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Exclusive New Release Agent Price List

1 BEDROOM SUITES						
Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
S1	JR 1B	300	N	0	10	\$632,900
JR1a	JR 1B	329	S	0	5	\$683,900
JR1b	JR 1B	380	S	0	5	\$749,900
1B	1B	430	W	89	31	\$814,900
1D	1B	457	NW	0	41	\$801,900
1T+D	1B+D	474	N	0	34	\$823,900
1Ca	1B	475	S	80	17	\$854,900
1A+D	1B+D	484	S	79	10	\$895,900
1S+D	1B+D	504	N	0	46	\$887,900
1D+D	1B+D	509	N	0	9	\$832,900
1K+M	1B+M	525	SW	0	8	\$889,900
1G+D	1B+D	543	S	78	61	\$1,007,900
1J+D	1B+D	559	S	79	62	\$1,103,900
1L+D	1B+D	571	S	80	53	\$1,100,900
1Q+D	1B+D	603	S	78	42	\$1,094,900
1R+D	1B+D	683	E	0	5	\$991,900

2 BEDROOM SUITES						
Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
2A+M	2B+M	596	S	87	46	\$1,143,900
2H	2B	623	NW	0	57	\$1,074,900
2D	2B	639	NW	81	52	\$1,167,900
2J	2B	681	SE	241	46	\$1,314,900
2L	2B	683	NE	165	21	\$1,123,900
2M	2B	686	SE	244	13	\$1,178,900
2O+M	2B+M	689	S	77	45	\$1,219,900
2A+D	2B+D	700	S	81	58	\$1,277,900

Please speak to Sales Representative for further details. 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 only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations.
December 1, 2022

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E





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2 BEDROOM SUITES						
Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
2T	2B	722	E	0	2	\$1,044,900

3 BEDROOM SUITES						
Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
3A	3B	767	SW	225	42	\$1,443,900
3E	3B	998	SE	376	61	\$1,659,900

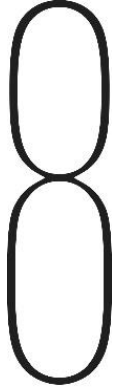
Please speak to a Sales Representative for details.
*This pricing only applies to floors and units that are released.
Premiums apply to floors, balconies, terraces and views.

<p>DEPOSIT STRUCTURE \$10,000 on Signing Balance to 5% in 30 days 5% in 120 days 2.5% in 380 days 2.5% in 540 days 5% at Occupancy</p> <p>Parking: \$155,000 Available for purchase on 3 Bedroom suites 800 sf and above and Model 3A suites, 767 sf, 55th Floor and above. All others will be Waitlisted</p> <p>Storage Locker: Waitlisted</p>	<p>LIMITED TIME SPECIAL INTERNATIONAL DEPOSIT STRUCTURE \$10,000 on Signing Balance to 5% in 30 days 5% in 120 days 5% in 360 days 5% in 540 days</p> <p>Maintenance Fees: Approximately \$0.69/sf. Water and hydro are separately metered. Gas is included.</p>	<p>TAXES Estimated at approximately 1% of Purchase Price <i>Prices Include H.S.T. *****</i></p> <p>Occupancy Commencing: May 31, 2027</p> <p>*****As per the Agreement of Purchase and Sale.</p>
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EXCLUSIVE AGENT INCENTIVES

- **FREE ASSIGNMENT***
- **FREE RIGHT TO LEASE DURING OCCUPANCY**
- **CAPPED DEVELOPMENT & EDUCATIONAL CHARGES**
 - \$15,000 for Studios
 - \$16,000 for 1 Bedroom/1 Bedroom + Den suites
 - \$18,500 for 2 Bedroom/2 Bedroom + Den/2 Bedroom + Media suites
 - \$20,500 for 3 Bedroom/3 Bedroom + Den/3 Bedroom + Media suites
- **EXTENDED DEPOSIT STRUCTURE**
 - \$10,000 on Signing
 - Balance to 5% in 30 days
 - 5% in 120 days
 - 2.5% in 380 days
 - 2.5% in 540 days
 - 5% at Occupancy
- **INTERNATIONAL DEPOSIT STRUCTURE**
 - \$10,000 on Signing
 - Balance to 5% in 30 days
 - 5% in 120 days
 - 5% in 360 days
 - 5% in 540 days

**Legal fees will apply.*

Please speak to Sales Representative for more details. Some restrictions may apply. Incentive Program is a limited time offer.

Prices, Incentives, and specifications are subject to change without notice E. & O.E.

December 1, 2022

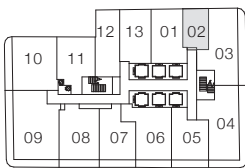
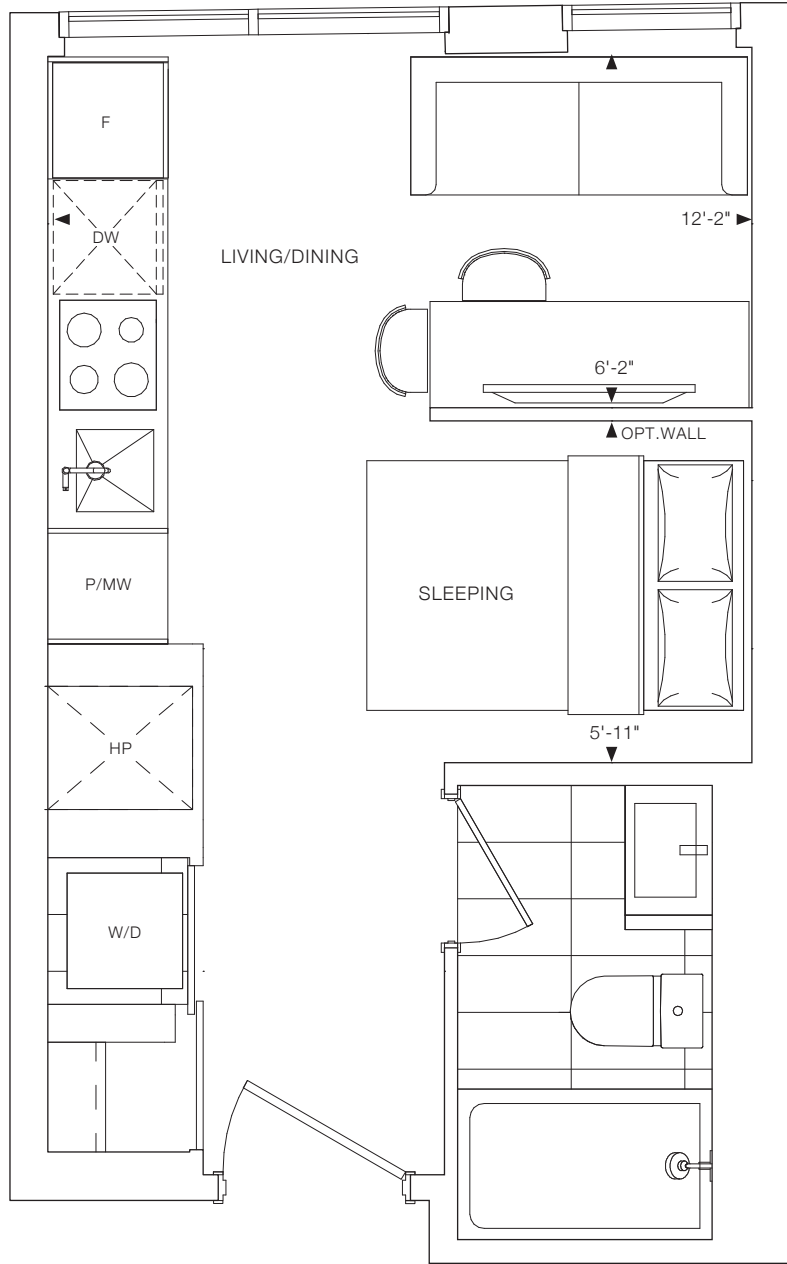




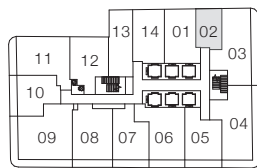
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S1

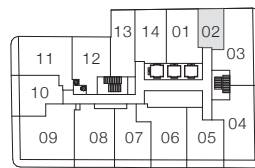
JUNIOR 1 BEDROOM
INTERIOR: 300 SQ. FT.
TOTAL: 300 SQ. FT.



LEVEL 10-12



LEVEL 13-16, 25-39



LEVEL 40-44



LEVEL 45-55

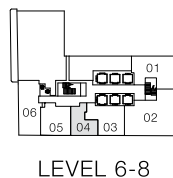
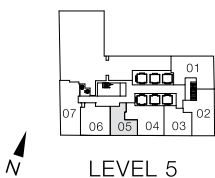
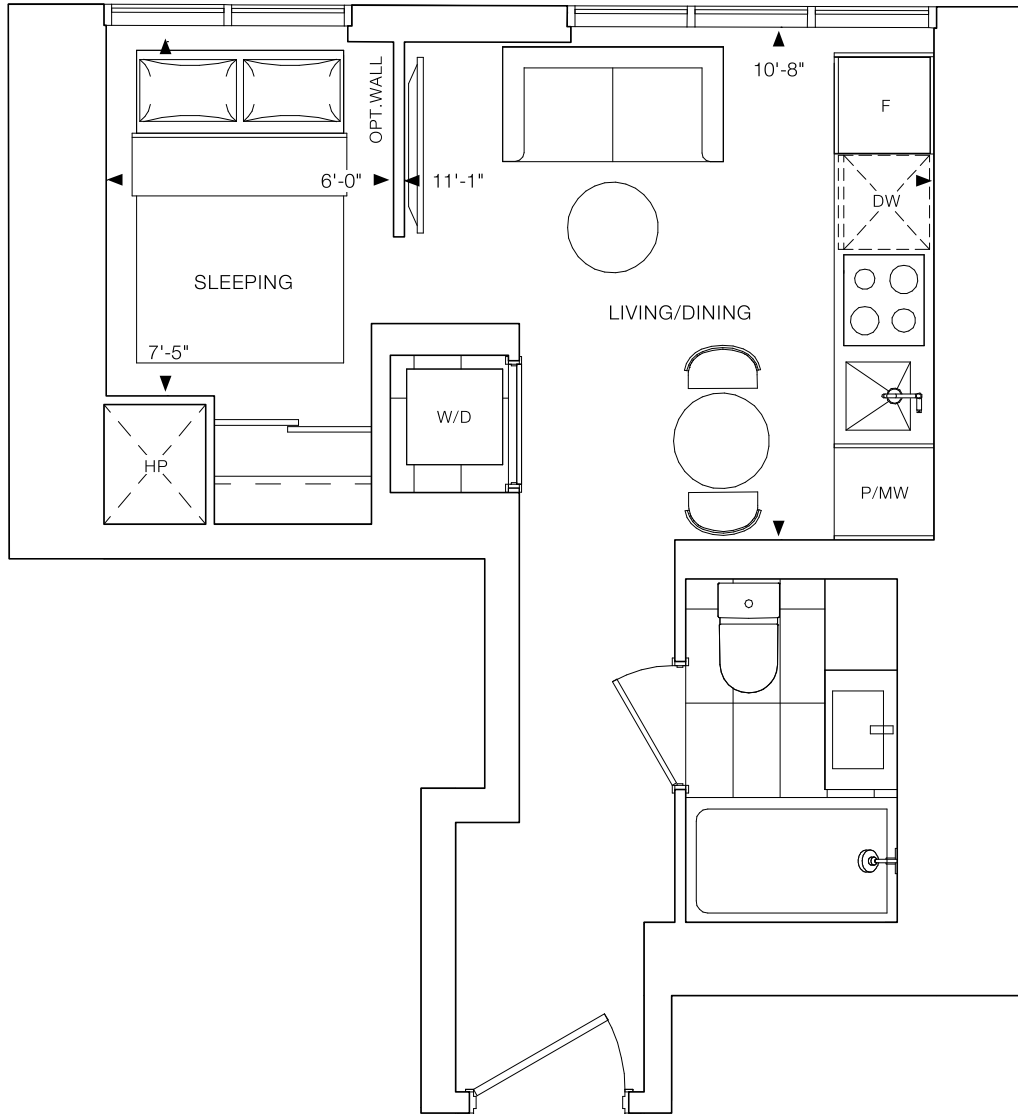




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JR1a

JUNIOR 1 BEDROOM
INTERIOR: 329 SQ. FT.
TOTAL: 329 SQ. FT.

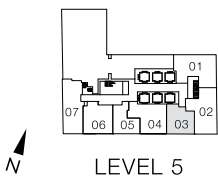
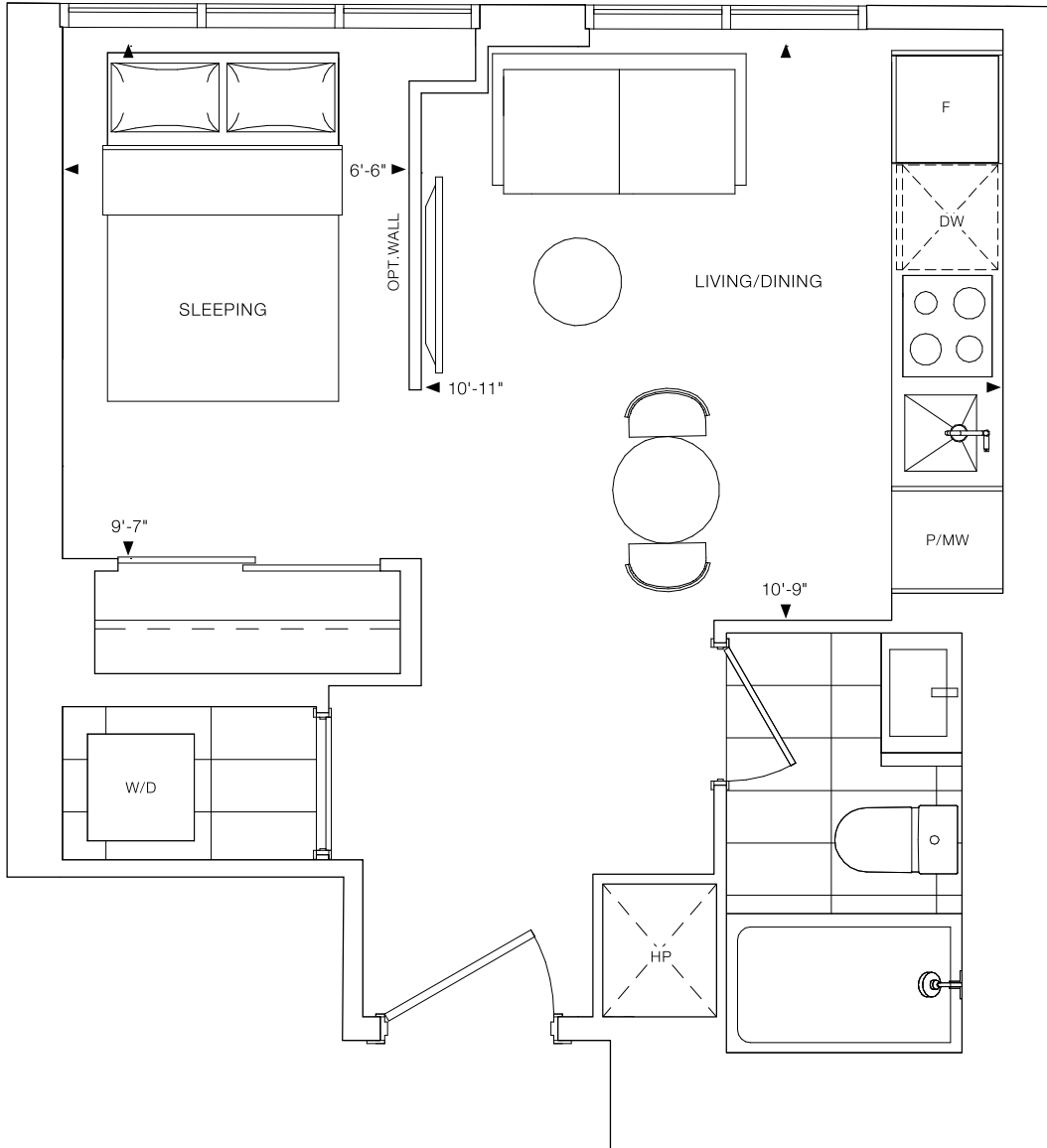




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JR1b

JUNIOR 1 BEDROOM
INTERIOR: 380 SQ. FT.
TOTAL: 380 SQ. FT.



