



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 | <del>From \$521,990*</del>         | From \$499,990*                 |
| 1 Bedroom + Den (1B) | N, E, W       | 552 - 645           | 1 - LPH | <del>From \$618,990*</del>         | From \$596,990*                 |
| 1 Bedroom + Den (2B) | E, S, W       | 611 - 671           | 1 - PH  | <del>From \$701,990*</del>         | From \$679,990*                 |
| 2 Bedroom            | E, NE, SE, SW | 694 - 872           | 2 - 6   | <del>From \$803,990*</del>         | From \$781,990*                 |
| 2 Bedroom + Den      | E, W, NW, SW  | 786 - 910           | 2 - LPH | <del>From \$850,990*</del>         | From \$828,990*                 |
| 3 Bedroom            | SW            | 959                 | LPH     | <del>From \$1,026,990*</del>       | From \$1,003,990*               |
| 3 Bedroom + Den      | SE            | 998                 | 3 - 4   | <del>From \$1,008,990*</del>       | 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><b>LIMITED TIME DEPOSIT STRUCTURE</b></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><b>Brattys LLP In Trust</b></p> |   |



NORTHSHORE

# PEN YOUR OWN DEAL



**\$30,000 IN EXTRA VALUE**

- ➔ FREE ASSIGNMENT + LEGAL  
(REGULAR PRICE \$5,000)
- ➔ FREE RIGHT TO LEASE + LEGAL  
(REGULAR PRICE \$5,000)
- ➔ CAPPED DEVELOPMENT CHARGES  
\$10,000
- ➔ PARKING INCENTIVE \$30,000  
(\$20,000 OFF REGULAR PRICE \$50,000)



**LIMITED TIME BONUS: EXTENDED  
20% DEPOSIT SCHEDULE**

- ➔ \$5,000 WITH OFFER
- ➔ 5% BALANCE IN 30 DAYS
- ➔ 5% JANUARY 2024
- ➔ 5% JANUARY 2025
- ➔ 5% OCCUPANCY