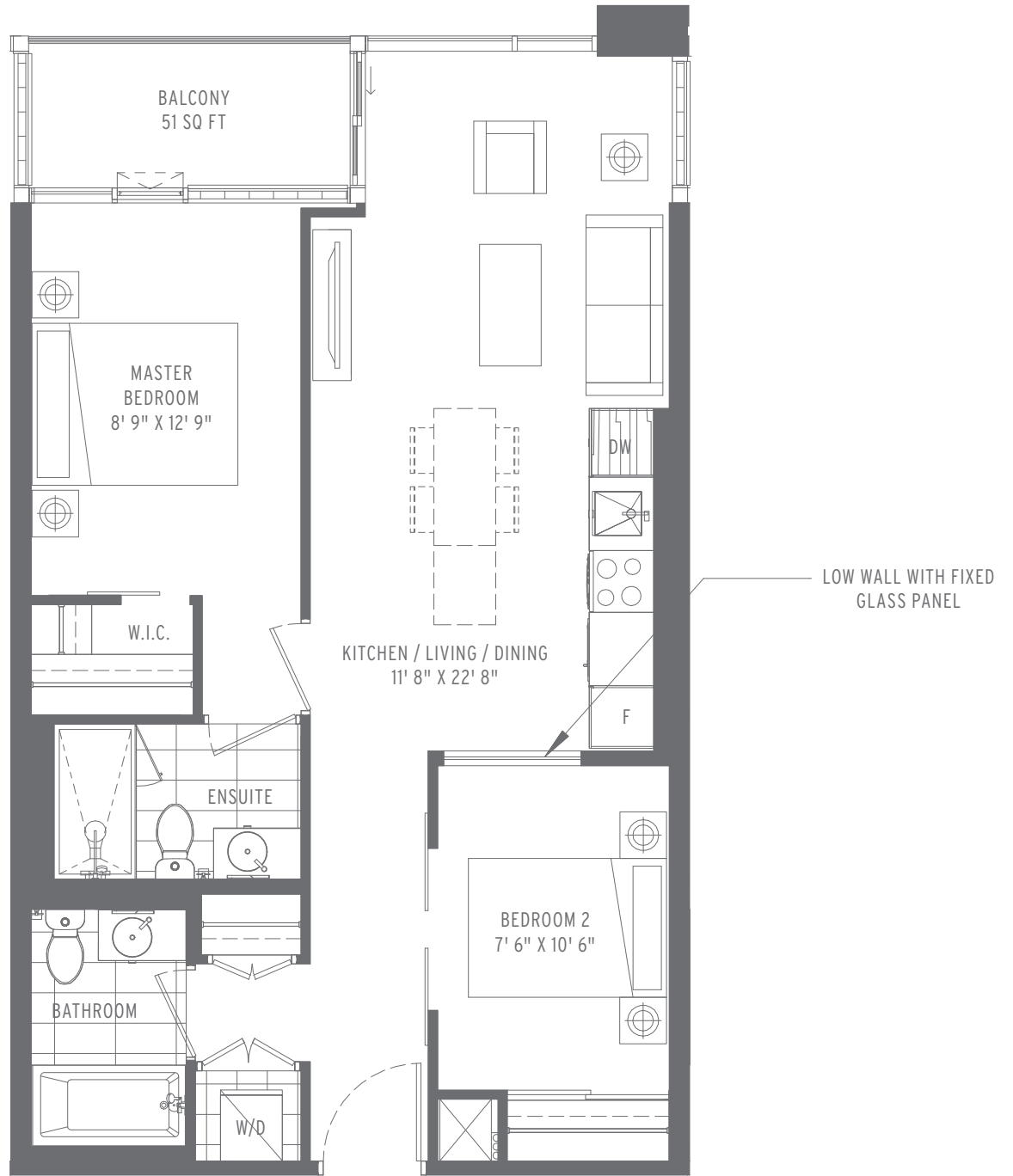


INTERIOR SQ FT: 738

EXTERIOR SQ FT: 51

TOTAL SQ FT: 789



UNITS 207, 209, 307, 309, 407, 409, 507, 509

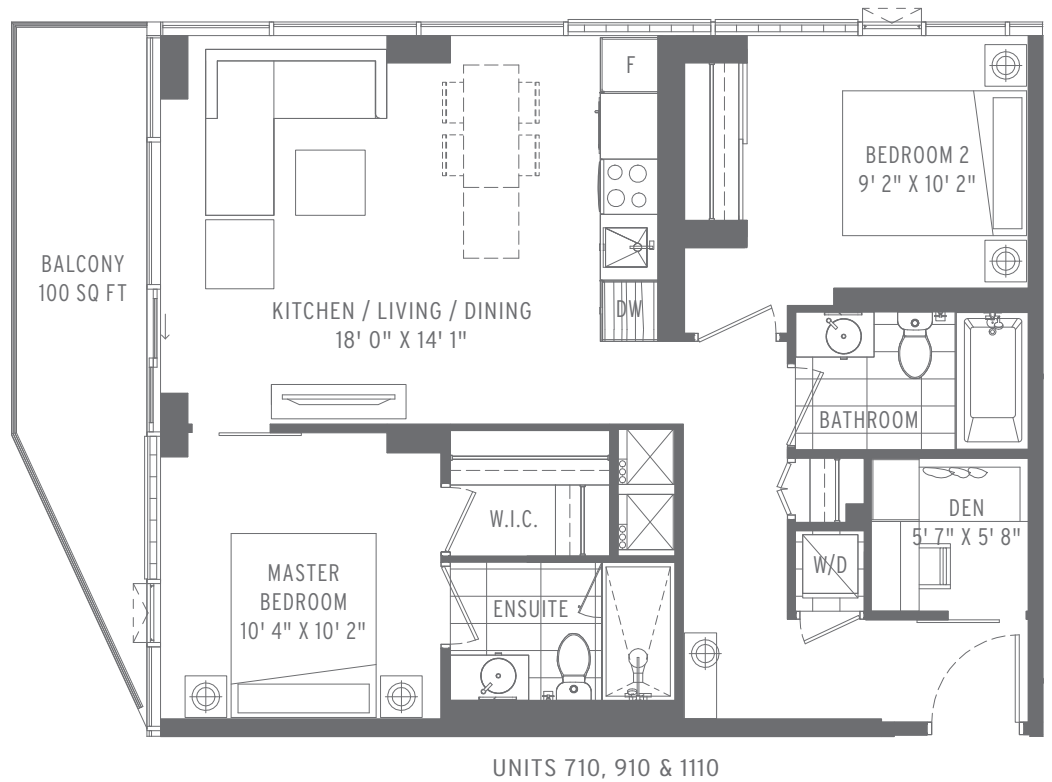
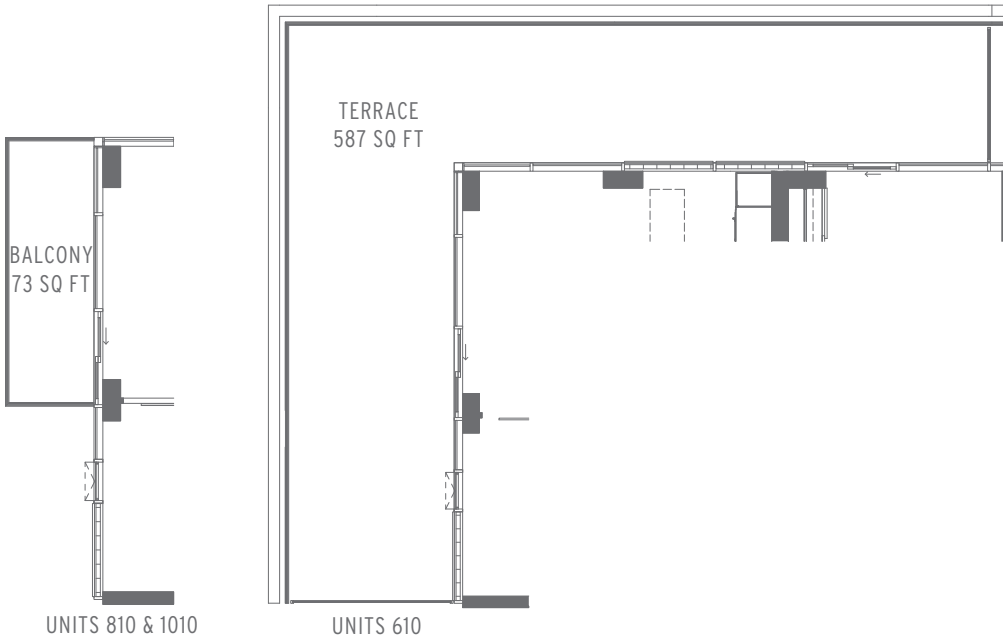


