

SOCIAL at Church + Dundas

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).

6th Floor Pricing**

Model	Size	Type	Exposure	Bathroom	Floors	Unit Price From
F4 (BF)	420	STUDIO	East	1 Bath	6-21	\$ 440,990
G1	420	STUDIO	East	1 Bath	6-PH	\$ 440,990
B2	555	1BR+D	North	1 Bath	6-PH	\$ 543,990
B1	575	1BR+D	North	1 Bath	6-PH	\$ 557,990
F3	580	1BR+D	South	1 Bath	6-PH	\$ 550,990
B4	580	1BR+D	West	1 Bath	6-30	\$ 563,990
B3	630	1BR+D	South	2 Bath	6-PH	\$ 608,990
F2 (BF)	685	2BR	Northeast	2 Bath	6-36	\$ 668,990
D4	710	2BR	West	2 Bath	33-PH	\$ 706,990
D2	720	2BR	Southeast	2 Bath	6-PH	\$ 688,990
D3	820	2BR+D	Southwest	2 Bath	6-PH	\$ 779,990
F1 (BF) / E1	915	3BR	Northwest	3 Bath	6-PH	\$ 842,990

<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) Parking Maintenance: \$59.14	Balance to 5% in 30 Days 5% in 120 Days 5% in 425 Days 5% in 540 Days 5% on Occupancy	Balance to 10% in 30 Days 10% in 120 Days 10% in 425 Days 5% on Occupancy	<u>Taxes</u> The current City of Toronto Tax Rate is approximately 1.0%
<u>Locker</u> \$8,500 (Only Available for 2B+Den or Larger) Locker Maintenance: \$12.71			<u>Assignment*</u> Assignment Fee: \$2,500 (Valued at \$5,000)
			<u>Levies*</u> Capped at TBD

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

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Mon-Thurs: 12-6pm, Sat-Sun: 12-5pm, Fri & Holidays: Closed