

# EHT GOODE

CONDOS IN THE DISTILLERY DISTRICT

## EXCLUSIVE INCENTIVES

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### Extended Deposit Structure

\$5,000 Deposit at Signing

Balance of 5% in 30 days (2023)

5% in 125 days (2023)

5% in 510 days (2024)

5% at Occupancy (2025)

### Plus

- \$0 Development Charges\*
- \$0 Assignment Fee\*\*
- \$10,000 Credit on Closing\*\*\*
- Amendment giving consent to lease during Occupancy\*\*\*\*

\* \$0 Development Charges (Up to \$16K Value) Limited to the first 5 Deals.

\*\*On the first Assignment for qualifying Assignee subject to Vendor's conditions for Assignments being met.

\*\*\*\$10K towards Closing Costs Limited to the first 5 Deals.

\*\*\*\*Available By Request.

Please speak to Sales Representative for full details.

**Must Comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.**

Note: This limited time offer may be changed or withdrawn at any time without notice. Certain conditions apply. This Offer is only valid on a first come first serve basis. Please see Sales Representative for full details. E. & O.E. April 13, 2023.



## Exclusive New Release of Suites FIRST COME, FIRST SERVED

This is to be communicated between you and your client. Pricing and floorplans are not to be posted on-line or shared with other Agents.

SUITE	MODEL	SUITE TYPE	APPROXIMATE SUITE SIZE (SQUARE FEET)	FLOOR	OUTDOOR SIZE (SQUARE FEET)	VIEW	EXCLUSIVE PRICE WITH LIMITED TIME OFFER
207	1A+D	1B+D / 1	506 sf.	2	0	E	\$765,900
319	1H+D	1B+D / 2	557 sf.	3	40	S	\$839,900
419	1H+D	1B+D / 2	557 sf.	4	40	S	\$841,900
1206	1F+D	1B+D / 1	560 sf.	12	0	W	\$845,900
713	2E	2B / 2	620 sf.	7	40	S	\$889,900
205	2D-T	2B / 2	621 sf.	2	T 255	N	\$929,900
3004	3A	3B	864 sf.	30	114	SW	\$1,227,900
226	3C-S	3B / 2	935 sf.	2	40	NE	\$1,154,900
528	3C	3B / 2	935 sf.	5	40	NE	\$1,175,900
208	3B-S	3B / 2	951 sf.	2	40	SE	\$1,184,900
310	3B	3B / 2	951 sf.	3	40	SE	\$1,186,900
510	3B	3B / 2	951 sf.	5	40	SE	\$1,190,900
218	3D-S	3B / 2	971 sf.	2	27	SW	\$1,214,900
320	3D	3B / 2	971 sf.	3	27	SW	\$1,216,900
326	3B+D	3B+D / 2	1179 sf.	3	27+27	NW	\$1,306,900
919	3A+D	3B+D / 2	1156 sf.	9	0	SW	\$1,470,900

<p><b>Deposit Structure</b> \$5,000 with signing of Agreement Balance of 5% in 30 days (2023) 5% in 125 days (2023) 5% in 510 days (2024) 5% on Occupancy (2025) <b>Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act</b></p> <p><b>Taxes</b> Estimated at approximately 1% of purchase price</p> <p><b>Occupancy Commencing</b> <b>May 1, 2025</b></p> <p>All prices quoted include HST **</p>	<p><b>Canadian Non-Resident Deposit Structure 35% total</b> \$5,000 with signing of Agreement Balance of 10% in 30 days 10% in 125 days 10% in 510 days 5% on Occupancy <b>Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act</b></p>	<p><b>Maintenance for Residential units:</b> \$0.63 per square foot \$0.65 per square foot for Terrace Units with gas. Hydro and Water individually metered.</p> <p><b>Parking* WAITLISTED</b> <b>\$80,000 per parking space</b> EV Parking* <b>\$90,000 per parking space</b> Parking Maintenance fee - \$100.00/month</p> <p><b>Locker* WAITLISTED</b> <b>\$6,000 per locker</b> Locker Maintenance - \$45.00/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.

This limited time offer is only valid on a first come, first served basis.

Premiums apply to floors, balconies, terraces, and views.

Please see Sales Representative for full details.

All prices, figures and materials are preliminary and are subject to change without notice. Square footages and dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. Note: Actual usable floor space may vary from the stated floor area. E. & O. E. April 13, 2023.

# WORKSHEET

EMAIL: wtcliquan@gmail.com

**3HTGOODE**

CONDOS IN THE DISTILLERY DISTRICT

BASE PURCHASE PRICE \$ \_\_\_\_\_

PARKING (WAITLISTED) YES \_\_\_\_\_ NO \_\_\_\_\_

LOCKER (WAITLISTED) YES \_\_\_\_\_ NO \_\_\_\_\_

TOTAL PURCHASE PRICE \$ \_\_\_\_\_

RIGHT TO LEASE DURING OCCUPANCY AMENDMENT:

YES \_\_\_\_\_ NO \_\_\_\_\_

Having this Amendment affects your HST rebate at closing.

Please speak to a Sales Representative for explanation.

