

kingside

RESIDENCES

FREQUENTLY ASKED QUESTIONS

ABOUT THE PROJECT

PRESENTATION CENTRE LOCATION: 2223 Kingston Road, Scarborough
BUILDING ADDRESS: 2151 Kingston Road, Scarborough
DEVELOPER: Atree Developments
ARCHITECT: Kohn Partnership Architects
INTERIOR DESIGN: U31
PROPERTY MANAGEMENT COMPANY: CrossBridge Condominium Services Ltd.
PROJECT LAWYER: Minden Gross LLP
NUMBER OF STORIES: 10
NUMBER OF CONDOMINIUM SUITES: 156

CRITICAL DATES

ANTICIPATED CONSTRUCTION START DATE: February 1, 2024
TENTATIVE OCCUPANCY DATE: Fall of 2026

SUITE SIZES:

Studios	339 to 421 sq. ft.
1 Bed	420 to 661 sq. ft.
1 Bed + Den	544 to 661 sq. ft.
2 Bed	642 to 1,300 sq. ft.
2 Bed + Den	699 to 1,393 sq. ft.
3 Bed	847 to 1,347 sq. ft.
3 Bed + Den	1,098 to 1,338 sq. ft.

MAINTENANCE FEES

CONDO FEES: Approximately \$0.68/per sqft (excludes hydro, water, cable, and internet.)
TOWNHOME FEES: Approximately \$0.60/sqft
PARKING FEES: Approximately \$74.45 per month
LOCKER FEES: Approximately \$21.00 per month

CAPPED LEVIES*

Studio, 1 Bed, 1 Bed & Den	\$15,900
2 Bed, 2 Bed & Den	\$18,900
3 Bed and Larger	\$19,900
Section 37	\$5,000
Meters	\$1,500 per meter plus applicable taxes

EXTENDED DEPOSIT STRUCTURE (for a limited time only)

- \$10,000 on Signing
- Balance to 5% in 30 days
- ~~5% in 60 days~~ 2.5% in 180 days
- ~~5% in 180 days~~ 2.5% in 365 days
- ~~5% in 365 days~~ 2.5% in 540 days
- 5% in 720 days
- 2.5% on Occupancy

All information is approximate and subject to change without notice. Please consult a Sales Representative for more information. All terms as per Purchase Agreement and applicable schedule and amendments. In the event of a dispute, Purchase Agreement shall prevail. Exclusive listing brokerage Hirsch and Associates Real Estate Inc., Brokerage. All items as per plan. Ceiling heights subject to drops due to bulkheads. E & O.E May 2023

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GENERAL INFORMATION

PARKING:

Available for suites 750 sq ft and larger on a first come, first sale basis
PARKING PRICE Regular: ~~\$85,000~~ - \$75,000 | EVG: ~~\$95,000~~ - \$85,000
Approximately 15 Visitor Spots

LOCKERS:

Available for purchase on a first come, first sale basis
LOCKER PRICE ~~\$10,000~~ \$8,500

BICYCLE PARKING: Available for residents and visitors

NUMBER OF ELEVATORS: 2 Glass Elevators

PETS: Permitted with restrictions

AMENITIES

Indoor Ground Floor:

Relaxation Lounge
Mailroom & Parcel Lockers
Pet Spa
Coworking Space with Private Meeting Areas

Indoor Second Floor:

Party Room
Fitness Centre with Yoga and Pilates Room

Outdoor Ground Floor:

Workout Area
Games Table
Lounge Seating with Water Feature

Outdoor Rooftop:

Lounge Seating
Dining with BBQs

FEATURES AND FINISHES

WHEN DOES THE PURCHASER CHOOSE COLOURS AND FINISHES?

Approximately 6-12 months after construction commencement.

CAN PURCHASERS MAKE CHANGES TO THE FLOOR PLAN? No

STRUCTURE/BUILDING INFORMATION

WHAT ARE THE CEILING HEIGHTS? Ceiling heights approximately 8'6" to 9" throughout.

- 8'-8" on floors 1 to 4
- 9'-0" on floors 5 to 10
- Ground floor two level suites have approximately 8'6" or 9'-0" ceilings on the ground and second level, with approximately 15'-0" or 17'-0" ceilings on the main floor open to above area(s).

