



# WESTBEND

RESIDENCES *Bloor & High Park*

## Exclusive Broker Feature Sheet & Pricing

Nestled between The Junction and Roncy is a unique neighbourhood, humming with creativity and energy. Set against the backdrop of a verdant oasis, it's the curator of all things cool and eclectic. Here lively Bloor Street meets a restful High Park. Transit crisscrosses the landscape. Indie coffee shops, chic restaurants and artsy stores weave a sensory web of rich experiences. Here laughter lingers. Evenings are delightful and long days in the park are an everyday thing.

### EXCLUSIVE AMENITIES

Concierge | Fitness Centre | Yoga Studio  
 Social and Private Media Lounges  
 Parcel Storage with Automated Lockers  
 Community Co-Working Space and Games Area  
 Entertainment, Dining and Social Lounge  
 Meditation Deck | Pet Spa  
 Rooftop Fireside Lounge and Co-Working Space  
 Rooftop BBQ/Dining Area

### SUITE FEATURES

9' – 12" Smooth Ceilings Throughout\*  
 Selection from Designer Selected Color Packages  
 Quartz Countertops  
 Stainless Steel Appliance Package  
 Plank Laminate Flooring  
 Lake, Park and Cityscape Views\*  
 High Efficiency Washer and Dryer  
 1 Valet Smart Home System

<p><b><u>TENTATIVE OCCUPANCY</u></b> Early 2025</p> <p><b><u>PARKING</u></b> \$75,000 *Only eligible for suites 654sqft+</p> <p><b><u>LOCKER</u></b> \$6,500 *Only eligible for suites 678sqft+</p> <p><b>\$0 Development Levies*</b></p>	<p><b><u>DEPOSIT STRUCTURE</u></b> <u>10% Down Only*</u></p> <p>\$10,000 on signing        Balance to 5% in 30 days        2.5% in 120 days        2.5% in 240 days        5% on Occupancy</p> <p>Cheques Payable To:  <b>MCMILLAN LLP in Trust</b></p>	<p><b><u>MAINTENANCE</u></b> (Excludes hydro and water)</p> <p>Approx. \$0.69/Sq. ft per month        for 763 and larger        Approx. \$0.73/Sq. ft per month        For 762 and smaller        \$44+Hst Rogers High Speed and.        Smart Home</p> <p><b>One Year Free Maintenance        For <u>ALL</u> Suites*</b></p> <p><b><u>PROPERTY TAX</u></b> Approximately 1%</p>
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\*\*Pricing, Promotions and Incentives subject to change without notice. Additional closing costs may apply. 10% deposit before occupancy. Free maintenance fee promotion does not include rogers/smart home fees, parking and locker maintenance. All dimensions are approximate and are subject to normal construction variances. Ceiling height excludes dropped areas or areas where bulkheads are required.. Floor premiums may apply based on elevation and location. Legal/Admin fees apply. Price includes HST. Please see a Sales Representative for full details E. & O.E. October 24, 2022



## Exclusive Broker Feature Sheet & Pricing

### Studios & One Bedroom

Model	Type	Floor Range	Interior Size	Exterior Size	Exposure	Bath	Ceiling Height	Starting Price	Starting P\$F
<b>ST0A</b>	Studio	6-7	427	0	South	1	9'	\$603,990	\$1,414
<b>1B0B</b>	1B	6-12	491	0	South	1	9'	\$659,990	\$1,344
<b>1B0C</b>	1B	2-12	520	35	North	1	9 to 10'	\$679,990	\$1,308
<b>1B0G</b>	1B	5-7	562	77	North/West	1	9'	\$670,990	\$1,194
<b>1B0F</b>	1B+S	6-7	555	86	South/West	1	9'	\$737,990	\$1,330

