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FOREST GROVE
CONDOMINIUMS

CLIENT INCENTIVES

INCREDIBLE DEPOSIT PROGRAM*

5% CASHBACK*

CAPPED DEVELOPMENT FEES AND
ASSIGNMENT CLAUSES IN APS*

\$10,000 PARKING (SAVE \$20,000!)*



HERSH CONDOS



FOREST GROVE
COMMUNITY

DEVELOPMENT OVERVIEW

9 and 10 storey towers

344 Total Condominium
Suites

Sizes Between 497 – 1168
square feet

Pricing starting at \$359,900



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HERSH CONDOS
BY BROKERAGE



HERSH CONDOS
RE/MAX BROKERAGE



FOREST GROVE
CONDOMINIUMS

THE SUITES

Wide Plank Laminate Flooring

Stainless Steel Appliances

Quartz Kitchen Counters

Quartz Bathroom Counters

Full Height Ceramic Tile In Tub
Area

Three Different Finish Options

Leading Edge In-Suite Technology

TECHNOLOGY

Entire Builder Wired With Fiber
Optic Cabling (Up to 15x Faster)

Smart Phone Suite Entry

Wall Mounted Digital Hub

Video Connectivity to Building
Entry

Ability to Provide Individual
Passcode Entry to Dog Walkers,
etc.

Capability to Order Groceries,
Book Ride Shares, Control Lights,
Blinds, Etc.



HERSH CONDOS
B.K. BROKERAGE



FOREST GROVE
CONDO

THE BUILDING

Concierge

Private Dining Room

Main Floor Lounge

Pet Spa

Rooftop Lounge + Fire Pit

Rooftop Pool

Outdoor Dining Area

Spa | Gym | Yoga Studio

Beautiful Lake Ontario and
Burlington Escarpment views



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HERSH CONDOS



HERSH CONDOS
A.K. BROKERAGE



FOREST GROVE
CONDOMINIUMS

BURLINGTON - #1 PLACE TO LIVE



FOREST GROVE
CONDOMINIUMS



HERSH CONDOS
A KENNEDY GROUP COMPANY

CANADA'S BEST COMMUNITIES 2019

Overview Full Ranking For Families For Retirement Best Weather Affordable Homes By Region More Rankings



	2019 rank	City name	Province	Top feature	Second feature	Third feature
+	1	Burlington	ON			
+	2	Grimsby	ON			
+	3	Ottawa	ON			
+	4	Oakville	ON			
+	5	New Tecumseth	ON			
+	6	Salmon Arm	BC			
+	7	Brant	ON			

BURLINGTON - #1 PLACE TO LIVE



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HERSH CONDOS
ALL BROWNSIDE

NARCITY

LOCAL NEWS TRAVEL EAT & DRINK THINGS TO DO MORE



News

SEPHORA
SHOP NOW



MEET THE *Value Sets* EVERYONE LOVES

Canada Ontario

Burlington Is Officially The Best Community In Canada

- Wealth and economy
- Affordability
- Population growth
- Taxes
- Commute
- Crime
- Weather
- Access to health care
- Amenities
- Culture

Burlington was crowned in the No. 1 spot this year, with its top features being amenities, low crime rate, and its culture and community.

"We have a little bit of everything and I think that's what makes it so special," Marianne Meed Ward, mayor of Burlington, told Narcity.

NARCITY

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BURLINGTON - #1 PLACE TO LIVE



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Real Estate

Where to buy real estate in 2019: Halton Region, Ont.

Our No. 1 pick—Uptown Core in Central Oakville—is a first-time buyer's paradise, with homes selling for 25% less than surrounding areas.



by Romana King Jun 3, 2019



2019

Where to Buy Real Estate Now

Top Neighbourhoods ▾

Home

Top 35 Cities

Click column headings to re-rank neighbourhoods. Click on any neighbourhood name to learn more about it.

Search by neighbourhood or area to filter results.

