



VIP PRICING

Model	Size (Sq. Ft.)	Type	Floors	View	Balcony	Market Price	Launch Price*
FOCUS	664	2 Bedroom	2-3	N	Yes	\$684,990	\$643,990
GRACEFUL	676	2 Bedroom	3-21	W	Yes	\$690,990	\$646,990
HARMONY	678	2 Bedroom	4-5	NW	Yes	\$693,990	\$652,990
INSPIRE	679	2 Bedroom	4-21	N	Yes	\$694,990	\$652,990
LIVE	679	2 Bedroom	2-21	N	Yes	\$694,990	\$652,990
MOTIVATION	748	2 Bedroom	2-5	N	Yes	\$730,990	\$691,990
OPTIMISM	756	2 Bedroom + Den	3-5	W	Yes	\$738,990	\$693,990
PASSION	756	2 Bedroom	2-3	NW	Yes	\$736,990	\$693,990
RADIANT	796	2 Bedroom + Den	2-21	SE/SW	Yes	\$783,990	\$729,990
SERENITY	800	2 Bedroom	6-21	NE/NW	Yes	\$783,990	\$729,990
TRANQUILITY	846	2 Bedroom	2-5	NE	Yes	\$811,990	\$755,990
VITALITY	928	2 Bedroom	1	E	Yes	\$860,990	\$804,990
WISDOM	971	3 Bedroom	1	SE	Yes	\$895,990	\$839,990

Deposit Structure

\$5,000 on signing
 Balance to 5% in 30 days
 5% in 120 days
 5% in 180 days
 5% in 240 days**

Cheques Payable To

Scarfone Hawkins LLP, In Trust

Closing Adjustments

Jr. 1 Bedroom, 1 Bedroom, 1 Bedroom + Den:
 Capped at \$12,700

2 Bedroom, 2 Bedroom + Den, 3 Bedroom:
 Capped at \$18,000

Maintenance Fees

Approx. \$0.40 / Sq. Ft.
 (In-suite water, hydro & gas separately metered)

Parking - \$64,900***

Maintenance Approx. \$45/month

Locker – INCLUDED

Maintenance Approx. \$20/month

Property Tax Mill Rate

1.209% (2021)****

Floor Premium

\$1,250/floor from 4th Floor

Assignment Allowed

\$2,500 fee*****

Estimated Occupancy

April 30th, 2025

*All pricing is approximate and subject to change without notice. May 20th, 2022. **Last deposit cheque cancelled if mortgage pre-approval for 80% of purchase price provided within 10 days of signing (to bring deposit down to 15%). ***Parking spaces initially available to purchase for suites that are 796 sq. ft. & larger. ****Based on a recent MPAC evaluation of a new condominium building in the neighbourhood, property taxes estimated to be \$0.57/sq. ft./month. *****Assignment fee discounted from \$25,000 to \$2,500 for APEX Condos VIPs. Restrictions apply. Refer to Agreement of Purchase and Sale for more details.



COLETARA VALUE ADVANTAGE

UP TO **\$35,000**

IN UPGRADES INCLUDED WITH YOUR PURCHASE!

- Premium Suite Fixtures and Finishes Included**
Each suite comes with a selection of one of four stunning designer packages featuring hard surface countertops, tile backsplash, luxury vinyl wide-plank flooring, and modern fixtures.
Value: \$10,000 - \$15,000 (depending on suite type)
- Stainless Steel Appliances Included**
Each suite comes with Stainless Steel Fridge, Stove and Dishwasher, PLUS in-suite stackable white Washer/Dryer set.
Value: \$5,500
- 9 Foot Ceilings***
Offering soaring ceilings as a standard feature, all the way up to 13 feet in select suites.
*Value: \$10,000 (*ceiling heights are approximate and can vary +/- 6")*
- In-Suite A/C Included**
Cooling and heating system included in each suite at no additional charge.
Value: \$2,750
- Storage Locker Included**
Storage locker included in the purchase price of your suite.
Value: \$7,500
- Spectacular Common Amenities Featuring Shared Workspace and Fitness Centre**
Modern and thoughtfully planned spaces have been created for your personal use. Common spaces include: lobby, shared workspace, party room, outdoor terrace, and fitness centre.
Value: Invaluable
- Developer with Excellent Tarion Record**
Coletara's impeccable track record of over 20 years ensures we will deliver a home that not only meets the Tarion New Home Warranty standards, but surpasses them.
Value: Invaluable
- Premium Location With Access to Future LRT**
Strategically located at the corner of Main and Queen, APEX is within walking distance of Downtown and the future LRT stop a block away.
Value: Invaluable
- Low Condo Fees**
Coletara individually meters heating/air conditioning, electricity, and water usage. Only pay for what you use, not what others use.
Value: Invaluable
- Zoned & Site Plan Approved**
With a fully Zoned and Site Plan-approved property, we are ready to build APEX Condos.
Value: Invaluable

All specifications are approximate and subject to change without notice. May 14th, 2022.