



ELM  
ON  
YONGE

# Exclusive Agent Price List

## STUDIO SUITES

Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
S1a	STUDIO	292	N	0	20	\$572,900

## 1 BEDROOM SUITES

Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
1A	1B	420	W	89	14	\$789,900
1Ca	1B	475	S	80	17	\$854,900
1B+M	1B+M	487	SW	0	7	\$829,900
1X+D	1B+D	505	S	0	2	\$809,900
1U+D	1B+D	506	S	0	7	\$848,900
1D+D	1B+D	509	N	0	21	\$846,900
1G+D	1B+D	543	S	78	57	\$999,900
1F+D	1B+D	547	E	0	2	\$879,900
1H+D	1B+D	558	NW	112	9	\$919,900
1J+D	1B+D	559	S	79	45	\$1,069,900
1L+D	1B+D	571	S	80	45	\$1,084,900
1N+D	1B+D	571	NW	81	13	\$896,900
1P+D	1B+D	596	SE	0	2	\$949,900
1Q+D	1B+D	603	S	78	20	\$960,900
1R+D	1B+D	683	E	0	7	\$973,900

Please speak to a Sales Representative for details.

\*This pricing only applies to floors and units that are released.

Premiums apply to floors, balconies, terraces and views.

Please speak to Sales Representative for further details. All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. All areas and stated room dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations.

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2 BEDROOM SUITES						
Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
2H	2B	623	NW	0	57	\$1,074,900
2D	2B	639	NW	81	24	\$1,061,900
2G	2B	654	S	81	57	\$1,204,900
2N+M	2B+M	679	NW	113	12	\$1,054,900
2J	2B	681	SE	241	46	\$1,314,900
2L	2B	683	NE	165	16	\$1,113,900
2O+M	2B+M	689	S	77	45	\$1,219,900
2A+D	2B+D	700	S	81	58	\$1,277,900
2P	2B	701	SW	244	9	\$1,149,900
2B+DM	2B+D+M	715	SE	255	57	\$1,345,900
2R+D	2B+D	747	SW	222	15	\$1,190,900
2D+D	2B+D	805	SW	254	11	\$1,279,900
2E+D	2B+D	852	SW	261	12	\$1,339,900

3 BEDROOM SUITES						
Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
3Aa	3B	767	SW	223	18	\$1,240,900
3B+Mb	3B+M	813	NE	121	61	\$1,307,900
3C+M	3B+M	868	SE	255	58	\$1,629,900
3D+D	3B+D	983	SE	0	7	\$1,501,900
3E	3B	998	SE	376	62	\$1,661,900

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<p><b>DEPOSIT STRUCTURE</b>          \$10,000 on Signing          Balance to 5% in 30 days          5% in 120 days          2.5% in 380 days          2.5% in 540 days          5% at Occupancy</p> <p><b>Parking: \$155,000</b>  <i>Available for purchase on 3 Bedroom suites 800 sf and above and Model 3A suites, 767 sf, 55<sup>th</sup> Floor and above.</i>  <b>All others will be Waitlisted</b></p> <p><b>Storage Locker: Waitlisted</b></p>	<p><b>LIMITED TIME SPECIAL INTERNATIONAL DEPOSIT STRUCTURE</b>          \$10,000 on Signing          Balance to 5% in 30 days          5% in 120 days          5% in 360 days          5% in 540 days</p> <p><b>Maintenance Fees:</b>          Approximately \$0.69/sf.          Water and hydro are separately metered.          Gas is included.</p>	<p><b>TAXES</b>          Estimated at approximately 1% of Purchase Price</p> <p><i>Prices Include H.S.T. *****</i></p> <p><b>Occupancy Commencing:</b>          May 31, 2027</p> <p>*****As per the Agreement of Purchase and Sale.</p>
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## EXCLUSIVE AGENT INCENTIVES

- **FREE ASSIGNMENT\***
- **FREE RIGHT TO LEASE DURING OCCUPANCY**
- **CAPPED DEVELOPMENT & EDUCATIONAL CHARGES**
  - \$15,000 for Studios
  - \$16,000 for 1 Bedroom/1 Bedroom + Den suites
  - \$18,500 for 2 Bedroom/2 Bedroom + Den/2 Bedroom + Media suites
  - \$20,500 for 3 Bedroom/3 Bedroom + Den/3 Bedroom + Media suites

- **EXTENDED DEPOSIT STRUCTURE**

\$10,000 on Signing  
Balance to 5% in 30 days  
5% in 120 days  
2.5% in 380 days  
2.5% in 540 days  
5% at Occupancy

- **LIMITED TIME**

### **SPECIAL INTERNATIONAL DEPOSIT STRUCTURE**

\$10,000 on Signing  
Balance to 5% in 30 days  
5% in 120 days  
5% in 360 days  
5% in 540 days

*\*Legal fees will apply.*

*Please speak to Sales Representative for more details. Some restrictions may apply. Incentive Program is a limited time offer.*

*Prices, Incentives and specifications are subject to change without notice E. & O.E.*

*September 24, 2022*