Rank	Neighbourhood	Area	Average home price (2017)	Value	Momentum	Final Star Rating
+ 1	Uptown Core	Oakville	\$620,373	82%	82%	★★★★
+ 2	Acton	Halton Hills	\$833,210	95%	65%	★★★★
+ 3	Appleby	Burlington	\$644,662	68%	71%	★★★★½
+ 4	Mountainside	Burlington	\$828,995	94%	59%	★★★★½
+ 5	Dempsey	Milton	\$805,275	70%	71%	★★★★½
+ 6	Georgetown	Halton Hills	\$715,312	70%	53%	★★★★½

RED TAPE RED CARPET INITIATIVE

On September 23rd, Burlington City Council voted to begin implementing the 22 recommendations developed as part of the Mayor's "Red Tape Red Carpet Task Force" initiative to help grow and retain businesses in Burlington and attract new talent to the city.

Full article [HERE](#)



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INC. BROKER/SALE

RED TAPE RED CARPET INITIATIVE

Streamline and optimize the zoning, site grading and Committee of Adjustment processes for faster execution and resolution, considering recommendations from industry professionals.

Explore additional paid "Fast Track" options for rush projects and business applications in areas in addition to the existing fast track for building permits, while also ensuring the delivery date results in a firm decision.

Develop a Brownfield Community Improvement Plan for the City of Burlington with said plan to include redevelopment goals, specific targets, actions, and an implementation and monitoring strategy.

Target completion of all minor site plan reviews and zoning clearances within 30 days.



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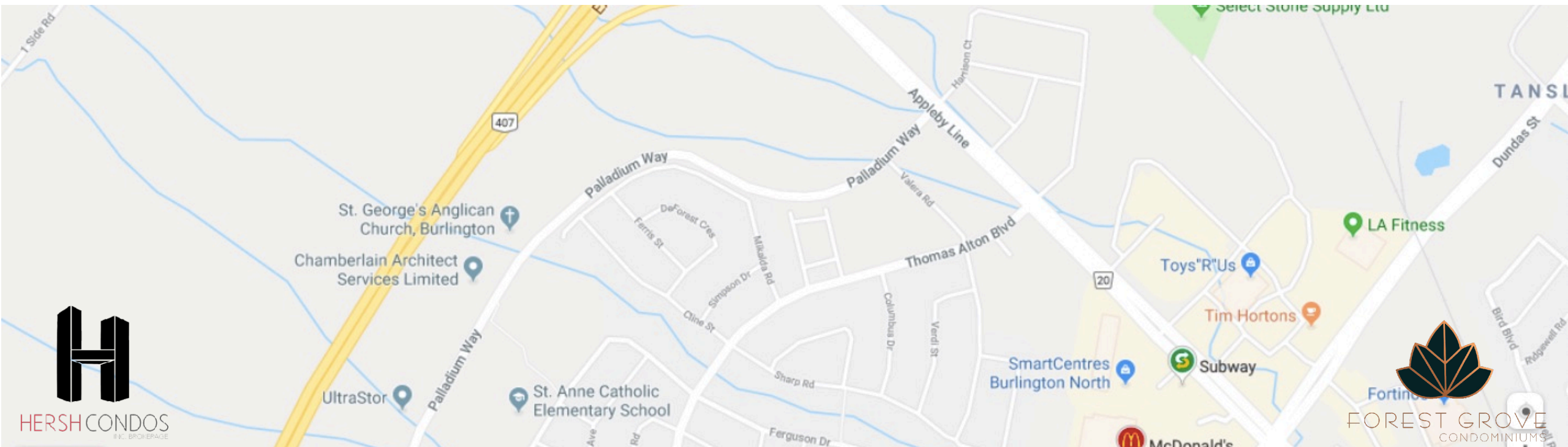
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ACCESSIBILITY

