



## FEATURE SHEET

From its home on Jane Street just north of Sheppard, Yorkwoods’ 13-storey profile reaches to the sky while offering residents unprecedented views in all directions. Watch the sunrise over Derrydowns Park, or head out for a walk through Canada’s first urban park - Downsview Park. Featuring over 350 hectares of publicly accessible green space that includes new pedestrian and cycling paths, and more than 50,000 new trees and shrubs. Explore the beautiful outdoors or stay in and enjoy a host of generous on-site amenities.

### Indoor Amenities

24-Hour concierge; Mail room; Parcel storage; Fitness room; Meeting room; 2 Kids play room; Rooftop party room with spectacular panoramic views.

### Outdoor Amenities

2 Rooftop terraces with Barbecue areas, Fenced off-leash dog area, Outdoor dining area, Sundeck lounging area, Kids playspace

### Suite Features\*

- 9’ ceiling finish.
  - Luxury vinyl flooring for foyer, living/dining, bedroom and den from Vendor's samples.
  - Custom-style kitchen cabinetry from Vendor's samples.
  - Solid quartz slab kitchen countertop from Vendor's samples.
  - Tile backsplash from Vendor's samples.
  - Stainless-steel kitchen appliances consisting of a refrigerator, electric top
- range oven, over-the-range hood microwave, washer and dryer, built in dishwasher
  - Modern integrated sink vanity cabinet, as per plan
  - Quartz vanity countertop from Vendor's standard samples.
  - Chrome single-lever faucet and accessories including toilet paper holder and towel bar

Suite Types	Size Ranges (Sq. Ft.)	Starting Prices
1 Bed	464-571	Low \$500's
1 Bed + Den	528-609	Mid \$500's
2 Bed	662-820	Low \$600's
3 Bed	892-1109	Low \$700's
3 Bed + Den	1017-1084	Low \$800's

<p><b>OCCUPANCY DATE</b> August 2024</p> <p><b>PARKING</b> <del>\$45,000</del> \$35,000 + HST</p> <p><b>COMBINED PARKING/LOCKER</b> <del>\$50,000</del> \$42,000 + HST</p> <p><b>LOCKERS</b> <del>\$5,000</del> \$3,000 + HST</p>	<p><b>LOCAL DEPOSIT STRUCTURE</b> \$5,000 on signing <del>5% in 30 days</del> <b>Balance to 2.5% in 30 days</b> <b>2.5% in 90 days</b> <del>5% due June 1, 2022</del> <b>2.5% Feb 15, 2022</b> <b>2.5% May 1, 2022</b> <del>5% in 360 days</del> <b>2.5% in 390 days</b> <b>2.5% in 460 days</b> 5% on occupancy</p> <p><b>INTERNATIONAL STRUCTURE</b> \$10,000 on signing Balance to 10% in 30 days 5% in 180 days 5% in 370 days 5% in 460 days 5% in 540 days 5% on occupancy</p>	<p><b>MAINTENANCE FEES</b> Condos - \$0.54/Sq. Ft (excludes utilities) Parking - \$39.39/month Locker - \$24.83</p> <p><b>PROPERTY TAXES</b> Tax rate approximately 1% of the purchase price.</p>
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