



Model	Type	Floors	Indoor Living Area	Outdoor Living Area	Starting Price
Cherry Blossom 02	1 Bed	5 - 8	497 sq. ft.	43 – 116 sq. ft.	\$359,990
Bergamot	1 Bed + Media	4 – 9	517 sq. ft.	116 sq. ft.	\$367,990
Primrose	1 Bed + Media	4 – 9	523 sq. ft.	48 – 116 sq. ft.	\$367,990
Juniper	1 Bed + Den	1 – 3	588 sq. ft.	43 – 142 sq. ft.	\$396,990
Tulip 02	1 Bed + Den	5 – 10	588 sq. ft.	116 sq. ft.	\$404,990
Clover 03	1 Bed + Den	1 – 10	597 sq. ft.	116 – 142 sq. ft.	\$404,990
Lily	1 Bed + Den	1 – 10	609 sq. ft.	116 – 142 sq. ft.	\$412,990
Spruce 02	2 Bed	1 – 10	631 sq. ft.	116 – 142 sq. ft.	\$421,990
Spruce 01	2 Bed	2 – 10	631 sq. ft.	42 – 116 sq. ft.	\$425,990
Birch	2 Bed	1 – 10	631 sq. ft.	116 – 142 sq. ft.	\$461,990
Elderberry	2 Bed	2 – 9	631 sq. ft.	116 sq. ft.	\$429,990
Geranium	2 Bed	1- 10	719 sq. ft.	116 – 181 sq. ft.	\$502,990
Orchid	2 Bed	2 – 10	766 sq. ft.	197 – 371 sq. ft.	\$549,990
Ivy	2 Bed	2 – 3	775 sq. ft.	203 sq. ft.	\$544,990
Maple	2 Bed	4 – 10	766 sq. ft.	167 – 434 sq. ft.	\$543,990
Trillium	3 Bed	1 – 4	823 sq. ft.	163 – 189 sq. ft.	\$555,990
Oak 02	3 Bed	5 – 10	821 sq. ft.	208 – 220 sq. ft.	\$559,990
Willow 02	3 Bed	1	989 sq. ft.	217 sq. ft.	\$618,990
Lotus	2 Bed + Den	10	919 sq. ft.	360 sq. ft.	\$625,990
Hickory	3 Bed	2 – 3	991 sq. ft.	114 sq. ft.	\$629,990
Elm 01	3 Bed	10	978 sq. ft.	510 sq. ft.	\$675,990

Deposit Structure:

\$5,000 on Signing
 Balance of 5% in 30 days
 5% in 90 days
 5% in 360 days
 5% on occupancy

Occupancies:

December 2022

Maintenance:

Monthly Maintenance - \$0.52 per interior sq. ft.
 (Excludes hydro, water, heating & cooling)
 Parking Maintenance Fee: \$49.95/month
 Storage Locker Maintenance Fee: \$19.95/month
 Bulk Internet \$65.00 + HST
 (1.5 GB download, 750 MBPS upload)



Suite Features:

- The suites at Valera have been designed by award-winning design firm, Union 31, with up to 9 ft. soaring ceilings throughout principle living areas.
- All suites are designed with open-concept layouts to maximize living space
- Flat-panel kitchen cabinetry combines modern laminate with stylish 2-tone solid-colour finishes. Polished quartz, square-edged slab countertop with matching 4" upturn.
- Three-piece contemporary appliance package, including 30" premium stainless-steel refrigerator, 30" premium stainless steel electric range with ceran top, and 24" premium stainless steel dishwasher.
- Choice of exquisite plank laminate floors in the living room, bedroom, hallways, foyer and den areas
- Large format, hand-set porcelain tile format in bathroom with frameless vanity mirror with accent sconce lighting.
- Polished chrome accessory package including towel bar and toilet paper
- Suites have spacious storage and linen closets with wire hanging system

Building Features:

Make the most of the rich array of amenities catering to every part of your life. From lush, green gardens, to private meeting and entertaining spaces, to a fully equipped CrossFit fitness centre and serene yoga studio, Valera and V2 offer an array of facilities for you to relax, play, entertain and live life fully. Lounge the afternoon away by the rooftop pool. From outdoor barbecues to sauna and steam rooms, Valera and V2's exceptional range of amenities complements your lifestyle and offers everything you need beyond your suite. And not to forget our beloved four-legged companions, Valera and V2 also includes a unique pet spa allowing you to pamper your furry friend, putting their best paw forward.