2 Minute Drive to Highway 407

10 Minute Drive to Burlington
Go Station

11 Minute Drive to QEW



MOST EXPENSIVE AREAS TO RENT IN ALL OF CANADA

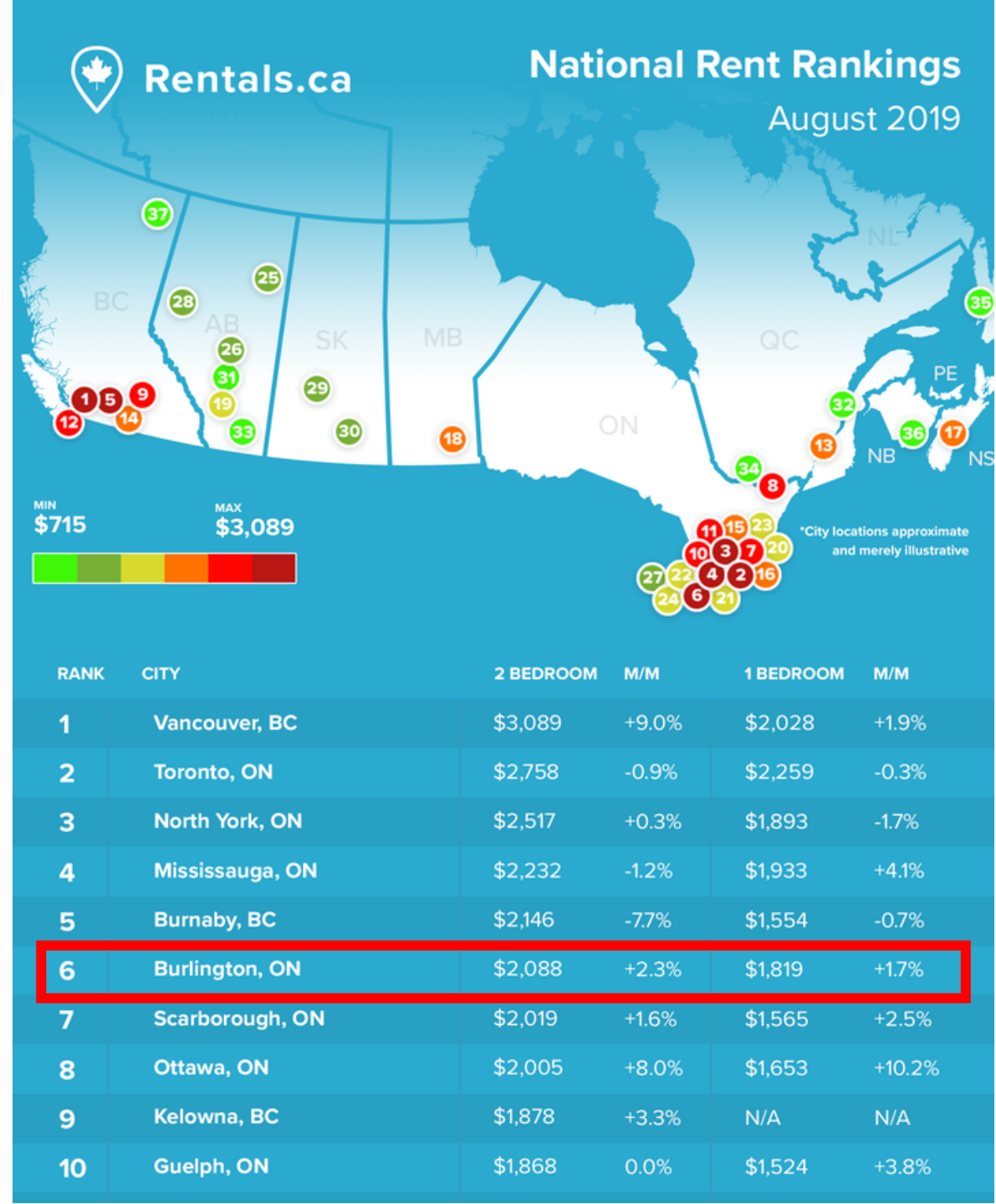
BURLINGTON - 6TH



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B.C. BROKERAGE



RECENT RENTALS IN THE AREA



5230 Dundas St A-605
Burlington Ontario L7L 0J5
 Burlington Orchard Halton 469-9-M
 SPIS: N For: Lease % Dif: 97
 Last Status: Lsd DOM: 23

Leased: \$1,900
 List: \$1,950

Condo Apt Locker#: Rms: 5
 Apartment Locker Lev Unit: Bedrooms: 1 + 1
 Corp#: HSCP / 681 Locker Unit#: Washrooms: 1
 Level: 06 1x4xMain
 Unit#: 05 Dir/Cross St: Sutton/Dundas
 Prop Mgmt: First Service Residential

