



THE TAILOR  
QUEENSWAY RESIDENCES

**EXCLUSIVE FEATURE SHEET**

**Building Features\***

Find Your Perfect Fit In An Intimate Collection Of Boutique Residences That Offers Both Privacy And Community. The Tailor Includes 142 Boutique Residences Over 10 Stories Of Contemporary, Inspired Architectural Design. Minutes From Your Favourite Shops, And Only Moments From The Lake. A Home That's Away From The Crowd, And Far From Ordinary. With Marlin Spring's Pendant For Imagination, Innovation And Inspiration, We Invite You To Be One Of A Few, Rather Than One Of Many.

Exclusive Amenities: Executive Concierge Service, Parcel Storage, Pet Wash, Lobby Lounge, Event Space And Library Lounge With Outdoor Access, Wellness Centre With Integrated Training System, Yoga, Cardio & Weight Training Areas, Rooftop Terrace With BBQ And Dining Area

**Suite Features\***

- 9' ceilings with smooth finish
- Individual in-suite controlled seasonal heating and cooling system
- Laminate flooring in living, dining and sleeping spaces
- Modern bathroom vanity with quartz countertop and vessel sink
- Contemporary kitchen cabinetry
- Premium quartz countertop
- Energy-efficient kitchen appliances
- Full-height ceramic wall tile surrounding bathtub and in separate shower stall
- Chrome-framed clear glass shower enclosure

| Suite | Size | Outdoor Area | Total Area | Type  | Model | View       | Purchase Price |
|-------|------|--------------|------------|-------|-------|------------|----------------|
| 1001  | 691  | 50           | 741        | 2 Bed | T6    | West       | \$718,990.00   |
| 709   | 815  | 141          | 956        | 2 Bed | T3    | South      | \$808,990.00   |
| 202   | 928  | 35           | 963        | 3 Bed | F1    | North/West | \$845,990.00   |
| 403   | 928  | 35           | 963        | 3 Bed | F1    | North/West | \$850,990.00   |

|   |  |  |  |
|---|--|--|--|
| <p><b><u>Tentative Occupancy Date</u></b><br/>May, 2023</p> <p><b><u>Parking (2 Bed+)</u></b><br/>\$45,000</p> <p><b><u>EV Parking (2 Bed+)</u></b><br/>\$50,000</p> <p><b><u>Locker</u></b><br/>\$7,000</p> <p><b><u>Assignment*</u></b><br/>\$5,000</p> | <p><b><u>Studio/1 Bed/1 Bed+Den/ 2 Bed</u></b></p> <p><b><u>Deposit Structure</u></b><br/>\$10,000 on Signing<br/>Balance to 5% in <b>30 Days</b><br/>5% in <b>60 Days</b><br/>2.5% in <b>120 Days</b><br/>2.5% in <b>180 Days</b></p> <hr/> <p>5% on <b>Occupancy</b></p> | <p><b><u>Exclusive 2 Bed + Den or Larger</u></b></p> <p><b><u>Deposit Structure</u></b><br/>\$5,000 on Signing<br/>Balance to 5% in <b>30 Days</b></p> <hr/> <p>5% on <b>Occupancy</b></p> | <p><b><u>Maintenance Fees</u></b><br/>Approx. \$0.68 PSF<br/>(Hydro &amp; Water Excluded)</p> <p><b><u>Levies*</u></b><br/>Development Charges</p> <p><del>\$15,000</del> <b>\$12,000</b> Suites<br/>1+Den and Smaller</p> <p><del>\$18,000</del> <b>\$15,000</b> Suites<br/>2 Bed and Larger</p> <p><b><u>Taxes</u></b><br/>Property Taxes Approx. 1%</p> |
|---|--|--|--|

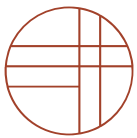
**Please make cheques payable to: MINDEN GROSS LLP IN TRUST**

\*\*Floor premiums based on elevation and location. Price includes Five Appliances & HST\*  
\*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. January 5, 2021

MARLIN  
SPRING



MILBORNE  
GROUP



# THE TAILOR

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THE QUEENSWAY



FLOOR 10



FLOOR 9



FLOOR 8



FLOOR 7

MARLIN  
SPRING



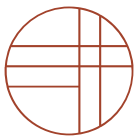
Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. The partitions may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony and terrace area is approximate and not included in net space area. The purchaser acknowledges that the floor plan is a representation of the proposed development and is not a contract. See Sales Representative for full details. E. & O. E. 2F



