

EHT GOODE

CONDOS IN THE DISTILLERY DISTRICT

EXCLUSIVE INCENTIVES

Extended Deposit Structure

\$5,000 Deposit at Signing

Balance of 5% in 30 days (2023)

5% in 125 days (2023)

5% in 510 days (2024)

5% at Occupancy (2025)

Plus

- \$0 Assignment Fee **
- \$25,000 Credit On Closing (only available on 2 Bedroom and larger)*
- Amendment giving consent to lease during Occupancy****

Contact Us:

T. 647.476.5012

E. Goode@graywoodsales.com

* Only available on 2 Bedroom suites and larger

**On the first Assignment for qualifying Assignee subject to Vendor's conditions for Assignments being met.

**** Available By Request.

Please speak to Sales Representative for full details.

Must Comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

Note: This limited time offer may be changed or withdrawn at any time without notice. Certain conditions apply. This Offer is only valid on a first come first serve basis. Please see Sales Representative for full details. E. & O.E. June 22, 2023.

Sales By: **Graywood Sales Management Limited**



Exclusive New Release of Suites FIRST COME, FIRST SERVED

This is to be communicated between you and your client. Pricing and floorplans are not to be posted on-line or shared with other Agents.

SUITE	MODEL	SUITE TYPE	APPROXIMATE SUITE SIZE (SQUARE FEET)	FLOOR	OUTDOOR SIZE (SQUARE FEET)	VIEW	EXCLUSIVE PRICE WITH LIMITED TIME OFFER
207	1A+D	1B+D / 1	506 sf.	2	0	E	\$765,900
319	1H+D	1B+D / 2	557 sf.	3	40	S	\$839,900
419	1H+D	1B+D / 2	557 sf.	4	40	S	\$841,900
205	2D-T	2B / 2	621 sf.	2	T 255	N	\$929,900
3004	3A	3B	864 sf.	30	114	SW	\$1,227,900
226	3C-S	3B / 2	935 sf.	2	40	NE	\$1,154,900
528	3C	3B / 2	935 sf.	5	40	NE	\$1,175,900
208	3B-S	3B / 2	951 sf.	2	40	SE	\$1,184,900
310	3B	3B / 2	951 sf.	3	40	SE	\$1,186,900
510	3B	3B / 2	951 sf.	5	40	SE	\$1,190,900
218	3D-S	3B / 2	971 sf.	2	27	SW	\$1,214,900
320	3D	3B / 2	971 sf.	3	27	SW	\$1,216,900
326	3B+D	3B+D / 2	1179 sf.	3	27+27	NW	\$1,306,900
919	3A+D	3B+D / 2	1156 sf.	9	0	SW	\$1,470,900

<p>Deposit Structure \$5,000 with signing of Agreement Balance of 5% in 30 days (2023) 5% in 125 days (2023) 5% in 510 days (2024) 5% on Occupancy (2025) Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act</p> <p>Taxes Estimated at approximately 1% of purchase price</p> <p>Occupancy Commencing May 1, 2025</p> <p>All prices quoted include HST **</p>	<p>Canadian Non-Resident Deposit Structure 35% total \$5,000 with signing of Agreement Balance of 10% in 30 days 10% in 125 days 10% in 510 days 5% on Occupancy</p> <p>Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act</p>	<p>Maintenance for Residential units: \$0.63 per square foot \$0.65 per square foot for Terrace Units with gas. Hydro and Water individually metered.</p> <p>Parking* WAITLISTED \$80,000 per parking space EV Parking* \$90,000 per parking space Parking Maintenance fee - \$100.00/month</p> <p>Locker* WAITLISTED \$6,000 per locker Locker Maintenance - \$45.00/month</p>
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*Parking and Locker are subject to availability. See Sales Representative for details.

** As per the Agreement of Purchase and Sale.

This limited time offer is only valid on a first come, first served basis.

Premiums apply to floors, balconies, terraces, and views.

Please see Sales Representative for full details.

All prices, figures and materials are preliminary and are subject to change without notice. Square footages and dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. Note: Actual usable floor space may vary from the stated floor area. E. & O. E. June 22, 2023.

Sales By: **Graywood Sales Management Limited**



WORKSHEET

EMAIL: goode@graywoodsales.com

PURCHASE PRICE: \$ _____

PARKING PRICE: \$ _____

STORAGE UNIT \$ _____

EV PARKING STALL: \$ _____

TOTAL PURCHASE PRICE: \$ _____

**BUSINESS
CARD HERE**

Preferred Suite:

	PLAN	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
My Client(s) would like the Right to Lease Amendment included in the deal: YES <input type="checkbox"/> NO <input type="checkbox"/> My Client(s) would like the Assignment Amendment including in the deal: YES <input type="checkbox"/> NO <input type="checkbox"/> My Client(s) is an investor : YES <input type="checkbox"/> NO <input type="checkbox"/>		

FOR OFFICE USE ONLY – TIME/DATE STAMP _____

ALLOCATED SUITE # _____

Purchaser Information: Please enclose a clear copy of 2 pieces of government-issued, valid purchaser ID. One must be photo identification (Passport, Canadian Citizenship Card, PR Card, or Driver’s Licence), and the other must be a SIN card.

PURCHASER 1 Given Name(s):	PURCHASER 2 Given Name(s):
Last Name:	Last Name:
Address:	Address:
City: Province:	City: Province:
Postal Code:	Postal Code:
Phone #:	Phone #:
Date of Birth:	Date of Birth:
Occupation: & Employer:	Occupation & Employer:
Driver’s Licence or other ID #(Specify ID Type):	Driver’s Licence or other ID #(Specify ID Type):
Expiry Date:	Expiry Date:
SIN #	SIN #
Email:	Email:

Co-operating Broker Information

Name : _____

Brokerage : _____

Address: _____

Phone: _____

Email: _____