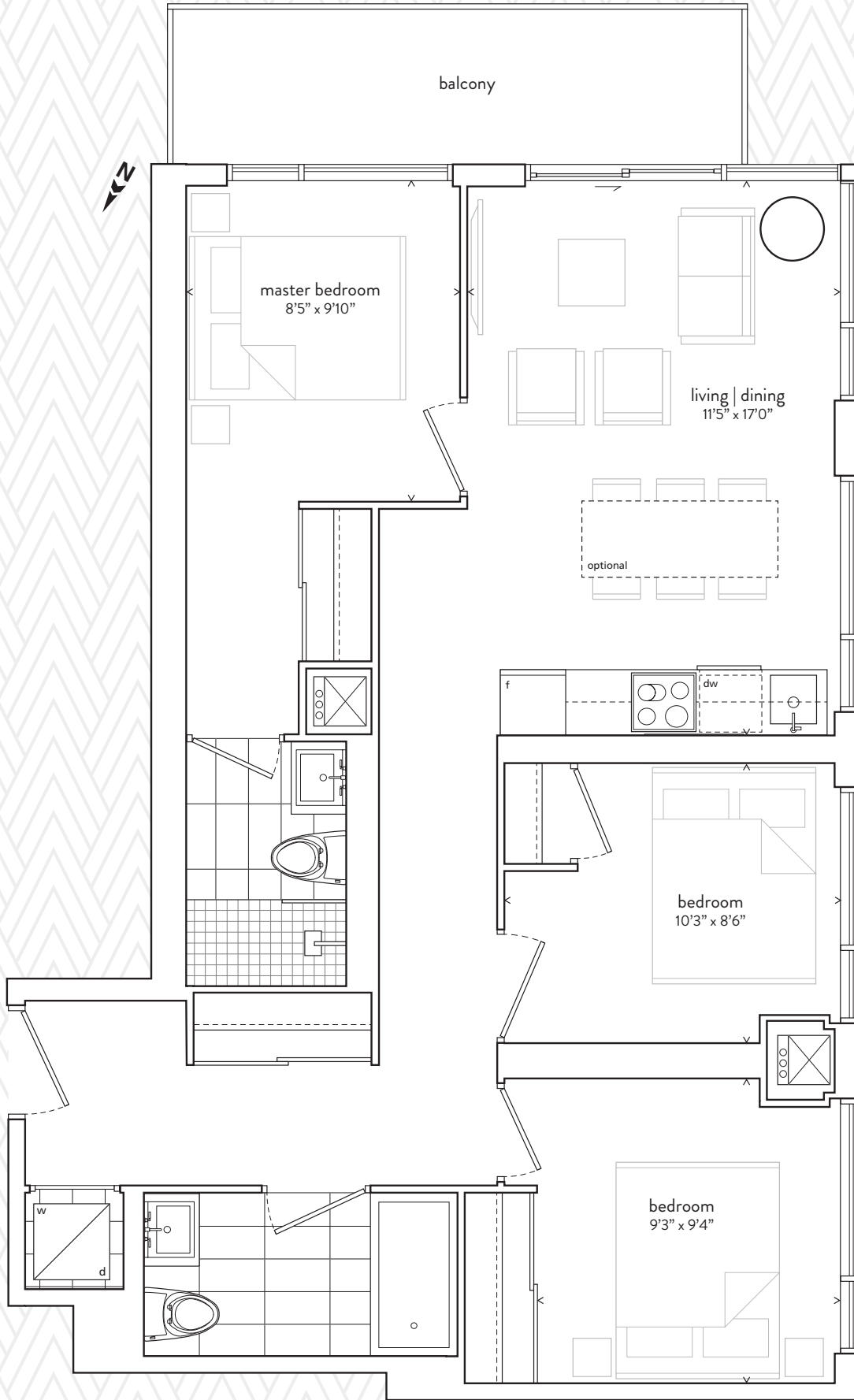
921 SF TOTAL / 838 SF INTERIOR PLUS 83 SF EXTERIOR



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02A / THREE BEDROOM

921 SF TOTAL / 838 SF INTERIOR PLUS 83 SF EXTERIOR



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Features and Finishes

The Garden District Condominium

- Main floor lobby reception and concierge
- Pet washing and grooming area with direct (non-lobby) exterior access
- Two-storey cardio fitness & weight training gym, with stretching area and adjacent outdoor terrace
- Seventh floor indoor amenity area consisting of a children's playroom, and expandable multi-purpose rooms including: a lounge, kitchen and furnished dining area, games and media room with large screen TV, bar area with wi-fi and a furnished meeting room
- Contiguous outdoor terrace consisting of built in BBQ's with adjacent dining areas, fire pits and lounge seating, and decorative raised planter gardens
- Year-round outdoor pet relief area
- Ramp to three level secure underground parking
- Two auto share vehicles found on P1
- All main entrances and exits surveillance video monitored
- Fob security controlled access at all main building entry points and in common areas
- Mailroom conveniently located off main lobby
- Convenient main floor visitor bike parking with direct (non-lobby) exterior access
- Electronic "enterphone" lobby communication system for guest access