MLS#: W4532936 Sellers: Anick Robichaud-Bergin And Joseph Bergin Contact After Exp: N
 Holdover: 30 Possession: Occup: Vacant Status Cert: ARN#:

Kitchens: 1	Pets Perm: N	Balcony: Open
Fam Rm: N	Locker: None	Exterior: Concrete
Basement: None	Maintenance:	Gar/Gar spcs: Undergrnd / 1.0
Fireplace/Stv: N	A/C: Central Air	Park/Drive: Undergrnd
Heat: Fan Coil / Gas	Central Vac:	Park Type: Owned
Apx Age: 0-5	UFFI:	Pk/Drv Spcs: 1
Apx Sqft: 600-699	Elev/Lift: Retirement:	Tot Prk Spcs: 1.0
Sqft Source: Builder Floor Plan	All Incl: N Water Incl: N	Park S/Mo:
Exposure: S	Heat Incl: Y Hydro Incl: N	Prk Lv/Unit:
Spec Desig: Unknown	Cable TV Incl: N CAC Incl: N	Bldg Amen:
Lndry Acc: Ensuite	Bldg Ins Incl: Y Prkg Incl: Y	
Lndry Lev:	ComElem Inc: Y Energy Cert:	
	Pvt Ent: N Furnished: N	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.79	x 10.20	Laminate Stainless Steel Appl Quartz Counter
2	Living	Main	16.30	x 9.41	Combined W/Dining Laminate W/O To Balcony
3	Br	Main	12.00	x 8.10	Broadloom Large Window Semi Ensuite
4	Den	Main	8.79	x 8.30	Laminate Separate Rm

Client Remks: South Exposure Rooftop Terrace View Links 1 Bedroom + Den Condo In Burlington Built By Award Winning Adi Developments**Features Include S.S. Fridge, Stove, Dishwasher, Washer, Dryer, Quartz Counters, Laminate Flooring**In-Suite Laundry And Open Balcony**Enjoy The Future Amenities That Will Include A Fitness Center, Hot & Cold Plunge Pools, Rooftop Terrace, Private Dining Room & Courtyard**Aaa Tenant Only**No Smoking, No Pets Preferred.

Extras: One Underground Parking Included**S/S Fridge, S/S Stove, Clothes Washer & Dryer**Tenant Must Have Tenant Insurance**Tenant To Pay Fan Coil Monthly Rental At \$54 + Tax And All Utilities.

Brkage Remks: Complete Rental Package Including Rental Application Form, Photo Id, Proof Of Employment, Full Equifax Credit Report To Accompany Offer**Email Offer To Liraymond@yahoo.com With 24 Hour Irrevocable

Lease Term: 1 Year App Req: Y Emplmt Ltr: Y Buy Option: N
 Pymt Freq: Monthly Dep Req: Y Lease Agreemt: Y
 Pymt Method: Cheque Credit Ck: Y Ref Reqd: Y

List: KINGSWAY REAL ESTATE, BROKERAGE Ph: 905-277-2000 Fax: 905-277-3039
 DND LI, Broker 416-543-8260
 NON-TREB BOARD OFFICE, BROKERAGE
 Non-Treb, Staff
 Date: 7/30/2019 Leased Date: 8/22/2019 CB Comm: Half Month Rent
 Date: 11/30/2019 Closing Date: 8/29/2019 Leased Terms:
 Last Update: 8/23/2019 Original: \$1,900



5230 Dundas St A201
Burlington Ontario L7L0J5
 Burlington Orchard Halton 470-17-N
 SPIS: N For: Lease % Dif: 96
 Last Status: Lsd DOM: 25

Leased: \$2,460
 List: \$2,550

Comm Element Condo Locker#: Rms: 6
 Loft Locker Lev Unit: Bedrooms: 2
 Corp#: HSCP / 681 Locker Unit#: Washrooms: 2
 Level: 2 1x4, 1x2
 Unit#: 01 Dir/Cross St: Dundas/ Sutton
 Prop Mgmt: First Service Residential

