

LSQ2

PREVIEW PRICE LIST

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LSQ2 is the second residential tower in North York's best-selling master-planned community. Featuring 30-storeys, LSQ2 offers a range of efficient 1 Bed + Flex to spacious 3 bedroom suites, and an abundance of wellness & social-inspired amenities and ground floor retail space, in a centrally located neighbourhood. Over 1.5 million square feet of more possibilities to live, work, dine and enhance your world. Destined to become a 24/7 community, LSQ will bring thousands of new residences and 1.2 acres of green space to the neighbourhood.

LSQ2 brings you **even more.**

INCENTIVE SUMMARY

Platinum Deposit Structure Units Under 850 sq.ft.

LIMITED TIME ONLY \$30K DOWN IN 2023!

\$10,000 upon signing†
 Balance to 5% **\$20,000** in 30 days
 Balance to 5% in 30 **120** days
 5% in 120 **365** days
 5% in 365 **720** days

Additional 5% deposit due on occupancy

Platinum Deposit Structure Units Over 850 sq.ft.

LIMITED TIME ONLY \$30K DOWN IN 2023!

\$10,000 upon signing†
 Balance to 5% **\$20,000** in 30 days
 Balance to 5% in 30 **120** days
 5% in 120 **365** days
 5% in 365 **900** days

Additional 5% deposit due on occupancy

All Parking Spaces Include EV Charging Station Rough-In! (units over 675sqft)

Parking: ~~\$85,000~~ **\$75,000**
 Electric Vehicle Parking + Charger - ~~\$95,000~~ **\$85,000**

**Right to Lease During Occupancy*
Free Assignment***

**Tentative Occupancy Date:
January 2028**

Limited Time Launch Discounts!

1 Bed + Flex, 1 Bed + Den: **\$8,000 DISCOUNT**
 2 Bed: **\$12,000 DISCOUNT**
 2 Bed + Flex, 3 Bed: **\$15,000 DISCOUNT**

Capped Development Charges*:

1 Bed: \$14,500
 2 Bed, 3 Bed: \$17,500

**Free Kitchen Island^
Free Flex Door^**

LSQ2 + plus: UPPER COLLECTION

1 BEDROOM + DEN / FLEX

| UNIT TYPE | UNIT MODEL | UNIT SIZE | EXPOSURE | STARTING FLOOR | PRICE |
|-----------|------------|-----------|----------|----------------|--------------------------------|
| 1BR+D | 1+D 1 PLUS | 565 | N | 28 | \$764,900 \$756,900 |

2 BEDROOM

| | | | | | |
|-----|-----------|-----|---|----|--------------------------------|
| 2BR | 2B 3 PLUS | 603 | E | 28 | \$819,900 \$807,900 |
|-----|-----------|-----|---|----|--------------------------------|

2 BEDROOM + FLEX

| | | | | | |
|-------|------------|-----|-------|----|------------------------------------|
| 2BR+F | 2+F 7 PLUS | 977 | N & W | 28 | \$1,069,900 \$1,054,900 |
| 2BR+F | 2+F 2 PLUS | 955 | N & E | 28 | \$1,099,900 \$1,084,900 |
| 2BR+F | 2+F 5 PLUS | 939 | S | 28 | \$1,099,900 \$1,084,900 |

LSQ2 + plus: TERRACE COLLECTION

1 BEDROOM + DEN / FLEX

| UNIT TYPE | UNIT MODEL | UNIT SIZE | EXPOSURE | STARTING FLOOR | PRICE |
|-----------|-------------|-----------|----------|----------------|--------------------------------|
| 1BR+F | 1+F 3T PLUS | 493 | E | 5 | \$722,900 \$714,900 |

2 BEDROOM + FLEX

| | | | | | |
|-------|-------------|-----|---|---|------------------------------------|
| 2BR+F | 2+F 5T PLUS | 942 | S | 5 | \$1,419,900 \$1,104,900 |
| 2BR+F | 2+F 1T PLUS | 974 | N | 5 | \$1,169,900 \$1,154,900 |
| 2BR+F | 2+F 6T PLUS | 991 | S | 5 | \$1,181,900 \$1,166,900 |

3 BEDROOM+

| | | | | | |
|-------|-------------|------|-------|---|------------------------------------|
| 3BR | 3B 2T PLUS | 824 | N & E | 5 | \$1,029,900 \$1,014,900 |
| 3BR+F | 3+F 4T PLUS | 1110 | S & E | 5 | \$1,314,900 \$1,299,900 |

Maintenance:
\$0.69/sq.ft.

Excluding: Water, Hydro, Gas

Almadev Link: \$62.15

High Speed Internet and Smart Home Technology

Property Taxes Per City of Toronto Posted Rates

Locker: Waitlist

†By Bank Draft made to **Robins Appleby LLP In Trust.**

*Legal fees may apply
 ^Some restrictions apply

almadev

RARE
REAL ESTATE INC.