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INTERIOR SQ FT: 824

EXTERIOR SQ FT: 100

TOTAL SQ FT: 924



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UNITS 204, 304, 404, 504



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EXCLUSIVE PLATINUM BROKER EVENT

BUILDING FEATURES*

Set on Kingston Road, overlooking Highland Creek, Perch is a highly anticipated project by Firmland. At 12-storeys, 168 suites, it's an intimate building that celebrates its stunning location. Right from its striking minimalist architectural design by the acclaimed Core Architects to its inspired amenities, every aspect of Perch showcases the serenity of ravine side living.

Amenities: 24-hour Concierge, Lobby Lounge, Fireside Lounge, Parcel Storage Room, Stroller Parking, Wine Tasting Room, Workshop Room, Karaoke Room, Pet Spa, Workspace and Wi-fi Lounge

Outdoor Amenities: Kids Play Area, Outdoor Pet Area, Lounge Area, Water Feature, Outdoor Dining, BBQ Area

SUITE FEATURES*

- 9' through 10'6" – Smooth Finish Ceiling
- Contemporary Designed Kitchen Cabinetry
- Integrated undercabinet lighting
- Straight edge composite stone countertops
- Pre-finished Vinyl Flooring
- European-style stainless steel finish energy efficient appliance package and Integrated dishwasher, refrigerator
- Individually controlled seasonal central air conditioning and heating 4 pipe fan coil system

Unit Type	Unit Model	Unit Size	Exposure	Terrace Floor	Floors From	Starting Price
1B	Wintergreen	535	E	6	7-11	\$498,990
1+D	Tanager	562	S	6	7-10	\$533,990
1+D	Oriole	577	E	6	7-11	\$531,990
1+D	Redstart	654	N	N/A	3-5	\$553,990
1+D	Heron	611	S	6	7-10	\$560,990
1+D	Flicker	671	W	6	7-11	\$582,990
1+D	Bunting	710	W	6	7-11	\$627,990
2B	Cedar A	738	E	N/A	2-5	\$602,990
2B	Maple	753	S	N/A	2-5	\$602,990
2B	Oak	749	W	N/A	2-5	\$616,990
2B	Poplar	759	NE	6	7-11	\$625,990
2B	Fir	805	NE	N/A	2-5	\$651,990
2B	Sycamore	873	SW	6	7-10	\$726,990
2B+D	Cedarvale	824	SE	6	7-11	\$664,990
2B+D	Crothers Woods	986	NW	N/A	2-5	\$741,990
3B+D	Highland	1,385	NW	6	7-10	\$929,990

<u>Tentative Occupancy Date</u>	<u>Deposit Structure</u>	<u>International Deposit</u>	<u>Maintenance Fees</u>
August 31 st , 2023	\$5,000 on Signing	\$10,000 on Signing	(Excludes Hydro, Water and Thermal Energy/BTU)
Parking \$50,000 \$45,000	Balance to 5% in 30 Days	Balance to 10% in 30 Days	Approx. \$0.59 per square foot
Lockers \$5,900 Included	2.5% March 1 st 2021	10% March 1 st 2021	Levies*
Assignment Fee* \$5,000 Free	2.5% June 1 st 2021	10% March 1 st 2022	1+ Den and Smaller \$14,000 \$9,000
	2.5% March 1 st , 2022	5% on Occupancy	2 Bedroom and Larger \$18,000 \$13,000
	2.5% June 1 st , 2022	Taxes	
	5% on Occupancy	Property taxes are Estimated at approximately 1.0%	

