



NORTHSHORE

Exclusive VIP Broker Price List

Bedroom Type	Exposure	Approximate Sq. Ft.	Floors:	Grand Opening Prices Starting From	Early Bird Prices Starting From
1 Bedroom	N, E, S	490 - 546	1 - LPH	From \$521,990*	From \$499,990*
1 Bedroom + Den (1B)	N, E, W	552 - 645	1 - LPH	From \$618,990*	From \$596,990*
1 Bedroom + Den (2B)	E, S, W	611 - 671	1 - PH	From \$701,990*	From \$679,990*
2 Bedroom	E, NE, SE, SW	694 - 872	2 - 6	From \$803,990*	From \$781,990*
2 Bedroom + Den	E, W, NW, SW	786 - 910	2 - LPH	From \$850,990*	From \$828,990*
3 Bedroom	SW	959	LPH	From \$1,025,990*	From \$1,003,990*
3 Bedroom + Den	SE	998	3 - 4	From \$1,008,990*	From \$986,990*

LIMITED TIME INCENTIVE	
<p>Free Assignment **</p> <p>CAPPED Development Charges at \$10,000</p> <p>Free Right to Lease During Occupancy **</p>	
PARKING & LOCKER	MAINTENANCE FEES*
<p>Parking \$50,000 NOW \$30,000*+HST</p> <p>Standard Locker \$5,000*+HST</p>	<p>Condo Fee - \$0.65/sf</p> <p>Parking - \$69.95/month</p> <p>Locker - \$19.95/month</p> <p>Bulk Internet - \$68/month</p>
OCCUPANCY	TAXES*
July 2025	Approximately 0.008%
DEPOSIT STRUCTURE	
<p>LIMITED TIME DEPOSIT STRUCTURE</p> <p>\$5,000 Bank Draft on signing</p> <p>Balance to 5% in 30 Days</p> <p>5% in January 2, 2024</p> <p>5% in January 2, 2025</p> <p>5% on Occupancy</p> <p>Bank Drafts and Cheques made payable to:</p> <p>Brattys LLP In Trust</p>	



Phone Number: 647-619-4989

*All prices, figures and materials are preliminary and are subject to change without notice. Prices include GST. Square footages and dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area. Note: Actual usable floor space may vary from the stated floor area.**Purchaser legal costs are not included in the price. Exclusive listing brokerage Baker Real Estate Incorporated. Brokers protected. E. & O.E. April 26, 2023

