

LAKE SUITES

BUILDING FEATURES

The Lake Suites Tower rises above the waterfront, with every storey a floor-to-ceiling glass vision, reflecting the calming waters of Lake Ontario. 39 storeys encompass suites designed with the best views of the lake and city along with enjoyable amenities, perfect for entertaining and exquisite experiences. Elevate your enjoyment with our outdoor dining and barbecues, a fireside lounge, putting green, world-class fitness centre, yoga studio, media lounge and private dining room.

SUITE FEATURES*

- Approximately 9-foot high smooth finished ceilings
- Floor to ceiling windows including bedrooms, as per plan
- Suites feature balconies, patios or terraces, as per applicable plan
- Designer-selected prefinished laminate flooring throughout
- Contemporary kitchen cabinetry, stunning tiled porcelain backsplash, polished stone countertop and single basin stainless steel under-mount sink
- Integrated refrigerator, integrated dishwasher, electric cooktop, stainless steel convection oven with hood fan exhaust to exterior and stainless steel microwave
- Contemporary bathrooms featuring chrome accessory package, polished stone countertops, mirror with designer selected storage cabinets above vanity, as per plan
- Individually controlled year-round heating and cooling system
- Light fixtures provided in foyer, kitchen and bathroom(s)
- Pre-wired for High-speed Internet and Cable TV

Model	Suite Type	Size	Exposure	Outdoor Area	Starting Price	Starting PSF
Kimber	2 Bed + Den	845	South	141	\$1,227,990	\$1,453
Rosseau	3 Bed	960	South East	327	\$1,185,990	\$1,235
Redstone	3 Bed	1101	South West	244	\$1,399,990	\$1,272

<p><u>Occupancy Date</u> September, 2023</p> <p><u>Parking</u> \$65,000</p> <p><u>Locker</u> \$7,500</p>	<p><u>Deposit Structure</u> \$5,000 on Signing Balance to 5% in 30 Days 5% in 90 365 Days 5% in 365 730 Days 5% in 720 1095 Days 5% on Occupancy</p>	<p><u>Maintenance Fees</u> \$0.59/sq ft (excludes water and hydro)</p> <p><u>Property Taxes</u> The current City of Toronto Tax Rate is approximately 0.61% of total 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 Offer. Some conditions apply. Pricing exclusive to Lake Suites units. Please contact a sales representative for full details. Prices, specifications and promotions subject to change without notice.

Milborne Real Estate Inc. Brokers Protected. E. & O.E. April 6th 2020.

PRESENTATION GALLERY HOURS
Monday – Thursday 12PM-6PM
Saturday-Sunday 12PM-5PM
493 Davenport Road, Toronto ON, M4V 1B7
T: 416.968.9196 E: sales@lakesidetoronto.com



LAKESIDE

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LIMITED TIME ONLY! **at LAKE SUITES!**

Only 5% Down Per Year

\$5,000 on Signing

Balance to 5% in 30 days

5% in 365 days

5% in 730 days

5% in 1095 days

Free Assignment*

(Valued at \$5,000)

Right to Lease During Interim Occupancy

Capped Development Levies

(\$12,000 for 1B-1B+D, \$15,000 for 2B-3B)

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LAKE SUITES FAQs

- **Developer:** Greenland Group
- **Architect:** Hariri Pontarini Architects
- **Interior Design:** II BY IV Design
- **Building Height:** 39 Storeys
- **Total Number of Residential Suites in Building B:** approx. 371
 - Suite Sizes Range from 477 sqft 1B to 1101 sqft 3B+D
- **Price of Parking:** \$65,000
 - Parking Maintenance Fee: \$69.93
- **Price of Locker:** \$7,500
 - Locker Maintenance Fee: \$13.73
- **Tentative Occupancy Date:** March 2023
- **Levy Caps:** \$12,000 1B to 1B+D; \$15,000 2B+
- **Deposit Structure:**
 - \$5,000 on Signing
 - Balance to 5% in 30 days
 - 5% in ~~90~~ 180 days
 - 5% in ~~270~~ 365 days
 - 5% in 720 days
 - 5% on occupancy
- **Floor premiums vary** from \$1,000-\$5000 per floor, depending on suite size.
- **View premiums vary** from \$30,000-\$150,000 depending on suite.
- **Maintenance Fees:** \$0.59/ sqft
- **Lake Suites Incentives:** Right to Lease During Interim Occupancy, Free Assignment, Extended Deposit Structure, Capped Development Levies.

