

Danny DANFORTH

CONDOMINIUMS

BUILDING FEATURES

Rising 10 Storeys And Home To An Exclusive Collection Of 140 Spacious Suites, The Building Leaves A Dynamic Impression. The Exterior Uses A Playful Mix Of Geometric Shapes In Varied Materials And Colours To Create A Sense Of Movement That Echoes The Bustling Danforth Streetscape. Elegant Cascading Architecture Creates An Opportunity For Expansive Balconies And Terraces With Beautiful Lake And City Views, An Unexpected Breath Of Fresh Air.

EXCLUSIVE AMENITIES

Fitness Centre With Cardio And Weight Equipment Featuring An Adjoining Yoga/Training Studio With Tranquil Terrace. Designer-Decorated Party Room For Private Functions With Kitchen/Bar Area. Conveniently Located Pet Wash. Outdoor Patios Including Seating Area With Outdoor Fire-Places, Dining Area With Barbeques And Sun Loungers. Executive Concierge With Conveniently Located Adjoining Mail Area And Large Parcel Rooms

SUITE FEATURES

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- Innovative Suite Designs Featuring Approximately 9' High Smooth Painted Ceilings Excluding Mechanical Bulkheads
- Wide Plank Laminate Flooring Throughout In Foyer, Living/ Dining Areas, Kitchen, Bedrooms And Closets
- Contemporary Kitchen Cabinetry From Vendor's Standard Samples
- Quartz Countertop From Vendor's Standard Samples
- Frameless Clear Glass Shower Door, As Per Plan
- Spa-Inspired Bathrooms With Designer Cabinetry From Vendor's Standard Samples

SMART HOME HIGHLIGHTS

- Digital Access: Use Your Phone To Unlock Your Suite & Building Doors
- Smartphone Video Calling: See Who's At The Door Before Letting Them In
- Facial Recognition Entry: Enter The Building With Only A Smile
- First Package Delivery: Receive Notifications & Never Miss Another Delivery
- Community Messaging: Receive Building Messages And News Directly To Your Phone
- Remote Temperature Control: Set Your Thermostat Remotely From Anywhere

MODEL	TYPE	SIZE (SQ. FT)	EXPOSURE	STARTING PRICE
Studio 02	Studio	417	North	\$498,990
1 Bed 01	1 Bed	416	North	\$515,990
1 Bed 03	1 Bed	467	North	\$550,990
1 Bed 08	1 Bed	536	North	\$576,990
1+Den 03	1 + Den	551	East	\$634,990
1+Den 05	1 + Den	576	East	\$639,990
1+Den 07	1 + Den	579	East	\$634,990
1+Den 08	1 + Den	587	West	\$636,990
1+Den 12	1 + Den	597	West	\$641,990
1+Den 27	1 + Den	673	East	\$679,990
1+Den 30	1 + Den	693	West	\$695,990
1+Den 32	1 + Den	698	West	\$685,990
2 Bed 01	2 Bed	761	North/West	\$749,990
2 Bed 03	2 Bed	783	North/East	\$748,990
2 Bed 04	2 Bed	921	North/West	\$810,990
2+M 01	2 Bed + Media	865	South/East	\$809,990
2+Den 05	2 + Den	904	West	\$879,990

<u>TENTATIVE OCCUPANCY DATE</u>	<u>LOCAL DEPOSIT STRUCTURE</u>	<u>INTERNATIONAL DEPOSIT</u>	<u>MAINTENANCE FEES</u>
January 4th, 2023	\$5,000 on Signing Balance to 5% in 30 Days 5% in 90 180 Days 5% in 360 Days 5% on Occupancy	\$5,000 on Signing Balance to 10% in 30 Days 10% in 90 180 Days 15% in 360 Days 15% on Occupancy	Approx. \$0.66 + \$58.70 for Bulk Internet & Smart Community (Hydro & Water Excluded)
<u>PARKING</u> \$69,990 \$54,990	<u>PROPERTY TAXES</u> Property Taxes Are Estimated At Approximately 1%	<u>FREE ASSIGNMENT*</u> (Plus Legal Fees)	<u>DEVELOPMENT LEVIES*</u> \$15,000 \$12,000 1B + Den & Smaller \$18,000 \$15,000 2 Bed & Larger
<u>LOCKER</u> Regular - \$5,000 Bike Locker - \$6,990		<u>RIGHT TO LEASE DURING INTERIM OCCUPANCY*</u> (Plus Legal Fees)	

Please Make Cheques Payable To: **HARRIS SHEAFFER LLP IN TRUST**

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

