

ST. CLAIR

VILLAGE

Rising proudly at the epicentre of midtown Toronto and with the St. Clair dedicated streetcar at your doorstep, explore the array of top Toronto local restaurants, bakeries, bistros, markets, boutiques, galleries, parks, and nearby Artscape Wychwood Barns. St. Clair Village by Canderel™ is a true Toronto original.

Suite Name	Type	Suite No.	Sq. Ft.	Exposure	Price
2L	2 Bedroom	#412	732	West	\$819,900
2L	2 Bedroom	#1209	732	West	\$894,900
2Q	2 Bedroom	#1204	739	East	\$899,900
2R	2 Bedroom	#1206	867	South East	\$946,900
2A+T	2 Bedroom	#209	915	West	\$936,900
2D+D	2 Bedroom + Den	#303	917	North East	\$893,900
2H+D	2 Bedroom + Den	#601	1082	North West	\$1,122,900
2F+D	2 Bedroom + Den	#508	1114	South West	\$1,176,900
3H	3 Bedroom	#1101	1007	North West	\$1,111,900
3I	3 Bedroom	#1201	1124	North West	\$1,251,900
3C	3 Bedroom	#507	1248	South East	\$1,296,900
3E	3 Bedroom	#1006	1284	South East	\$1,341,900
3F	3 Bedroom	#707	1294	South West	\$1,356,900

BUILDING FEATURES

900 St.Clair Avenue West at Alberta Avenue is a 12-storey, 122-unit residential development project with a retail component at ground level. Designed with a warm fireplace glowing against the cool sleekness of a stone backdrop, the lobby exudes luxury design. Amenities on the 2nd floor include, a modern style fitness centre with contemporary fitness equipment, elegant Wine and Co-working Lounge with temperature-controlled wine storage, Club 900 including an indoor party room and outdoor terrace. Hold the best get togethers in Toronto on the 12th floor 2,526 sq.ft. rooftop terrace with spectacular views of the CN Tower and the downtown core.

DEPOSIT STRUCTURE 2 Bedroom Units (LOCAL) 20%		DEPOSIT STRUCTURE (OVERSEAS) 35%	
\$5,000 with offer		5% with offer	
Balance to 5% in 10 days		5% in 90 days	
5% in 90 days		10% in 180 days	
5% in 270 days		10% in 270 days	
5% in 540 days		10% in 540 days	
DEPOSIT STRUCTURE FOR 2+ Den and Larger (10% until Occupancy)		3B Upgrade Finishes	
\$5,000 with offer		- Extended 12ft Kitchen with Wine Fridge	
Balance to 5% in 30 days		- Upgraded Stone Waterfall Counter-Top on Island and Stone Backsplash	
5% in 120 days		- Upgraded Miele Appliances	
5% @ Occupancy		- Upgraded Wide Plank Engineered Hardwood Flooring	
LIMITED TIME		- Gas BBQ connection on Terrace/Balcony	
MAINTENANCE FEES		PARKING MAINTENANCE	BULK INTERNET
Approximately \$0.61/ SQ. FT. (Hydro & Water are not included, and are separately metered)		\$50/month	\$25.00/month Rogers Ignite High Speed Internet Package Exclusive to 900 St. Clair.
TAXES		CAPPED DEVELOPMENT CHARGES & LEVIES	
Estimated at approximately 1% of Purchase Price,		\$12,000 - 1 Bedroom & 1 Bedroom+Den	