**REQUESTED SUITE:**

MODEL	FLOOR

**PURCHASER INFORMATION : PLEASE ENCLOSE CLEAR COPY OF PURCHASER PHOTO IDENTIFICATION**

<b>PURCHASER 1</b>	<b>PURCHASER 2</b>
First Name:	First Name:
Last Name:	Last Name:
Address:	Address:
Suite #	Suite #
City: Province:	City Province:
Postal Code:	Postal Code:
Main Phone:	Main Phone:
Profession and Employer:	Profession and Employer:
Date of Birth:	Date of Birth:
S.I.N. #	S.I.N. #
Driver's Licence #	Driver's Licence #
Expiry Date:	Expiry Date:
Email:	Email:
<b>PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)</b>	
If self-employed, Nature of Business: Purchaser 1 Purchaser 2	
How many dependents?	Ages?
End User or Investor:	Marital Status:

<b>Co-operating Broker: Please enclose Agent's business card.</b>	
Name:	_____
Brokerage:	_____
Address:	_____
Mobile:	_____



# SUITE 3A+D

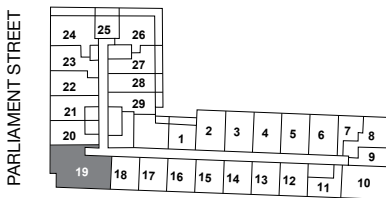
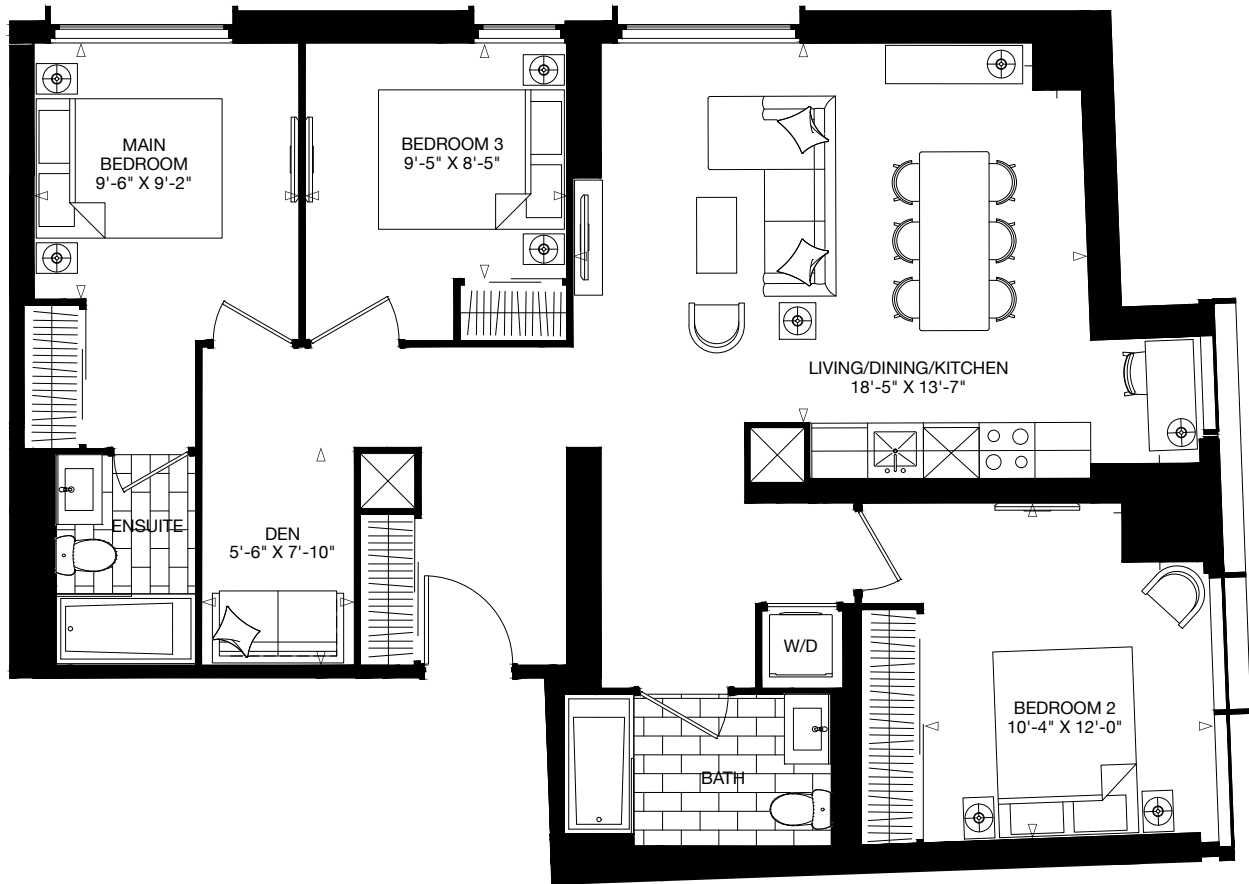
THREE BEDROOM + DEN

INTERIOR | 1,156 SQ. FT.

TOTAL | 1,156 SQ. FT.

# EHTGOODE

CONDOS IN THE DISTILLERY DISTRICT



FLOOR 9



Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from slated floor area. Balcony and terrace area is approximate and may vary in size floor to floor due to architectural detail. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. See Sales Representative for full details. E. & O. E.

# SUITE 3B+D

## THREE BEDROOM + DEN

INTERIOR | 1,179 SQ. FT.

EXTERIOR | 54 SQ. FT.

TOTAL | 1,233 SQ. FT.