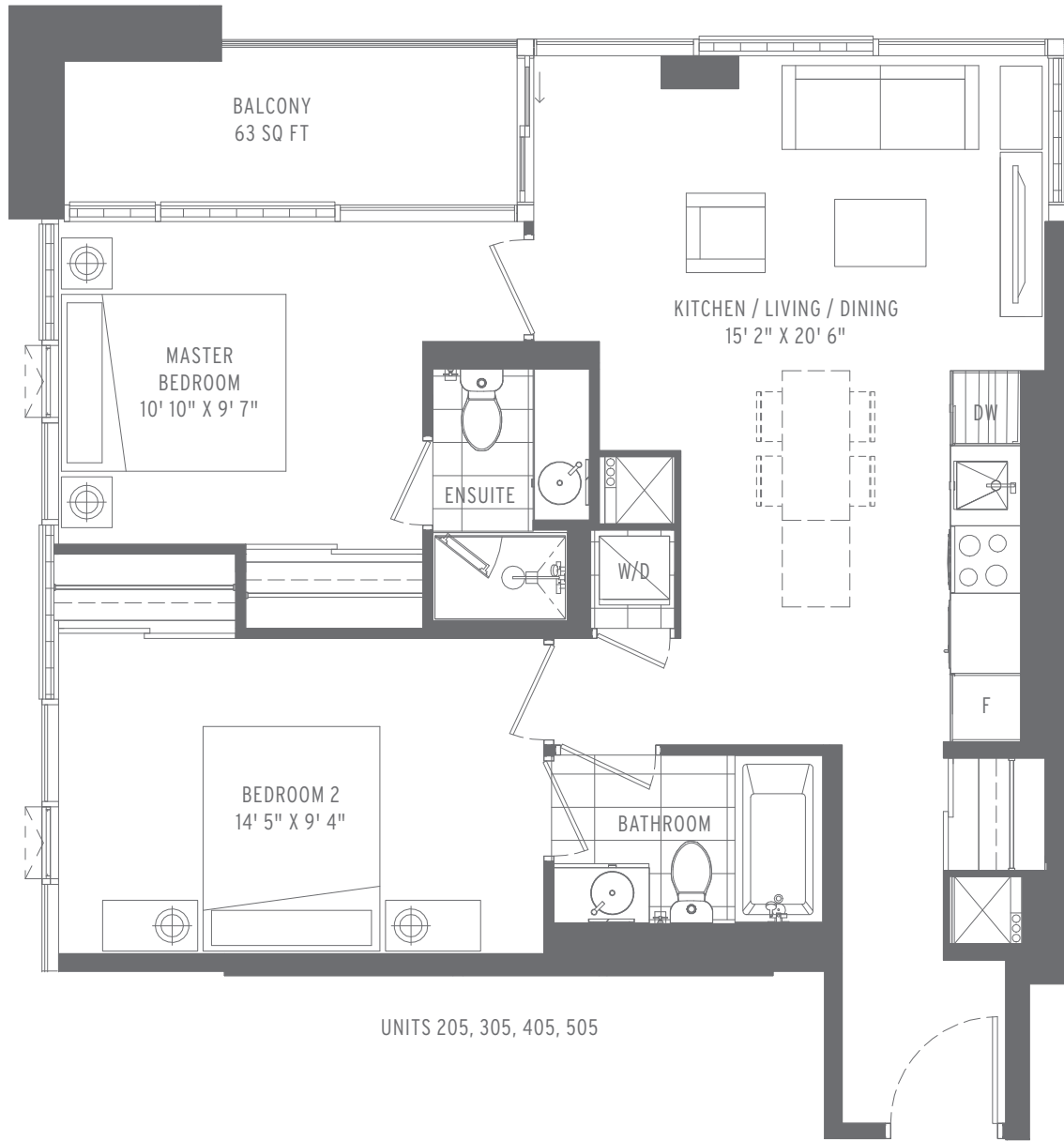
Please make cheques payable to: Minden Gross LLP in TRUST

*Floor premiums based on elevation and location. Price includes 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. October 27th, 2020



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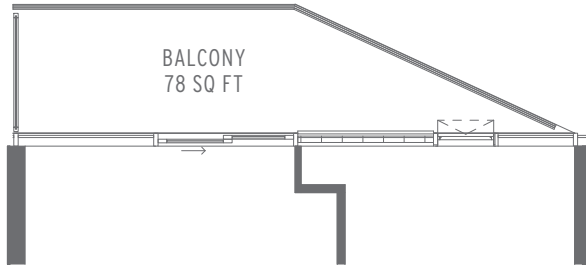
PERCH