LEVEL 5



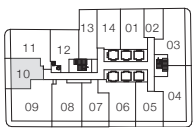
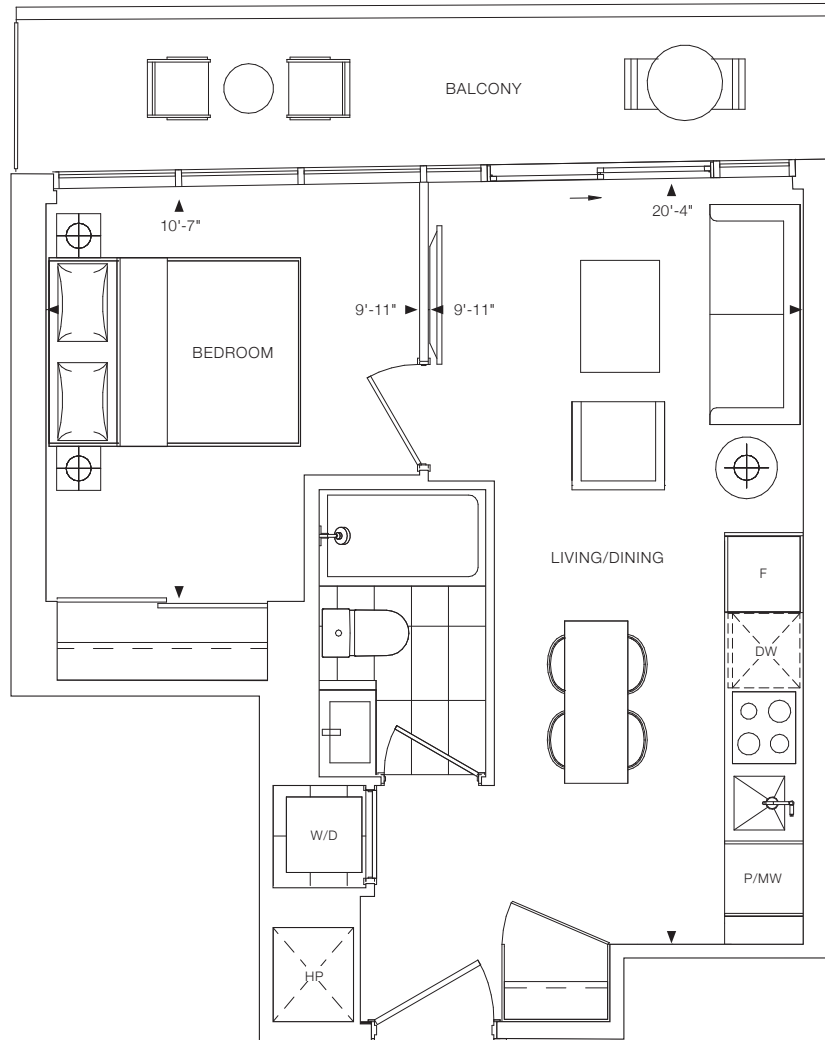
Dimensions, specifications, layouts, and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual useable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Home Construction Regulatory Authority Directive - Floor Area Calculations. Balcony and terrace area is approximate and not included in net suite area. E.&O.E.



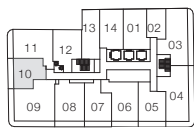
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1B

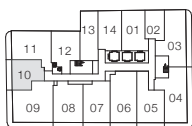
1 BEDROOM
INTERIOR: 430 SQ.FT.
EXTERIOR: 89 SQ.FT.
TOTAL: 519 SQ.FT.



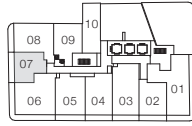
LEVEL 16-39



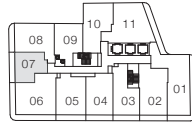
LEVEL 40-44



LEVEL 45-55



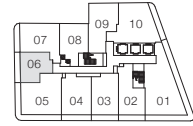
LEVEL 56



LEVEL 57-59



LEVEL 60



LEVEL 61-68

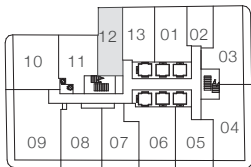
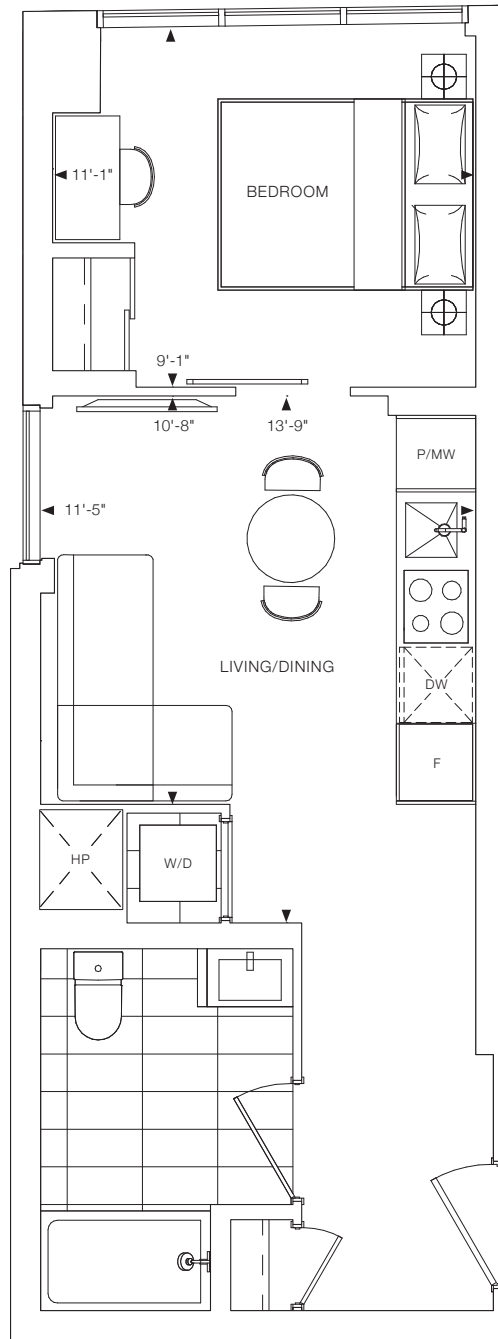




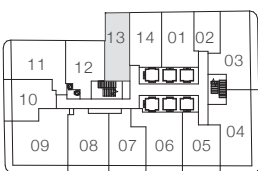
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1D

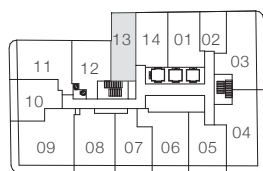
1 BEDROOM
INTERIOR: 457 SQ.FT.
TOTAL: 457 SQ.FT.



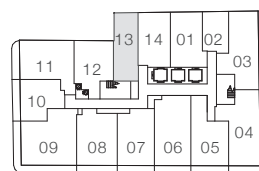
LEVEL 10-12



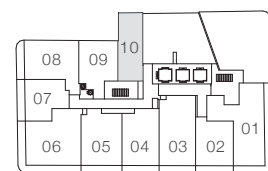
LEVEL 13-39



LEVEL 40-44



LEVEL 45-55



LEVEL 56

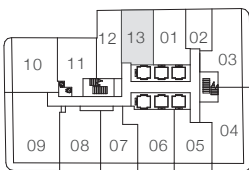
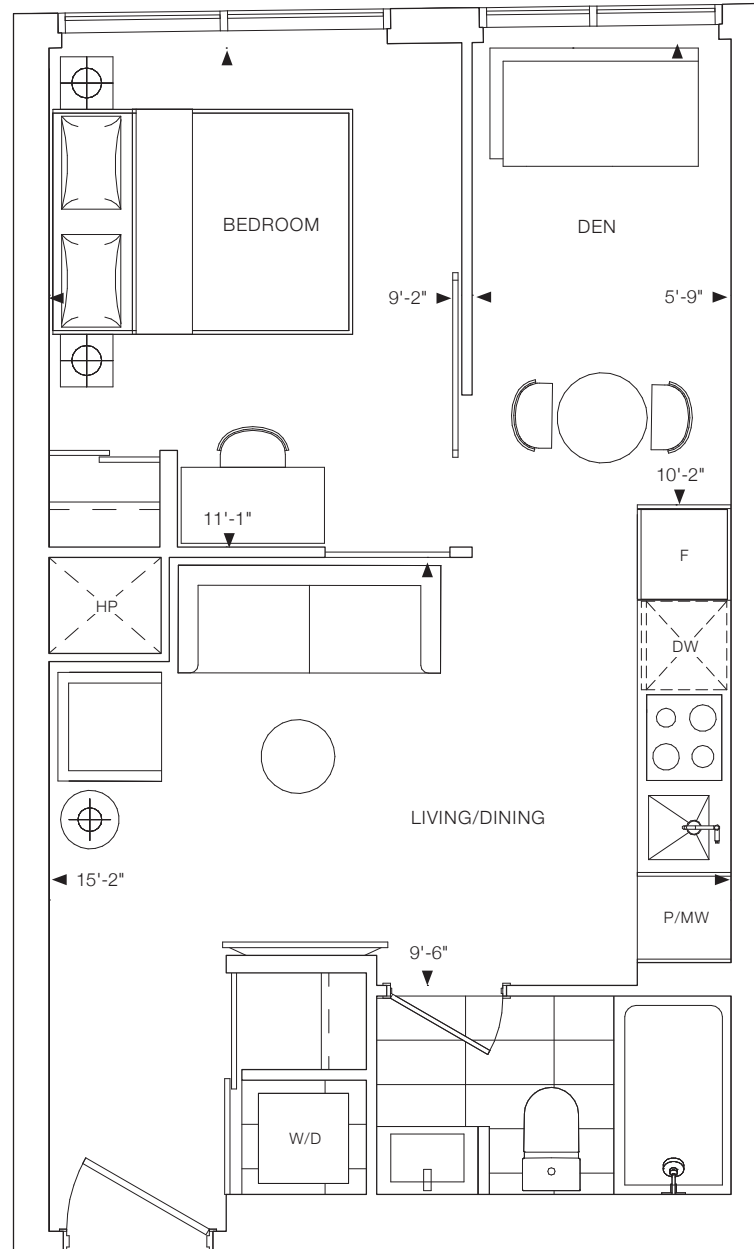




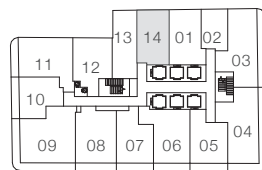
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1T+D

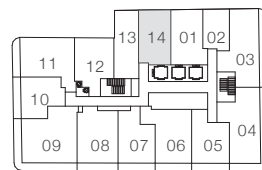
1 BEDROOM + DEN
INTERIOR: 474 SQ.FT.
TOTAL: 474 SQ.FT.



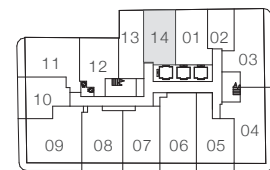
LEVEL 10-12



LEVEL 13-39



LEVEL 40-44



LEVEL 45-55

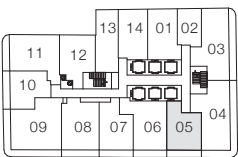
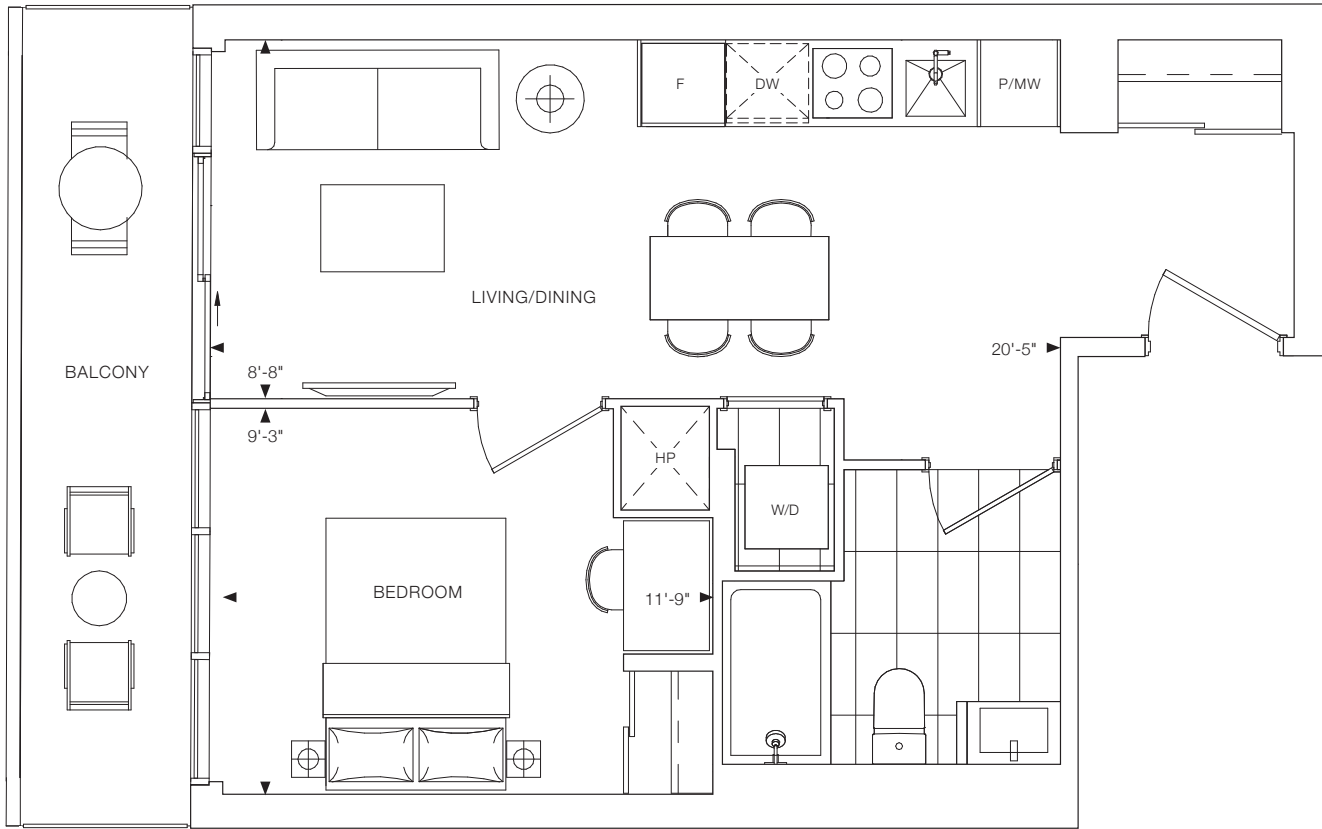