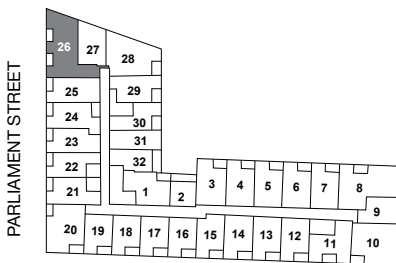
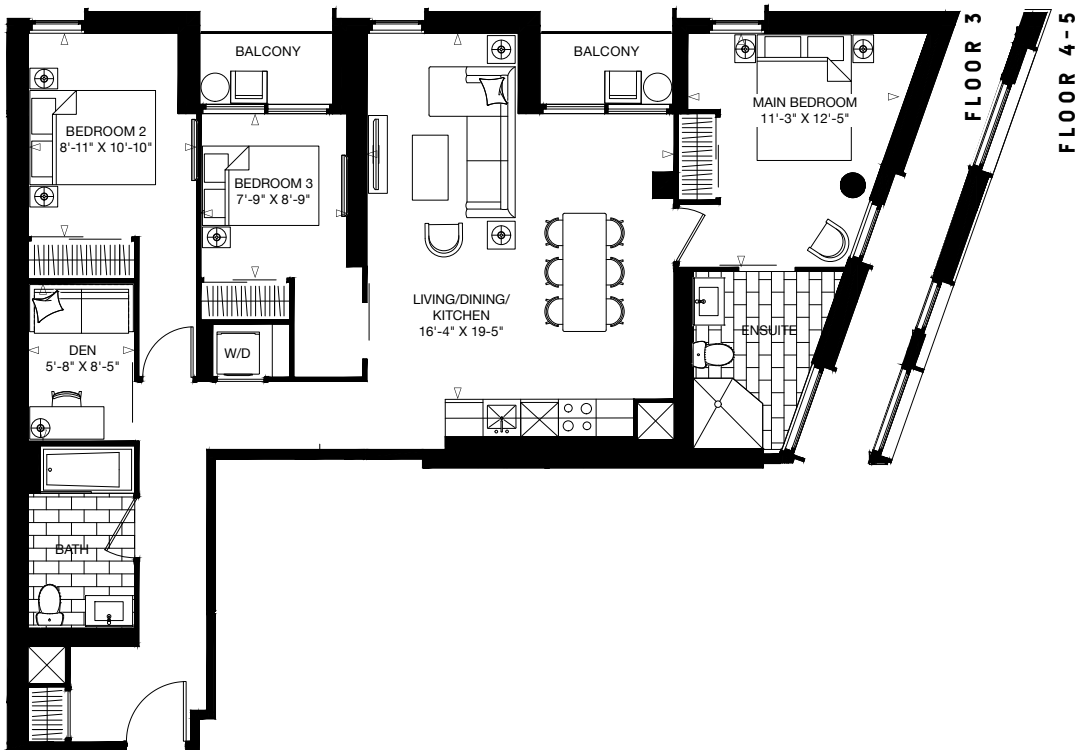
# EHTGOODE

CONDOS IN THE DISTILLERY DISTRICT

FLOOR 4-5



FLOOR 3



FLOOR 3-5



FLOOR 2



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# SUITE 3D

## THREE BEDROOM

INTERIOR | 971 SQ. FT.

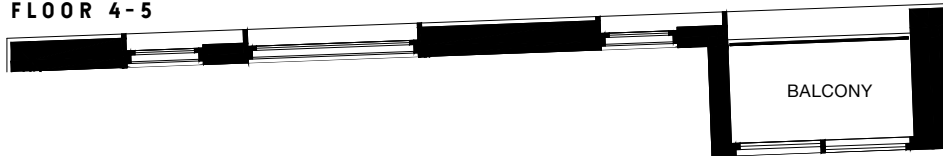
EXTERIOR | 27 SQ. FT.

TOTAL | 998 SQ. FT.

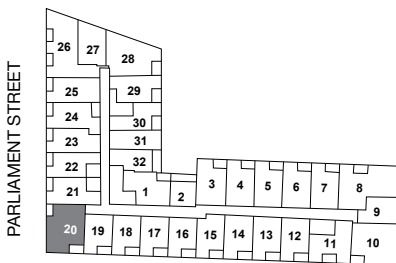
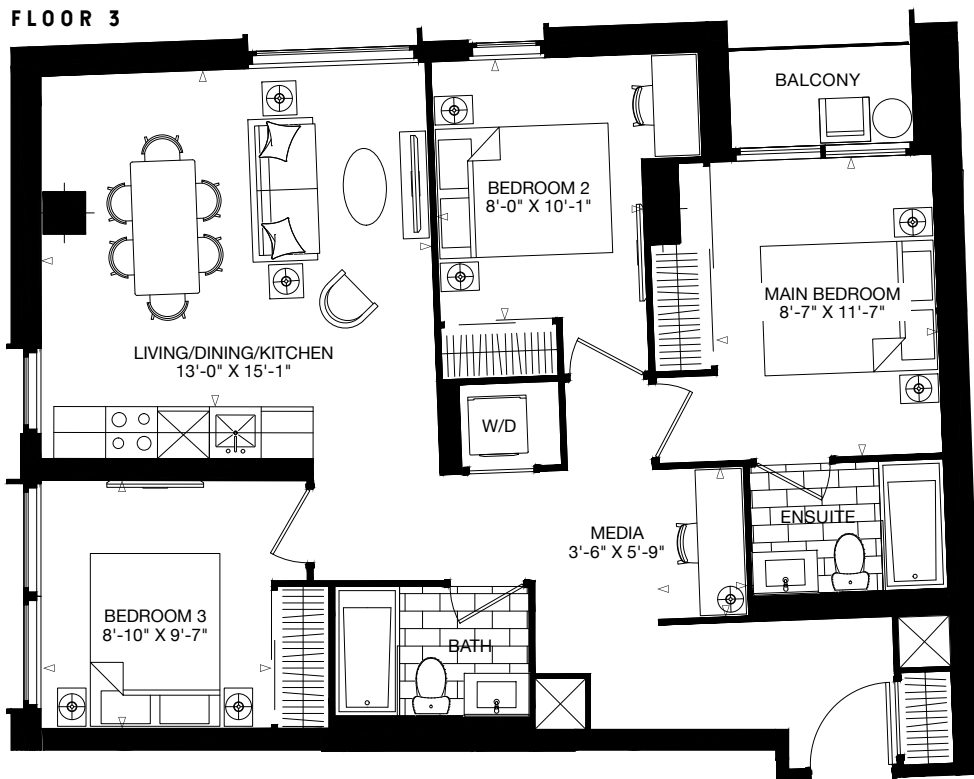
# EHTGOODE