FLICKER 1 BED + DEN, 2 BATH

INTERIOR SQ FT: 671

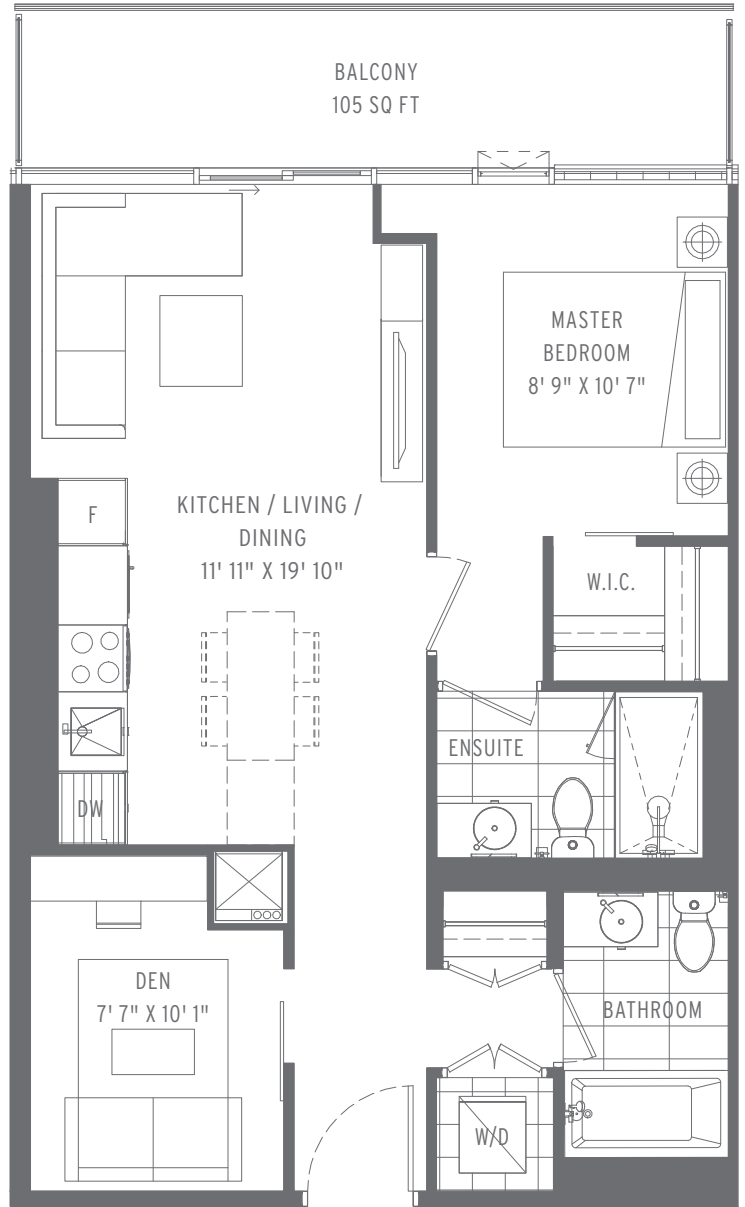
EXTERIOR SQ FT: 105

TOTAL SQ FT: 776



BALCONY
78 SQ FT

UNIT 602



UNITS 702, 802, 902, 1002 & 1102



LEVEL 06



LEVEL 07 & 09



LEVEL 08 & 10



LEVEL 11



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UNITS 711, 811, 911 & 1011



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PERCH

HIGHLAND 3 BED + DEN, 2 BATH

INTERIOR SQ FT: 1,385

EXTERIOR SQ FT: 192

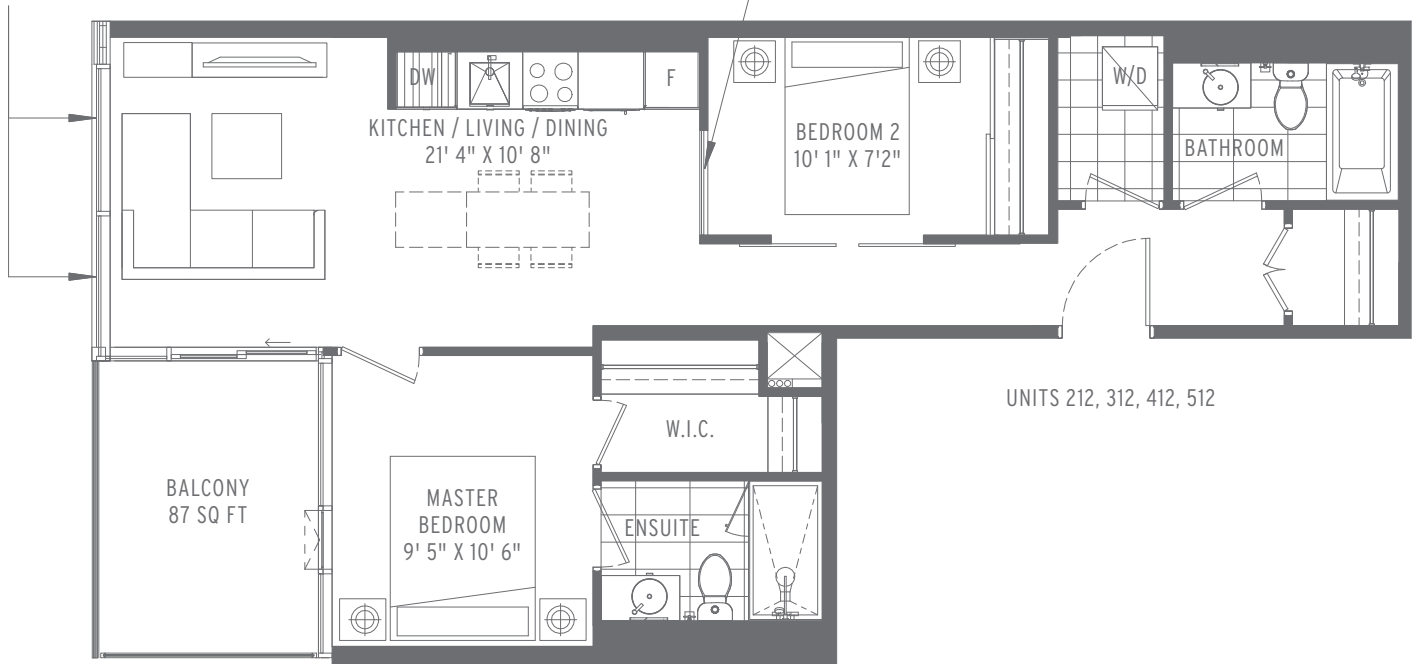
TOTAL SQ FT: 1,577



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TRANSOM
WINDOWS

LOW WALL WITH FIXED GLASS PANEL



UNITS 212, 312, 412, 512



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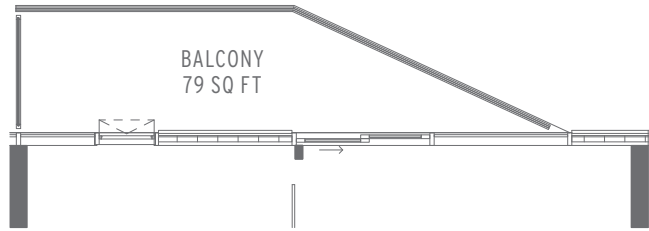
PERCH