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1Ca

1 BEDROOM
INTERIOR: 475 SQ.FT.
EXTERIOR: 80 SQ.FT.
TOTAL: 555 SQ.FT.



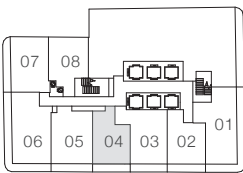
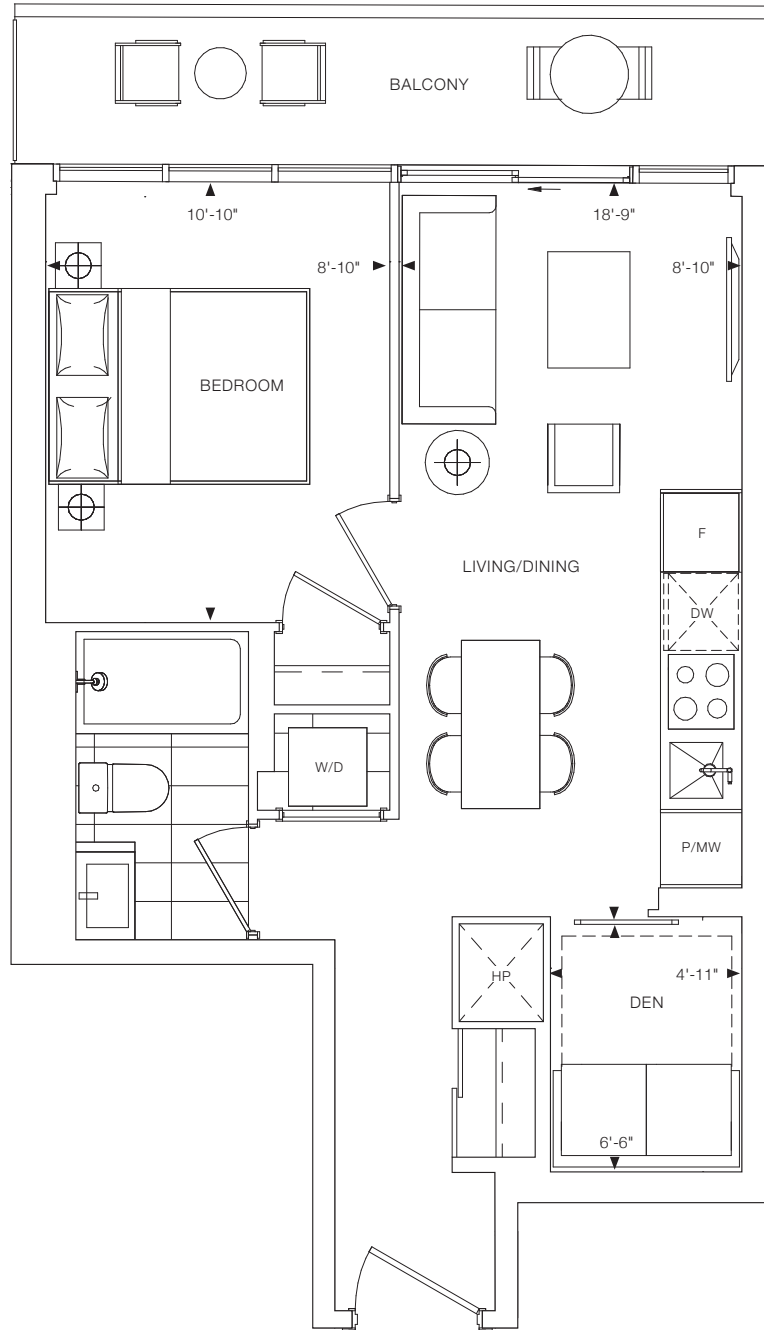
LEVEL 17-34



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1A+D

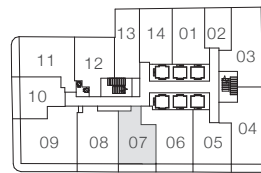
1 BEDROOM + DEN
INTERIOR: 484 SQ.FT.
EXTERIOR: 79 SQ.FT.
TOTAL: 563 SQ.FT.



LEVEL 9



LEVEL 10-12



LEVEL 13-39



LEVEL 40-44

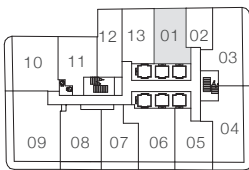
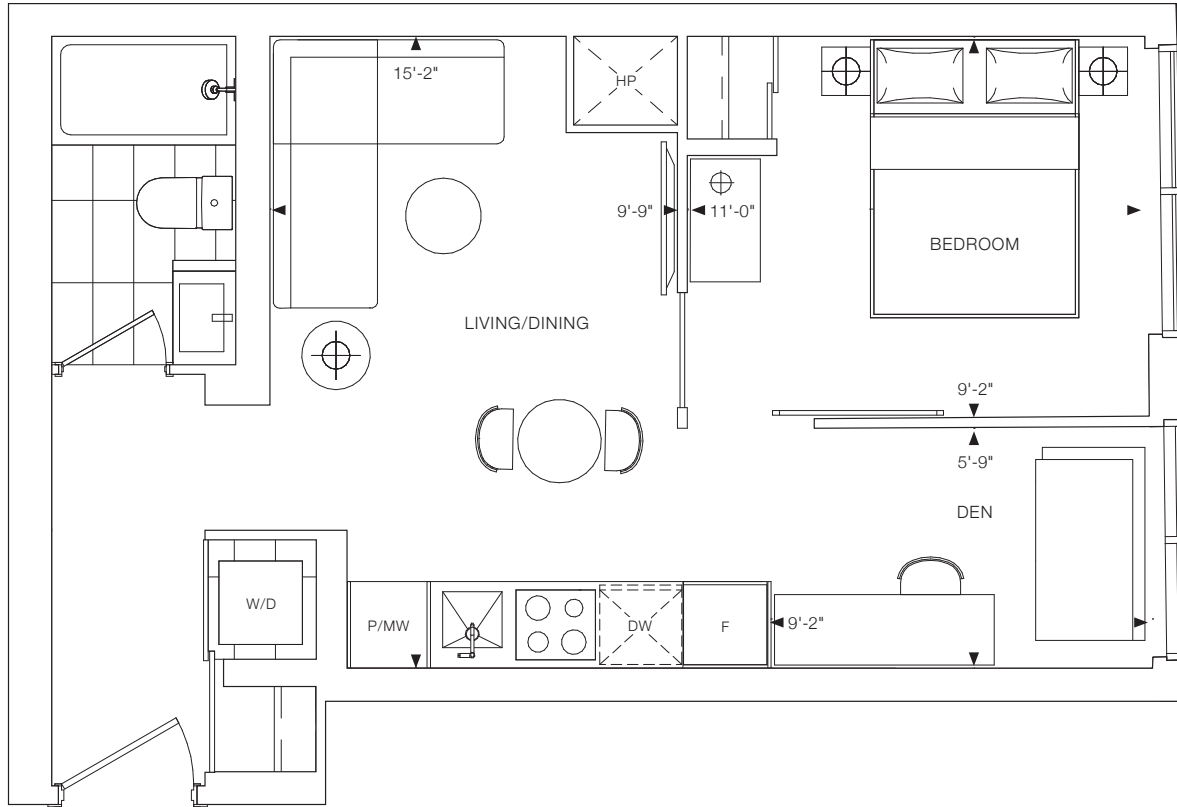




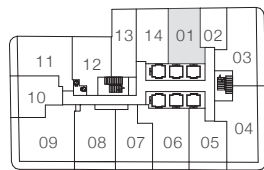
ELM
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1S+D

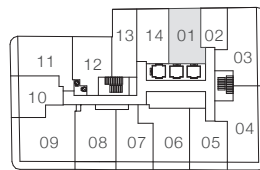
1 BEDROOM + DEN
INTERIOR: 504 SQ.FT.
TOTAL: 504 SQ.FT.



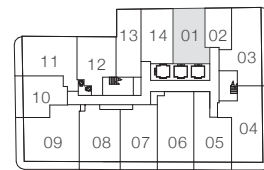
LEVEL 10-12



LEVEL 13-39



LEVEL 40-44



LEVEL 45-55

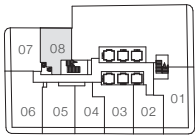
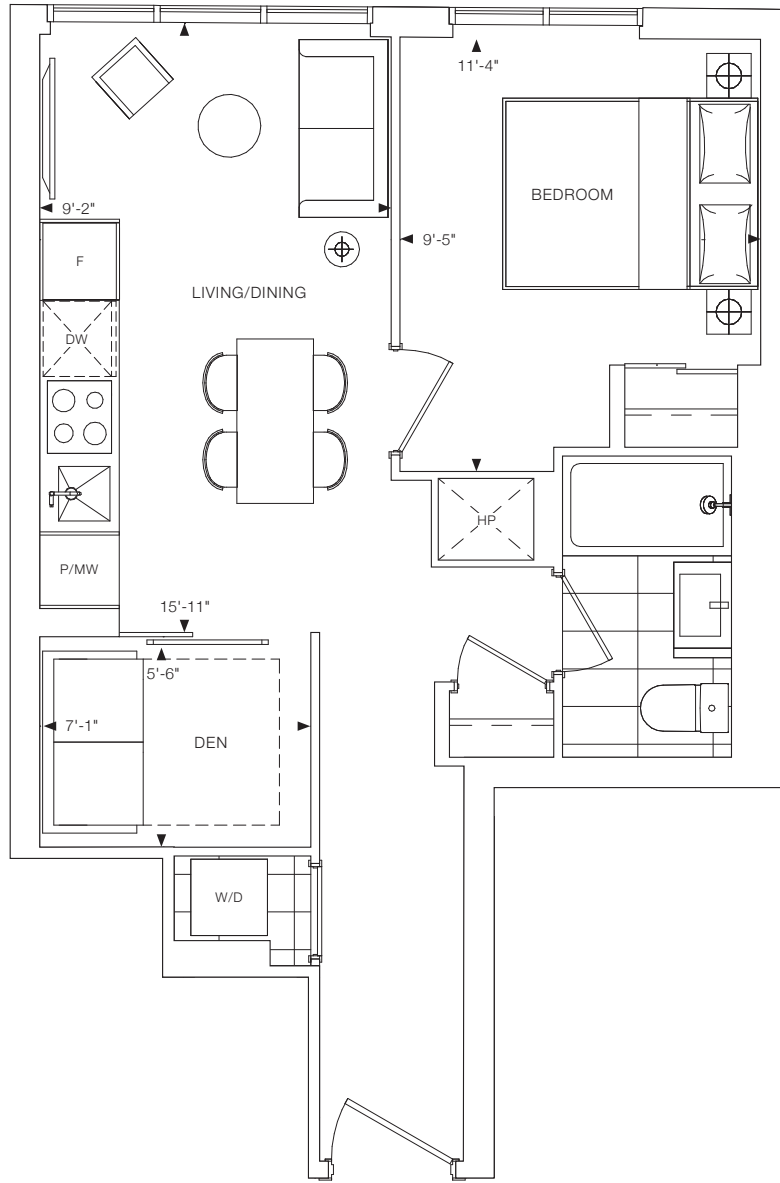




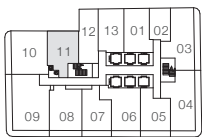
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1D+D

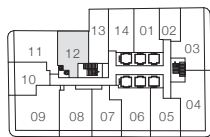
1 BEDROOM + DEN
INTERIOR: 509 SQ.FT.
TOTAL: 509 SQ.FT.



LEVEL 9



LEVEL 10-12



LEVEL 13-39



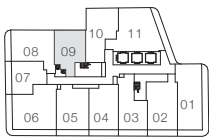
LEVEL 40-44



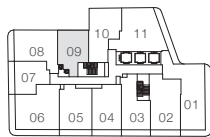
LEVEL 45-55



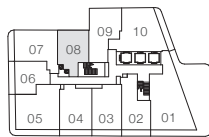
LEVEL 56



LEVEL 57



LEVEL 58-59



LEVEL 60



LEVEL 61-68



LEVEL 69

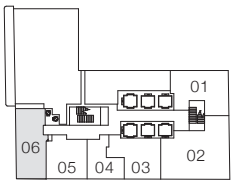
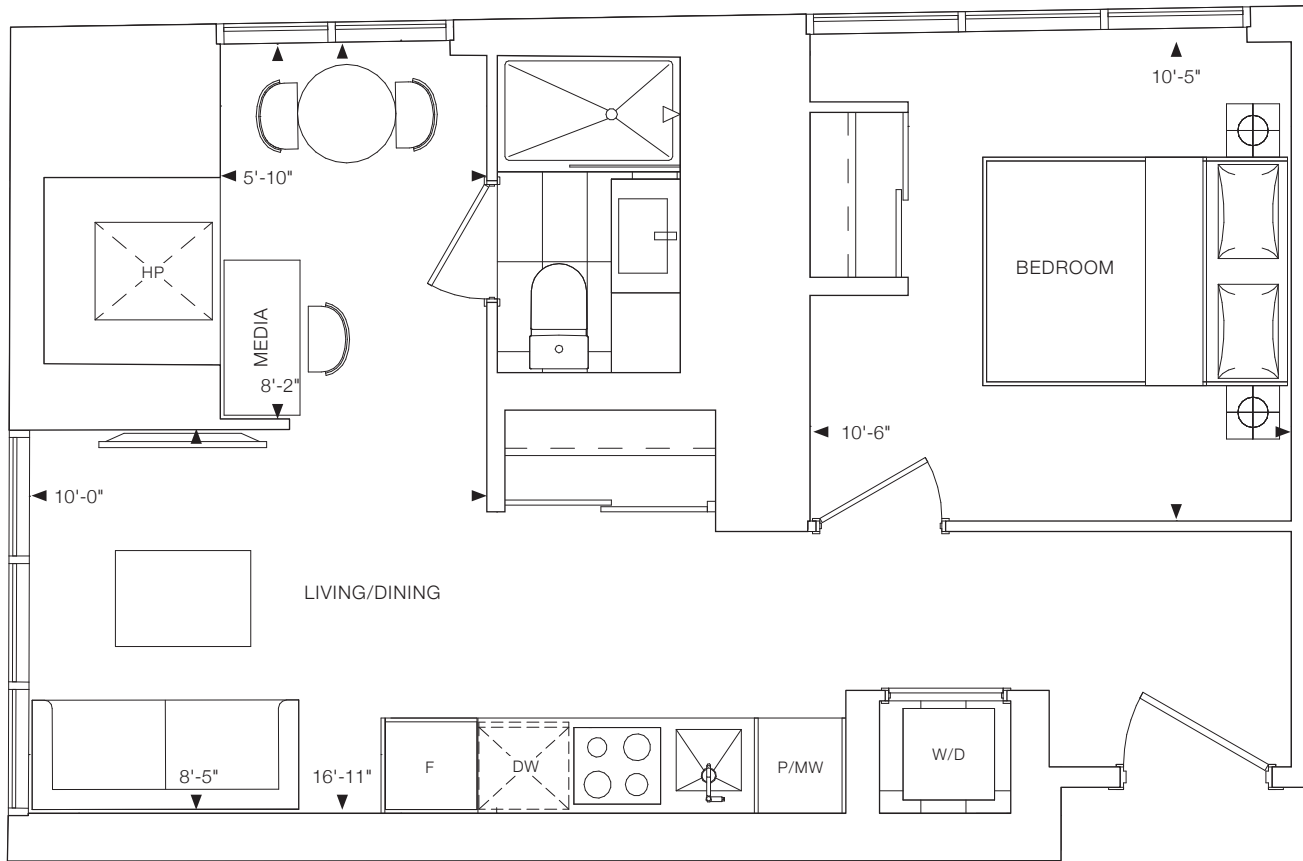




