

# SCOUT

## AVAILABILITY LIST

SUITE	TYPE	MODEL	SIZE	EXTERIOR	EXPOSURE	BATH	PRICE
<b>ONE BEDROOM PLUS DEN</b>							
230	1BD	B8	627	320	S	1	\$813,000
<b>TWO BEDROOMS</b>							
224	2B	C1	692	45	E	1	\$849,000
<b>TWO BEDROOMS PLUS DEN</b>							
1108	2BD	D4	953	75	SW-c	2	\$999,000
707	2BD	D12	1142	335	SW	2	\$1,145,000
406	2BD	D13	1125	505	SE-c	2	\$1,141,000
905	2BD	D15	1160	198	SE-c	2	\$1,105,000
407	2BD	D17	1255	410	SW	2	\$1,199,000

## CURRENT INCENTIVES

**INTEREST RATE**

**BUY DOWN**

**PROGRAM\***

**5% DEPOSIT \*\*\***

**\$0 Development Charges\***

\*Please see a MarketVision Sales Representative for full details. Availability, features, promotions & prices are subject to change without notice. Suites are sold on a first come, first served basis. E &O.E. February 1, 2023.

**CONTACT US!**

**Sales Representative | Kita Nakabayashi**

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**Presentation:** Virtual Appointment Available **Website:** www.ScoutCondos.com



**GRAYWOOD**  
AN INTELLIGENT MOVE

**MARKETVISION\***  
Exclusive Broker

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## BUILDING FEATURES

Scout Condos is a 12 storey boutique building featuring 269 suites with retail shops on the ground floor. The condominium will have a mix of one bedroom to two bedroom plus den suites, ranging in size from 452sqft to over 1200sqft with balconies and private terraces ranging in size from 45sqft to over 500sqft. With four townhomes on the ground floor and over 70 different floorplans in the condominium, there is a suite that will be perfect for all types of homeowners.

Scout Condo's engaging design complements the vibrant West St Clair West neighbourhood in which it sits. At 12 storeys with a distinctive stepped design and brick detailing, the building is a warm addition to this growing community. This neighbourhood has all the shopping, dining, and community spaces that make a neighbourhood a great place to live. Mom and pop shops fill the area but still leave room for new restaurants, cafes, and art galleries. The Junction, Stockyards, and Corso Italia are just a short walk away. Down the street is the community hub that is Artscape Wychwood Barns and some of the best Italian food and brunch cafes in the city. On top of all this, the TTC and St Clair Streetcar is right on your doorstep and the new GO hub just a few blocks west.

## AMENITIES

Amenities include a rooftop terrace with barbeques, indoor rooftop lounge, ground floor gym, games room, café gathering room, TV lounge, formal dining area, dog wash station plus a landscaped courtyard.

<p><b>LIMITED TIME INCENTIVES***</b></p> <p><b>Extended Deposit Structure</b> \$5,000 with offer Balance of 5% in 30 days 10% on Occupancy</p>	<p><b>ADDITIONAL INFORMATION</b></p> <p><b>LOCKER:</b> \$6,000 <b>PARKING:</b> \$50,000 \$45,000 <b>MAINTENANCE FEES:</b> \$0.59/sqft (excludes hydro &amp; water) <b>PROPERTY TAXES:</b> Estimated at 1% of Purchase Price</p> <p><b>OCCUPANCY SPRING 2023</b></p>	<p><b>CONTACT US!</b></p> <p><b>Sales Representative</b>   Kita Nakabayashi <b>Phone:</b> 416-656-1717 <b>Email:</b> kita@ScoutCondos.com <b>Presentation Centre:</b> Permanently closed, Open for Virtual Appointment!</p> <p><a href="http://www.ScoutCondos.com">www.ScoutCondos.com</a></p>
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**\*\*\*10% deposit due on occupancy**

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