
Limited Time Offer

\$25,000 Credit On Closing

**Only 5% Deposit
Before Occupancy**

All Suites may purchase **Parking & Locker!**

\$1,000 Assignment Fee + \$950 Legal Fees

(Reduced from \$5,000 + Legal Fees*)

Development Charges and Levies capped in the Agreement:

- \$ 10,000 1B/1B+
- \$ 15,000 2B/2B +/3B/3B+

Amendment giving **consent to lease during Occupancy ‡**

Contact Us

T. 647.476.3016

E. 250lawrence@graywoodsales.com

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

‡ 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Note: This limited-time offer may be changed or withdrawn at any time without notice.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. June 27, 2023 E. & O.E.

Sales By **Graywood Sales Management Limited.**



Exclusive Price List

MODEL	SUITE TYPE	APPROXIMATE SUITE SIZE (SQUARE FEET)	FLOOR	OUTDOOR SIZE (SQUARE FEET)	VIEW	EXCLUSIVE PRICE WITH LIMITED TIME OFFER
McAllister	1B	496 sf.	6	27	N	\$749,900
Cheltenham	1B	539 sf.	7	11	S	\$789,900
Touraine	1B+D	539 sf.	7	27	S	\$845,900
PENTHOUSE SUITES						
Touraine	1B+D	540 sf.	9	27	N	\$870,900
Oriole	1B+D	585 sf.	8	44	E	\$900,900
Orchard(B)	2B	774 sf.	9	111	S	\$1,207,900
Bedford(B)	3B	1121 sf.	9	141	W	\$1,717,900
Heart	3B	1524 sf.	8	27 + 44	N	\$2,207,900
Brookdale	3B+M	1470 sf.	8	T 692	SE	\$2,337,900

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 **

Parking*

\$69,900 per parking space
Parking Maintenance fee -
\$80.00/month

Locker*

\$5,000 per locker
Same floor locker* - \$7,000 per locker
Locker Maintenance -
\$30.00/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. June 27, 2023.

WORKSHEET

EMAIL: 250lawrence@graywoodsales.com

Bank Drafts to be made to Brattys LLP in Trust

PURCHASE PRICE: \$ _____

PARKING PRICE: \$ _____

EV PARKING: \$ _____

STORAGE UNIT \$ _____

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: _____

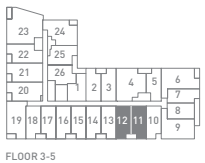
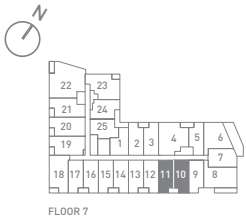
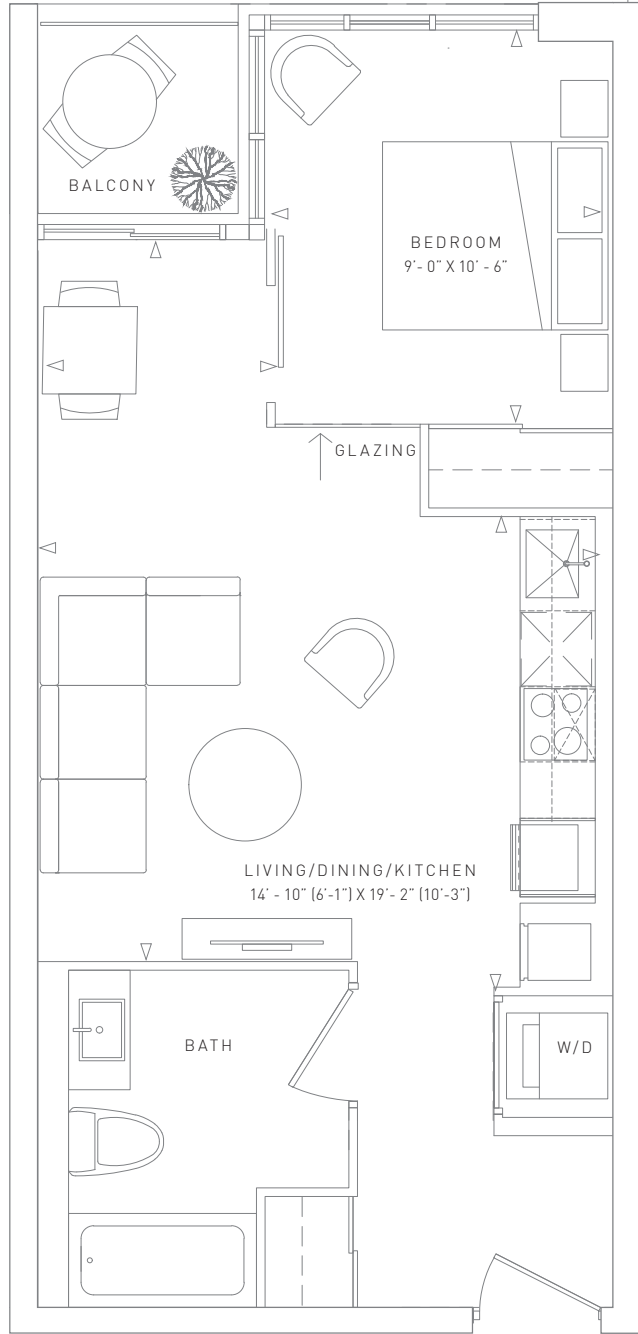
Email: _____



