

GEMMA

- Builder - Pinnacle International
- Building address: 15 Watergarden Drive
- 35 Storeys
- 406 Units
- Suite Types: 1 Bedroom to 3 Bed+Den
- Typical Floors (8th – 32nd)
- Development Caps
 - 1 Bedroom = \$12,000
 - 2 Bedroom = \$15,000



MASTER PLAN COMMUNITY

- 10 Residential Towers and 100 Townhomes
- Next to the new Hurontario LRT
- Steps to the new Fairwinds Park - a community park that includes an adventure playground, a basketball court, tennis courts, fitness stations, sports fields, trails and natural areas
- 5 minutes drive to Square One Shopping Centre
- 6 minutes drive to Sheridan College



GEMMA

VIP CLIENT PREVIEW INCENTIVES

- ONE PARKING INCLUDED
- ONE LOCKER INCLUDED
- FULL SIZE APPLIANCES
- EARLY ACCESS TO SUITES
- OPTION TO LEASE DURING OCCUPANCY
 - FREE ASSIGNMENT

CAPPED DEVELOPMENT CHARGES & LEVIES

\$12,000 on 1 bedroom and 1 bed+den

\$15,000 on 2 bedroom and 3 bedroom

EXTENDED DEPOSIT STRUCTURE

Deposit Structure

\$5,000 with Offer

Balance of 5% in 30 Days

5% in 90 Days **180 Days**

5% in 180 Days **365 Days**

5% on Occupancy

Limited time offer. Some conditions apply. Please ask a sales representative for details.
Prices, specifications, and promotions are subject to change without notice. E.&O.E. July 2021

Platinum VVIP Sales Representative

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PINNACLE
INTERNATIONAL

GEMMA

PREVIEW PRICE LIST

Suite Type	Model	Suite Size (sq.ft.)*	Balcony Size (sq.ft.)*	Total Size (Sq.ft.)*	Exposure	Floors	Starting Price*
1 Bedroom	Residence 08	590	46	636	N	8th - 26th	\$659,900
1 Bed+Den	Residence 07	590	47	637	N	8th - 32nd	\$659,900
	Residence 08	590	46	636	N	27th - 32nd	\$678,900
	Residence 02	630	51	681	S	8th - 32nd	\$699,900
	Residence 03	630	51	681	S	8th - 32nd	\$699,900
	Residence 05	670	56	726	W	8th - 32nd	\$739,900
	Residence 10	670	47	717	E	8th - 32nd	\$739,900
2 Bedroom	Residence 04	900	81	981	SW	8th - 32nd	\$939,900
2 Bed+Den	Residence 06	870	74	944	NW	8th - 32nd	\$919,900
	Residence 09	870	104	974	NE	8th - 26th	\$919,900
	Residence 09	870	104	974	NE	27th - 32nd	\$938,900
	Residence 01	1,000	85	1,085	SE	8th - 32nd	\$1,029,900

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~~5% in 90 Days~~ 5% in 180 Days
~~5% in 180 Days~~ 5% in 365 Days
 5% on Occupancy

Occupancy Date: October 2023

**** PRICE INCLUDES ****

One Parking
 +
 One Locker
 +
 Full Size Appliances

Maintenance Fees

\$0.65/ sq.ft. excl. hydro

Property Taxes

Approx. 1% of purchase price

Rogers Unlimited Internet

\$25 + HST/ month

Prices Include H.S.T.

*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.

Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. July 2021