CONDOS IN THE DISTILLERY DISTRICT

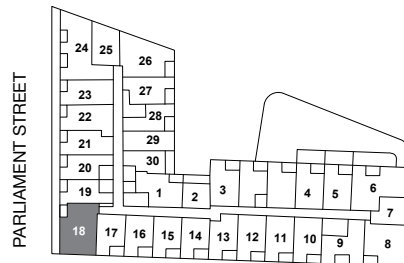
FLOOR 4-5



FLOOR 3



FLOOR 3-5



FLOOR 2



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# SUITE 3B

## THREE BEDROOM

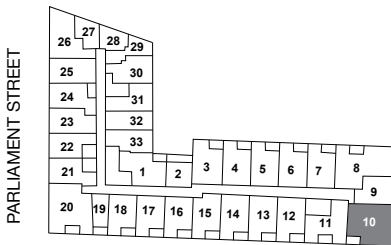
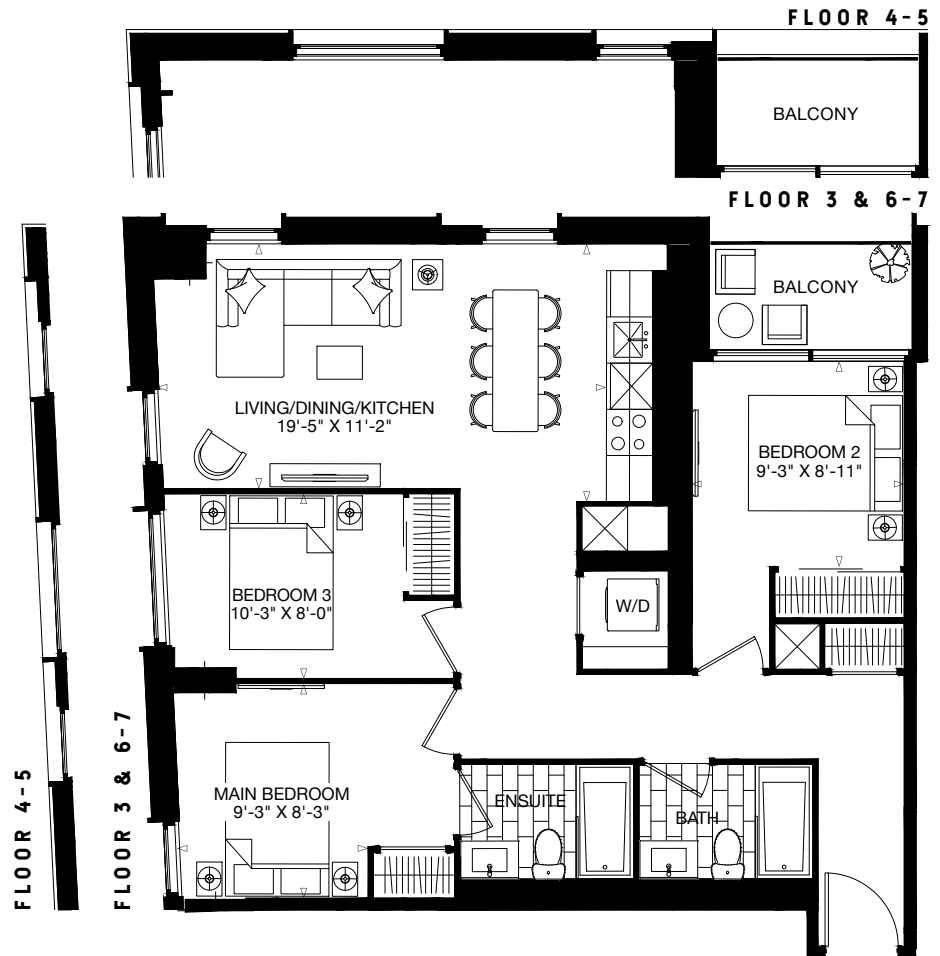
INTERIOR | 951 SQ. FT.

EXTERIOR | 40 SQ. FT.

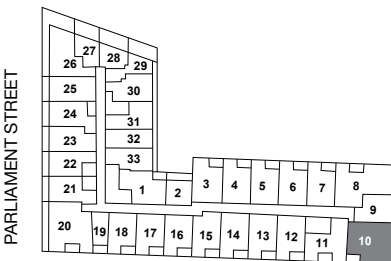
TOTAL | 991 SQ. FT.

# 3HTGOODE

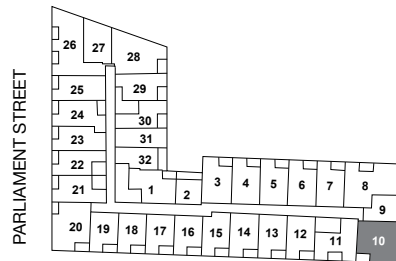
CONDOS IN THE DISTILLERY DISTRICT



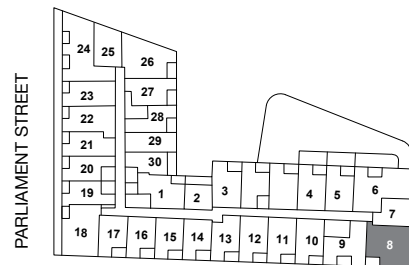
FLOOR 7



FLOOR 6



FLOOR 3-5



FLOOR 2



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# SUITE 3C

## THREE BEDROOM

INTERIOR | 935 SQ. FT.

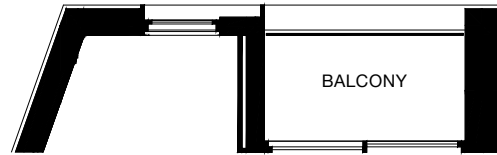
EXTERIOR | 40 SQ. FT.

