
Limited Time Offer

- 1 Year Rental **OR** Mortgage Top Up
 - o Over \$1M - \$2,000 per month
 - o Under \$1M - \$1,000 per month
- Extended Deposit Structure: \$5,000 with signing of Agreement, Balance of 5% in 30 days, 10% at Occupancy.
- **\$1,000 Assignment Fee + \$950 Legal Fees**
 - o (Reduced from \$5,000 + Legal Fees*)
- **Development Charges and Levies capped** in the Agreement:
 - o \$ 10,000 1B/1B+
 - o \$ 15,000 2B/2B +/3B/3B+
- Amendment giving **consent to lease during Occupancy ‡**

Contact Us

T. 647.724.5001

E. 250lawrence@graywoodsales.com

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

‡ The Right to Lease during Occupancy Amendment is available upon request.

Please speak to Sales Representative for full details and additional information about the HST rebate.

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Note: This limited-time offer may be changed or withdrawn at any time without notice.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. Please see Sales Representative for full details. October 11, 2023 E. & O.E.



Exclusive Price List

MODEL	SUITE TYPE	APPROXIMATE SUITE SIZE (SQUARE FEET)	FLOOR	OUTDOOR SIZE (SQUARE FEET)	VIEW	STARTING PRICE	LIMITED TIME PRICING
McAllister	1B	496 sf.	6	27	N	\$749,900	\$674,900
Cheltenham	1B	539 sf.	7	11	S	\$789,900	\$714,900
Touraine	1B+D	539 sf.	7	27	S	\$845,900	\$770,900
Touraine	1B+D	540 sf.	9	27	N	\$865,900	\$790,900
Oriole	1B+D	585 sf.	8	44	E	\$900,900	\$825,900
Orchard(B)	2B	774 sf.	9	111	S	\$1,199,900	\$1,074,900
Bedford(B)	3B	1121 sf.	9	141	W	\$1,717,900	\$1,542,900
Heart	3B	1524 sf.	8	27 + 44	N	\$2,207,900	\$1,982,900
Brookdale	3B+M	1470 sf.	8	T 692	SE	\$2,337,900	\$2,112,900
Douglas	3B	1806 sf.	8	T339 + 41	NW	\$2,559,900	\$2,334,900

Deposit Structure

\$5,000 with signing of Agreement
Balance of 5% in 30 days
10% on Occupancy

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

Taxes

Estimated at approximately 1 % of purchase price

Occupancy Commencing October, 2023

All prices quoted include HST **

Limited Time Pricing

Available for limited time only. See sales representative for further details. Oct 11th

Parking Price *:

\$69,900 per parking space
Parking Maintenance fee -
\$100.00/month

Locker Price *:

\$5,000 per locker
Locker Maintenance -
\$40.00/month

Maintenance for Residential units:

\$0.61 per square foot
\$0.63 per square foot for units with Gas
\$0.55 per square foot for Townhomes
Excludes Hydro.

*Parking and Locker are subject to availability. See Sales Representative for details.

** As per the Agreement of Purchase and Sale. Premiums apply to floors 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. Actual living area will vary from floor area stated. October 11, 2023.

WORKSHEET

EMAIL: 250lawrence@bakersales.info

250 | LAWRENCE
AT AVENUE ROAD

BASE PURCHASE PRICE \$ _____

PARKING COST (\$69,900) \$ _____

LOCKER COST (\$5,000) \$ _____

TOTAL PURCHASE PRICE \$ _____

RIGHT TO LEASE DURING OCCUPANCY AMENDMENT:

YES _____ NO _____

Having this Amendment affects your HST rebate at closing.

Please speak to a Sales Representative for explanation.

REQUESTED SUITE:

MODEL	FLOOR

PURCHASER INFORMATION : PLEASE ENCLOSE CLEAR COPY OF PURCHASER PHOTO IDENTIFICATION

PURCHASER 1		PURCHASER 2	
First Name:		First Name:	
Last Name:		Last Name:	
Address:		Address:	
Suite #		Suite #	
City:	Province:	City	Province:
Postal Code:		Postal Code:	
Main Phone:		Main Phone:	
Profession and Employer:		Profession and Employer:	
Date of Birth:		Date of Birth:	
S.I.N. #		S.I.N. #	
Driver's Licence #		Driver's Licence #	
Expiry Date:		Expiry Date:	
Email:		Email:	
PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)			
If self-employed, Nature of Business: Purchaser 1 Purchaser 2			
How many dependents?		Ages?	
End User or Investor:		Marital Status:	

Co-operating Broker: Please enclose Agent's business card.	
Name:	_____
Brokerage:	_____
Address:	_____
Mobile:	_____

