

YONGEPARC2

CONDOMINIUM LIVING IN RICHMOND HILL

YONGEPARC – BUILDING E

BUILDING FEATURES

Situated at Highway 7 and Yonge Street, in the heart of Richmond Hill City Centre, Pemberton Group presents Richmond Hills' most-anticipated urban landmark community- YongeParc2. The defining features of YongeParc2 present an extraordinary opportunity in this regional transit hub, and offer residents exquisite finishes that create an exciting lifestyle. Urban luxury meets an iconic address.

Exclusive amenities includes 24-hour concierge, fitness centre with a weight and cardio area, his and her sauna rooms, party room, outdoor terrace with barbecues, private dining room with kitchen and bar, multi-purpose room, and a guest suite.

SUITE FEATURES

- Four-pipe fan coil for year-round control of heating and cooling.
- 7½" Laminate flooring for foyer, living/dining, bedroom and den.
- Contemporary interior doors with chrome lever hardware.
- Smooth finish ceiling - height of 9' in principal rooms excluding mechanical bulkheads.
- Ceiling light fixture in foyer, den and bedrooms.
- Stacked washer and dryer- full size, front loading, colour white.
- 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>Maintenance Fees</u>	<u>Deposit Structure</u>	<u>International Deposit</u>	<u>Parking and Locker Included</u> (Second Parking \$35,000)*
Approx. \$0.54 psf for units below 900 sq.ft Approx. \$0.53 psf for units over 900 sq.ft (Excludes Hydro)	\$5,000 on Signing Balance to 5% in 30 Days	\$5,000 on Signing Balance to 10% in 30 Days	<u>Taxes</u> Property taxes are Estimated at approximately 1.0%
Parking \$32.85/month Locker \$11.67/month	5% in 120 Days 5% in 425 Days 5% in 540 Days	10% in 120 Days 10% in 425 Days	<u>Capped Levies</u> 1B, 1+D \$3,500 2B or larger \$5,000
<u>Occupancy Date</u> September, 2020	5% on Occupancy	5% on Occupancy	<u>Assignment Fee</u> \$5,000 \$1,000

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. Some conditions apply.

Please see a Sales Representative for details E. & O.E. June 18, 2017

HARLOWE
REALTY CORPORATION


Pemberton
Everything a home should be


MILBORNE
GROUP