OAK 2 BED, 2 BATH

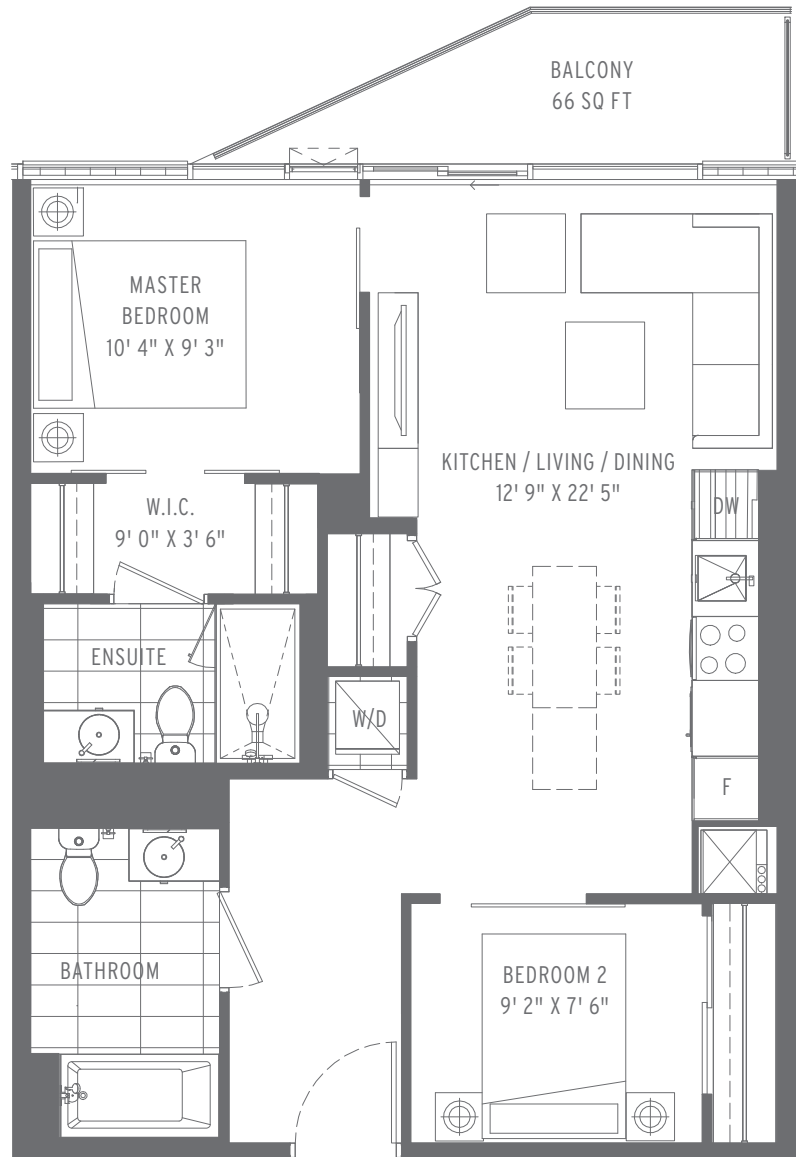
INTERIOR SQ FT: 749

EXTERIOR SQ FT: 66

TOTAL SQ FT: 815



UNIT 202 & UNIT 402



UNIT 302 & 502



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PERCH

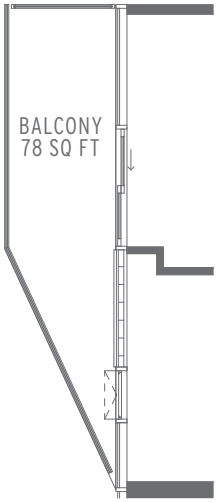
ORIOLE 1 BED + DEN, 2 BATH

INTERIOR SQ FT: 577

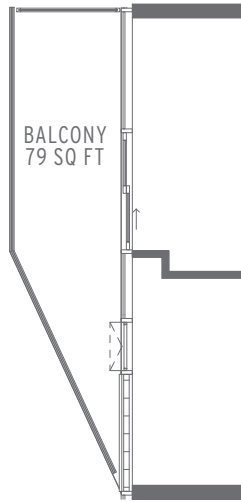
EXTERIOR SQ FT: 105

TOTAL SQ FT: 682

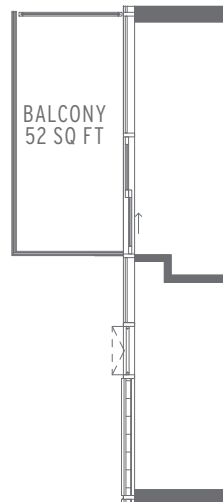
UNITS 708, 908 & 1108



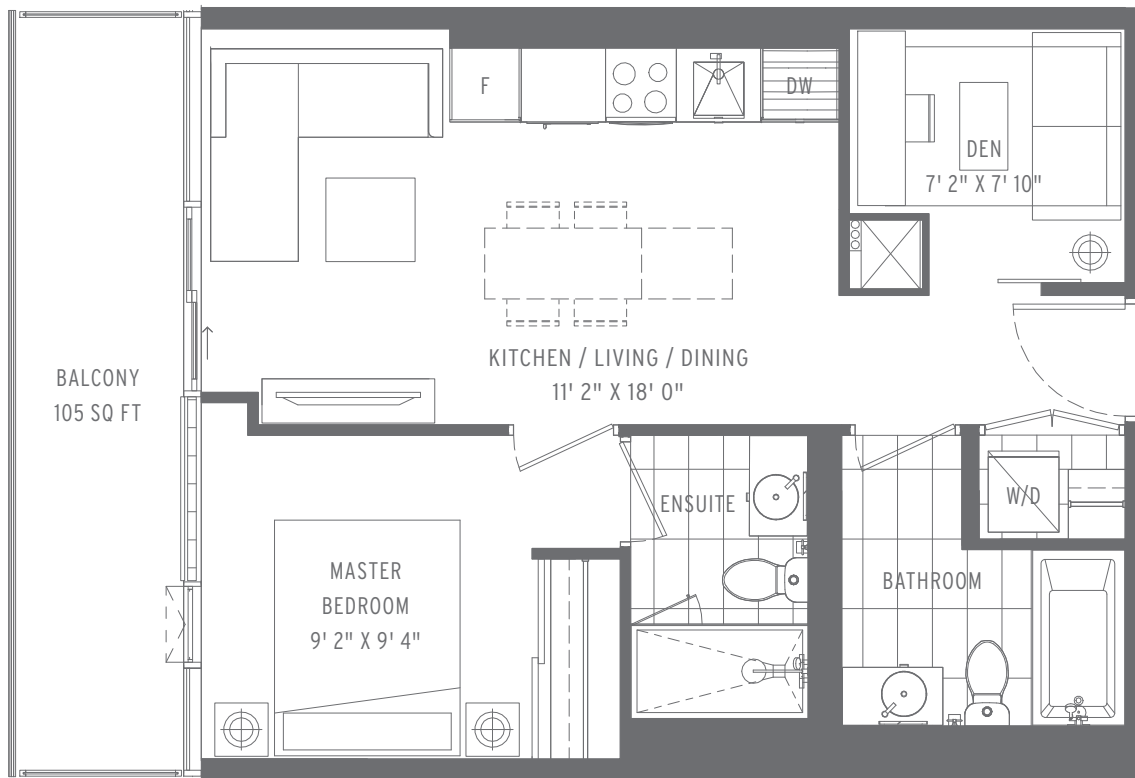
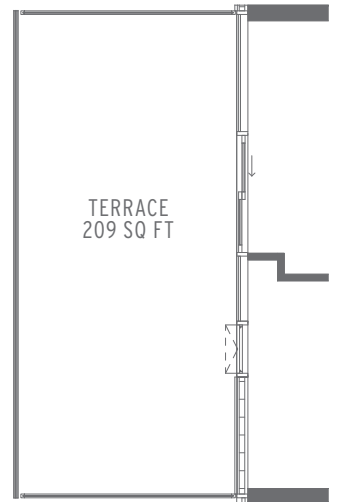
UNITS 806 & 1006



