

**Developer:** Gala Developments

**Architect:** onespace Architecture & Design

**Project Payee:** Harris Shaeffer LLP In Trust

**Building Address:** 2359 Danforth Avenue Toronto, ON M4C 1K8

**Presentation Centre:** 2135 Danforth Avenue Toronto, ON M4C 1K2 **647-261-8517**

**Building Height:** 10 Stories

**Ceiling Heights:**

9' Smooth Painted Ceiling (2<sup>nd</sup> To 9<sup>th</sup> Floors)

**Approximately 13'** Smooth Painted Ceiling on Penthouse Floor

**Approximately 13'** Smooth Painted Ceiling on Ground Floor

**Total # of Suites:** 140

**Suite Sizes:** 416 – 969 Sq. Ft.

**Suite Mix:** Studio, 1 Bed, 1 Bed +Den, 2 Bed, 2 Bed + Media, 2 Bed + Den

**Total Amenity Space:** Over -1,600 Sq. Ft.

**Elevators:** Two

**Maintenance Fees:** Approx. \$0.66 Per Sq. Ft. + \$58.70 per unit for Bulk Internet & Smart Community

**Does Not Include:** Hydro & Water

**Parking Maintenance Fee:** \$74.95 Per Month

**Locker Maintenance Fee:** \$24.95 Per Month

**Bicycle Storage Maintenance Fee:** \$29.95 per month

**Tentative Occupancy:** January 4<sup>th</sup>, 2023

**Signing:** All Signing On Milborne App

**Heating System:** Seasonally Controlled Heating and Cooling System with Eco Bee Smart Thermostat

**Amenities:**

Executive Concierge, Fitness Centre with Cardio and Weight Equipment, Yoga/Training Studio, Party Room with Kitchen/Bar Area, Pet Wash, Outdoor Patios with Outdoor Fireplaces, Dining Area with Barbeques And Sun Loungers, Mail Area and Large Parcel Room

**One Valet System:**

Digital Building Access, Smartphone Video Calling, Facial Recognition Entry, First Package Delivery, Community Messaging, and Remote Temperature Control

Floor Premiums based on Elevation & Location. Availability, Features, Promotions & Prices Are Subject To Change Without Notice.

\*Some Conditions Apply. \*Please consult a Milborne Group Sales Representative for details. E&OE. July 15th, 2021