

DUO



PLATINUM AGENT RELEASE

PRICE LIST

Platinum Release

Tower 003

Model	Suite Layout	Interior Area Sq.Ft.	Priced From	Exclusive 5% Discount	Discounted Purchase Price
1A	1 Bed + Den	668	\$679,900	\$33,995	\$645,905
1B	1 Bed	500	\$554,900	\$27,745	\$527,155
1C	1 Bed	572	\$624,900	\$31,245	\$593,655
1D	1 Bed	512	\$549,900	\$27,495	\$522,405
1E	1 Bed	549	\$589,900	\$29,495	\$560,405
1F	1 Bed	572	\$624,900	\$31,245	\$593,655
1G	1 Bed	500	\$554,900	\$27,745	\$527,155
1H	1 Bed + Den	668	\$679,900	\$33,995	\$645,905
1J	1 Bed + Den	561	\$619,900	\$30,995	\$588,905
1L	1 Bed	500	\$549,900	\$27,495	\$522,405
2K	2 Beds	768	\$774,900	\$38,745	\$736,155
2M	2 Beds	769	\$774,900	\$38,745	\$736,155

*Due to the unique nature of the cascading architectural design of the exterior of the building from floor to floor, balcony areas, railing details, and shape will change slightly from floor to floor. The stated area represents the lower and upper limits of the balcony area throughout the entire building. Actual usable area of balcony will vary from illustration.

** Floor premiums apply. See a sales representative for more details.

Purchaser Information

Tower 003



ADD-ONS*

Parking

Underground parking license from \$60,000

Storage

Storage lockers from \$5,000

Short Term Rental License

Available from \$5,000

TERMS

Deposit Structure

Payable as follows:

- \$5,000 on signing
- Balance to 5% at 30 days
- 2.5% at 90 days
- 2.5% at 180 days
- 2.5% at 455 days
- 2.5% at 545 days

*Upon completion of the Purchase Agreement, the Vendor will email a deposit schedule confirming the exact due dates.

**Additional 5% due on occupancy

Property Tax

Estimated at 1.11% of Purchase Price
(City of Kitchener Residential Tax Rate, 2022).

Maintenance Fees

- Heat, A/C, building insurance, landscaping and snow removal, garbage collection, common area maintenance
 - Suites \$0.58/SF
 - Parking \$49.95/mo + HST
 - Lockers \$14.95/mo + HST
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Estimated Occupancy

Tower 003 – January 2026

* Ask a sales representative for more information.

This is your chance to
get the most exclusive
opportunity at DUO.

Purchaser Incentives:

5% Discount off Purchase Price

\$10,000 Discount off Parking

Free Assignment Rights

Extended Deposit Structure (5+5 Days)

5% per year due in 2022, 2023 and 2024

\$5,000 Cap on Closing Adjustments

Right to Rent During Occupancy

Plus:

****Purchasers will also choose one of the following incentives:**

- + \$3,000 Private Shopping Experience at Paul Puncher in Waterloo (Luxury Clothing) OR
- + \$2,500 Weekend at Langdon Hall in the Village of Blair OR
- + \$2,500 Gift Card to Holt Renfrew OR
- + \$2,500 Gift Card to Raffi Jewellers

** To receive their free gift, purchasers must be current with all obligations of their contract