

The Georgian

A CURATED LUXURY PACKAGE INCREDIBLE INCENTIVES & UPGRADED FINISHES

KITCHEN PACKAGE

- Custom designed modern two-tone kitchen cabinetry with light uppers, dark lowers
- 24' integrated appliances, with panel ready dishwasher & fridge, and stainless steel wall oven, cooktop & microwave hood fan
- Quartz countertops with matching slab backsplash
- Under valance lighting
- Choice of wide plank engineered hardwood or wide plank luxury vinyl flooring throughout, as per plan
- Contemporary track light fixture

SMART HOME TECH PACKAGE

- Integrated building security
- Unlimited high speed Wi-Fi package
- Smart thermostat
- Smart lock
- Future-proof Smart Ready electrical conduits for Smart Home Tech

ENSUITE SPA PACKAGE

- Heated flooring
- Frameless glass shower
- Medicine cabinet with LED framed mirror

AND MORE...

- 5 Potlights
- 10' ceilings in principal rooms (Floor 7, Penthouse) & 9' ceilings in principal rooms (Floors 2-6)
- All suites to be furnished with blinds, and with blackout blinds in bedrooms
- 2 Decora dimmer switches in Main Entertainment Area and Primary Bedroom
- Energy Star certified white stacked washer and dryer
- \$3,000 in Décor Dollars
- Vendor's permission to lease*
- Free assignment**
- Capped development fees



Stafford

Baker
Real Estate Incorporated

*Certain terms and conditions may apply. **Assignment Right is subject to an additional \$1,500 plus HST for Vendor's solicitor fees, processing fees and subject to conditions at Vendor's sole discretion; see Sales Rep for details. Exclusive Listing Broker: Baker Real Estate Incorporated. Brokers Protected. Programs and Incentives are subject to change without notice. Vendor reserves the right to withdraw or change any programs and incentives at its own discretion. See Sales Representative for details, Decorative and upgraded items displays in the sales office are for display purposes only and are not included in the purchase price. E. & O.E. March 30, 2022.

Pricelist

1 Bedroom + Den, 1 Bath	From 601 SQ.FT	Starting At \$999,990
2 Bedroom, 1 Bath	From 664 SQ.FT	Starting At \$1,079,990
2 Bedroom, 2 Bath	From 664 SQ.FT	Starting At \$1,089,990
3 Bedroom, 2 Bath	From 880 SQ.FT	Starting At \$1,365,990
3 Bedroom, 3 Bath	From 1047 SQ.FT	Starting At \$1,623,990
3 Bedroom + Den , 2 Bath	From 1255 SQ.FT	Starting At \$1,797,990

DEPOSIT STRUCTURE

\$5,000 at Signing
Balance to 5% in 30 Days
5% in 180 Days
2.5% in 330 Days
2.5% in 420 Days
5% at Occupancy

PARKING & LOCKER COMBO

\$90,000
Eligible for suites 673 sq.ft. and larger

MAINTENANCE FEES

Suite \$0.66/Sq.Ft.
(Incl. Bulk Internet)
Parking \$49/month
Locker \$16/month

CHEQUES PAYABLE TO

Harris Sheaffer LLP in Trust

ESTIMATED OCCUPANCY

Summer 2025



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Pricelist

1 Bedroom + Den | 1 Bath

Model	Floors	Sq.Ft.	Outdoor Sq.Ft.	Exposure	Starting From Price
Anderson	5-6	614	49	N	\$ 999,990
Arnold	5-6	614	49	N	\$ 999,990
Austen	5-6	619	49	N	\$ 1,028,990
Barnett	5-6	619	49	N	\$ 1,028,990
Beethoven	5-6	623	T 25	W	\$ 1,033,990
Bell	5-6	638	T 46	S	\$ 1,053,990
Bennett	4	640	34	E	\$ 1,050,990
Blackwell	2-4	647	T 40	N	\$ 1,064,990
Blake	4	656	34	W	\$ 1,080,990
Bond	2-3	657	T 39	E	\$ 1,074,990
Bronte	2-4	659	49	N	\$ 1,074,990
Browne	2-4	659	49	N	\$ 1,074,990
Browning	2-3	673	T 39	W	\$ 1,094,990
Byron	5-6	706	T 76	NE	\$ 1,157,990
Cameo	5-6	706	T 75	NW	\$ 1,157,990

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Pricelist

2 Bedroom | 1 Bath

Model	Floors	Sq.Ft.	Outdoor Sq.Ft.	Exposure	Starting From Price
Cramer	4	699	T 104	S	\$ 1,141,990
Darwin	5-6	707	T 27	SW	\$ 1,158,990
Dickens	4	749	T 273	SW	\$ 1,214,990
Dryden	4	814	34	NW	\$ 1,280,990
Edison	4	814	34	NE	\$ 1,280,990
Flower	2-3	852	T 39	NW	\$ 1,314,990
Foster	2-3	852	T 39	NE	\$ 1,314,990

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2 Bedroom | 2 Bath

Model	Floors	Sq.Ft.	Outdoor Sq.Ft.	Exposure	Starting From Price
Carroll	2-4	664	T 40	N	\$ 1,079,990
George	2-4	664	T 40	N	\$ 1,089,990
Hanover	7	711	T 449	N	\$ 1,186,990
Hope	5-6	717	T 90	S	\$ 1,168,990
Hopkins	7	724	T 562	NW	\$ 1,222,990
Lovelace	5	726	T 90	S	\$ 1,178,990
Lyly	7	728	T 449	N	\$ 1,206,990
Macfarren	7	728	T 451	N	\$ 1,206,990
Moore	2-4	729	T 92	S	\$ 1,164,990
Nightingale	5-6	738	T 90	S	\$ 1,188,990
Ornamental	5-6	745	T 90	S	\$ 1,198,990
Parke	2-4	778	T 96	S	\$ 1,234,990
Potter	2-4	787	111	S	\$ 1,245,990
Regency	7	798	T 262	S	\$ 1,292,990
Reynolds	2-4	799	T 96	S	\$ 1,254,990
Rowe	2-4	806	111	S	\$ 1,260,990
Shaw	3	825	T 81	S	\$ 1,292,990
Shelley	7	847	T 456	S	\$ 1,351,990
Sheraton	2	925	T 135	S	\$ 1,391,990

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Pricelist

3 Bedroom | 2 Bath

Model	Floors	Sq.Ft.	Outdoor Sq.Ft.	Exposure	Starting From Price
Spencer	5	880	T 229	S	\$ 1,365,990
Steele	6	1008	T 332	SE	\$ 1,545,990
Swift	6	1011	T 342	S	\$ 1,536,990
Thomson	2-3	1084	T 191	SW	\$ 1,624,990
Turner	7	1084	T 131	SE	\$ 1,645,990
Victoria	5	1173	T 281	SE	\$ 1,738,990

3 Bedroom | 3 Bath

Model	Floors	Sq.Ft.	Outdoor Sq.Ft.	Exposure	Starting From Price
Waltz	7	1047	T 86	S	\$ 1,623,990

3 Bedroom + Den | 2 Bath

Model	Floors	Sq.Ft.	Outdoor Sq.Ft.	Exposure	Starting From Price
King George	4	1255	T 130	SE	\$ 1,797,990
Queen Anne	2-3	1287	T 56	SE	\$ 1,814,990

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