



**THE MANDERLEY**  
CONDOMINIUMS

**VIP FEATURE SHEET**

Coming to the heart of Birch Cliff, Nova Ridge presents The Manderley Condominiums, an elegant 12-storey residence, featuring a collection of one to three-bedroom condominiums with over 9,100 Sq. Ft of building amenities.

**Indoor Amenities**

Concierge; Pet wash station; Mail room; Parcel storage; Guest room; Fitness centre; Co-working spaces; Meeting room; Kids play room; Rooftop party room with spectacular Panoramic views.

**Outdoor Amenities**

2 Meditation patios with a choice of spectacular lake or city views; Rooftop terrace with barbecue area, Fireplace lounge, Outdoor dining area, Sundeck lounging area.

**Suite Features\***

- Smooth ceiling finish.
- Laminate flooring for foyer, living/dining, bedroom and den from Vendor's standard samples.
- Custom-style kitchen cabinetry from Vendor's standard samples.
- Choice of quartz kitchen countertop from Vendor's standard samples.
- Choice of ceramic tile backsplash from vendor's standard samples.
- Stainless-steel kitchen appliances consisting of a refrigerator, electric top range oven, dishwasher, over-the-range hood microwave.
- Kitchen under cabinet lighting over work surfaces.
- Quality designed cabinetry from Vendor's standard samples.
- Choice of quartz vanity countertop from Vendor's standard samples.
- Chrome single-lever faucet and under-mount basin.
- Vanity mirror with decorative lighting above vanity.
- Frameless glass shower door for bathrooms with separate showers, as per plan.

Suite Types	Size Ranges (Sq. Ft.)	Starting Prices
1 Bed	538-541	Low \$500's
1 Bed + Den	572-733	Low \$600's
1 Bed + Den, 2 Bath	646	Low \$700's
2 Bed	764 - 893	Mid \$700's
2 Bed + Den	769 - 1012	High \$700's
3 Bed	905 - 1101	Low \$900's

<p><b>OCCUPANCY DATE</b> September 2023</p> <p><b>PREMIUM PARKING &amp; LOCKER COMBO</b> <del>\$76,890</del> \$56,990 + HST (Available to purchase for 1B+D and larger suites over 650sf)</p> <p><b>PARKING</b> <del>\$59,990</del> \$56,990 + HST (Available to purchase for 1B+D and larger suites over 650sf)</p> <p><b>LOCKERS</b> <del>\$7,900</del> \$6,900+ HST</p>	<p><b>LOCAL DEPOSIT STRUCTURE</b> \$5,000 on Signing Balance to 5% in 30 Days 5% in 90 days 2.5% in 90 days 2.5% in 120 days 5% January 1<sup>st</sup>, 2022 2.5% in 370 days 2.5% in 460 days 5% on Occupancy</p> <p><b>INTERNATIONAL DEPOSIT STRUCTURE</b> \$10,000 on signing Balance to 10% in 30 days 10% in 90 days 10% January 1<sup>st</sup>, 2022 5% on occupancy</p>	<p><b>MAINTENANCE FEES</b> Condos - \$0.63 /Sq. Ft</p> <p><b>PROPERTY TAXES</b> Tax rate approximately 1% of the purchase price.</p>
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As per plan from Vendor's standard samples and/or as provided in agreement of purchase and sale. Six appliances and HST included in purchase price. Floor premiums vary. Suites may be subject to view premiums. Limited time offers. Some conditions apply. Please contact a sales representative for full details. Maintenance fees are monthly estimates. Prices, specifications and promotions subject to change without notice. Millborne Real Estate Inc. Brokers Protected. E. & O.E. May 2021.