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Features & Finishes

- 9ft high Smooth Ceilings in principal rooms
- Floor to Ceiling Windows, as per plan
- Designer Selected Pre-Finished Laminate Flooring (ceramic tiles in laundry area as per plan)
- Porcelain Tiled Flooring in bathrooms
- Stone countertops in kitchen and bathrooms
- 24" integrated refrigerator – 24" integrated dishwasher – 24" electric cook top – 24" convection oven with hood fan – stainless steel freestanding microwave
- Individually controlled year round heating and cooling

Amenities

- Media Lounge with Bar/Kitchenette
- State of the Art Fitness Centre
- Yoga Studio
- Private Dining Room
- Private Lounge with Games Area
- Outdoor terrace with gas barbecues, fire pits and lounge area
- Putting Green

*Some conditions apply. Details and specifications approximate. Incentives, deposits and pricing are subject to change without notice. Please refer to the Agreement of Purchase and Sale and Condominium Documents for full details. E.&O.E. September 14, 2019.

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Neighbourhood

- 93 Walk Score, 98 Transit Score, 100 Bike Score
- Toronto's Waterfront Revitalization: \$30 Billion Dollars in Funding, Approx. 25 years of Transformation, 40,000 Residents, One million sq. metres of Employment space and 300 hectares of Parks and Public spaces.
- Smart City: 50,000 Job Opportunities, 3.3 million square feet of Residential, Office and Commercial Space over 12 acres immediately next door
- East Harbour: a 60-acre master planned community bringing 50,000 plus Job Opportunities, 11 million square feet of Commercial/Office/Retail Space and a brand new Transit Hub.
- Don River Park Revitalization: or Port Lands Flood Protection Program will be one of the biggest infrastructure projects undertaken in Toronto. With more than \$2 billion dollars of funding and a completion of approx. 7 years, the Don River Park Program will bring more than 80 acres' worth of new parks, roads, bridges, river valleys and an island just east of the downtown core.

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LIVE. PLAY. LAKE.

LAKE SIDE

RESIDENCES

Kimber

two-bedrooms + den

interior area:
845 SF / Suite 4

exterior area:
MIN 138 SF, MAX 144 SF



Terrace conditions will require curbs and steps to access. 8th floor units may have curbs.



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Floor 8



Floors 9-37



Any stated areas and/or dimensions shown are approximate only and subject to normal construction variances. Actual usable floor space may vary from any stated or depicted floor area and the unit shall be measured in accordance with the provisions set out in Tarion Builder Bulletin 22. The layout of the suite may be reversed depending on the location of the unit within the project. Any furniture depicted is for illustration purposes only and does not necessarily reflect the fixtures, finishes, appliances, and/or electrical plan of the unit and is not included in the purchase price. Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams, as applicable pursuant to the plans. The view from or through the windows to the exterior cladding of the building and may be partially obstructed by materials affixed to the exterior cladding of the building as part of the architectural design elements and/or interior structural columns that may be required pursuant to the recommendations of the project's engineers. Glazing and structural columns, etc. may be sloped as part of the architectural design. Any and all materials, measurements, dimensions and/or specifications are subject to change without notice. All illustrations are artist's concept only. E. & O. E. October 2018.