MLS#: W4551630 Sellers: Hyuck Jin Kwon And Jong Eun Park Contact After Exp: N
 Holdover: 90 Possession: Immediate Occup: Owner Status Cert: ARN#:

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: None	Exterior: Concrete
Basement: None	Maintenance:	Gar/Gar spcs: Undergrnd / 0.0
Fireplace/Stv: N	A/C: Central Air	Park/Drive: Undergrnd
Heat: Forced Air / Gas	Central Vac:	Park Type: Owned
Apx Age: 0-5	UFFI:	Pk/Drv Spcs: 1
Apx Sqft: 900-999	Elev/Lift: Retirement:	Tot Prk Spcs: 1.0
Sqft Source: As Per Builder's Plan	All Incl: N Water Incl: N	Park S/Mo:
Exposure: S	Heat Incl: Y Hydro Incl: N	Prk Lv/Unit:
Spec Desig: Unknown	Cable TV Incl: N CAC Incl: N	Bldg Amen: Concierge, Exercise Room,
Lndry Acc: Ensuite	Bldg Ins Incl: Y Prkg Incl: Y	Gym, Party/Meeting Room, Visitor Parking
Lndry Lev: Upper	ComElem Inc: Y Energy Cert:	Prop Feat: Grmbelt/Conserv, Hospital,
	Pvt Ent: Y Furnished: N	Park, Public Transit, School

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main			Hardwood Floor Open Concept Stainless Steel Appl
2	Living	Main			Hardwood Floor Open Concept Combined W/Kitchen
3	Bathroom	Main			Ceramic Floor
4	Master	2nd			Large Closet W/O To Balcony
5	2nd Br	2nd			W/I Closet
6	Bathroom	2nd			Ceramic Floor
7	Laundry	2nd			Ceramic Floor

Client Remks: Links Brand New Loft Unit, 2 Bedrooms 2 Bathroom Condo In Burlington. Upgrade Kitchen, Quartz Counters. Laminate Floors, Balcony & Underground Parking. Immediate Possession

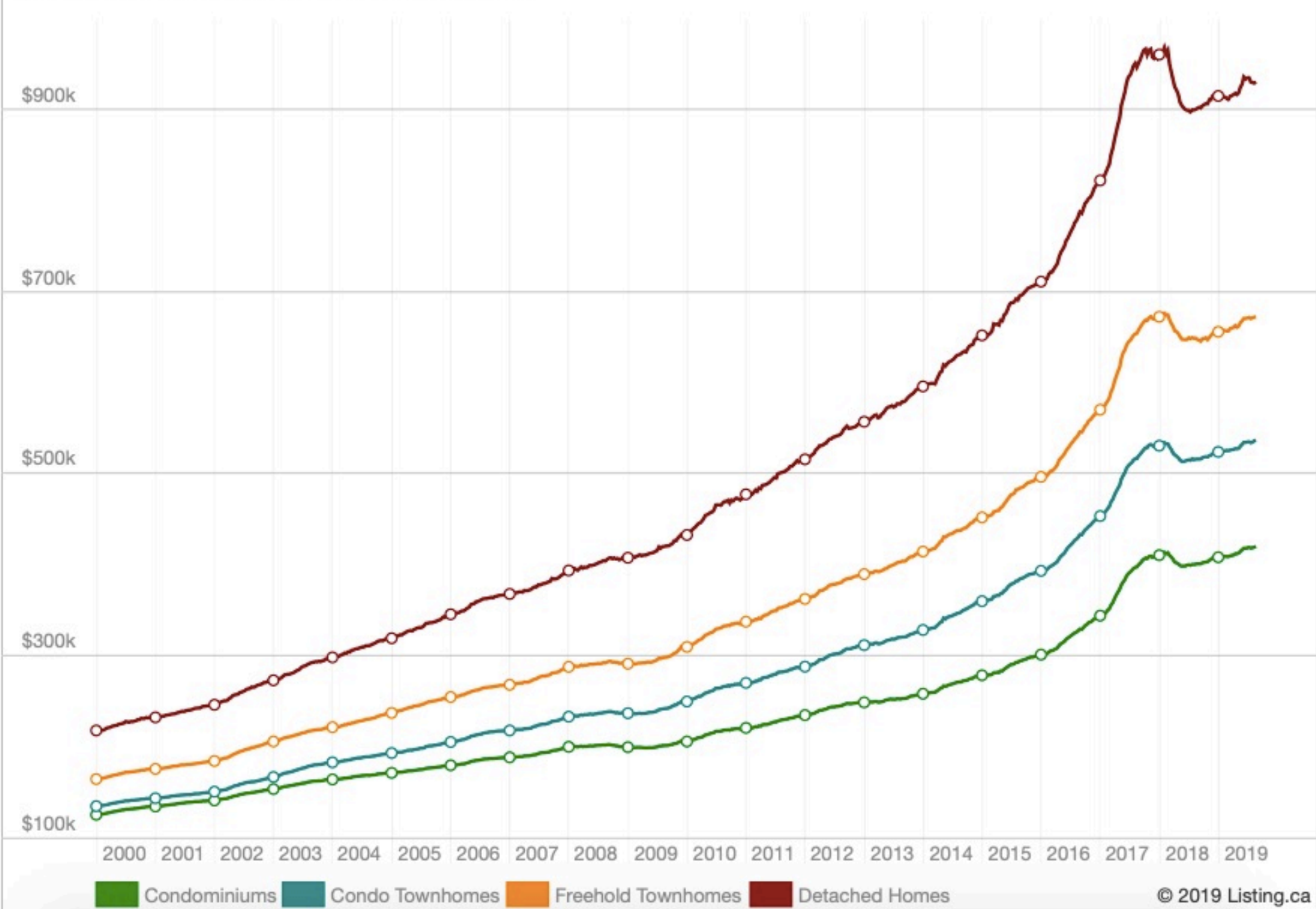
Extras: Inclusions: Stainless Steel Fridge, Stove & Dishwasher, Stacked Washer & Dryer, Light Fixtures, And Window Coverings.