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1K+M

1 BEDROOM + MEDIA
INTERIOR: 525 SQ.FT.
TOTAL: 525 SQ.FT.



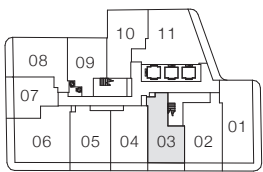
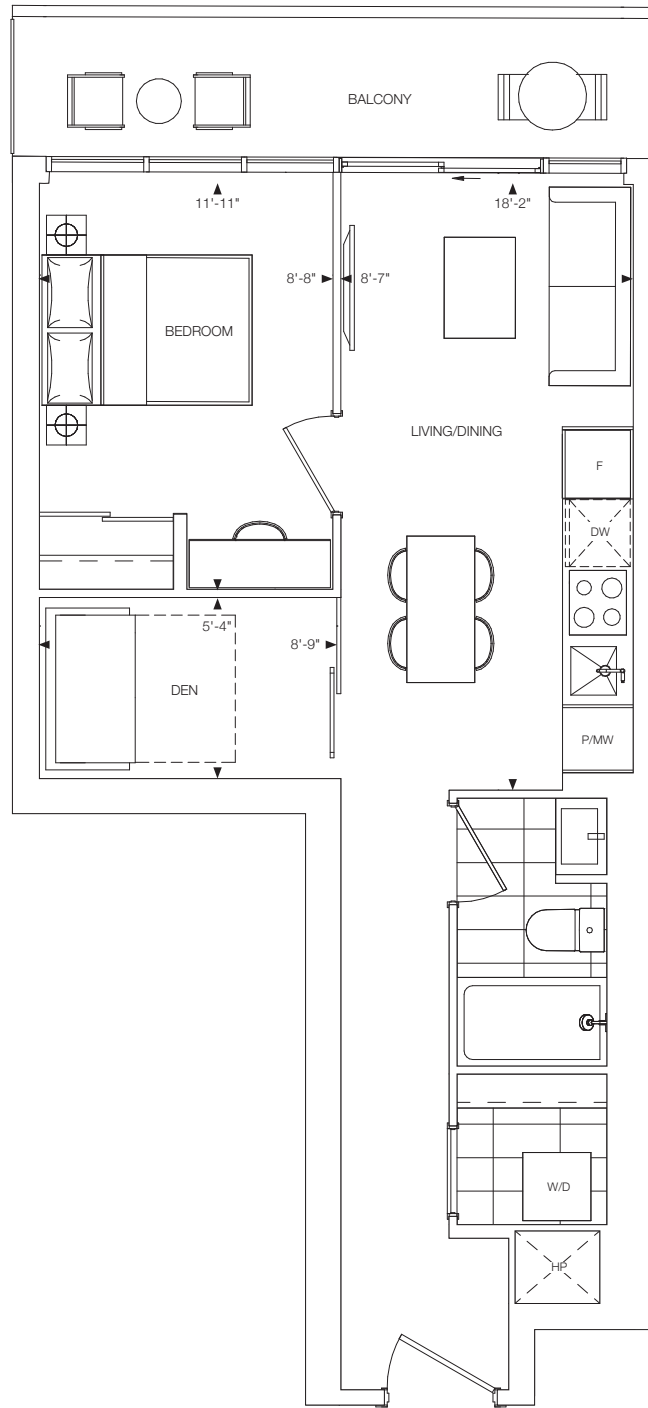
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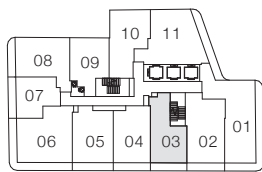
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1G+D

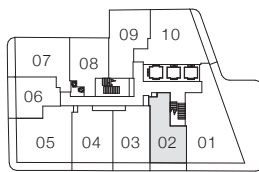
1 BEDROOM + DEN
INTERIOR: 543 SQ.FT.
EXTERIOR: 78 SQ.FT.
TOTAL: 621 SQ.FT.



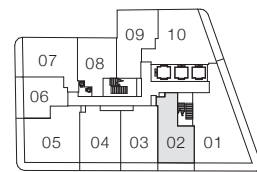
LEVEL 57



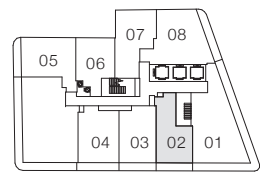
LEVEL 58-59



LEVEL 60



LEVEL 61-68



LEVEL 69

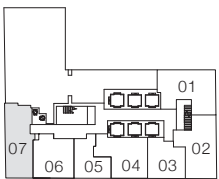
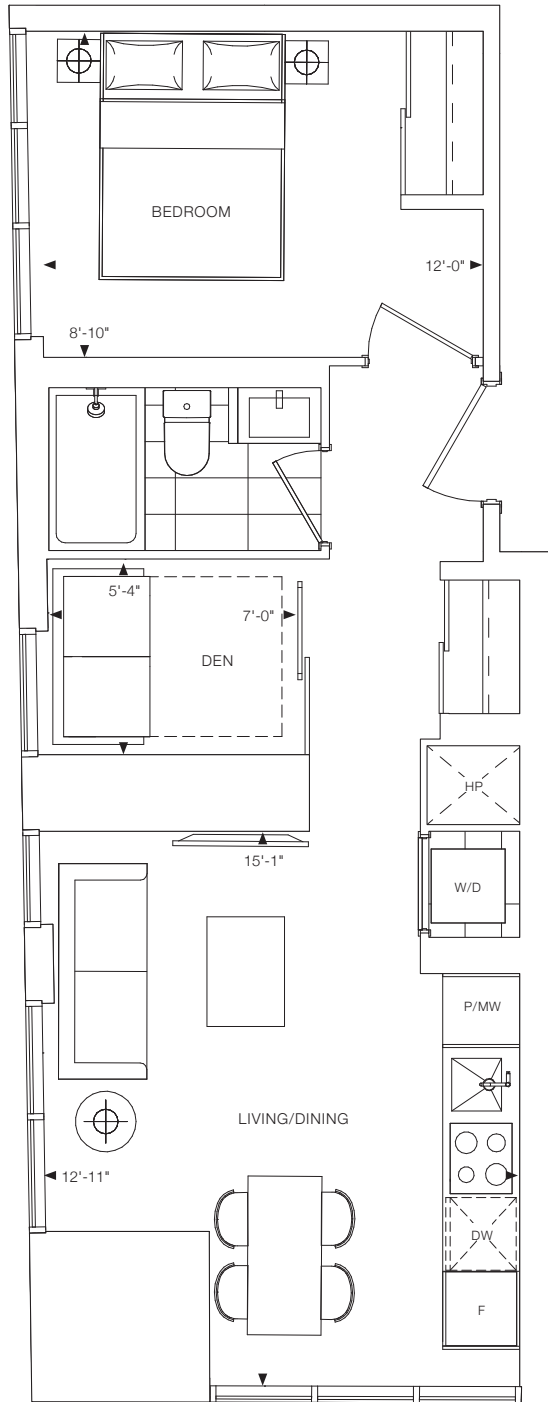




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1E+D

1 BEDROOM + DEN
INTERIOR: 549 SQ.FT.
TOTAL: 549 SQ.FT.



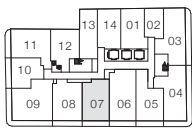
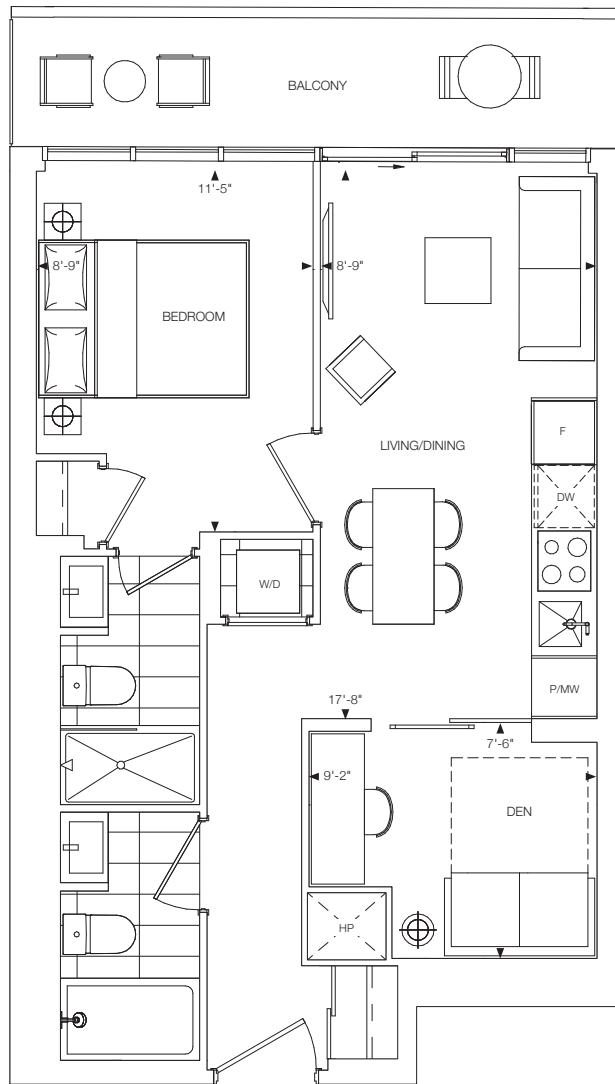
LEVEL 5



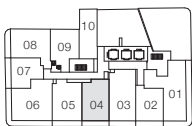
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1J+D

1 BEDROOM + DEN + 2 BATH
 INTERIOR: 559 SQ.FT.
 EXTERIOR: 79 SQ.FT.
 TOTAL: 638 SQ.FT.



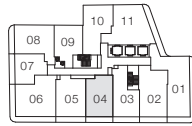
LEVEL 45-55



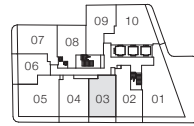
LEVEL 56



LEVEL 57



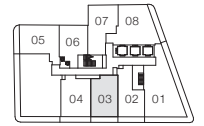
LEVEL 58-59



LEVEL 60



LEVEL 61-68



LEVEL 69

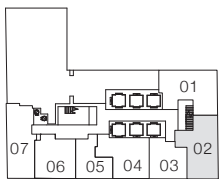
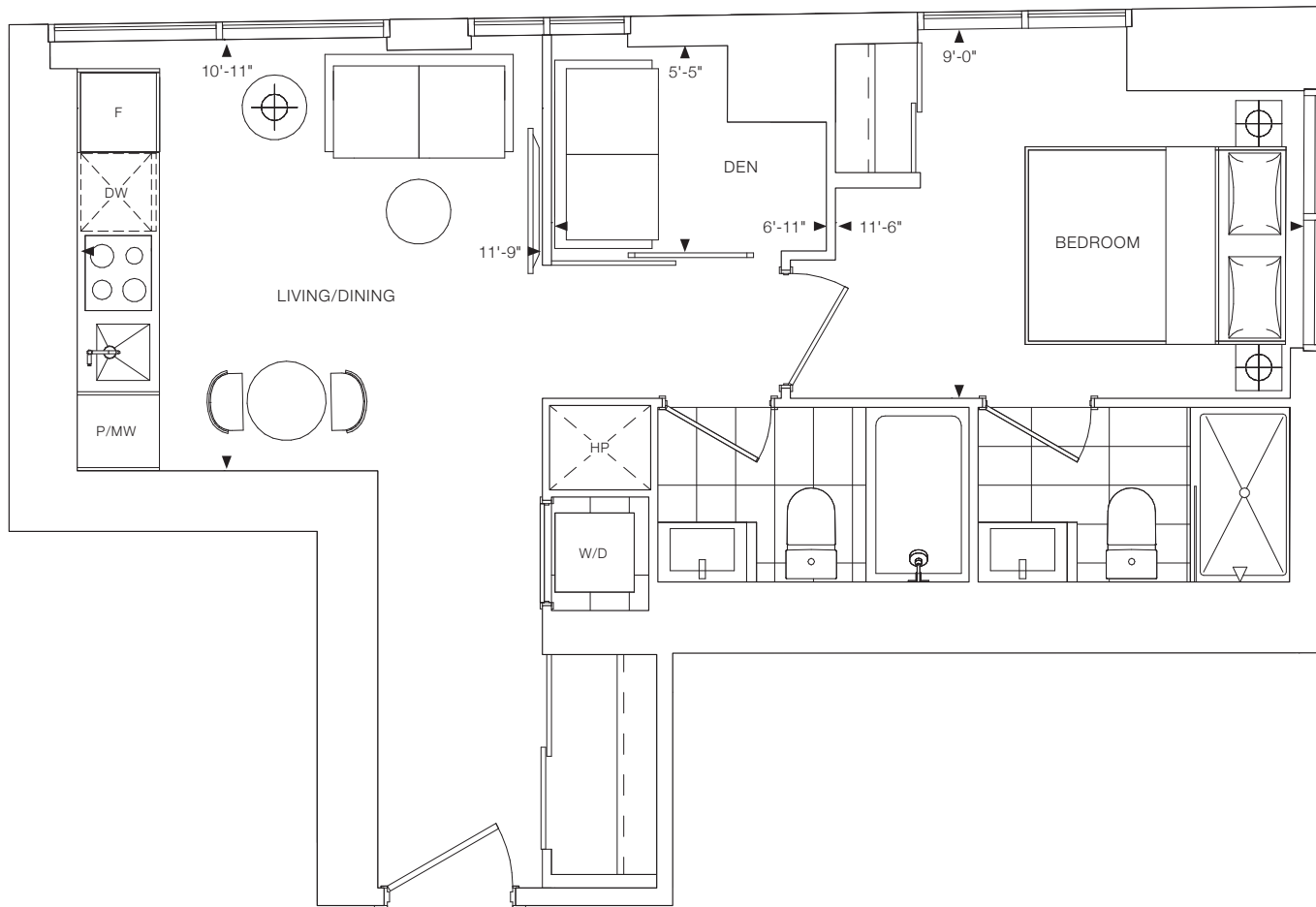




ELM
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1K+D

1 BEDROOM + DEN + 2 BATH
INTERIOR: 568 SQ.FT.
TOTAL: 568 SQ.FT.



LEVEL 5

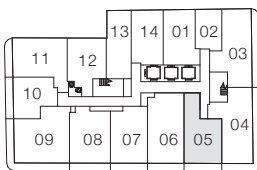
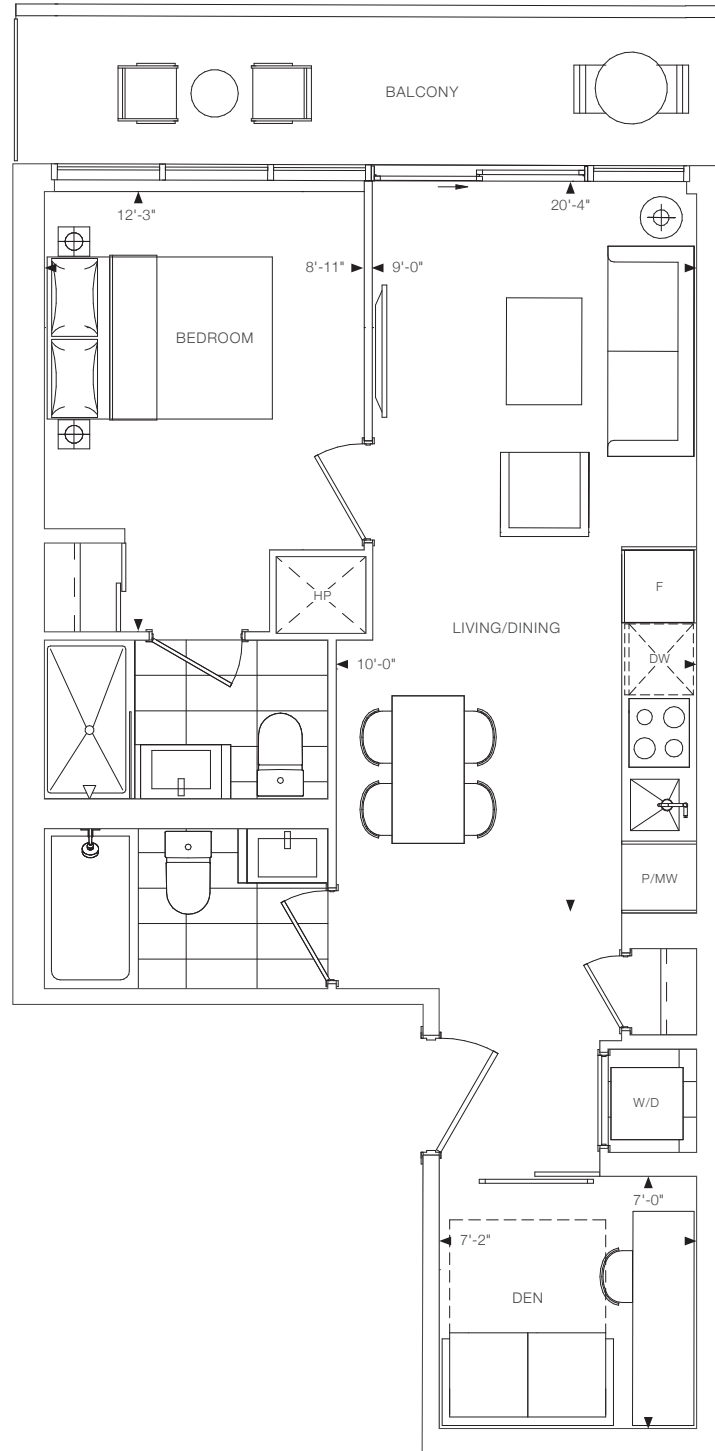