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Rosseau

three-bedrooms

interior area:
960 SF / Suite 3
exterior area:
MIN 325 SF, MAX 327 SF



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Floor 8

Floors 9-37

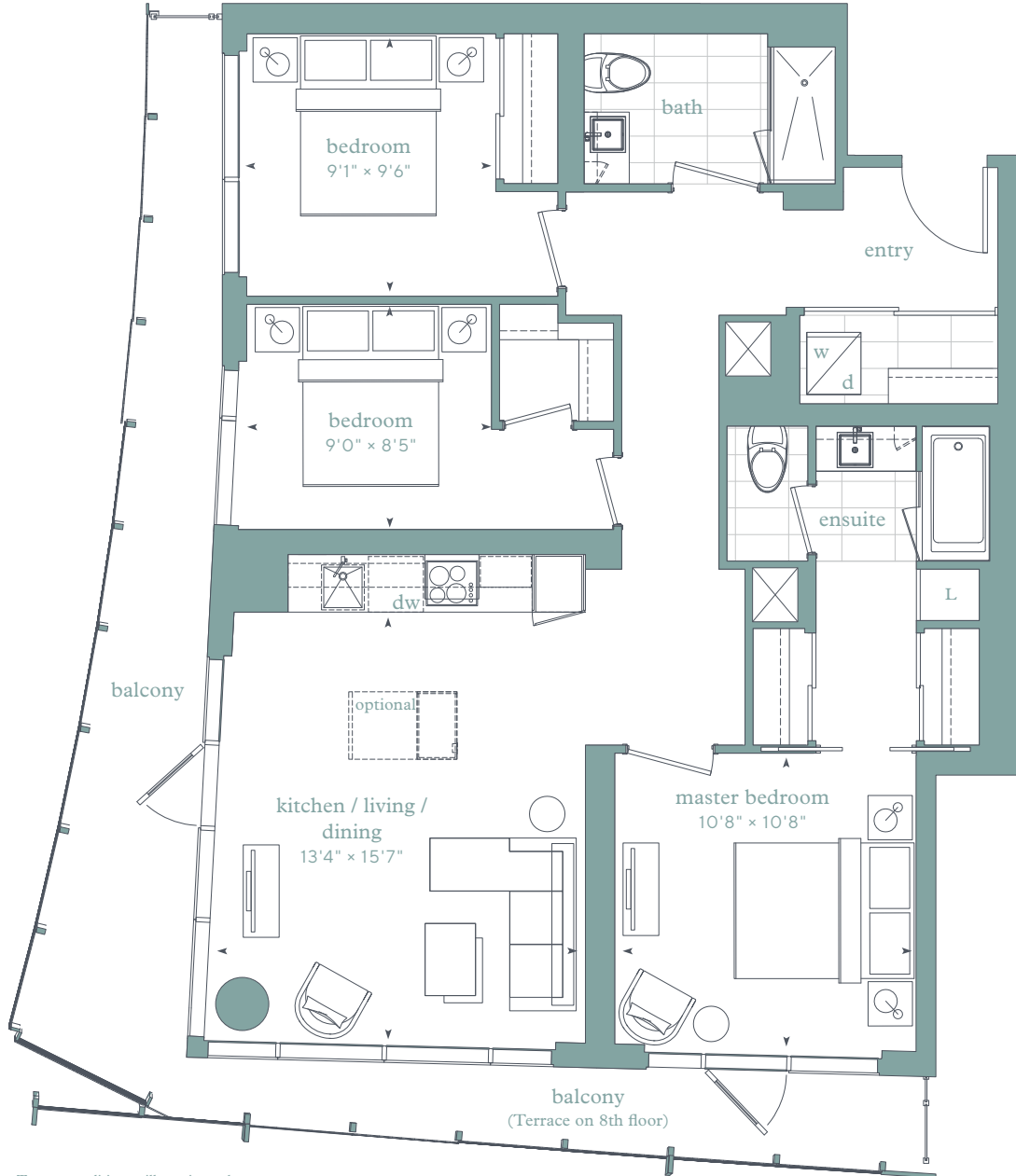


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Redstone
 three-bedrooms

interior area:
 1101 SF / Suite 7
 (Excludes floors 11, 21 & 30)

exterior area:
 244 SF



Terrace conditions will require curbs and steps to access. 8th floor units may have curbs.



Floor 8

Floors 9-37



Redstone
 three-bedrooms

interior area:
 1085 SF / Suite 7
 exterior area:
 245 SF



Floors
 11,21,30



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Lake Suites Worksheet-Local Buyer



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DATE		
1st Choice	Model	Level(s)- HIGH/MEDIUM/LOW
2nd Choice	Model	Level(s)- HIGH/MEDIUM/LOW
3rd Choice	Model	Level(s)- HIGH/MEDIUM/LOW
Parking \$65,000 (Please circle YES		NO
For 2 beds + larger ONLY		
Locker \$7,500		YES NO

PURCHASER 1:

FULL LEGAL NAME _____

SIN # _____

DOB (MM/DD/YY) _____

ADDRESS _____ SUITE # _____

CITY _____ PROVINCE _____

POSTAL CODE _____

INVESTOR OR END USER* _____

OCCUPATION & EMPLOYER* _____

CELL _____

HOME _____

OFFICE _____

E-MAIL _____

RESIDENCY: _____

PURCHASER 2:

FULL LEGAL NAME _____

SIN # _____

DOB (MM/DD/YY) _____

ADDRESS _____ SUITE # _____

CITY _____ PROVINCE _____

POSTAL CODE _____

OCCUPATION & EMPLOYER* _____

CELL _____

HOME _____

OFFICE _____

E-MAIL _____

RESIDENCY: _____

CLEAR & VALID GOVERNMENT ID AND YOUR BUSINESS CARD MUST ACCOMPANY THIS WORKSHEET IN ORDER TO RECEIVE AN ALLOCATION

NOTES

COOPERATING BROKER (Fill in or attach business card)

AGENT _____

BROKERAGE _____

ADDRESS _____

PHONE _____

MOBILE _____

EMAIL _____

PURCHASER PROFILE

Marital Status: _____

of Dependents: _____

Rent or Own: _____

Deciding Factors: _____

PLEASE MAKE CHEQUES PAYABLE TO:
HARRIS SHEAFFER LLP In Trust