TOTAL | 975 SQ. FT.

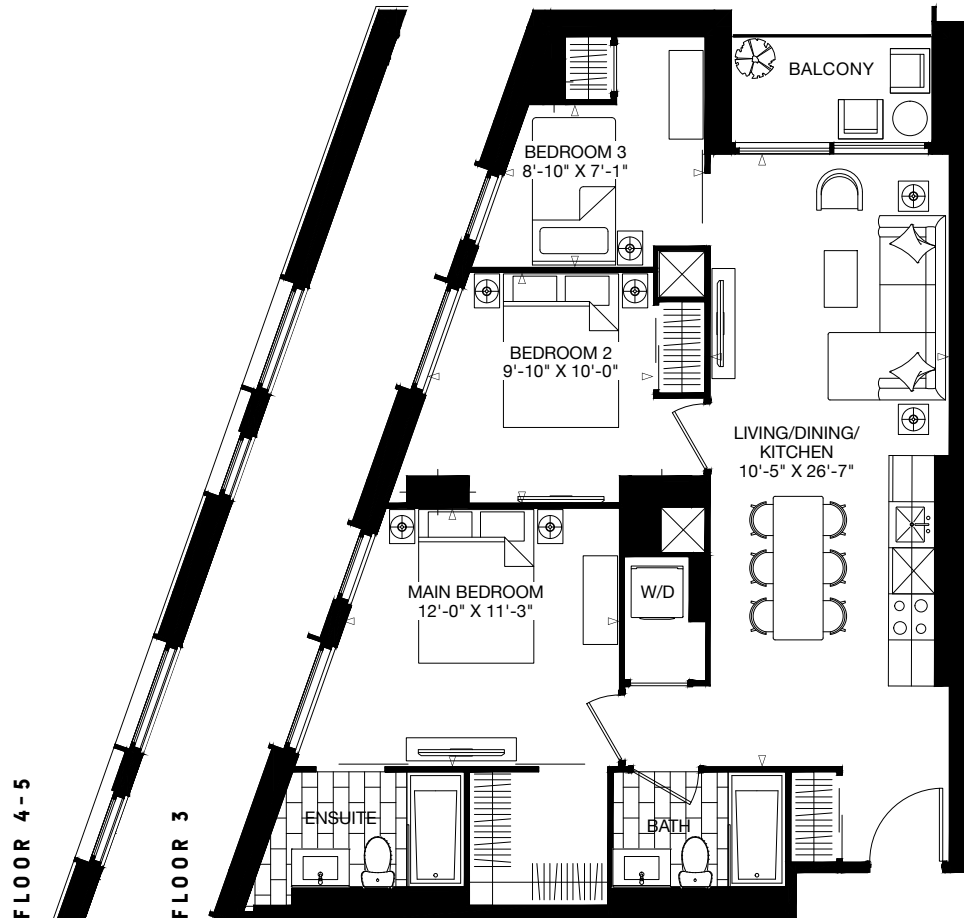
# EHTGOODE

CONDOS IN THE DISTILLERY DISTRICT

FLOOR 4-5



FLOOR 3



FLOOR 3-5



FLOOR 2



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# SUITE 3A

## THREE BEDROOM

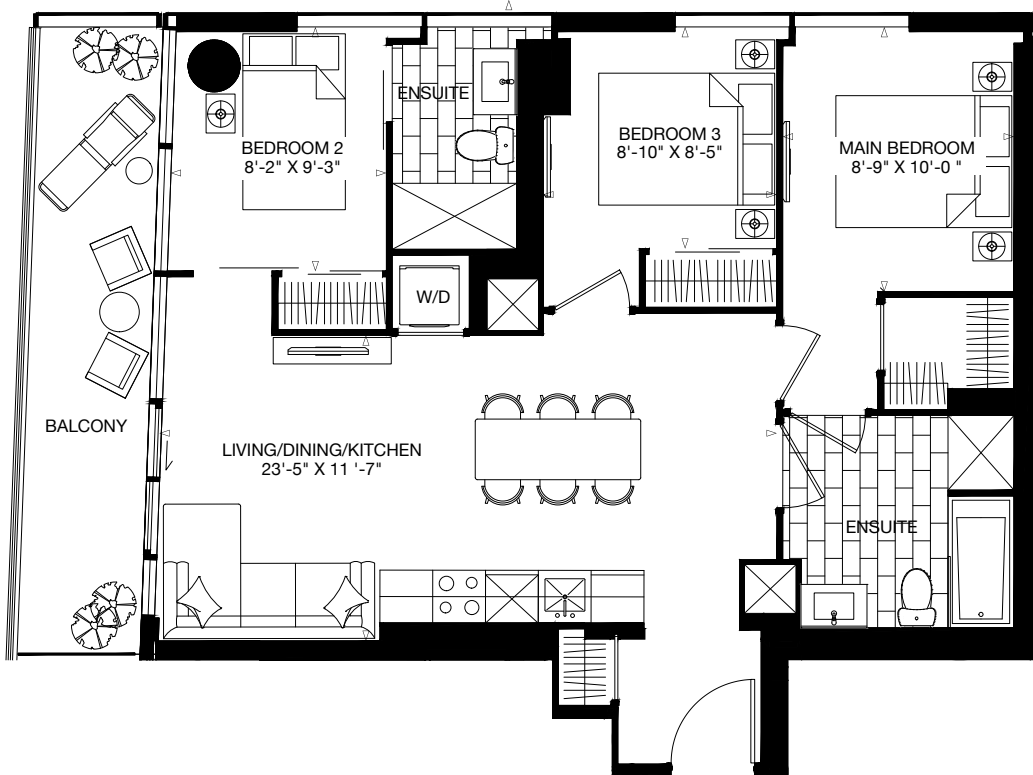
INTERIOR | 864 SQ. FT.  
EXTERIOR | 114 SQ. FT.  
TOTAL | 978 SQ. FT.