Brkage Remks: Tenant Pays Hydro, Water & Cable. Include Attached Sch A & B Rental Application, Credit Check, First & Last Month Rent. Employment Letter.

Lease Term: 1 Year App Req: Y Emplmt Ltr: Y Buy Option: N
 Pymt Freq: Monthly Dep Req: Y Lease Agreemt: Y
 Pymt Method: Cheque Credit Ck: Y Ref Reqd: Y

List: HOMELIFE FRONTIER REALTY INC., BROKERAGE Ph: 905-237-0051 Fax: 416-218-8807
 GRACE PARK, Salesperson 647-746-5172
 Co-Op: CENTURY 21 MILLER REAL ESTATE LTD., BROKERAGE
 Ariel Komendy, Salesperson
 Contract Date: 8/19/2019 Leased Date: 9/13/2019 CB Comm: Half Month Rent Plus Hst
 Expiry Date: 11/30/2019 Closing Date: 10/01/2019 Leased Terms:
 Last Update: 9/24/2019 Original: \$2,550

Burlington Real Estate Price History [Source: Listing.ca]



DEPOSIT STRUCTURE

\$5000 ON SIGNING

BALANCE TO 5% IN 30 DAYS

5% IN 225 DAYS (monthly payment option)
[2.5% CASHBACK IN 240 DAYS]

5% IN 440 DAYS (monthly payment option)
[2.5% CASHBACK IN 450 DAYS]

5% WHEN YOU GET THE KEYS (OCCUPANCY)



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DEPOSIT STRUCTURE

\$359,900 PURCHASE PRICE

Type	Due	Amount
Initial Deposit	On Signing	\$5,000
Balance to 5%	30 days	\$12,995
Second Deposit (5% - split into equal payments)	225 days	\$17,995
Builder Cash Back (2.5%)	240 days	(\$8,997.50)
Third Deposit (5% - split into equal payments)	440 days	\$17,995
Builder Cash Back (2.5%)	450 days	(\$8,997.50)
Total Deposit Due (10%)		\$35,990
Final Deposit (5%)	Occupancy	\$17,995