ELM
ON
YONGE

1L+D

1 BEDROOM + DEN + 2 BATH
INTERIOR: 571 SQ.FT.
EXTERIOR: 80 SQ.FT.
TOTAL: 651 SQ.FT.



LEVEL 45-55



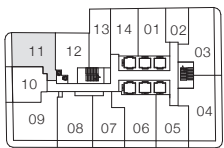
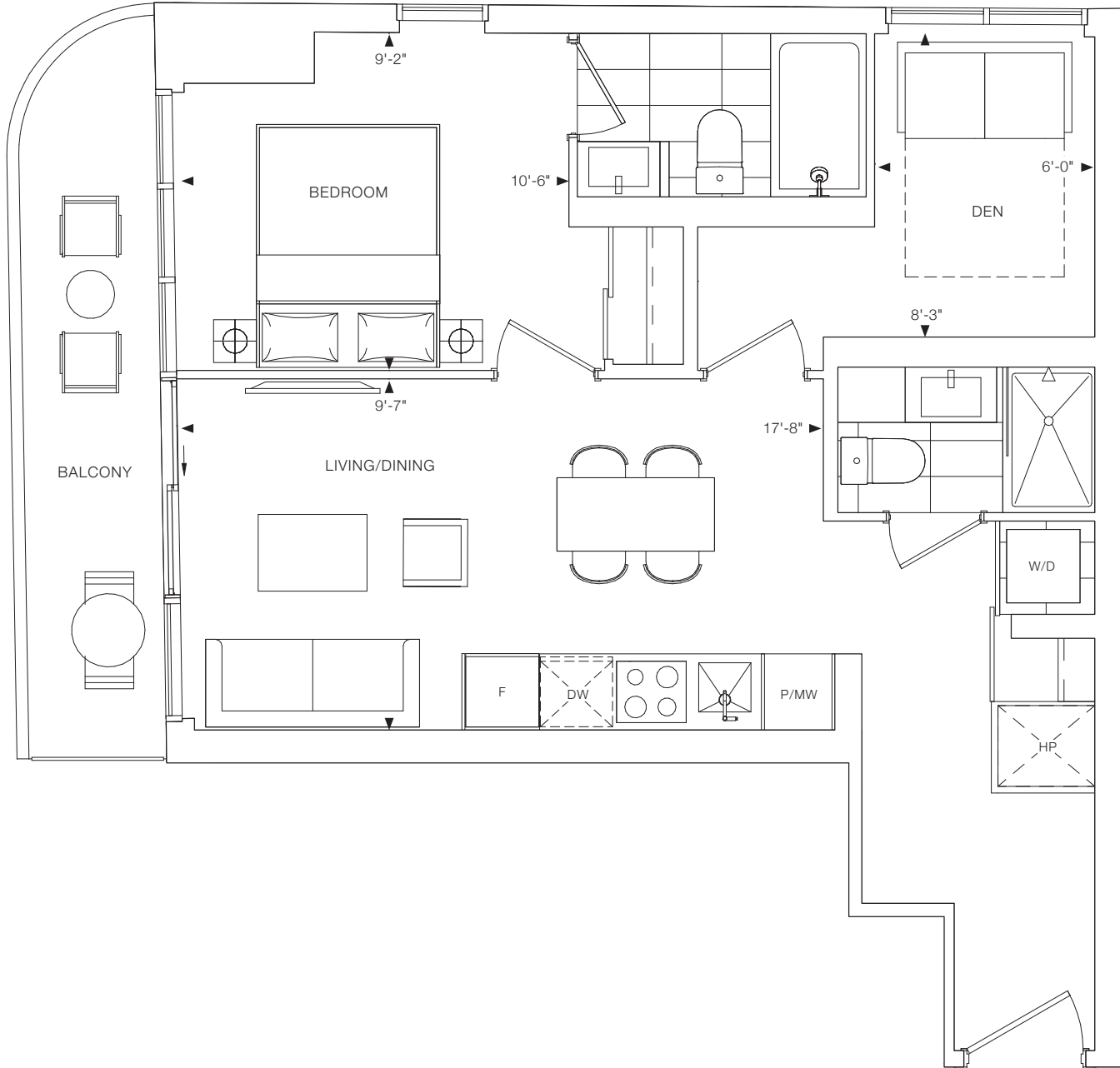
Dimensions, specifications, layouts, and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual useable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Home Construction Regulatory Authority Directive - Floor Area Calculations. Balcony and terrace area is approximate and not included in net suite area. E&O.E.



ELM
ON
YONGE

10+D

1 BEDROOM + DEN + 2 BATH
INTERIOR: 597 SQ.FT.
EXTERIOR: 81 SQ.FT.
TOTAL: 678 SQ.FT.



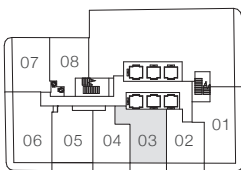
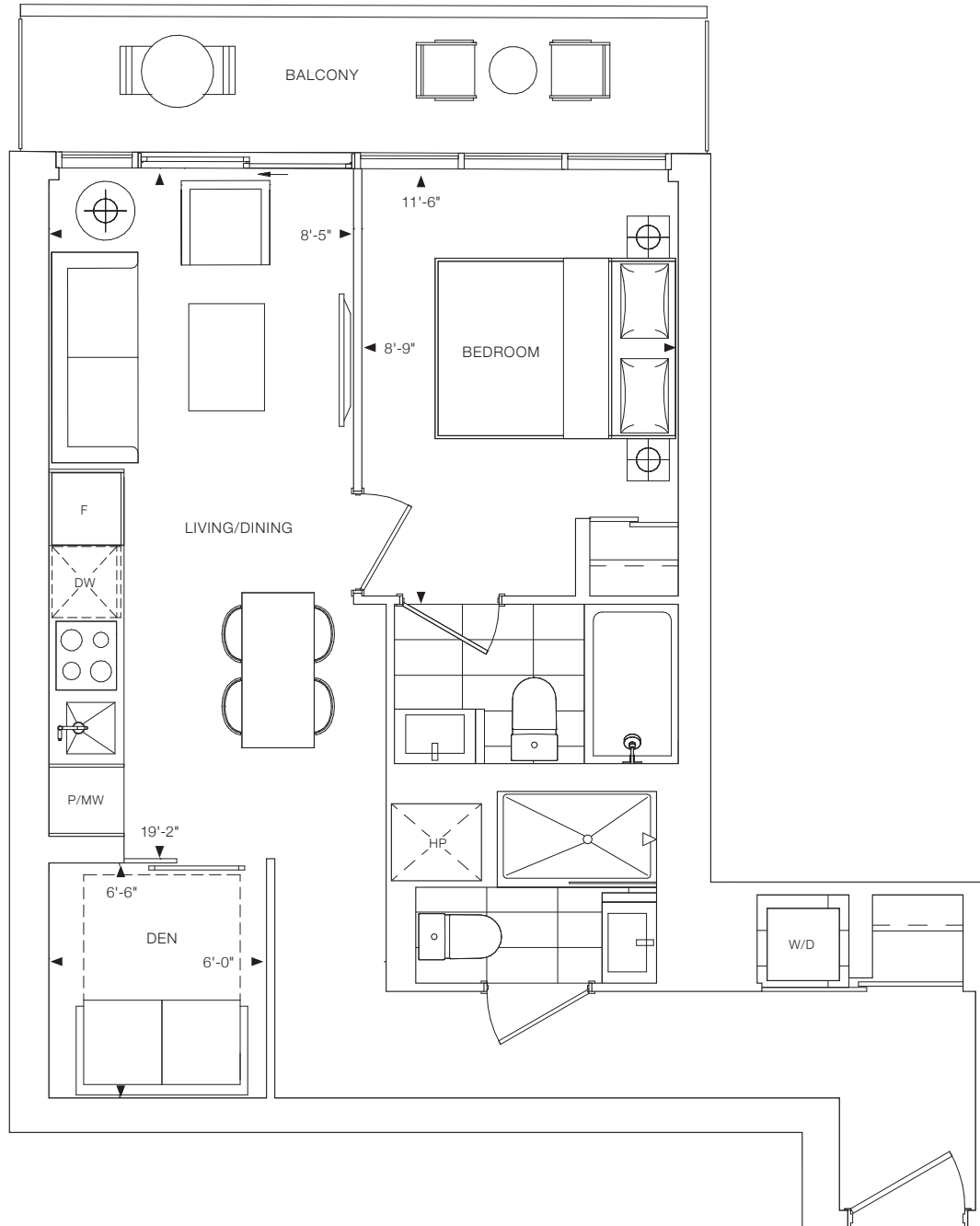
LEVEL 14



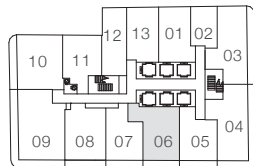
ELM
ON
YONGE

1Q+D

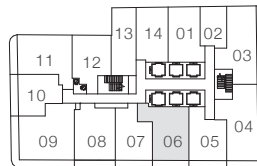
1 BEDROOM + DEN + 2 BATH
INTERIOR: 603 SQ.FT.
EXTERIOR: 78 SQ.FT.
TOTAL: 681 SQ.FT.



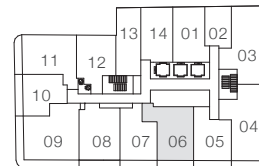
LEVEL 9



LEVEL 10-12



LEVEL 13-39



LEVEL 40-44

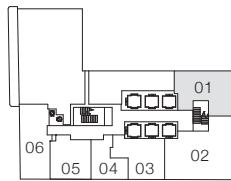
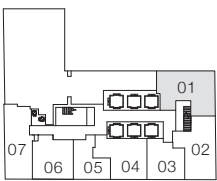
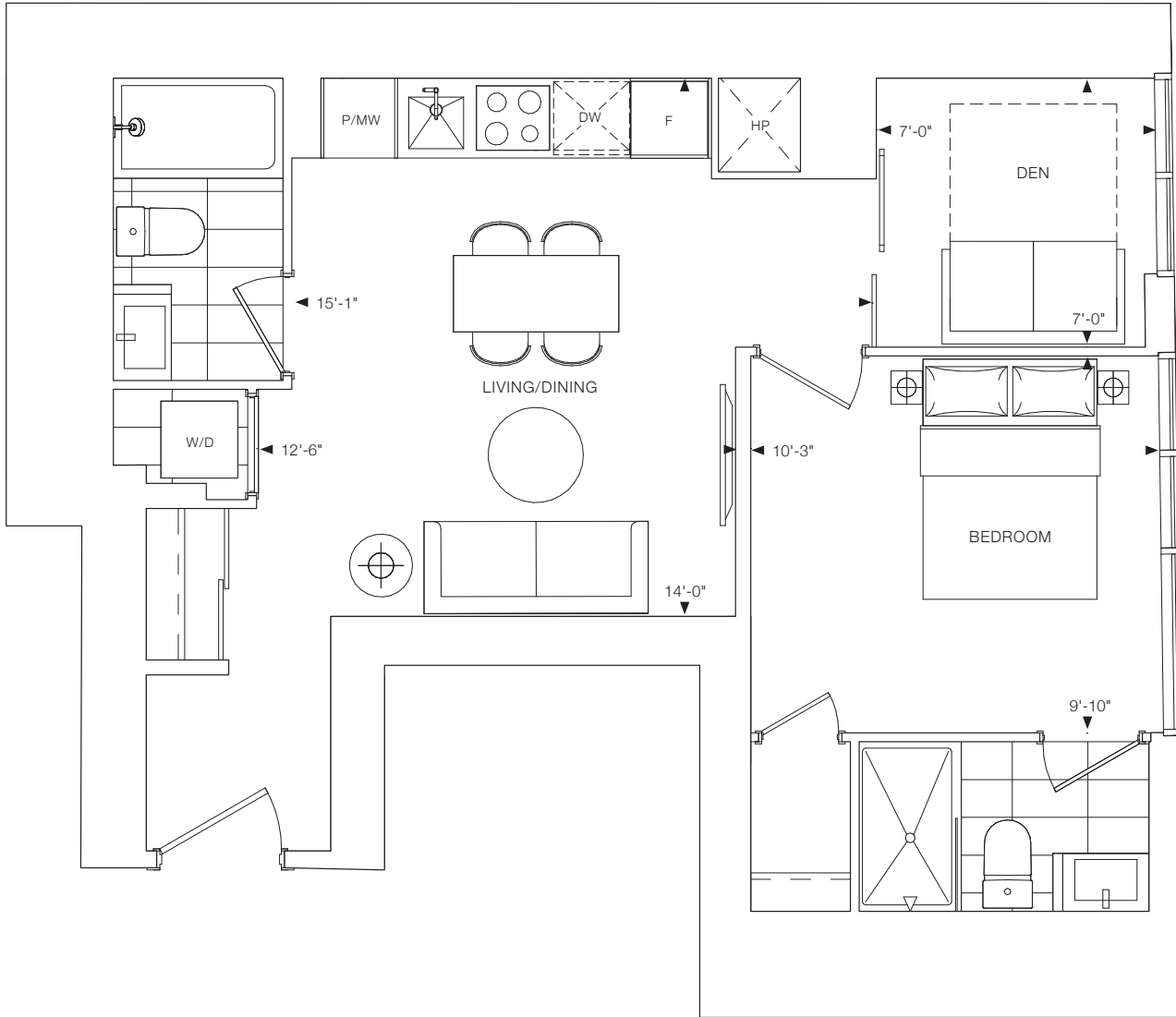