UNITS 808 & 1008



UNITS 606 & 608



UNITS 706, 906, & 1106



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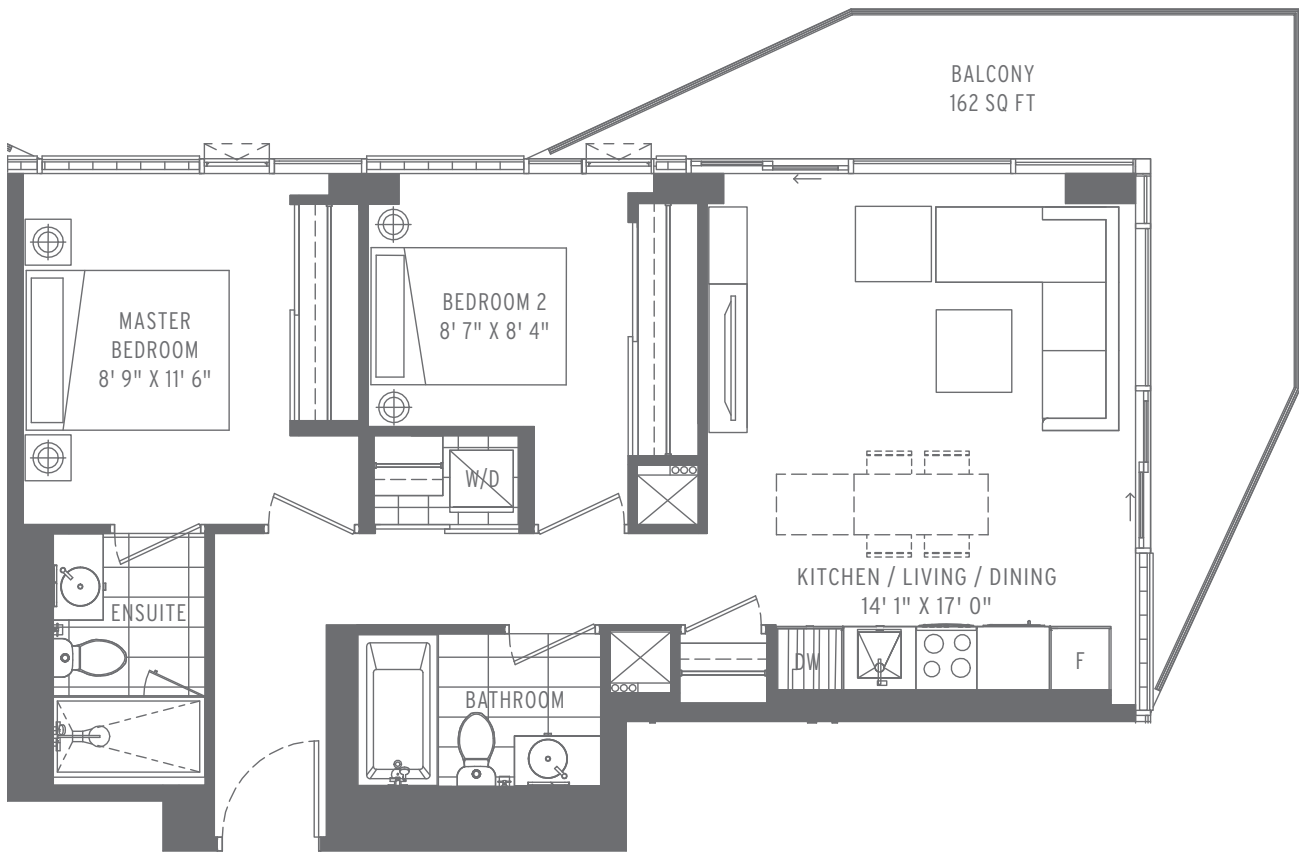
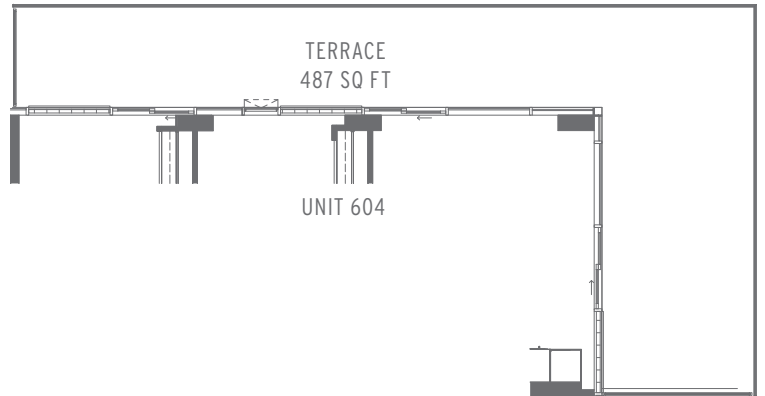
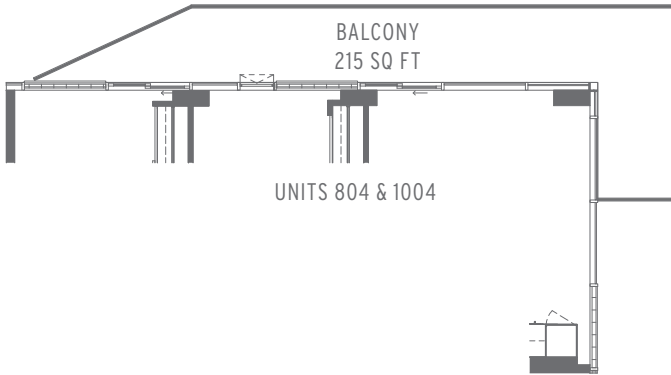
PERCH