### One Bedroom Plus Den

Model	Type	Floor Range	Size	Outdoor Size	Exposure	Bath	Ceiling Height	Starting Price	Starting P\$F
<b>1BDE</b>	1B+D	1-1	561	0	North	1	12'	\$707,990	\$1,262
<b>1BDI</b>	1B+D	2-4	567	51	South	1	9 to 10'	\$731,990	\$1,291
<b>1BDH</b>	1B+D	2-12	568	35	North	1	9 to 10'	\$741,990	\$1,306
<b>1BDL</b>	1B+D	1-1	625	0	North/West	1	12'	\$797,990	\$1,277
<b>1BDO</b>	1B+D	2-7	632	33	North	1	9'	\$766,990	\$1,214
<b>1BDP</b>	1B+D	2-4	650	0	South	1	9'	\$782,990	\$1,205
<b>1BDK</b>	1B+D	2-12	601	36	North	2	9 to 10'	\$791,990	\$1,318
<b>1BDM</b>	1B+D	1-1	625	0	North	2	12'	\$787,990	\$1,261

\*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale. All dimensions are approximate and are subject to normal construction variances. Ceiling height excludes dropped areas or areas where bulkheads are required. Availability, Features, Promotions and Prices are subject to change without notice.\*\*Floor premiums may apply, based on elevation and location. Legal/Admin fees apply. Price includes HST. Please see a Sales Representative for full details E. & O.E.  
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### Jr Two Bedrooms

Model	Type	Floor Range	Size	Outdoor Size	Exposure	Bath	Ceiling Height	Starting Price	Starting P&F
1BDJ	JR 2B	6-12	584	71	South	2	9'	\$826,990	\$1,416
1BDS	1B+D	2-12	690	38	North	2	9'	\$856,990	\$1,242
1BDT	JR 2B	1-2	719	51	East	2	10'	\$872,990	\$1,214
1BDR	JR 2B	8-12	679	30	South/West	2	9'	\$890,990	\$1,312

### Two Bedrooms

Model	Type	Floor Range	Size	Outdoor Size	Exposure	Bath	Ceiling Height	Starting Price	Starting P&F
2B0B	2B	2-4	674	38	North/West	1	9'	\$842,990	\$1,251
2B0C	2B	3-4	745	50	East	2	9'	\$887,990	\$1,192
2B0D	2B	8-12	758	38	North/West	2	9'	\$963,990	\$1,272
2B0F	2B	2-4	782	81	South	2	9 to 10'	\$965,990	\$1,235
2B0H	2B	2-4	789	69	South/West	2	9'	\$967,990	\$1,227
2B0E	+S	1-2	786	34	East	2	10'	\$955,990	\$1,216

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### Two Bedrooms Plus Den

Model	Type	Floor Range	Size	Outdoor Size	Exposure	Bath	Ceiling Height	Starting Price	Starting P\$F
<b>2BDG</b>	2B+D	2-4	793	33	South	2	9 to 10'	\$985,990	\$1,243
<b>2BDI</b>	2B+D	2-4	861	34	South	2	9 to 10'	\$1,054,990	\$1,225
<b>2B0J</b>	2B+D	3-4	930	59	South/East	2	9'	\$1,157,990	\$1,245

### Three Bedrooms Plus

Model	Type	Floor Range	Size	Outdoor Size	Exposure	Bath	Ceiling Height	Starting Price	Starting P\$F
<b>3B0C</b>	3B	2-4	1118	86	North/East	2	9'	\$1,265,990	\$1,132
<b>3B0B</b>	3B+D	6-12	945	31	South/East	2	9'	\$1,257,990	\$1,331
<b>3B0A</b>	3B+S	6-12	907	38	North/East	2	9'	\$1,158,990	\$1,278

### Terrace Collection

Model	Type	Floor Range	Size	Outdoor Size	Exposure	Bath	Ceiling Height	Starting Price	Starting P\$F
<b>1B0B-T</b>	1B	5	491	139	South	1	9'	\$699,990	\$1,426
<b>1B0D</b>	1B	5	542	363	South/West	1	9'	\$797,990	\$1,472
<b>1BDJ-T</b>	JR 2B	5	585	271	South	2	9'	\$874,990	\$1,496
<b>3B0A-T</b>	3B+S	5	907	1092	North/East	2	9'	\$1,356,990	\$1,496

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