ELM
ON
YONGE

1R+D

1 BEDROOM + DEN + 2 BATH
INTERIOR: 683 SQ.FT.
TOTAL: 683 SQ.FT.



LEVEL 5

LEVEL 6-8



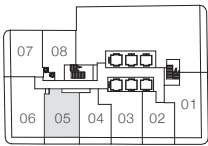
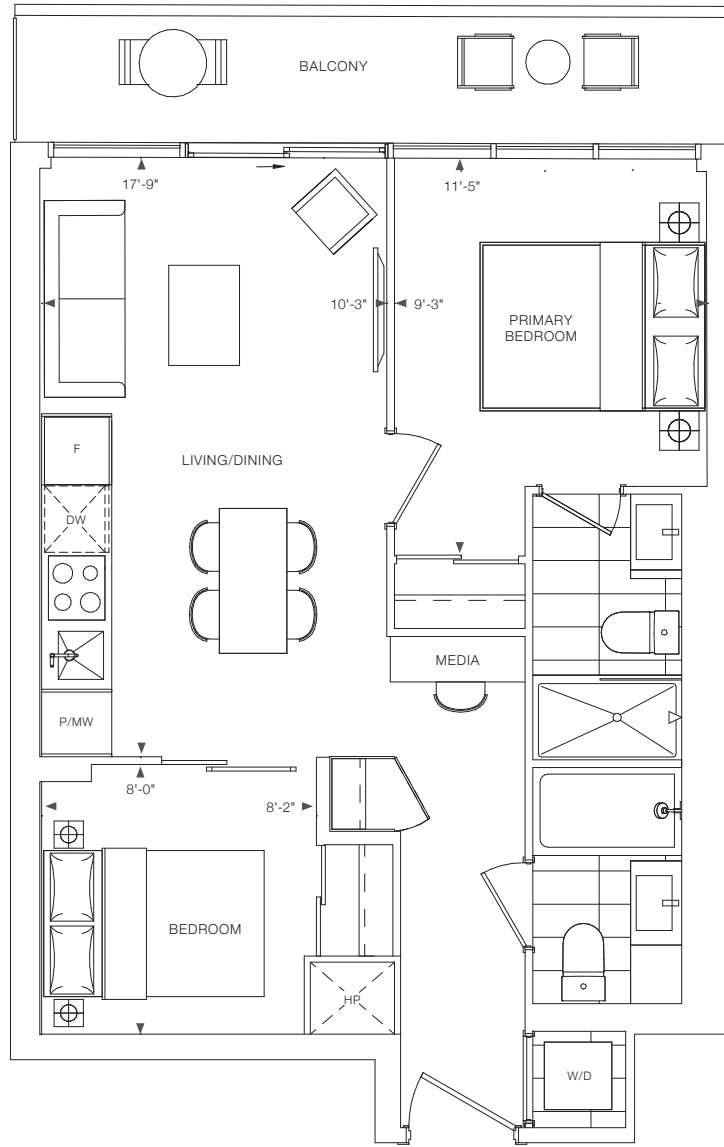
Dimensions, specifications, layouts, and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual useable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Home Construction Regulatory Authority Directive - Floor Area Calculations. Balcony and terrace area is approximate and not included in net suite area. E&O.E.



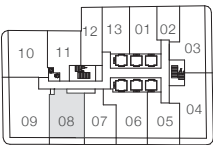
ELM
ON
YONGE

2A+M

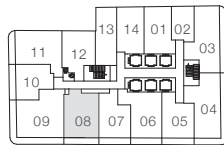
2 BEDROOM + MEDIA + 2 BATH
INTERIOR: 596 SQ.FT.
EXTERIOR: 87 SQ.FT.
TOTAL: 683 SQ.FT.



LEVEL 9



LEVEL 10-12



LEVEL 13-39



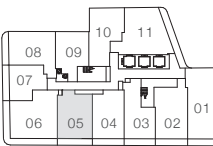
LEVEL 40-44



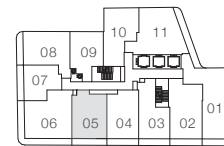
LEVEL 45-55



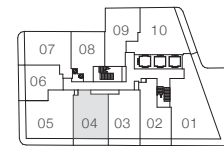
LEVEL 56



LEVEL 57



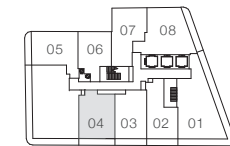
LEVEL 58-59



LEVEL 60



LEVEL 61-68



LEVEL 69

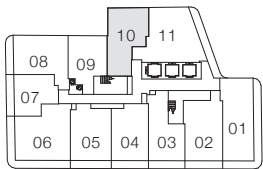
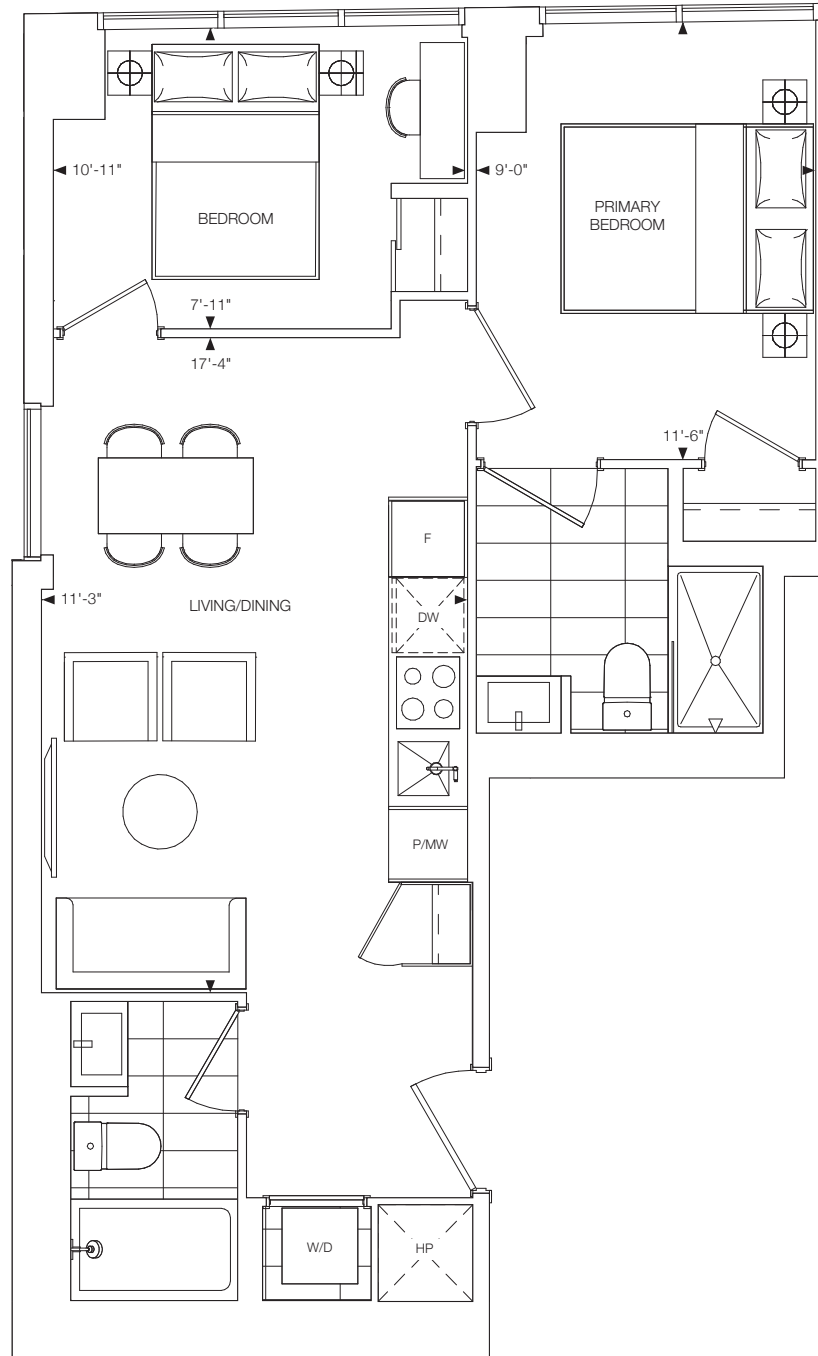




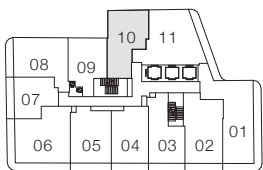
ELM
ON
YONGE

2H

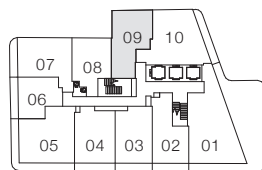
2 BEDROOM + 2 BATH
INTERIOR: 623 SQ.FT.
TOTAL: 623 SQ.FT.



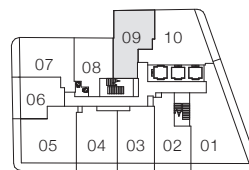
LEVEL 57



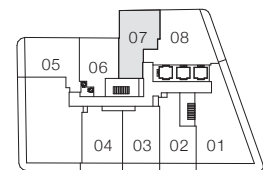
LEVEL 58-59



LEVEL 60



LEVEL 61-68



LEVEL 69

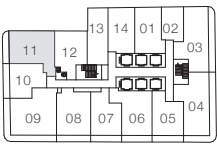
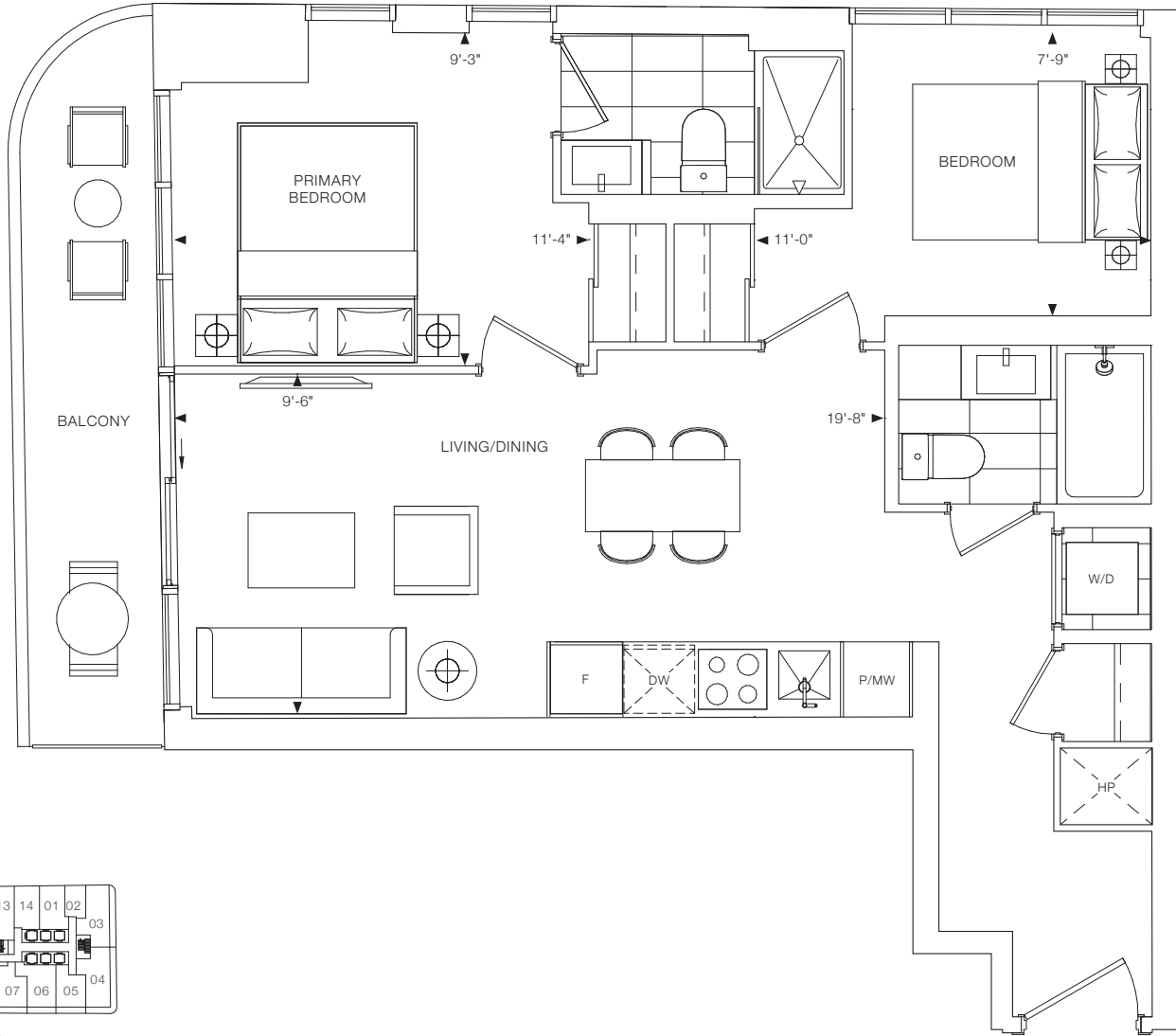




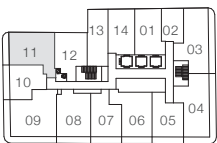
ELM ON YONGE

2D

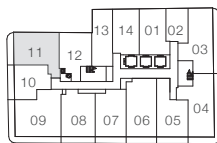
2 BEDROOM + 2 BATH
INTERIOR: 639 SQ.FT.
EXTERIOR: 81 SQ.FT.
TOTAL: 720 SQ.FT.



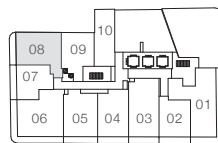
LEVEL 16-39



LEVEL 40-44



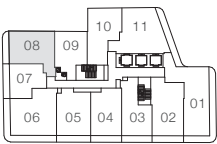
LEVEL 45-55



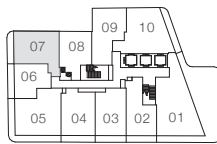
LEVEL 56



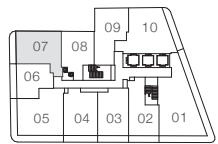
LEVEL 57



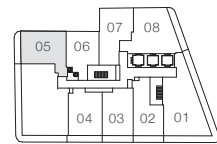
LEVEL 58-59



LEVEL 60



LEVEL 61-68



LEVEL 69

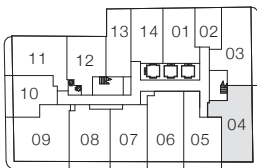
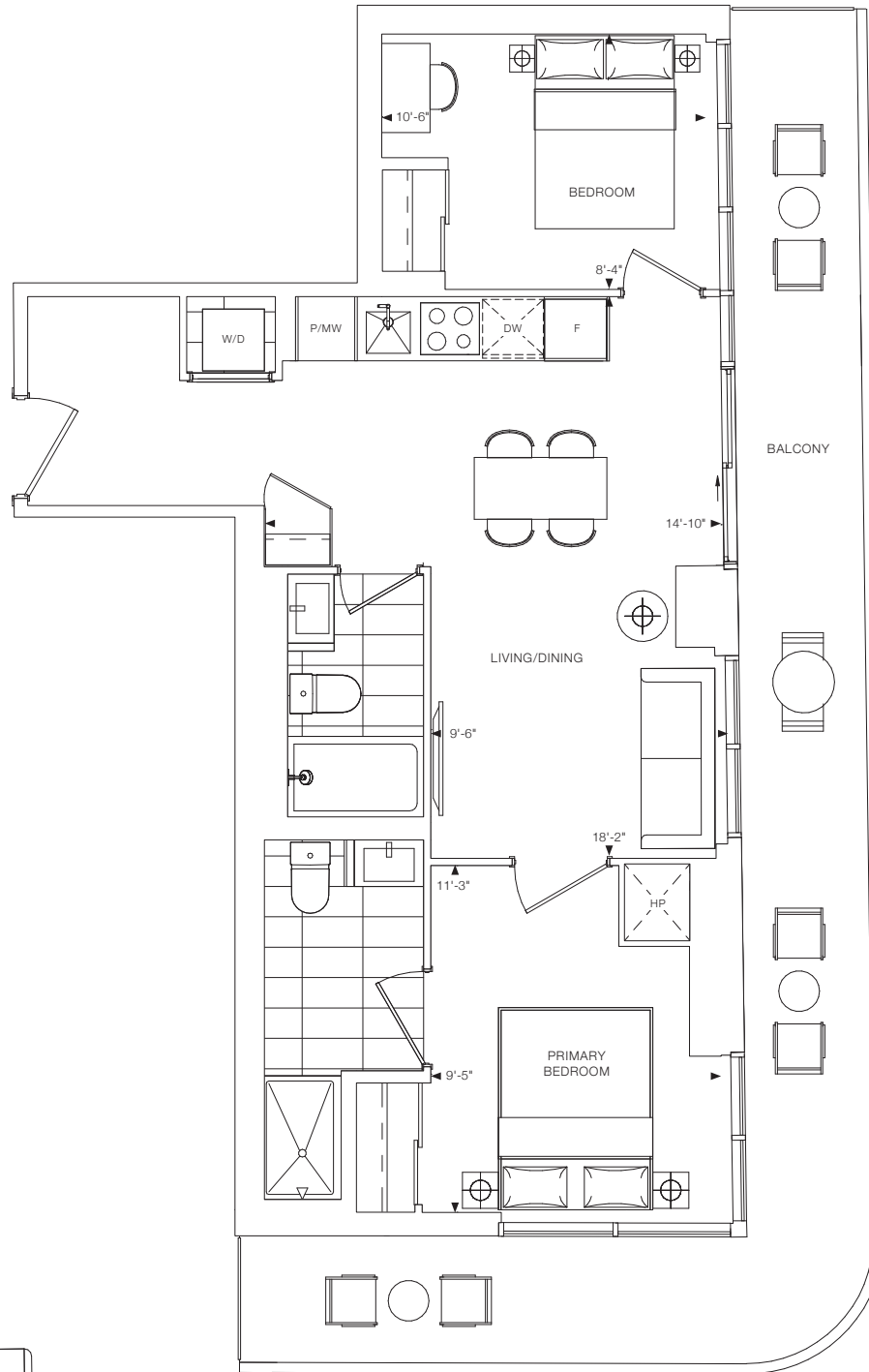