POPLAR 2 BED, 2 BATH

INTERIOR SQ FT: 759

EXTERIOR SQ FT: 162

TOTAL SQ FT: 921



UNITS 704, 904, & 1104

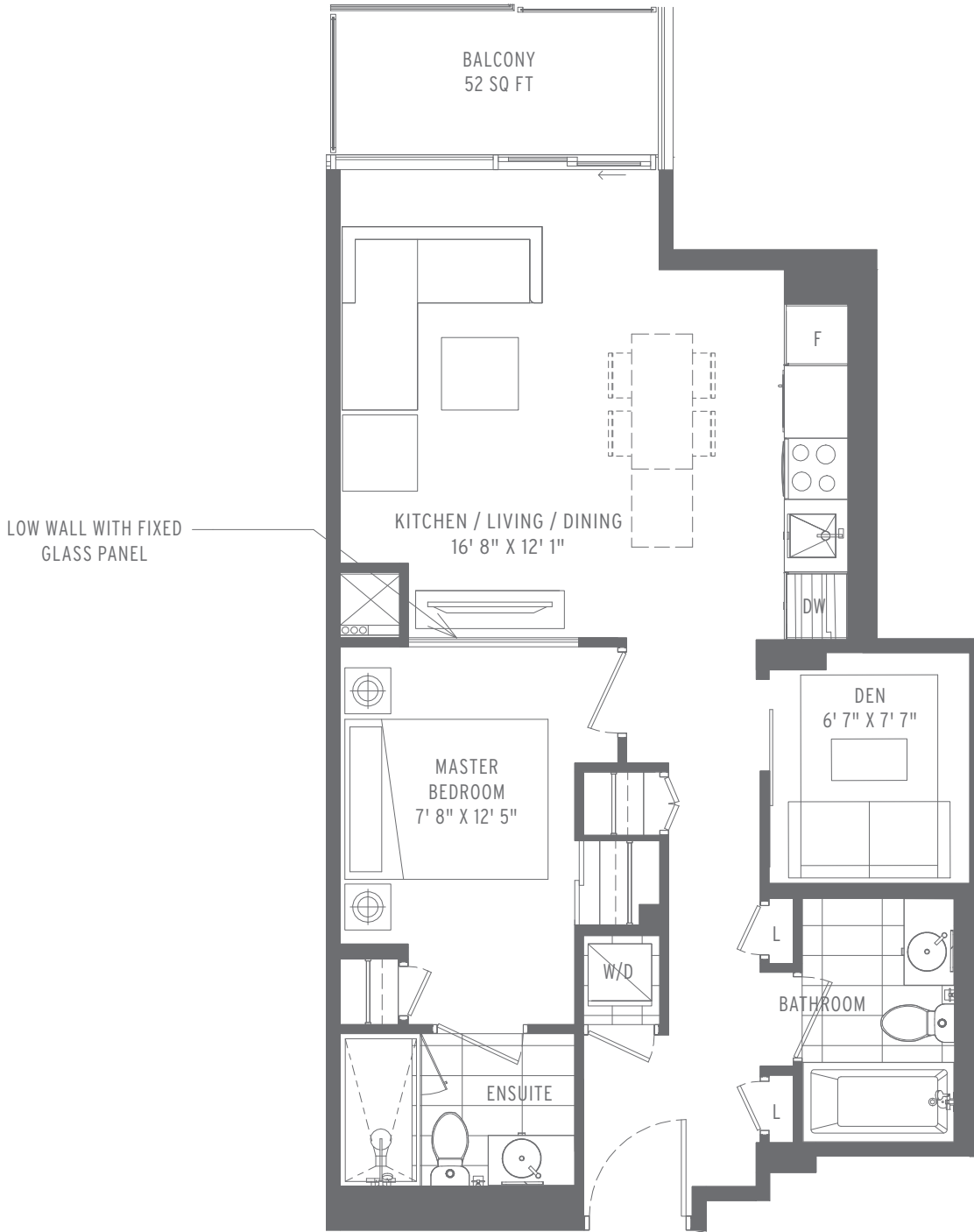


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INTERIOR SQ FT: 654

EXTERIOR SQ FT: 52

TOTAL SQ FT: 706



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PERCH

SYCAMORE 2 BED, 2 BATH

INTERIOR SQ FT: 873

EXTERIOR SQ FT: 236

TOTAL SQ FT: 1,109



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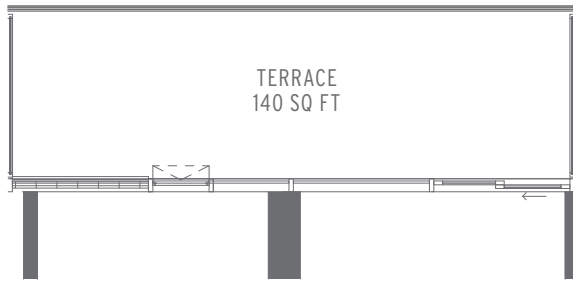
PERCH

