

EHTGOODE

CONDOS IN THE DISTILLERY DISTRICT

EXCLUSIVE INCENTIVES

Extended Deposit Structure

\$5,000 Deposit at Signing

Balance of 5% in 30 days (2023)

5% in 125 days (2023)

5% in 510 days (2024)

5% at Occupancy (2025)

Plus

- \$0 Development Charges*
- \$0 Assignment Fee**
- \$10,000 Credit on Closing***
- Amendment giving consent to lease during Occupancy****

* \$0 Development Charges (Up to \$16K Value) Limited to the first 5 Deals.

**On the first Assignment for qualifying Assignee subject to Vendor's conditions for Assignments being met.

***\$10K towards Closing Costs Limited to the first 5 Deals.

****Available By Request.

Please speak to Sales Representative for full details.

Must Comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

Note: This limited time offer may be changed or withdrawn at any time without notice. Certain conditions apply. This Offer is only valid on a first come first serve basis. Please see Sales Representative for full details. E. & O.E. April 13, 2023.



Exclusive New Release of Suites FIRST COME, FIRST SERVED

| SUITE | MODEL | SUITE TYPE | APPROXIMATE SUITE SIZE (SQUARE FEET) | FLOOR | OUTDOOR SIZE (SQUARE FEET) | VIEW | EXCLUSIVE PRICE WITH LIMITED TIME OFFER |
|-------|-------|------------|--------------------------------------|-------|----------------------------|------|---|
| 207 | 1A+D | 1B+D / 1 | 506 sf. | 2 | 0 | E | \$765,900 |
| 319 | 1H+D | 1B+D / 2 | 557 sf. | 3 | 40 | S | \$839,900 |
| 419 | 1H+D | 1B+D / 2 | 557 sf. | 4 | 40 | S | \$841,900 |
| 1206 | 1F+D | 1B+D / 1 | 560 sf. | 12 | 0 | W | \$845,900 |
| 713 | 2E | 2B / 2 | 620 sf. | 7 | 40 | S | \$889,900 |
| 205 | 2D-T | 2B / 2 | 621 sf. | 2 | T 255 | N | \$929,900 |
| 3004 | 3A | 3B | 864 sf. | 30 | 114 | SW | \$1,227,900 |
| 226 | 3C-S | 3B / 2 | 935 sf. | 2 | 40 | NE | \$1,154,900 |
| 528 | 3C | 3B / 2 | 935 sf. | 5 | 40 | NE | \$1,175,900 |
| 208 | 3B-S | 3B / 2 | 951 sf. | 2 | 40 | SE | \$1,184,900 |
| 310 | 3B | 3B / 2 | 951 sf. | 3 | 40 | SE | \$1,186,900 |
| 510 | 3B | 3B / 2 | 951 sf. | 5 | 40 | SE | \$1,190,900 |
| 218 | 3D-S | 3B / 2 | 971 sf. | 2 | 27 | SW | \$1,214,900 |
| 320 | 3D | 3B / 2 | 971 sf. | 3 | 27 | SW | \$1,216,900 |
| 326 | 3B+D | 3B+D / 2 | 1179 sf. | 3 | 27+27 | NW | \$1,306,900 |
| 919 | 3A+D | 3B+D / 2 | 1156 sf. | 9 | 0 | SW | \$1,470,900 |

| | | |
|--|---|---|
| <p>Deposit Structure \$5,000 with signing of Agreement Balance of 5% in 30 days (2023) 5% in 125 days (2023) 5% in 510 days (2024) 5% on Occupancy (2025)</p> <p>Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act</p> <p>Taxes Estimated at approximately 1% of purchase price</p> <p>Occupancy Commencing May 1, 2025</p> <p>All prices quoted include HST **</p> | <p>Canadian Non-Resident Deposit Structure 35% total \$5,000 with signing of Agreement Balance of 10% in 30 days 10% in 125 days 10% in 510 days 5% on Occupancy</p> <p>Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act</p> | <p>Maintenance for Residential units: \$0.63 per square foot \$0.65 per square foot for Terrace Units with gas. Hydro and Water individually metered.</p> <p>Parking* WAITLISTED \$80,000 per parking space EV Parking* \$90,000 per parking space Parking Maintenance fee - \$100.00/month</p> <p>Locker* WAITLISTED \$6,000 per locker Locker Maintenance - \$45.00/month</p> |
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*Parking and Locker are subject to availability. See Sales Representative for details.

** As per the Agreement of Purchase and Sale.

This limited time offer is only valid on a first come, first served basis.

Premiums apply to floors, balconies, terraces, and views.

Please see Sales Representative for full details.

All prices, figures and materials are preliminary and are subject to change without notice. Square footages and dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. Note: Actual usable floor space may vary from the stated floor area. E. & O. E. April 13, 2023.