WHAT IS THE HEATING AND COOLING SYSTEM? Individually controlled seasonal central air conditioning and heating system

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NEIGHBOURHOOD

Nestled in the ascending neighbourhood of Cliffside Village, set overlooking the Scarborough Bluffs, directly connected to the water via a trail right outside your door, Kingside Residences offers the best of both worlds. Here you'll find urban conveniences and easy transit connections, complemented by the best of nature. Bringing you an urban lifestyle infused with wellness and ease that invites a retreat from everyday life.

The area is well-serviced, with buses along Kingston Road and Kennedy Road connecting passengers to the Bloor- Danforth subway line. Warden and Victoria Park Subway stations on the Bloor Danforth Line is only an 8 minute drive. Get to Downtown Toronto via the Scarborough GO Station, located on St. Clair Avenue at Midland Avenue in 20 minutes. Scarborough GO station is only a 5 minute drive from Kingside.

Perched atop the soaring Scarborough Bluffs, Kingside Residences offers an unparalleled view of the shimmering waters of Lake Ontario. With its sweeping vistas and gentle breezes, this tranquil retreat is the perfect place to escape from the city and soak up the beauty of nature. Whether you're taking in the sunrise, enjoying a romantic sunset, or simply gazing out at the majestic expanse of the lake, you'll long for these moments any time you are away from home.

Experience the beauty of the Cliffside Village shopping district along Kingston Road and uncover the charm of this friendly neighbourhood. Take a stroll through the nearby Scarborough Bluffs Marina and marvel at the breathtaking views of Lake Ontario. If you're looking for some outdoor fun, visit one of the many nearby parks, such as Rosetta McClain Gardens or Bluffers' Park. These picturesque green spaces are perfect for picnics, walks, or simply enjoying the natural beauty of the area.

The area is perfect for families with many local schools nearby, including Public, Private Catholic, Elementary and Post Secondary options. UofT Scarborough campus is a just a 19 minute drive away. Across the street, you will find the Variety Village. A community staple offering many activities, recreational programs, events and summer camps. A few minutes away you will find the Birchmount Community Centre and Stadium, offering countless opportunities for new experiences.

PARKS

Enjoy 16 parks along the Scarborough Bluffs and 7 trails. Some of which include:

- o Bluffer's Park Beach
- o Rosetta McClain Gardens
- o Resthaven Memorial gardens
- o Roy Halladay Field
- o Scarborough Bluffs Park
- o Scarborough Bluffs Trail
- o Scarborough Heights Park (Off Leash Dog Park)
- o Scarborough Crescent Park
- o Warden Woods

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SCHOOLS

Chine Drive PS - Elementary & High School
Cliffside PS - Elementary & High School
John A Leslie PS - Elementary & High School
Birch Cliff Heights PS - Elementary & High School
Norman Cook Jr PS - Elementary & High School
Birchmount Park Collegiate Institute - Elementary & High School
St. John Henry Newman Catholic High School
Immaculate Heart of Mary Catholic School
Cardinal Newman Catholic - Elementary & High School
St Theresa Shrine Catholic - Elementary & High School

TRANSIT

2-minute drive to Scarborough Arena Gardens.
5-minute drive to Scarborough GO Station
8-minute drive to Warden or Victoria Park Subway Station / Bus Line 12 - Kingston Road East or West
30-minute subway ride away to downtown Toronto or a 20-minute drive
8-minute drive to Scarborough Bluffs Park

PROCEDURES

ARE NAME CHANGES ALLOWED?

No

ARE ASSIGNMENTS ALLOWED?

Yes - after 90% sold with Developer approval and as per the Purchase Agreement

DO YOU HAVE THE RIGHT TO LEASE DURING INTERIM OCCUPANCY?

Yes, as per Purchase Agreement

CAN PURCHASERS BUY MULTIPLE UNITS UNDER THE SAME NAME?

No, only one per name and two per household. Please consult a Sales Representative for further details.

CAN PURCHASERS PURCHASE UNDER A CORPORATION?

Yes, but the Purchase Agreement must also include a personal name, and the full articles of incorporation are required. The corporation is required to be listed on the mortgage approval.

ARE PURCHASERS REQUIRED TO PROVIDE MORTGAGE APPROVALS?

Yes - firm approvals are required. Meridian is our on-site bank, please ask a Sales Representative for more details.

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