

SOCIAL

AT CHURCH + DUNDAS

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BUILDING FEATURES*

Coming to the Southeast corner of Church and Dundas and situated in downtown Toronto. Steps to Ryerson University, St. Michael's Hospital, Yonge and Dundas Square, Eaton Centre and Dundas Subway Station.

Exclusive amenities include: well-equipped fitness centre, men's and women's change rooms with steam room and sauna, rooftop lounge, multimedia room, party room with private dining, kitchen and bar, study rooms with docking stations, landscaped outdoor terraces on the 5th and 52nd floor.

SUITE FEATURES*

- Four-pipe fan coil for year-round control of heating and cooling.
- 7½" Laminate flooring for foyer, living/dining, bedroom and den.
- Semi solid interior doors complete with brushed chrome lever handle, as per plan.
- Smooth finish ceiling - height of 9' in principal rooms excluding mechanical bulkheads.
- Ceiling light fixture in bedrooms and dens.
- Stacked washer and dryer-24", front loading.
- Quartz window sills.
- Stainless steel appliances and custom kitchen cabinetry.
- Undermount cabinet lighting.
- Frameless glass shower.
- Roller shades for windows and balcony or patio sliding door(s).

<u>Occupancy Date</u>	<u>Deposit Structure</u>	<u>International Deposit</u>	<u>Maintenance Fees</u>
June 27, 2022	\$5,000 on Signing	\$5,000 on Signing	Approx. \$0.58/psf 700 sqft or less Approx. \$0.56/psf 701 sqft or more (Hydro separately metered)
<u>Parking</u> \$79,000 (Only Available for 2B+Den or Larger)	Balance to 5% in 30 Days	Balance to 10% in 30 Days	<u>Taxes</u> The current City of Toronto Tax Rate is approximately 1.0%
Parking Maintenance: \$59.14	5% in 120 Days	10% in 120 Days	<u>Assignment*</u> Assignment Fee: \$2,500 (Valued at \$5,000)
<u>Locker</u> \$8,500 (Only Available for 2B+Den or Larger)	5% in 425 Days	10% in 210 Days	
Locker Maintenance: \$12.71	5% in 540 Days	5% on Occupancy	
	5% on Occupancy		

Please make cheques payable to: BRATTYS LLP IN TRUST

**Floor premiums based on elevation and location. Price includes Six Appliances & HST*

*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale. Availability, Features, Promotions and Prices are subject to change without notice.

Please see a Sales Representative for full details E. & O.E. November 8, 2017

183 Front Street East, Toronto, ON, M5A 1E7
p. 416-419-9553 e. social@pembertongroup.com
Mon-Thurs: 12-6pm, Sat-Sun: 12-5pm, Fri & Holidays: Closed