# EHTGOODE

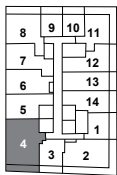
CONDOS IN THE DISTILLERY DISTRICT

FLOORS 12-15, 20-23, 28-30

FLOORS 11, 16-19, 24-27



PARLIAMENT STREET



FLOOR 11-30



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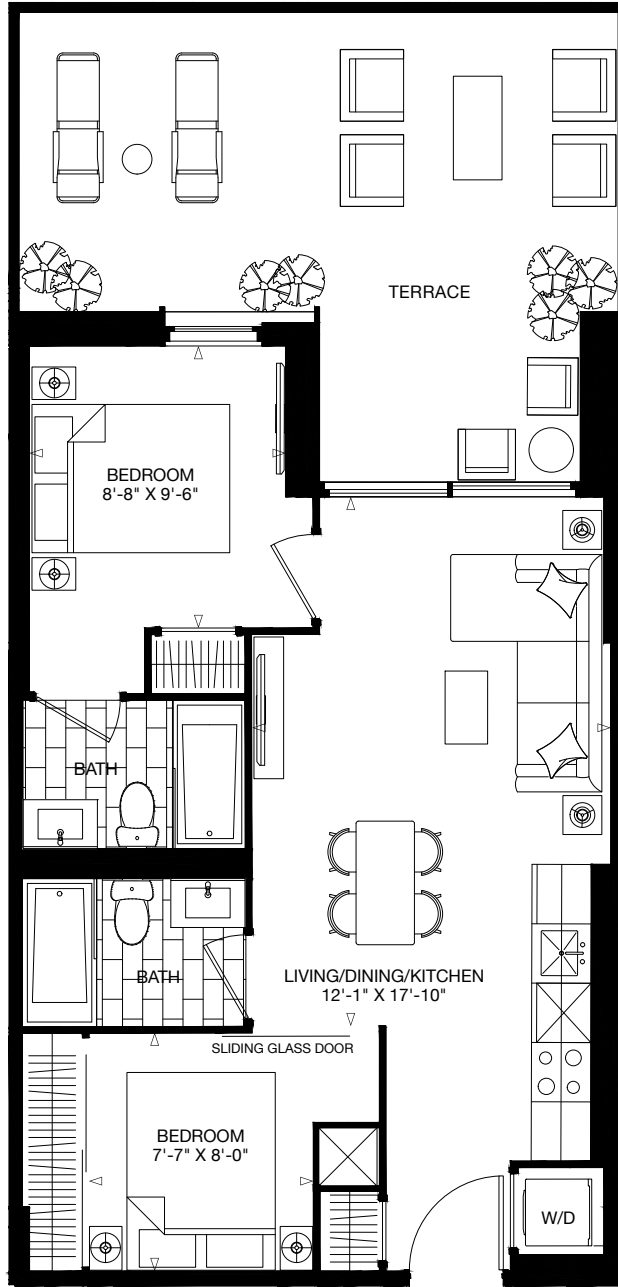
# SUITE 2D-T

# THE GOODE

## TWO BEDROOM

INTERIOR | 621 SQ. FT.  
EXTERIOR | 255 SQ. FT.  
TOTAL | 876 SQ. FT.

CONDOS IN THE DISTILLERY DISTRICT



FLOOR 2



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# SUITE 2E

## TWO BEDROOM

INTERIOR | 620 SQ. FT.

EXTERIOR | 40 SQ. FT.

TOTAL | 660 SQ. FT.

