

Leaside Common

Preview Price List

BEDROOM TYPE	SIZE RANGES (SQ FT)	OUTDOOR RANGE SIZE (SQ FT)	EXPOSURE	PRICE RANGE
STUDIO	341 - 357	N/A	E	From Low \$500,000's
STUDIO + STUDY	398 - 410	0 - 41	E	From Mid \$500,000's
ONE BEDROOM	454 - 541	71 - 118	E	From Low \$700,000's
ONE BEDROOM + DEN	538 - 718	41 - 218	E, W	From Low \$800,000's
TWO BEDROOMS	699 - 899	41 - 371	E, W	From High \$800,000's
TWO BEDROOMS + STUDY	702 - 842	42 - 253	E, W	From Mid \$900,000's
TWO BEDROOMS + DEN	809 - 1446	96 - 381	E, W, EW, SE, SW	From \$1.1 Million's
THREE BEDROOMS	1016 - 1704	201 - 512	W, EWN	From \$1.5 Million's
PENTHOUSES	718 - 1446	218 - 495	E, W, EWN	From \$1.2 Million's

Limited Time 15% Deposit Structure:

\$10,000 with offer (**MUST be Bank Draft**)

Balance to 5% in 30 Days

2.5% in 90 Days (5% in 90 Days)

2.5% in 120 Days (5% in 120 Days)

5% in 370 Days

5% on Occupancy

International Deposit Structure:

\$10,000 with offer (**MUST be Bank Draft**)

Balance to 5% in 30 Days

5% in 90 Days

10% in 180 Days (120 Days)

10% in 540 Days (370 Days)

5% on Occupancy

All cheques payable to:

"Harris Sheaffer LLP, in Trust"

Projected Occupancy Date: Early 2025

Estimated Taxes: Approx. 1% of Purchase Price

Maintenance: \$0.64/sq.ft
Smart home feature + Highspeed Internet - \$48.95/month
(Hydro & water individually metered)
Parking: \$99.95

Limited Time

Parking: \$85,000 (~~\$95,000~~)
(parking eligible for suites 809 sq.ft and larger)

Locker: Waitlist

Gairloch



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Limited Time Exclusive Enticements

PLATINUM BROKER PROGRAM

EXTENDED DEPOSIT STRUCTURE

15% Resident Deposit Program

- \$10,000 on signing
- Balance to 5% in 30 days
- 2.5% in 90 Days (~~5% in 90 Days~~)
- 2.5% in 120 Days (~~5% in 120 days~~)
- 5% in 370 Days
- 5% on Occupancy

PARKING \$85,000 (~~\$95,000~~)

Parking available for purchase of suites 809 sq. ft. and larger

FREE ASSIGNMENT (Value of \$5,000) (excluding legal)

OPTION TO LEASE DURING INTERIM OCCUPANCY (Value of \$2,500)

UPGRADED GAS COOK TOPS FOR ALL SUITES (Value of \$5,000)

GAS CONNECTION & WATER HOSE BIBS ON ALL TERRACE SUITES (Value of \$5,000)



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BUILDING FEATURES

- Striking architecture by renowned BDP Quadrangle
- Sophisticated interiors designed by Sixteen Degree Studio
- Lobby with 24-hour concierge
- Nest multi-purpose space on each residential floor
- Ground-level amenity area with party room, co-working lounge and kids play area
- State-of-the-art fitness studio
- Ground-floor retail spaces
- Pet washing station and outdoor pet area
- Smart building and parcel management system
- Back-up generator

SUITE FEATURES

- Skyline exposures
- Oversized terraces with gas connection, water bib, unit pavers and electrical outlets, as per plant
- A selection of three finish collections curated by Sixteen Degree Studio**
- Impressive ceiling heights ~10' in principal rooms, excluding bulkheads and other structural elements
- Upgraded premium, engineered hardwood floors
- Smooth-painted ceilings
- High quality, solid-core doors throughout the unit
- Capped ceiling outlet in living/dining room
- Full-size, front loading Energy Star-certified washer and dryer
- Advanced, individually controlled HVAC units with fresh air ventilation system for healthy indoor air quality
- Sliding balcony and terrace doors, as per plant

KITCHENS

- Upgraded, custom Italian-designed kitchen cabinetry, natural wood veneer upper cabinets and soft-closing doors and drawers in a selection of finishes**
- Gaggenau* stainless steel, built-in electric oven, gas cooktop and paneled refrigerator in 24", 30" or 36"
- Gaggenau* paneled 24" dishwasher
- Built-in Gaggenau* speed oven
- Integrated, modern exhaust fan
- Engineered quartz* countertop**
- Eat-in islands with engineered quartz* and natural stone countertops, as per plant**
- Engineered quartz* slab backsplash**
- Designer selected light fixture above island, as per plant
- Designer selected track light for units without island†
- Designer retractable faucet in brushed nickel
- Oversized stainless steel single-bowl, undermount sink
- Under-cabinet LED lighting