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REALTY BROKERAGE



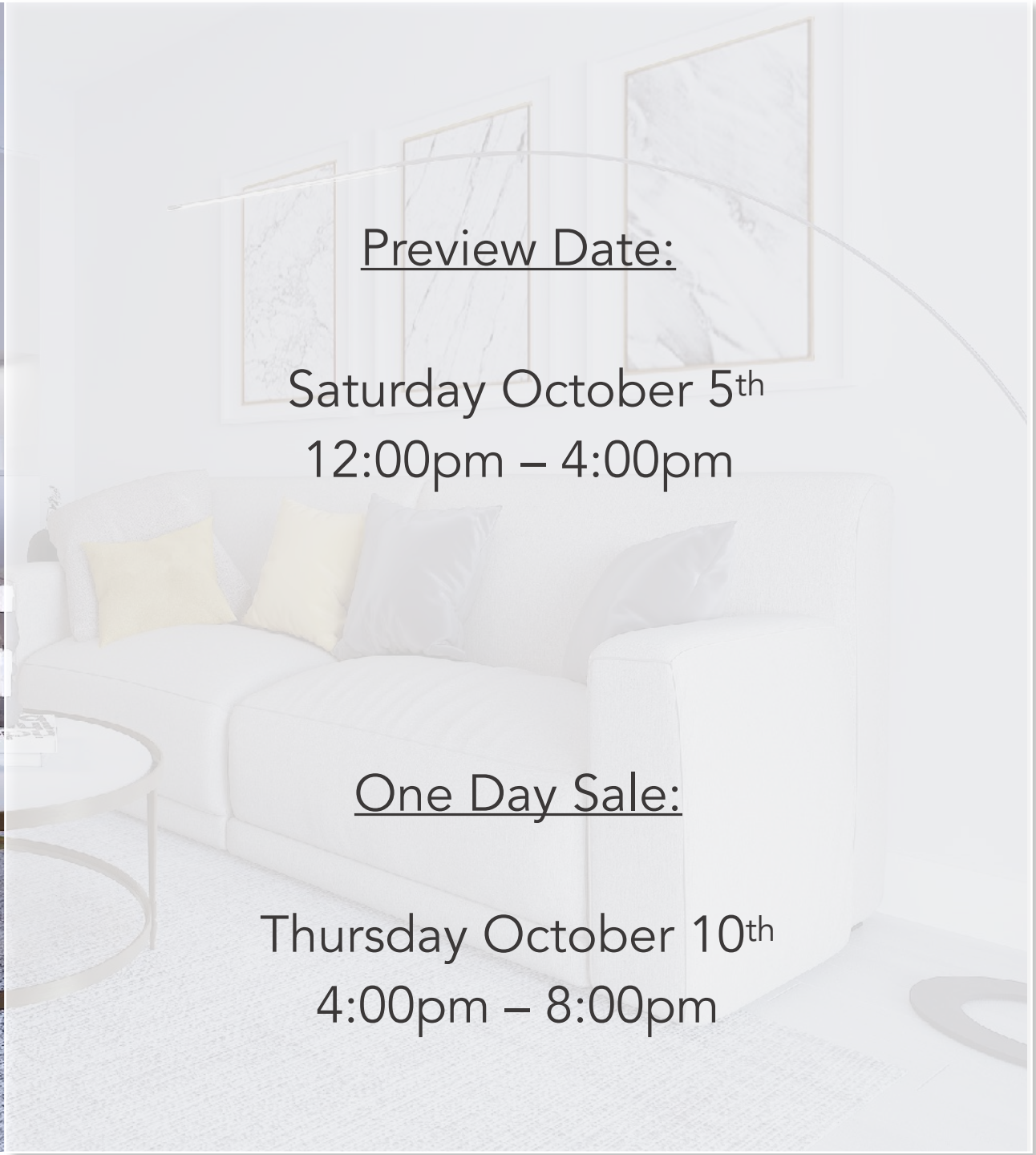
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RESORTS

Preview Date:

Saturday October 5th
12:00pm – 4:00pm

One Day Sale:

Thursday October 10th
4:00pm – 8:00pm





THANK YOU

**CONTACT ME DIRECTLY
FOR MORE INFORMATION**

Investing in the Greater Toronto Area Condos?
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