# 3HTGOODE

CONDOS IN THE DISTILLERY DISTRICT

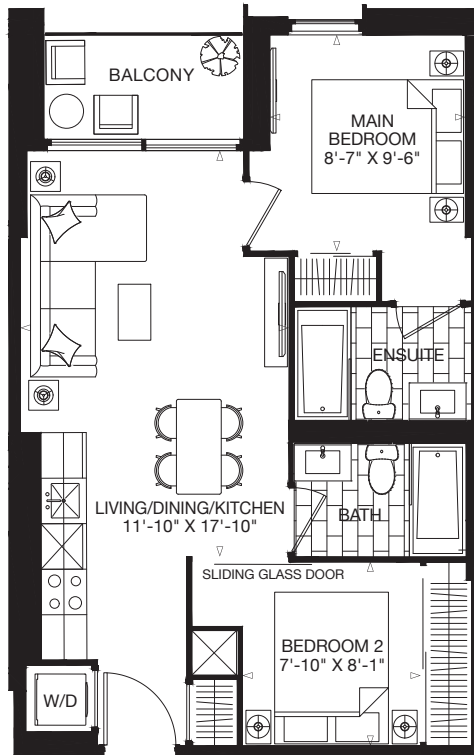
FLOOR 2



FLOORS 4-5



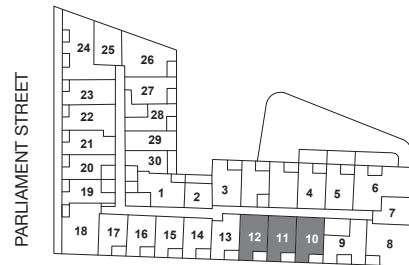
FLOOR 3



FLOOR 7



FLOOR 6-5



FLOOR 2



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# SUITE 1F+D

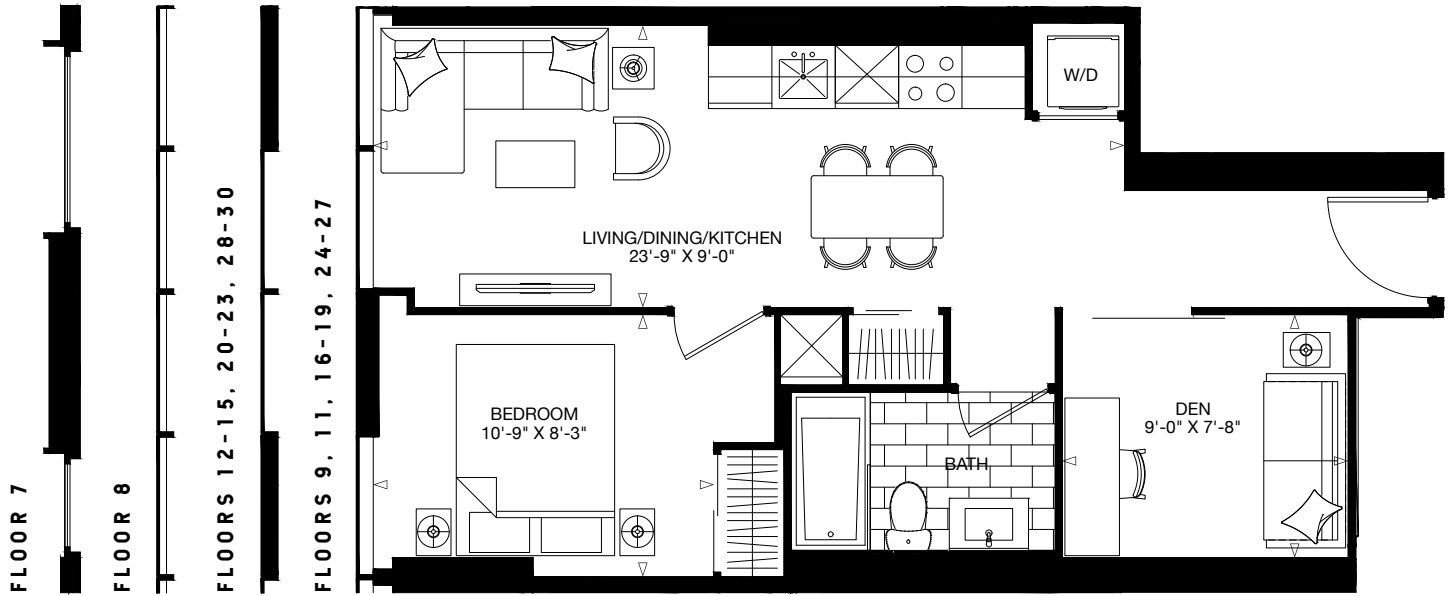
ONE BEDROOM + DEN

INTERIOR | 560 SQ. FT.

TOTAL | 560 SQ. FT.

# EHTGOODE

CONDOS IN THE DISTILLERY DISTRICT

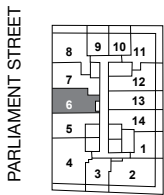


FLOOR 7

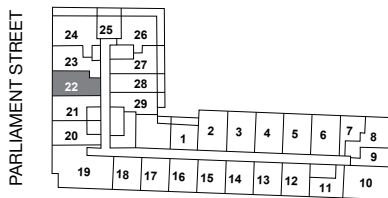
FLOOR 8

FLOORS 12-15, 20-23, 28-30

FLOORS 9, 11, 16-19, 24-27



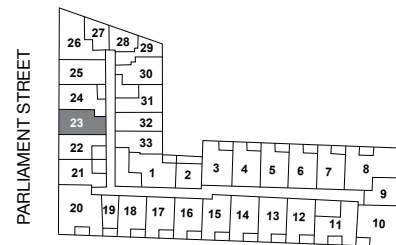
FLOOR 11-30



FLOOR 9



FLOOR 8



FLOOR 7



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# SUITE 1H+D

ONE BEDROOM + DEN

INTERIOR | 557 SQ. FT.

EXTERIOR | 40 SQ. FT.

TOTAL | 597 SQ. FT.

