



THE TAILOR
QUEENSWAY RESIDENCES



FREQUENTLY ASKED QUESTIONS

PREVIEWS: MAY 25

ALLOCATION PROCESS: WORKSHEET SUBMISSION TO ALLOCATION. SEE SALES AGENT FOR DETAILS

FIRST SIGNING: EARLY JUNE – BY APPOINTMENT ONLY

DEVELOPER: MARLIN SPRING

ARCHITECT: GRAZIANI + CORAZZA ARCHITECTS

INTERIOR DESIGN: MASON STUDIO

PROPERTY MANAGEMENT: DUKA PROPERTY MANAGEMENT

PROJECT SOLICITORS: MINDEN GROSS LLP

BUILDING ADDRESS: 1197 THE QUEENSWAY

VIRTUAL APPOINTMENTS: SEE SALES AGENT FOR DETAILS

HEIGHT: 10 STOREYS

PENTHOUSES: PH (10)

RESIDENTIAL UNITS: 142

SUITE SIZES: 329 – 1,196 SQ. FT.

TOTAL AMENITY SPACE: ~ 7,000 SQ. FT.

HEATING SYSTEM: INDIVIDUAL IN-SUITE CONTROLLED SEASONAL HEATING AND COOLING

ELEVATORS: TWO

CEILING HEIGHTS: 9' – SMOOTH FINISH CEILING*

MAINTENANCE FEES: .68 CENTS PSF (EXCLUDING HYDRO, WATER)

PARKING MAINTENANCE: \$36 PER MONTH

LOCKER MAINTENANCE: \$21 PER MONTH

ASSIGNMENTS – PENDING DEVELOPER APPROVAL. \$2,500 WITH \$1K LEGAL FEES VALID UP TO 30 DAYS PRIOR TO CLOSING

LEASE DURING OCCUPANCY – PERMITTED (WITH SCHEDULE)

AMENITIES – EXECUTIVE CONCIERGE SERVICE, PARCEL STORAGE, PET WASH, LOBBY LOUNGE, EVENT SPACE & LIBRARY LOUNGE W/ OUTDOOR ACCESS, WELLNESS CENTRE W/ INTEGRATED TRAINING SYSTEM, YOGA, CARDIO, WEIGHT TRAINING AREA, ROOFTOP TERRACE W/ BBQ AND DINING AREA

DEVELOPMENT CHARGES – \$15K \$12K FOR 1 + DEN & SMALLER / \$18K \$15K FOR 2 BED+

ELECTRONIC SIGNING – BUILDER USES AN ONLINE PLATFORM FOR ALL AGREEMENTS OF PURCHASE AND SALE

CHEQUES: ALL CHEQUES MUST BE DROPPED OFF PRIOR TO EXECUTION. SEE SALES AGENT FOR ADDRESS

EV CHARGING STATION / STALL– AVAILABLE FOR PURCHASE. SEE SALES AGENT FOR DETAILS

CRITICAL DATES: OCCUPANCY: MAY, 2023

LOCAL DEPOSIT STRUCTURE:

\$5,000 ON SIGNING

BALANCE TO 5% IN 30 DAYS

2.5% ~~IN 60 DAYS~~ ON **NOV. 2, 2020**

2.5% ~~IN 90 DAYS~~ ON **JAN. 4, 2021**

5% ~~IN 365 DAYS~~ ON **JAN 4, 2022**

5% ~~IN 540 DAYS~~ ON **OCCUPANCY**

INTERNATIONAL DEPOSIT STRUCTURE:

\$5,000 ON SIGNING

BALANCE TO 10% IN 30 DAYS

5% ~~IN 60 DAYS~~ ON **NOV. 2, 2020**

5% ~~IN 90 DAYS~~ ON **JAN. 4, 2021**

10% ~~IN 365 DAYS~~ ON **JAN 4, 2022**

5% ~~IN 540 DAYS~~ ON **OCCUPANCY**

*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale. Availability, Features, Promotions and Prices are subject to change without notice.
Please see a Sales Representative for full details E. & O.E. May 21, 2020