



## INFORMATION SHEET

SUITE TYPE	SIZE RANGE	PRICING STARTING FROM
One Bedroom	514 to 518 sqft	High \$600s
One Bedroom and Den	585 to 676 sqft	Mid \$700s
Two Bedroom	646 to 714 sqft	Mid \$800s
Three Bedroom	767 to 791 sqft	High \$900s

### BUILDING FEATURES

**88 QUEEN** is a 51 storey residential tower featuring 569 suites with five storeys of office space occupying the podium level and retail shops on the ground floor. The condominium will have a mix of one bedroom to three bedroom suites. With its iconic lattice of white aluminum and fritted glass, **88 QUEEN**'s engaging design complements the urban chic neighbourhood in which it sits.

**88 QUEEN** is part of a multi-tower mixed-use development comprising of residential buildings, food hall, public park, restaurants and boutique shops. Along with stellar amenities at its doorstep, **88 QUEEN** is also within walking distance to major shopping areas (Eaton Centre), transportation hubs (Queen & Dundas Subway Station), schools (Ryerson University & George Brown College), and major employment areas (Hospital Row and the Financial District) giving its residents an unparalleled urban living experience.

### AMENITIES

In the heart of a busy city, **88 QUEEN** offers a haven of tranquility in its amenities that include: an indoor lounge and dining room, a co-working space, conservatory, an aerial yoga area, theatre room, fully equipped kitchen and party room, gym, guest suite, outdoor infinity pool with cabanas, jacuzzi tub and outdoor terrace with fireplace and BBQs.

<p><b>DEPOSIT STRUCTURE</b></p> <p>\$10,000 Bank Draft with Agreement</p> <p>balance to 5% in 30 days</p> <p>5% in <del>60 days</del> 120 days</p> <p>5% in <del>180 days</del> 365 days</p> <p>5% in <del>365 days</del> 540 days</p> <p>5% on Occupancy</p>	<p><b>INTERNATIONAL DEPOSIT STRUCTURE</b></p> <p>\$10,000 Bank Draft with Agreement</p> <p>balance to 5% in 30 days</p> <p>10% in <del>60 days</del> 120 days</p> <p>10% in <del>180 days</del> 365 days</p> <p>5% in <del>365 days</del> 540 days</p> <p>5% on Occupancy</p>	<p><b>LOCKER:</b> Waitlist</p> <p><b>PARKING*:</b> <del>\$100,000</del> \$90,000</p> <p>*Parking available for select suites 700sf and larger</p> <p><b>MAINTENANCE FEES:</b> \$0.64/sqft (excludes hydro &amp; water)</p> <p>+ Rogers HiSpeed Internet at \$28.25/month for 2 years</p> <p><b>PROPERTY TAXES:</b> Estimated at 1% of Purchase Price</p> <p><b>OCCUPANCY</b> SPRING 2024</p>
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## FOR OUR VIP AGENTS INCENTIVES

### 1. Extended Deposit Structure

\$10,000 Bank Draft with Agreement

Balance to 5% in **30 days**

5% in ~~60 days~~ **120 days**

5% in ~~180 days~~ **365 days**

5% in ~~480 days~~ **540 days**

5% Due on Occupancy

All cheques payable to DENTONS CANADA LLP IN TRUST

### 2. **\$1,000** Assignment Fee (value \$5,000) + Lawyer Admin Fee (\$500 + HST)

### 3. Reduced Parking:

- Parking ~~\$100,000~~ **\$90,000**

### 4. Locker Waitlist Only

### 5. Development Charges Capped:

- 1 Bedroom & 1 Bedroom Plus Den - \$12,000 + HST
- 2 Bedroom and Larger - \$16,000 + HST