ELM
ON
YONGE

2J

2 BEDROOM + 2 BATH
INTERIOR: 681 SQ.FT.
EXTERIOR: 241 SQ.FT.
TOTAL: 922 SQ.FT.



LEVEL 45-55

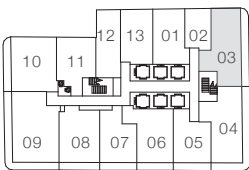
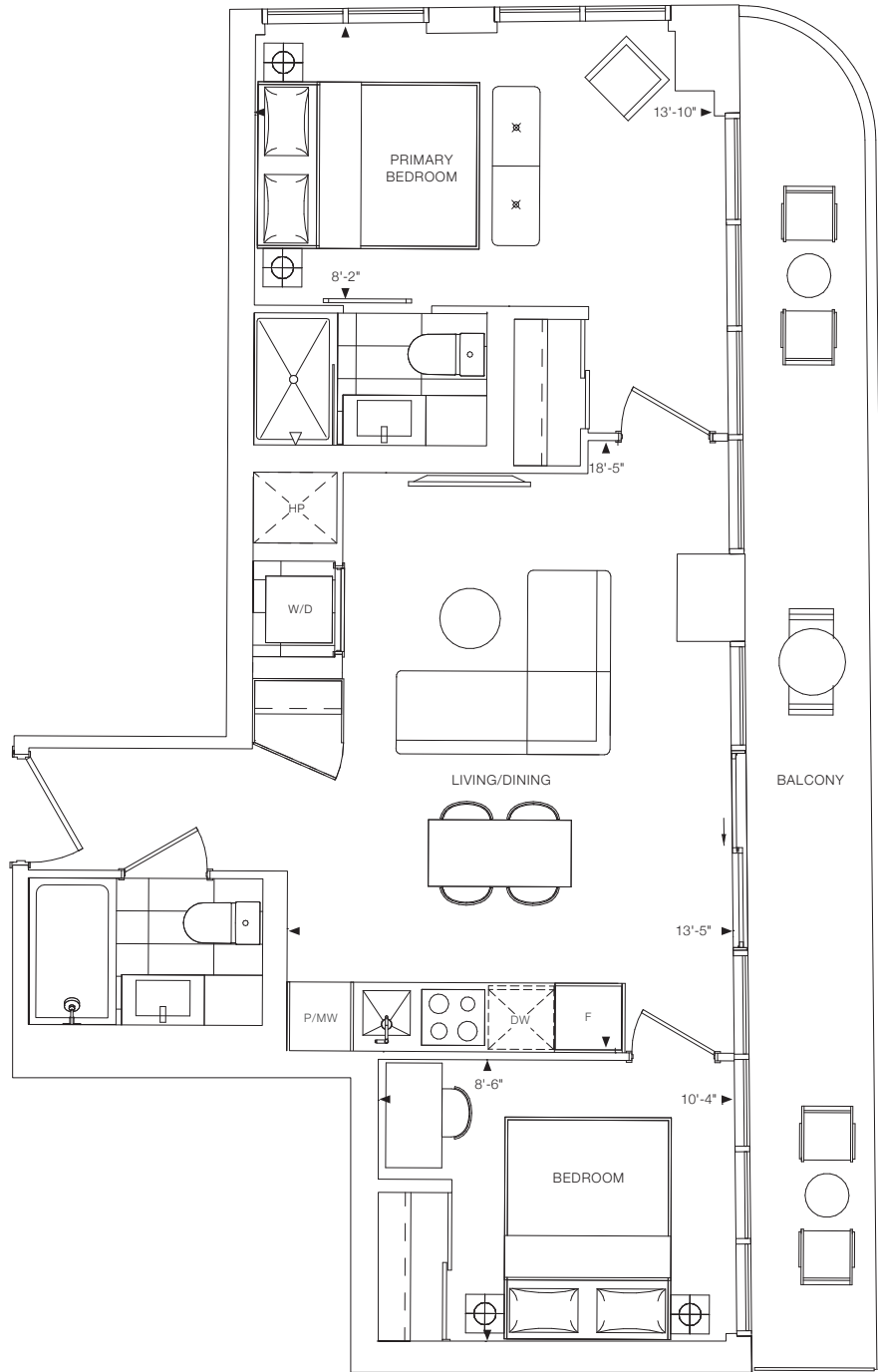




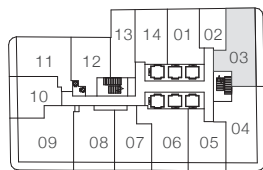
ELM
ON
YONGE

2L

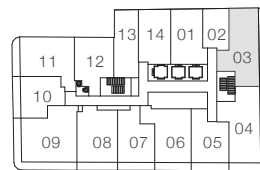
2 BEDROOM + 2 BATH
INTERIOR: 683 SQ.FT.
EXTERIOR: 165 SQ.FT.
TOTAL: 848 SQ.FT.



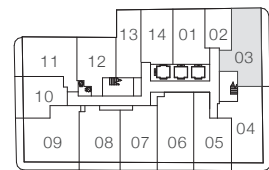
LEVEL 10-12



LEVEL 13-39



LEVEL 40-44



LEVEL 45-55

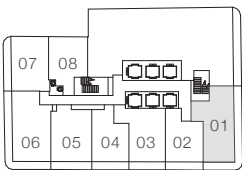
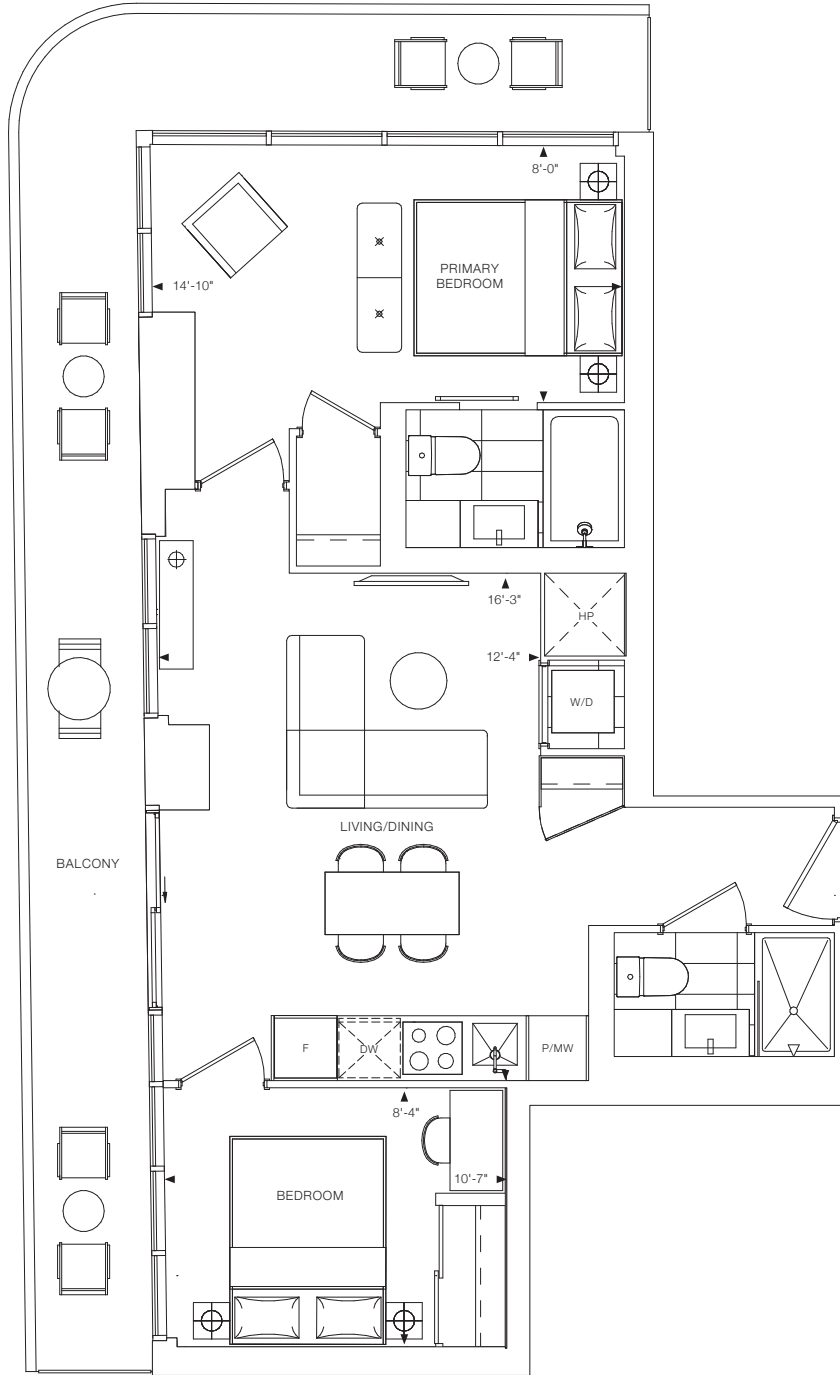




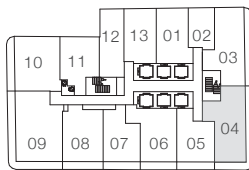
ELM
ON
YONGE

2M

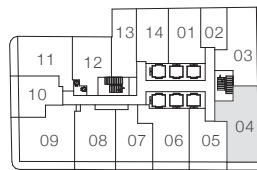
2 BEDROOM + 2 BATH
INTERIOR: 686 SQ.FT.
EXTERIOR: 244 SQ.FT.
TOTAL: 930 SQ.FT.



LEVEL 9



LEVEL 10-12



LEVEL 13-39



LEVEL 40-44

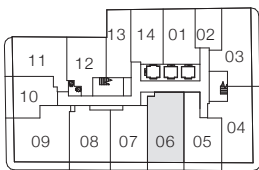
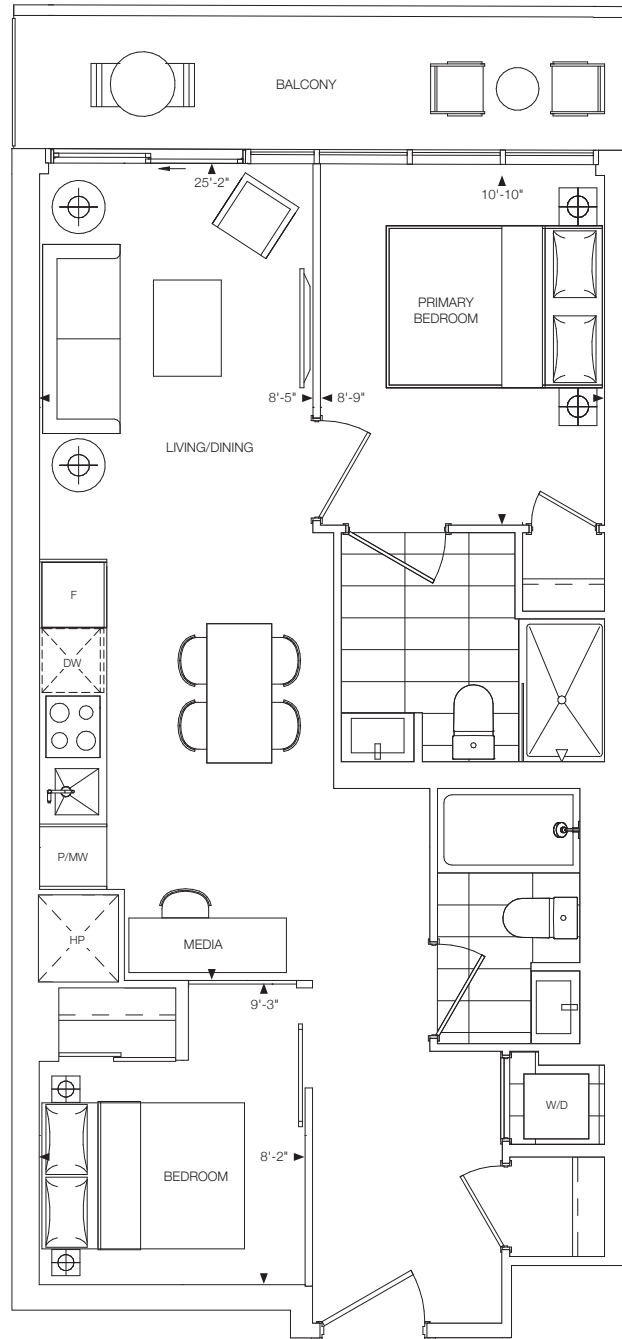