MASTER BATHROOMS

- Single or double bathroom vanity†, as per plan, with soft-closing drawers in a selection of finishes**
- Engineered quartz* countertop and backsplash**
- Rain shower head and hand shower in matte black
- Modern undermount lavatory sink
- Designer faucet in matte black
- Porcelain tile** on bathroom floor and shower wall
- Natural stone** mosaic accent wall
- Contemporary mirror and lights above vanity
- Frameless glass shower enclosure

Prestige Collection

2ND and 3RD BATHROOMS

- Rain shower head and hand shower in matte black
- Modern undermount lavatory sink
- Contemporary mirror and lights above vanity
- Designer faucet in matte black
- Engineered quartz* countertop and backsplash**
- Modern porcelain tile** on bathroom floor
- Alcove tub or shower†, as per plan

SMART HOME AND SUSTAINABILITY

- Smart Community including mobile resident app for in-unit and building controls, keyless suite entry locks and smart thermostat
- Energy Recovery Ventilators (ERVs) for each suite
- Electricity, water and thermal to be separately metered
- Modern, energy-efficient appliances and fixtures
- Wiring for high speed internet, TV and telephone
- Provision for future electric vehicle charging
- Green roof for energy efficiency and water retention

SAFETY & SECURITY

- Concierge service, building security system with CCTV and key fob access
- Pre-wired for smart home monitoring
- Smoke and carbon monoxide detectors

*Denotes specifications which are subject to change based on equivalent or better quality. **Denotes finishes to be selected from the vendor's samples. †Denotes availability determined by suite design †Excluding bathrooms, bulkheads where applicable

Leaside Common

BUILDING FEATURES

- Striking architecture by renowned BDP Quadrangle
- Sophisticated interiors designed by Sixteen Degree Studio
- Lobby with 24-hour concierge
- Nest multi-purpose space on each residential floor
- Ground-level amenity area with party room, co-working lounge and kids play area
- State-of-the-art fitness studio
- Ground-floor retail spaces
- Pet washing station and outdoor pet area
- Smart building and parcel management system
- Back-up generator

SUITE FEATURES

- Ceiling heights of approximately 9' in principal rooms+, excluding bulkheads and other structural elements
- Premium, engineered hardwood floors
- Exposed concrete ceilings with smooth-painted bulkheads
- Solid core suite entry door
- High-quality, flat panel doors throughout
- Sliding balcony and terrace doors, as per plan
- Capped ceiling outlet in living/dining room
- Full-size, front loading Energy Star-certified washer and dryer
- Advanced, individually-controlled HVAC units with fresh air ventilation system for healthy indoor air quality
- Gas connection, water bib, unit pavers and electrical outlet on terraces, as per plan
- Electrical outlets on balconies
- Gas and water connection upgrade on balconies available at finish selection

KITCHENS

- Custom-designed Italian kitchen cabinetry, with soft-closing doors and drawers in a selection of finishes**
- High-end stainless steel, built-in electric oven, gas cooktop and paneled refrigerator in 24" or 30"
- Paneled 24" dishwasher
- Built-in microwave and hood fan
- Engineered quartz countertop**
- Eat-in islands with engineered quartz countertops, as per plan**
- Engineered quartz slab backsplash**
- Designer selected light fixture above island, as per plan†
- Designer selected track light for units without island†
- Modern, retractable faucet in polished chrome
- Contemporary stainless steel single bowl, undermount sink
- Under-cabinet LED lighting

MASTER BATHROOMS

- Single or double bathroom vanity†, as per plan, with soft-closing drawers in a selection of finishes**
- Engineered quartz* vanity countertop and backsplash**
- Rain shower head and hand shower
- Modern undermount lavatory sink
- High-end single lever faucet
- Porcelain tile** on bathroom floor and shower wall
- Porcelain** mosaic accent wall
- Contemporary mirror and lights above vanity
- Frameless glass shower enclosure

Premier Collection

2ND and 3RD BATHROOMS

- Rain shower head and hand shower
- Modern undermount lavatory sink
- Contemporary mirror and lights above vanity
- Designer faucet
- Engineered quartz* vanity countertop and backsplash**
- Modern porcelain tile** on bathroom floor
- Alcove tub or shower†, as per plan

SMART HOME AND SUSTAINABILITY

- Smart Community including mobile resident app for in-unit and building controls, keyless suite entry locks and smart thermostat
- Energy Recovery Ventilators (ERVs) for each suite
- Electricity, water and thermal to be separately metered
- Modern, energy-efficient appliances and fixtures
- Wiring for high speed internet, TV and telephone
- Provision for future electric vehicle charging
- Green roof for energy efficiency and water retention

SAFETY & SECURITY

- Concierge service, building security system with CCTV and key fob access
- Pre-wired for smart home monitoring
- Smoke and carbon monoxide detectors

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