



# HIGHLAND COMMONS

RESIDENCES BY THE CREEK

## EXCLUSIVE TO OUR PLATINUM BROKERS FREQUENTLY ASKED QUESTIONS

### ABOUT THE PROJECT

PRESENTATION CENTRE LOCATION:  
1650 Military Trail, Scarborough

BUILDING ADDRESS:  
1625 Military Trail, Scarborough

DEVELOPER:  
Altree Developments

ARCHITECT:  
Kohn Partnership Architects

INTERIOR DESIGN:  
DesignAgency

PROPERTY MANAGEMENT COMPANY:  
CrossBridge Condominium Services Ltd.

PROJECT LAWYER:  
Minden Gross LLP

NUMBER OF STORIES:  
8

NUMBER OF CONDOMINIUM SUITES:  
263 in Building A  
276 in Building B

SUITE SIZES:	
Studios	284 to 393 sq. ft.
1 Bed	450 to 664 sq. ft.
1 Bed + Den	489 to 687 sq. ft.
2 Bed	592 to 843 sq. ft.
2 Bed + Den	751 to 915 sq. ft.
3 Bed	887 to 1159 sq. ft.
Lofts	664 to 906 sq. ft.

### CRITICAL DATES

ANTICIPATED CONSTRUCTION START DATE:  
Fall 2022

TENTATIVE OCCUPANCY DATE:  
April 2025

E & O.E. November 2021. All prices, figures, information, specifications and materials are preliminary and are subject to change without notice. All information is as per plan. Terms and Conditions Apply. Please consult a Sales Representative for further details

**HIRSCH**  
+ ASSOCIATES





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### MAINTENANCE FEES

#### MONTHLY MAINTENANCE FEES

\$0.62/per sq ft - Maintenance fees exclude hydro, water, cable, and internet.

#### PARKING MAINTENANCE FEES

\$60 per month

#### LOCKER MAINTENANCE FEES

\$20 per month

### CAPPED LEVIES

Studio, 1 Bed, 1 Bed & Den	\$12,900
2 Bed, 2 Bed & Den	\$15,900
3 Bed and Larger	\$17,900
Section 37	\$2,000
Meters	\$1,000 per meter

### PLATINUM DEPOSIT STRUCTURE

#### DEPOSIT STRUCTURE (CANADIAN RESIDENTS):

- \$5,000 bank draft on Signing
- Balance to 5% in 30 days
- 5% in 180 days
- 2.5% on January 15, 2023
- 2.5% on May 31, 2023
- 5% on occupancy

#### INTERNATIONAL DEPOSIT STRUCTURE:

- \$10,000 bank draft on Signing
- Balance to 10% in 30 days
- 10% in 180 days
- 5% on January 15, 2023
- 5% on May 31, 2023
- 1% on occupancy



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### GENERAL INFORMATION

#### PARKING:

Available for purchase with suites 560 sq ft and larger on a first come, first sale basis

Approximately 39 Visitor Spots in Building A & 41 Visitor Spots in Building B

4 Car Share Spots between 2 buildings

#### LOCKERS:

Available for purchase on a first come, first sale basis

#### PARKING PRICE:

Regular: ~~\$55,000~~ - \$45,000 | EVG: ~~\$65,000~~ - \$55,000

#### LOCKER PRICE:

~~\$10,000~~ \$6,000

#### BICYCLE PARKING:

Available for residents and visitors

#### NUMBER OF ELEVATORS:

3 per building

#### PETS:

Permitted with restrictions

#### SHUTTLE SERVICE:

Direct shuttle service to Guildwood GO Station for residents during peak hours

### AMENITIES

- 24/7 Concierge Services
- Indoor amenities include a Squash Court, Fitness Centre with Spinning & Yoga Area, Co-working Space with separate Meeting Rooms, Party Room, Kids Play Area with a separate Parent's Lounge, Guest Suites, Pet Wash, and Indoor Games Area, including a Ping Pong Table and a Pool Table.
- Outdoor amenities include an Outdoor Pool with Sun Loungers, BBQ Space with Dining Areas, Communal Garden, Fire Pits with Lounge Seating, Basketball Court, and outdoor Games Area which includes a Ping Pong Table and a Life Size Chess Board.



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### PROCEDURES

ARE NAME CHANGES ALLOWED?

No

ARE ASSIGNMENTS ALLOWED?

Yes – after 90% sold with Developer approval and as per APS terms.

DO YOU HAVE THE RIGHT TO LEASE DURING INTERIM OCCUPANCY?

Yes, as per APS terms.

CAN PURCHASERS BUY MULTIPLE UNITS UNDER THE SAME NAME?

No, only one per name and two per household.

CAN PURCHASERS PURCHASE UNDER A CORPORATION?

Yes, but the Agreement of Purchase and Sale must also include a personal name, and the full articles of incorporation are required.

ARE PURCHASERS REQUIRED TO PROVIDE MORTGAGE APPROVALS?

Yes - firm approvals are required in the 10-day cooling period. RBC is our on-site bank, please ask a Sales Representative for more details.

### ABOUT FEATURES AND FINISHES

WHEN DOES THE PURCHASER CHOOSE COLOURS AND FINISHES?

Approximately 6-12 months after construction commencement.

CAN PURCHASERS MAKE CHANGES TO THE FLOOR PLAN?

No

### STRUCTURE/BUILDING INFORMATION

WHAT ARE THE CEILING HEIGHTS?

- Ceiling heights approximately 9' - 0" throughout.
- Ground floor suites with approximately 15'-0" ceiling heights
- Loft suites at grade with approximately 9'-0" ceilings on the ground and second level, with soaring 15'- 0" ceilings on the main floor open to above area(s)

WHAT IS THE HEATING AND COOLING SYSTEM?

Individually controlled seasonal central air conditioning and heating system



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### NEIGHBOURHOOD

Visit the quaint small-town shops that offer everything you need from a cup of coffee at Creek Coffee & Co., or a traditional oven baked pizza from Fratelli Village Pizzeria. Lavender Rose Flowers is the perfect spot to pick up a heartwarming bouquet of flowers for a loved one. The community is integral to Highland Commons. Supporting local is what it's all about here.

Highland Commons is immersed in a neighbourhood saturated with parks, creeks, and trails such as Highland Creek Park, Colonel Danforth Park, and Bluffers Park and Beach.

Scarborough Town Centre, Shops at Highland Creeks, Food Basics, and the LCBO are all in close proximity. Takes a short drive to the Toronto Zoo, Cineplex Odeon Morningside Cinemas, or Scarboro Golf and Country Club.

### SCHOOLS

Highland Creek Public School – JK - Grade 8

Military Trail Public School – JK - Grade 8

Saint John Paul II Secondary School – Grade 8-12

U of T Scarborough Campus – Post Secondary

Centennial College Morningside Campus - College of Applied Arts & Technology – Post Secondary

### TRANSIT

4 minutes to U of T Scarborough Campus on bus #38

16 minutes to Guildwood GO Station on bus #86

13 minutes to Rouge GO Station on bus #38A

Direct shuttle service to Guildwood GO Station for residents during peak hours

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