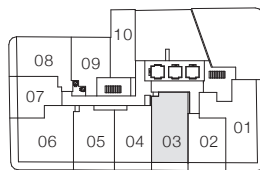
ELM
ON
YONGE

20+M

2 BEDROOM + MEDIA + 2 BATH
INTERIOR: 689 SQ.FT.
EXTERIOR: 77 SQ.FT.
TOTAL: 766 SQ.FT.



LEVEL 45-55



LEVEL 56

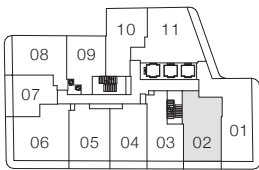
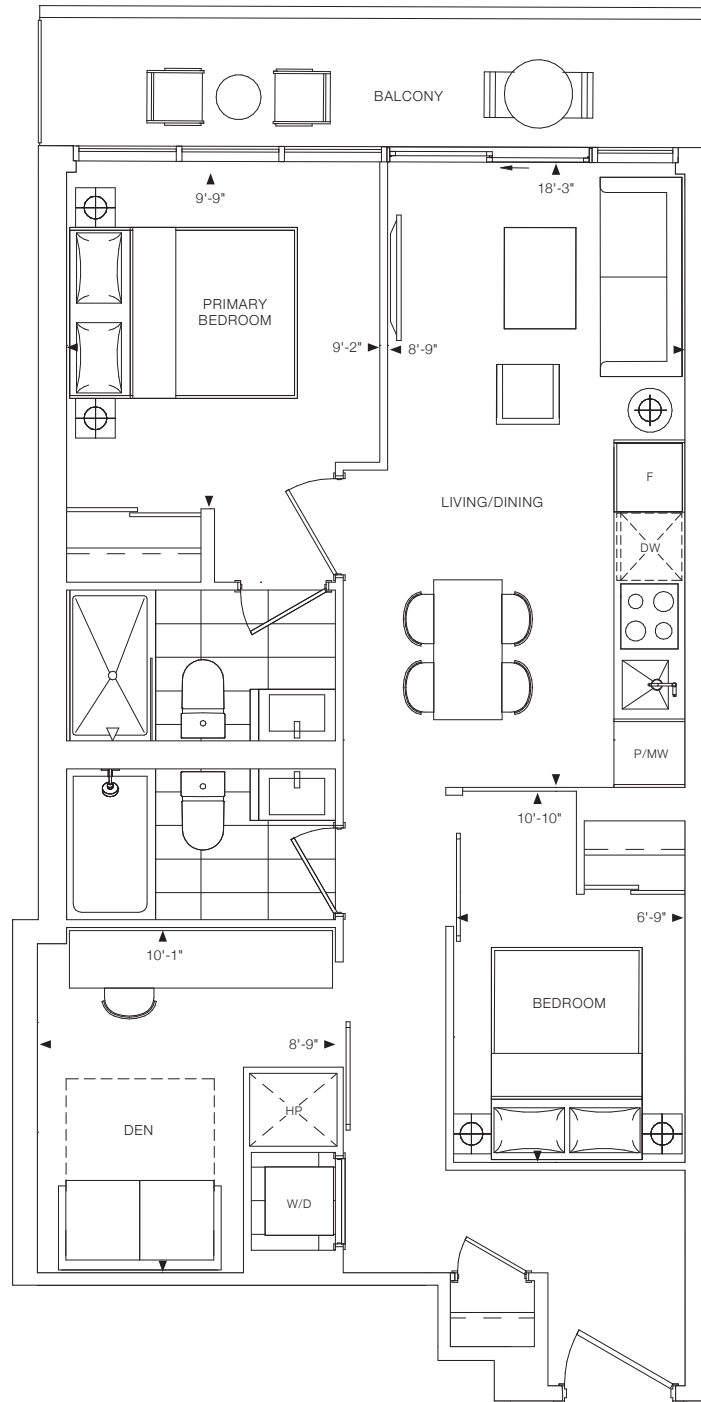




ELM
ON
YONGE

2A+D

2 BEDROOM + DEN + 2 BATH
INTERIOR: 700 SQ.FT.
EXTERIOR: 81 SQ.FT.
TOTAL: 781 SQ.FT.



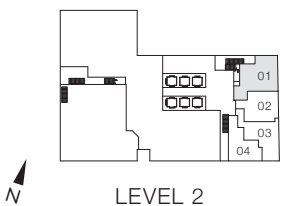
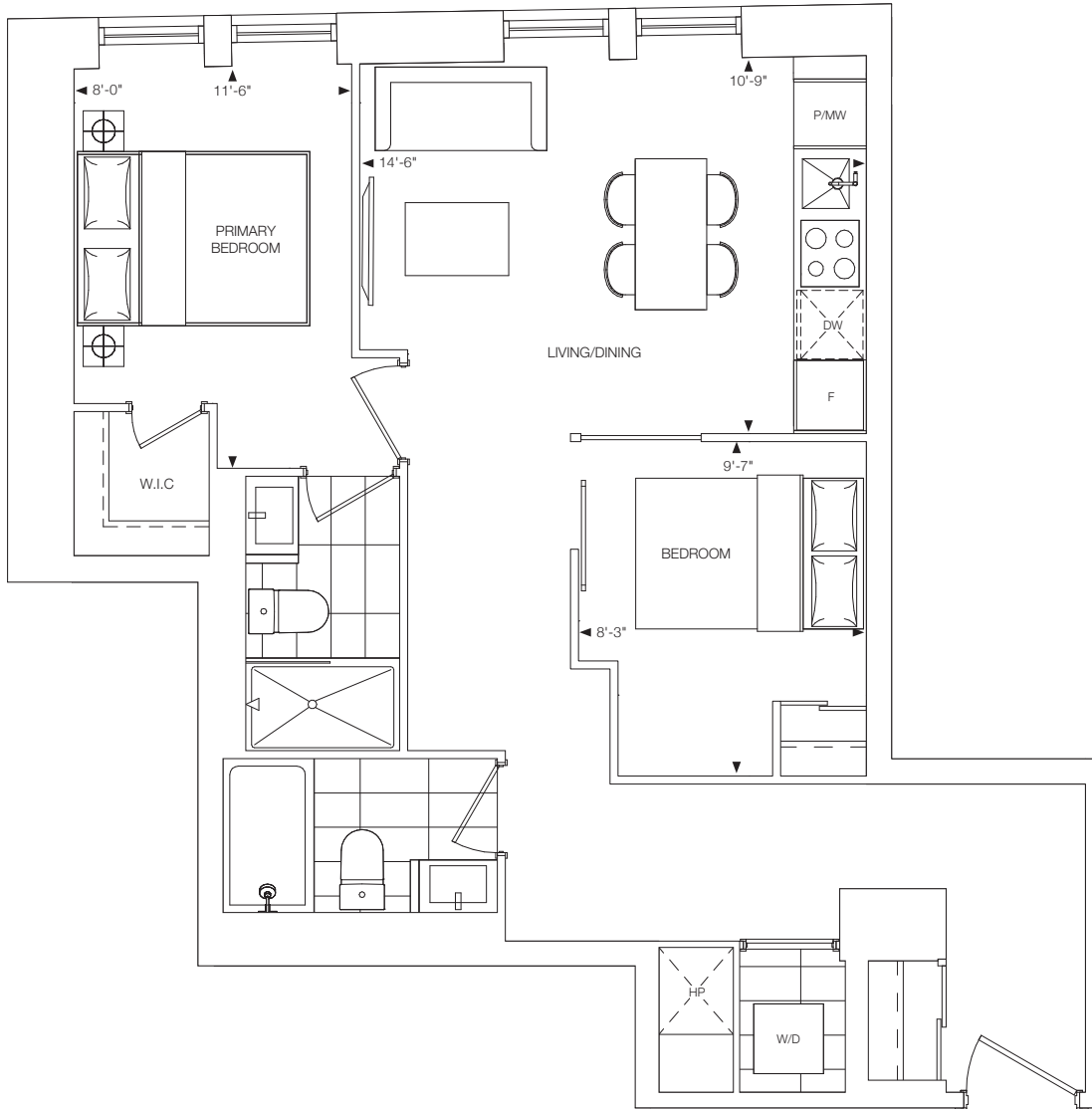
LEVEL 58-59



ELM
ON
YONGE

2T

2 BEDROOM + 2 BATH
INTERIOR: 722 SQ.FT.
TOTAL: 722 SQ.FT.

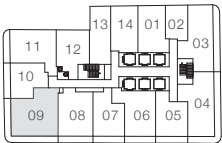
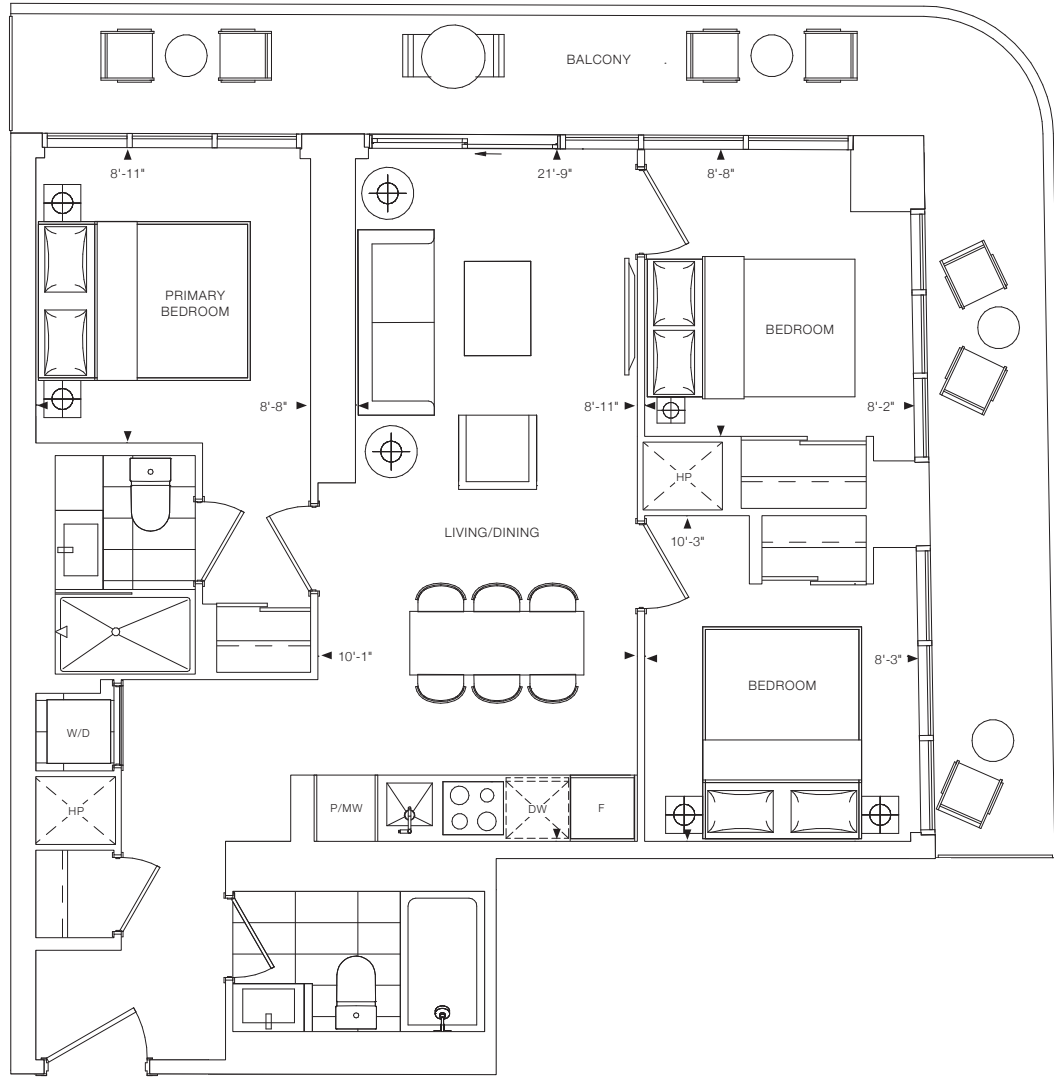




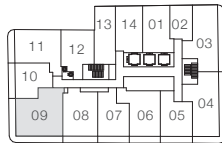
ELM
ON
YONGE

3A

3 BEDROOM + 2 BATH
INTERIOR: 767 SQ.FT.
EXTERIOR: 225 SQ.FT.
TOTAL: 992 SQ.FT.



LEVEL 16, 29-39



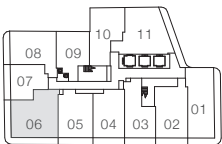
LEVEL 40-44



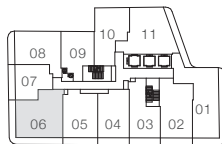
LEVEL 45-55



LEVEL 56



LEVEL 57



LEVEL 58-59



LEVEL 60



LEVEL 61-68

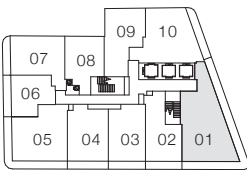
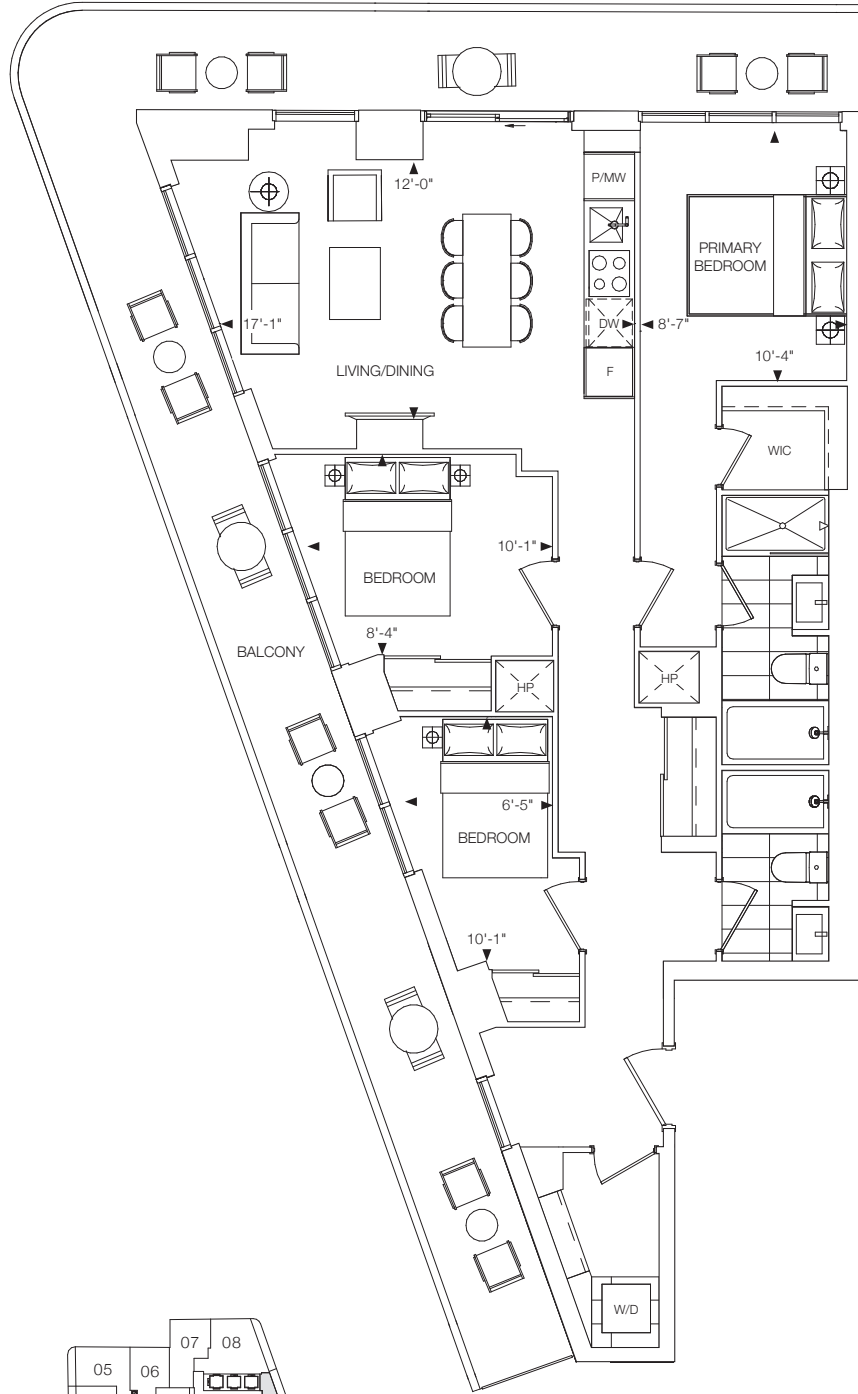




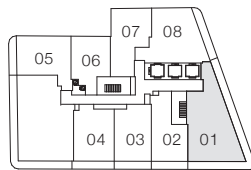
ELM
ON
YONGE

3E

3 BEDROOM + 2 BATH
INTERIOR: 998 SQ.FT.
EXTERIOR: 376 SQ.FT.
TOTAL: 1374 SQ.FT.



LEVEL 61-68



LEVEL 69



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