T6

Two Bedroom

INTERIOR  
691 FT<sup>2</sup>  
EXTERIOR  
50 FT<sup>2</sup>  
TOTAL  
741 FT<sup>2</sup>

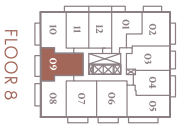


# THE TAILOR

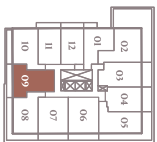
QUEENSWAY RESIDENCES



THE QUEENSWAY



FLOOR 8

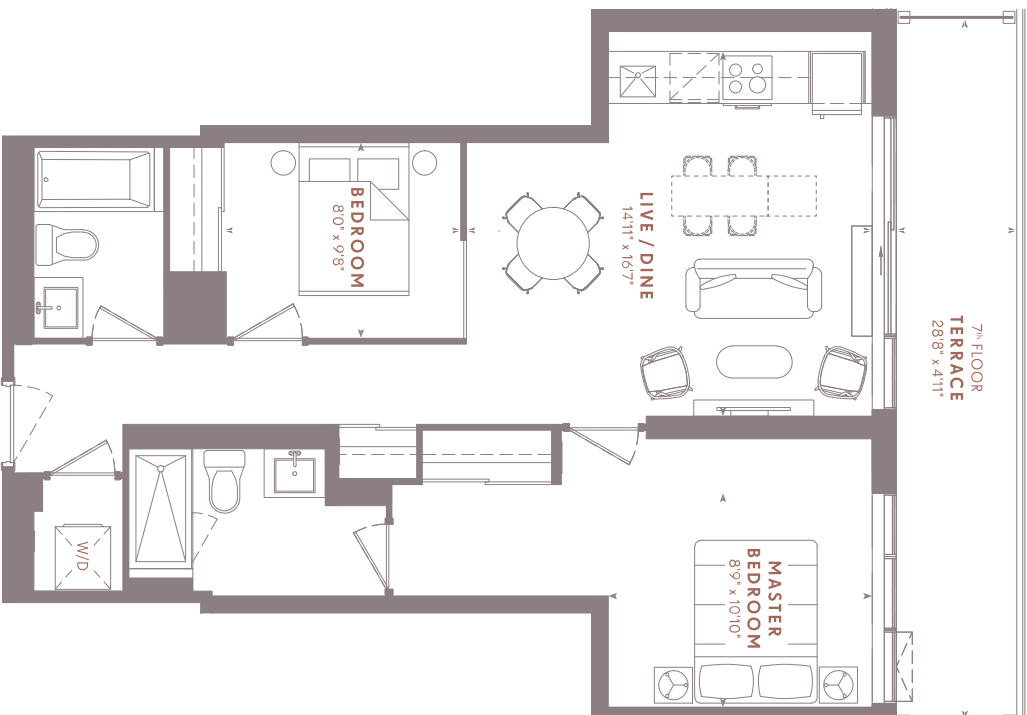


FLOOR 7

MARLIN  
SPRING



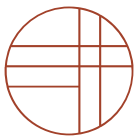
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T3

Two Bedroom

|                                 |
|---------------------------------|
| <b>INTERIOR</b>                 |
| 815 FT <sup>2</sup>             |
| <b>EXTERIOR</b>                 |
| 78 FT <sup>2</sup> (8th FLOOR)  |
| 141 FT <sup>2</sup> (7th FLOOR) |
| <b>TOTAL</b>                    |
| 893 FT <sup>2</sup> (8th FLOOR) |
| 956 FT <sup>2</sup> (7th FLOOR) |

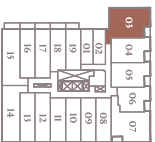


# THE TAILOR

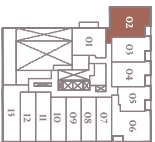
QUEENSWAY RESIDENCES



THE QUEENSWAY



FLOORS 3-6



FLOOR 2

MARLIN  
SPRING



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F1

## Three Bedroom

**INTERIOR**  
928 FT<sup>2</sup>

**EXTERIOR**  
35 FT<sup>2</sup>  
(3<sup>rd</sup> to 6<sup>th</sup> FLOORS)

**TOTAL**  
963 FT<sup>2</sup>  
(3<sup>rd</sup> to 6<sup>th</sup> FLOORS)