



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	\$499,990
1+D	Tanager	562	S	6	7-10	\$534,990
1+D	Oriole	577	E	6	7-11	\$532,990
1+D	Redstart	654	N	N/A	3-5	\$555,990
1+D	Heron	611	S	6	7-10	\$561,990
1+D	Flicker	671	W	6	7-11	\$584,990
1+D	Bunting	710	W	6	7-11	\$628,990
2B	Cedar A	738	E	N/A	2-5	\$603,990
2B	Maple	753	S	N/A	2-5	\$603,990
2B	Oak	749	W	N/A	2-5	\$618,990
2B	Poplar	759	NE	6	7-11	\$637,990
2B	Fir	805	NE	N/A	2-5	\$652,990
2B	Sycamore	873	SW	6	7-10	\$727,990
2B+D	Cedarvale	824	SE	6	7-11	\$665,990
2B+D	Crothers Woods	986	NW	N/A	2-5	\$742,990
3B+D	Highland	1,385	NW	6	7-10	\$930,990

<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)
<u>Parking</u> \$50,000 \$45,000 \$3,000 deposit on signing.	Balance to 5% in 30 Days	Balance to 10% in 30 Days	Approx. \$0.59 per square foot
<u>Lockers</u> \$5,900 \$1,000 Payable at closing no deposit required	2.5% March 1 st 2021	10% March 1 st 2021	<u>Levies*</u>
<u>Assignment Fee</u> \$5,000 \$1,000	2.5% June 1 st 2021	10% March 1 st 2022	1+ Den and Smaller \$14,000 \$9,000
<u>Right to Lease During Interim Occupancy</u>	2.5% March 1 st 2022	5% on Occupancy	2 Bedroom and Larger \$18,000 \$13,000
<u>Free Standard Kitchen Island*</u>	2.5% June 1 st 2022	<u>Taxes</u> Property taxes are Estimated at approximately 1.0%	
	5% on Occupancy		

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.



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