

250 | LAWRENCE

AT AVENUE ROAD

Preview Price List



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Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.

Limited Time Offer

- **\$10,000** off the Purchase Price of a 1 Bedroom/1 Bedroom+*
- **\$20,000** off the Purchase Price of a 2 Bedroom/2 Bedroom +/3 Bedroom/3 Bedroom+*
- All Suites may purchase **Parking!**
- Extended Deposit Structure: Balance of 5% in 30 days, 5% in 90 days, 5% in 370 days, 5% in 610 days.**
- **\$1,000 Assignment Fee + \$950 Legal Fees**
 - (Reduced from \$5,000 + Legal Fees***)
- **Development Charges and Levies capped** in the Agreement at
 - \$ 10,000 1B/1B +
 - \$ 15,000 2B/2B +/3B/3B+
- Amendment giving **consent to lease during Occupancy ‡**

* Reduction in price will occur at time of sale.

** The standard deposit schedule is 5% in 30 days, 5% in 90 days, 5% in 270 days, 5% in 500 days.

***On the first Assignment for qualifying Assignee subject to Vendor's conditions for Assignments being met. Please speak to Sales Representatives for full details and additional information about the HST rebate.

‡ The Right to Lease during Occupancy Amendment is available upon request.

Note: This limited-time offer may be changed or withdrawn at any time without notice. Certain conditions apply. Please see Sales Representative for full details. June 16, 2020. E. & O.E.



Exclusive Preview Pricing

MODEL	SUITE TYPE	APPROXIMATE SUITE SIZE (SQUARE FEET)	STARTING FROM FLOOR	VIEW	STARTING PRICE	EXCLUSIVE PREVIEW STARTING PRICE
ONE BEDROOM SUITES						
Cheltenham (B)	1 Bedroom	539 sf.	6	S	\$637,900	\$627,900
McAllister	1 Bedroom	496 sf.	2	N	\$639,900	\$629,900
Cheltenham	1 Bedroom	539 sf.	3	S	\$651,900	\$641,900
Touraine	1 Bedroom + Den	540 sf.	2	N	\$669,900	\$659,900
Touraine (B)	1 Bedroom + Den	539 sf.	3	S	\$671,900	\$661,900
Castlefield	1 Bedroom + Den	559 sf.	2	NE	\$679,900	\$669,900
Oriole	1 Bedroom + Den	585 sf.	2	E	\$699,900	\$689,900
TWO BEDROOM SUITES						
Grey	2 Bedroom + Media	732 sf.	2	W	\$859,900	\$839,900
Ledbury	2 Bedroom + Media	743 sf.	2	W	\$869,900	\$849,900
Lytton	2 Bedroom	819 sf.	2	NE	\$979,900	\$959,900
Caribou	2 Bedroom + Media	787 sf.	6	SW	\$995,900	\$975,900
Fraserwood	2 Bedroom + Den	985 sf.	2	N	\$1,195,900	\$1,175,900
Millstone	2 Bedroom + Den	988 sf.	2	E	\$1,209,900	\$1,189,900
Lawrence	2 Bedroom + Den	1272 sf.	5	NW	\$1,569,900	\$1,549,900
TOWNHOUSES						
Ellison	2 Bedroom + Den	1046 sf.	1	S	\$1,299,900	\$1,279,900
PENTHOUSE SUITES						
Orchard(B)	2 Bedroom	774 sf.	9	S	\$1,169,900	\$1,149,900
Woburn	2 Bedroom + Den	1127 sf.	8	N	\$1,369,900	\$1,349,900
Snider	2 Bedroom + Den	1162 sf.	9	S	\$1,699,900	\$1,679,900
Bedford	3 Bedroom	1121 sf.	8	W	\$1,779,900	\$1,759,900
Douglas	3 Bedroom + Media	1806 sf.	8	NEW	\$2,869,900	\$2,849,900

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<p>Deposit Structure \$5,000 with signing of Agreement Balance of 5% in 30 days 5% in 90 days 5% in 270 days 5% in 500 days</p> <p>Taxes Estimated at approximately 1 % of purchase price</p> <p>Occupancy Commencing Spring, 2023</p> <p>All prices quoted include HST **</p>	<p>International Deposit Structure 35% total \$5,000 with signing of Agreement Balance of 10% in 30 days 10% in 90 days 10% in 270 days 5% in 500 days</p> <p>Maintenance for Residential units: \$0.61 per square foot \$0.63 per square foot for units with Gas \$0.55 per square foot for Townhomes Excludes Hydro.</p>	<p>Parking* \$69,900 per parking space 2 parking spaces are available for purchase on suites 1046 sq. ft. and larger. Parking Maintenance fee - \$80.00/month</p> <p>Locker* \$5,000 per locker Same floor locker* \$7,000 per locker Locker Maintenance - \$30.00/month</p>
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*Parking and Locker are subject to availability. See Sales Representative for details.

** As per the Agreement of Purchase and Sale.

This is to be communicated between you and your client. Pricing and floorplans are not to be posted on-line or shared with other Agents.

Premiums apply to floors, balconies, terraces and views. Please see Sales Representative for full details.

All prices, figures and materials are preliminary and are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. E. & O. E. June 3, 2020