Suite Features

- 8 1/2 ft or 9 ft exposed concrete ceilings as per plan **
- Choice of wide-plank European designed luxury wood inspired laminate flooring*
- Exposed concrete feature walls and circular columns†
- Square profile baseboard with coordinating door casings
- Solid core suite entry door with deadbolt lock and security viewer
- Contemporary "slab style" interior doors
- Sliding doors and/or swing doors in bedrooms†
- Brushed chrome contemporary hardware†
- Wire shelving in all closets†
- Flat off-white paint throughout all areas with the exception of semi-gloss paint in laundry and bathrooms
- Spacious balconies with sliders or door for access†

Sustainability

- Occupancy sensors in selected common areas to reduce hydro consumption
- Electric car charging station rough-in on each parking level
- Ensuite light fixtures to fit long-lasting energy-saving lamps
- Low VOC paints and finishes
- Water efficient fixtures and energy saving appliances to reduce consumption
- Architecturally designed aluminum window frames with double pane sealed glazing
- Building recycling system
- Energy recovery ventilation (ERV)

Contemporary Kitchens

- Choice of European designed two-tone kitchen cabinetry in a range of colours†*
- Kitchen island†*
- Choice of quartz surface for kitchen and island countertop†*
- Back painted glass backsplash†*
- Single bowl undermount stainless steel sink, with single-lever faucet

Appliances

- Integrated panelled 24" refrigerator and dishwasher
- 24" electric cooktop and wall oven
- Concealed hood fan
- Stainless steel microwave with trim kit†
- Stacked washer-dryer

Designer Bathrooms

- Choice of designer vanity cabinetry in a range of colours*
- Choice of quartz surface countertop* with undermount sink† and single lever faucet
- Vanity mirror and light
- Contemporary water-efficient toilet, lavatory faucet and showerhead
- Tub or shower†, with porcelain tile surround†
- Rectangular design, white soaker tub†
- Frameless glass enclosure with door for shower†
- Choice of porcelain floor tile†*
- Pressure balanced valves in all bathtubs and showers
- Privacy lock on bathroom doors

Mechanical and Electrical Systems

- Ensuite thermostat controlled heating and cooling utilizing fan coil system
- Separate suite metering for hydro and water consumption
- Pre-wired telephone, high-speed internet and cable outlets in living room, den and bedrooms
- Individual ensuite electrical panel with circuit breakers
- White decora style switches and receptacles in living areas, and bedrooms, with light fixture(s) in foyer, track or fixture lighting in kitchen* and bathrooms*

† as per plan

* from vendor's samples

** ceiling heights are subject to bulkheads, dropped ceilings and structural beams and all bathrooms, washer-dryer closets and suite foyers will have smooth drywall ceilings

Drawings are not to scale. Prices and specifications are subject to change without notice. Window sizes and locations are approximate only and may vary. Suite purchased may be mirror image of suite layout illustrated. Square footages and dimensions (where shown) are approximate only. Actual usable floor space may vary from the approximate floor area shown. Approximate square footages shown are calculated in accordance with Tarion Builder Bulletin 22. The exact location of any balcony (if applicable) in relation to the unit layout may differ from that shown. Balcony area finishing material and any dividers, where applicable, may vary from suite to suite based on design and material specifications. Balcony dimensions, configuration and location are estimates only and may not be exactly as shown. E.&O.E.

WORKSHEET



SUITE NUMBER _____
 MODEL _____
 BASE PURCHASE PRICE \$ _____
 PARKING COST \$ _____
 LOCKER COST \$ _____
 1 RESIDENT BICYCLE PARKING SPACE ALLOCATION
 TOTAL PURCHASE PRICE \$ _____

PLEASE FILL OUT THE FOLLOWING

SUITE NUMBER	MODEL	FLOOR

Parking Spot-\$89,000 in the Tower (1 per suite)
 Available for purchase with all suites 838 sf.
 and larger (Subject to availability)
Limited Time Offer: \$69,000 with the Purchase of a 2 _____
 Bedroom + Flex or 3 Bedroom suite in The Garden
 Collection.

Lockers-\$5,000 (1 per suite) _____
 (Subject to availability)

PURCHASER INFORMATION: PLEASE ENCLOSE CLEAR COPY OF PURCHASER PHOTO IDENTIFICATION

PURCHASER 1		PURCHASER 2	
First Name:		First Name:	
Last Name:		Last Name:	
Address:		Address:	
Suite #		Suite #	
City:	Province:	City	Province:
Postal Code:		Postal Code:	
Main Phone:		Main Phone:	
Alternate Phone:		Alternate Phone:	
Date of Birth:		Date of Birth:	
S.I.N. #		S.I.N. #	
Driver's Licence #		Driver's Licence #	
Expiry Date:		Expiry Date:	
Email:		Email:	

PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)	
Did you register through the Web?	How did you hear about us?
Profession: Purchaser 1. Purchaser 2.	Company Name: Purchaser 1. Purchaser 2.
How many dependents?	Ages?
End User or Investor:	Marital Status:

Co-operating Broker: Please enclose Agent's business card.
 Name: _____
 Brokerage: _____
 Address: _____
 Mobile: _____
 Office: _____
 Fax: _____
 Email: _____