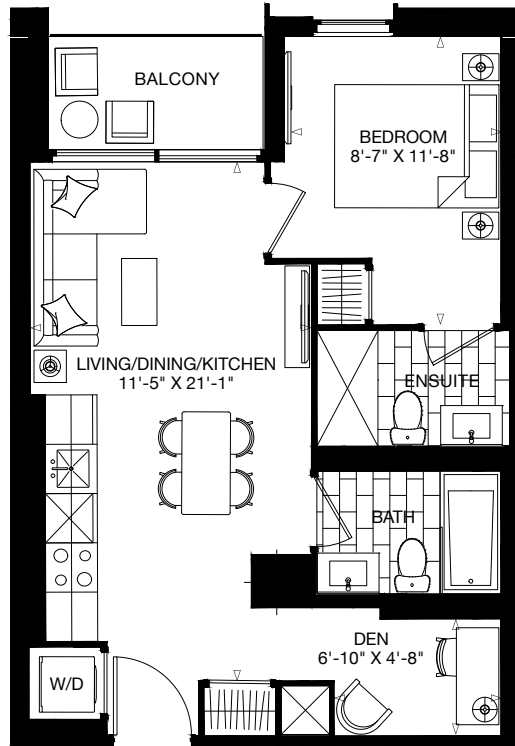
# EHTGOODE

CONDOS IN THE DISTILLERY DISTRICT

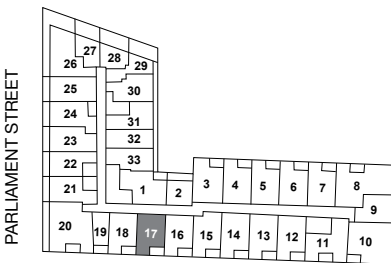
FLOORS 4-5



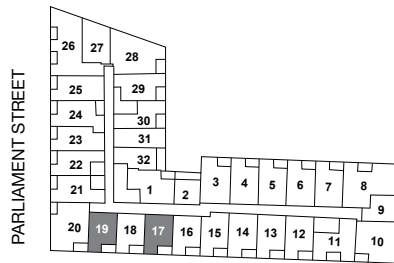
FLOORS 3 & 6-7



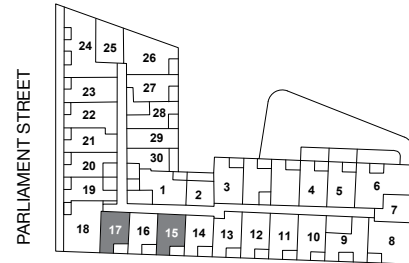
FLOOR 7



FLOOR 6



FLOOR 3-5



FLOOR 2



COLUMN PROTRUSION ONLY ON FLOORS 6-7 AND EAST UNIT, FLOORS 2-5



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# SUITE 1A+D

ONE BEDROOM + DEN

INTERIOR | 506 SQ. FT.

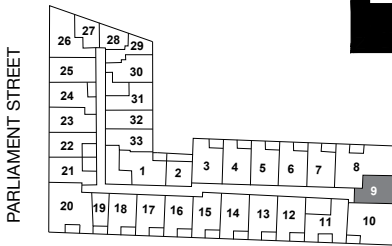
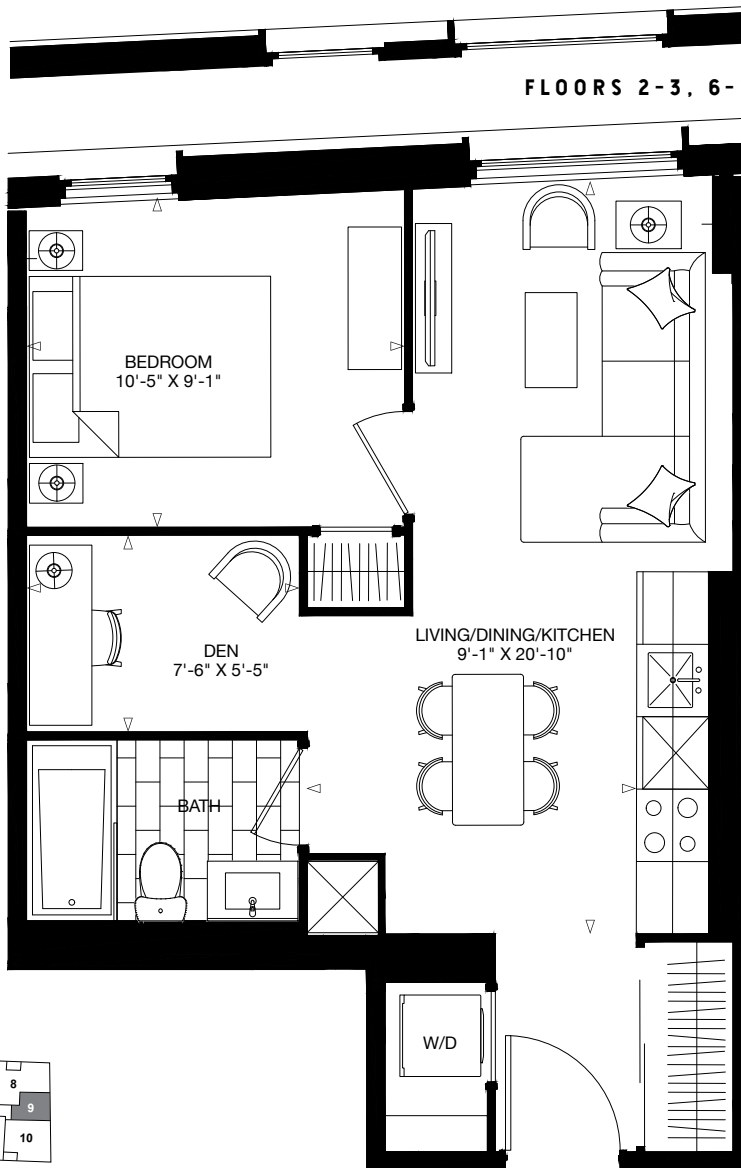
TOTAL | 506 SQ. FT.

# EHTGOODE

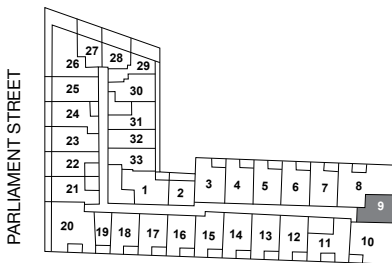
CONDOS IN THE DISTILLERY DISTRICT

FLOORS 4-5

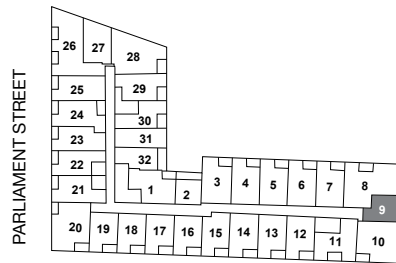
FLOORS 2-3, 6-7



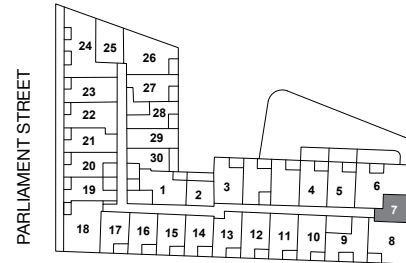
FLOOR 7



FLOOR 6



FLOOR 3-5



FLOOR 2



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