TANAGER 1 BED + DEN, 2 BATH

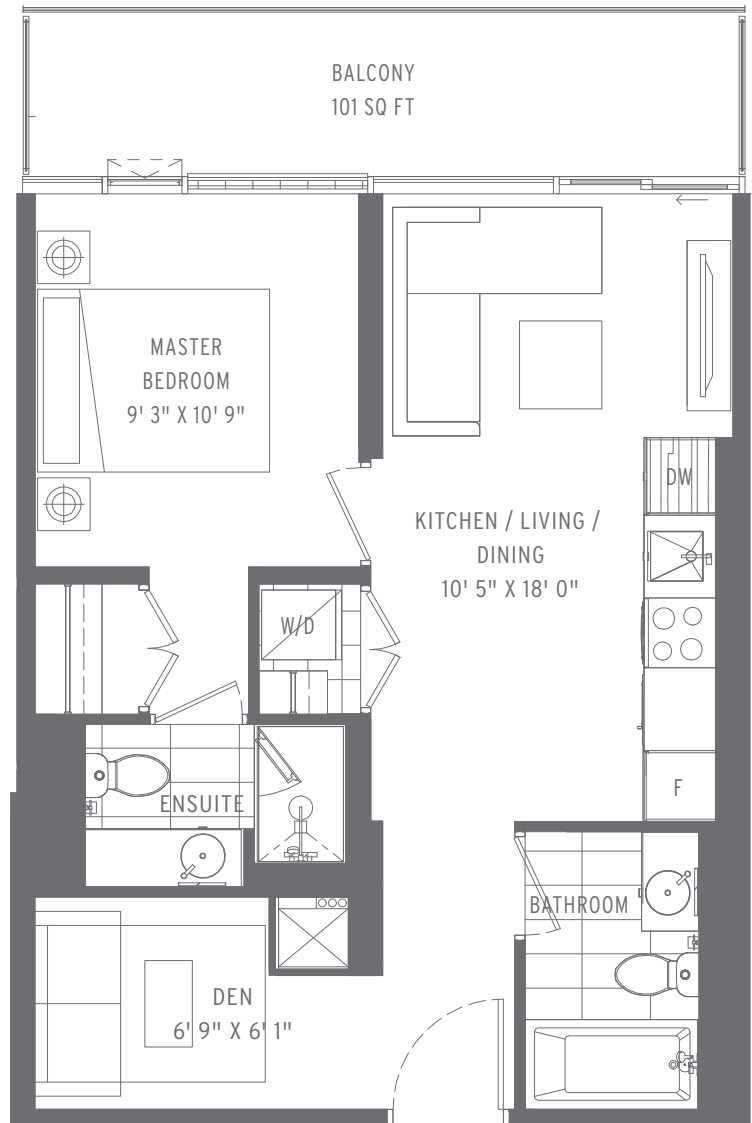
INTERIOR SQ FT: 562

EXTERIOR SQ FT: 101

TOTAL SQ FT: 663



UNIT 613



UNITS 713, 813, 913 & 1013



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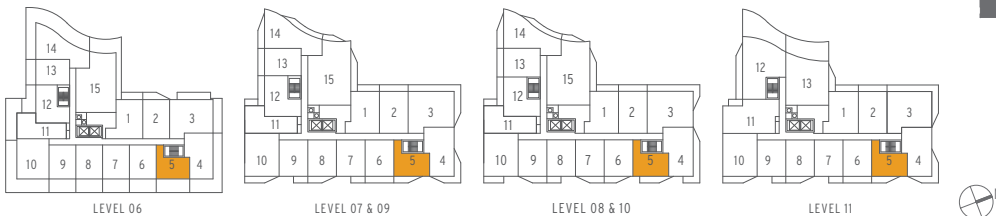
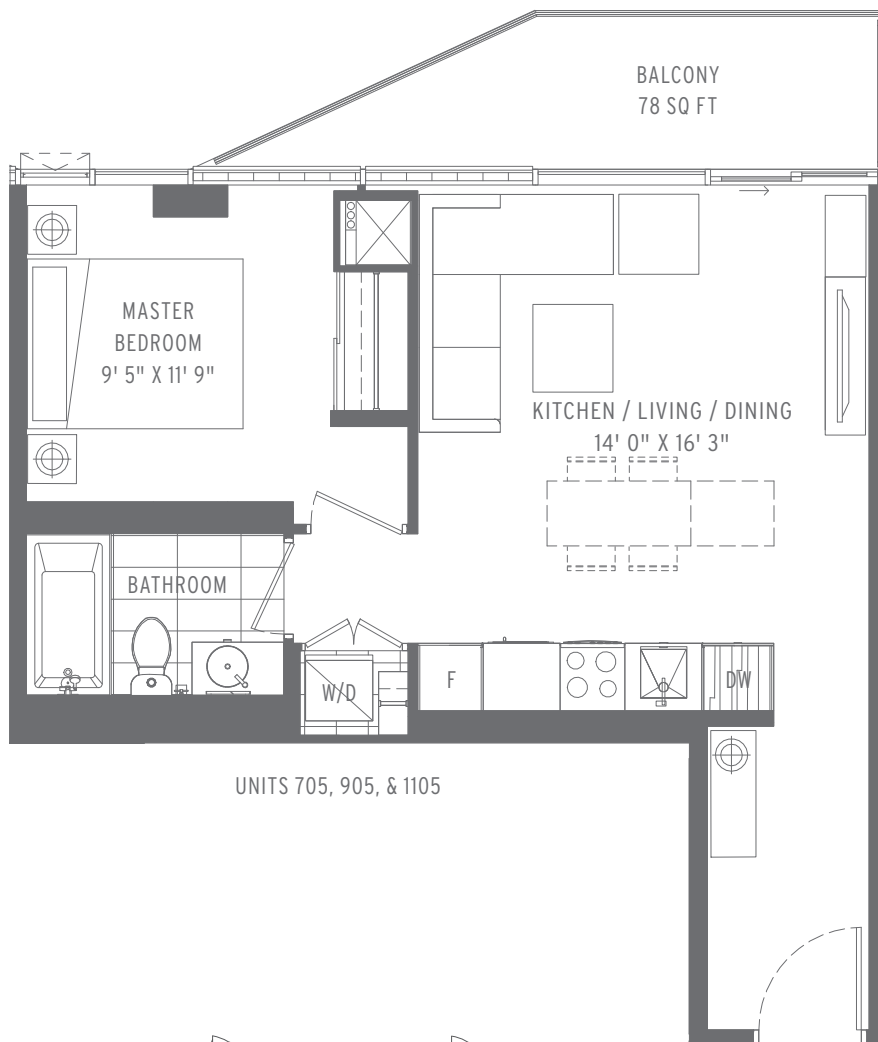
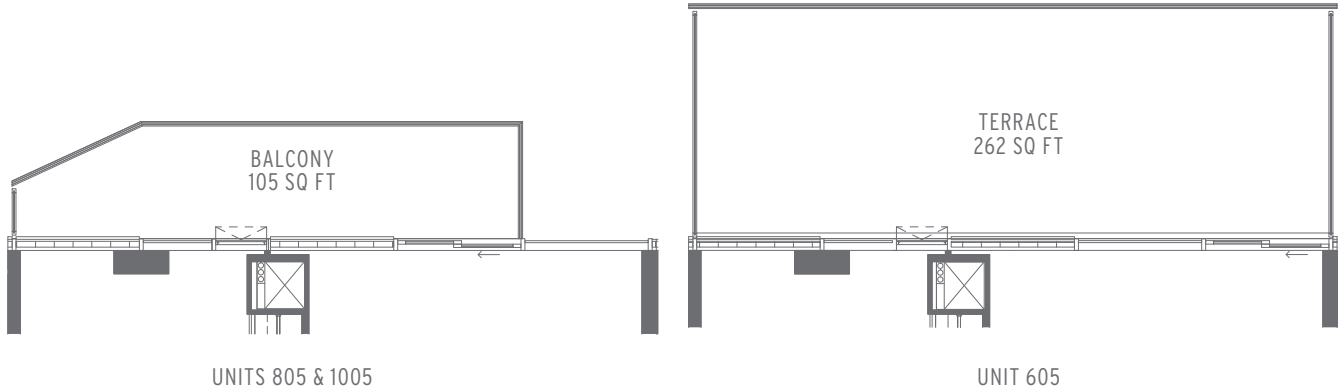
PERCH

WINTERGREEN 1 BED, 1 BATH

INTERIOR SQ FT: 535

EXTERIOR SQ FT: 78

TOTAL SQ FT: 613



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