CHELTENHAM

ONE BEDROOM 1B

INTERIOR | 539 SQ. FT. EXTERIOR | 27 SQ. FT. TOTAL | 566 SQ. FT.



250 | LAWRENCE
AT AVENUE ROAD



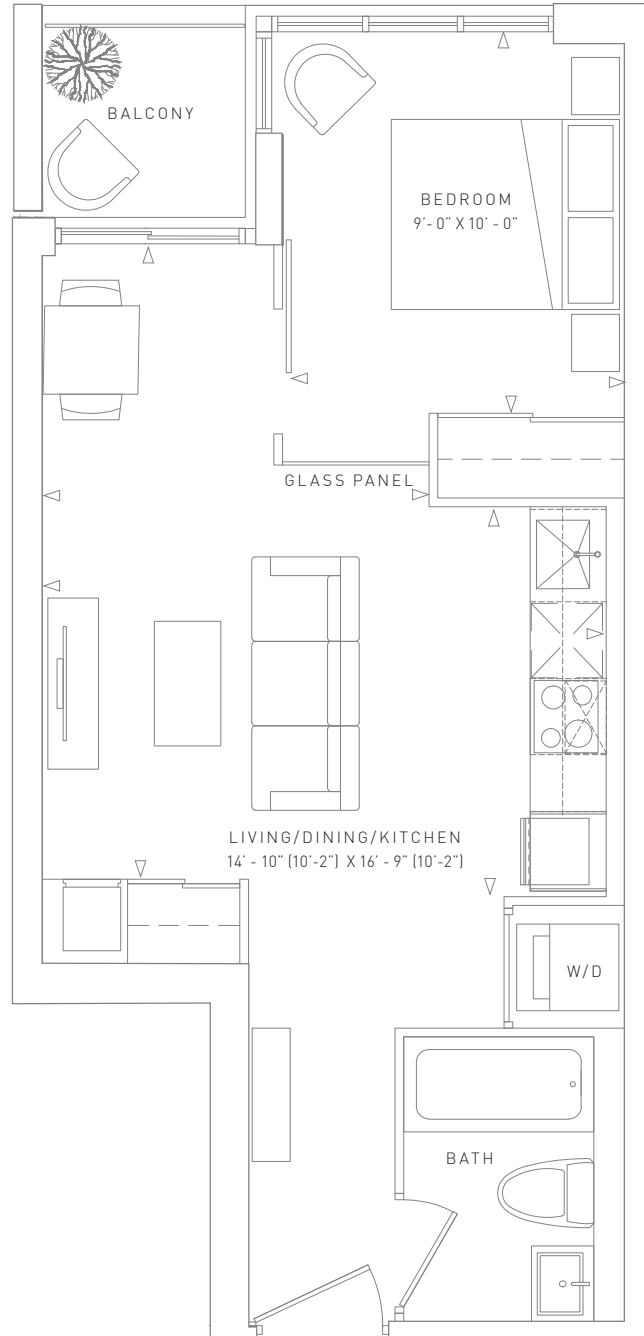
LAWRENCE AVENUE WEST

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony and terrace area is approximate and may vary in size floor to floor due to architectural detail. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. See Sales Representative for full details. E. & O. E.

MCALLISTER

ONE BEDROOM 1A

INTERIOR | 496 SQ. FT. EXTERIOR | 27 SQ. FT. TOTAL | 523 SQ. FT.



FLOOR 7



FLOOR 6



FLOOR 3-5



FLOOR 2

LAWRENCE AVENUE WEST

250 | LAWRENCE
AT AVENUE ROAD

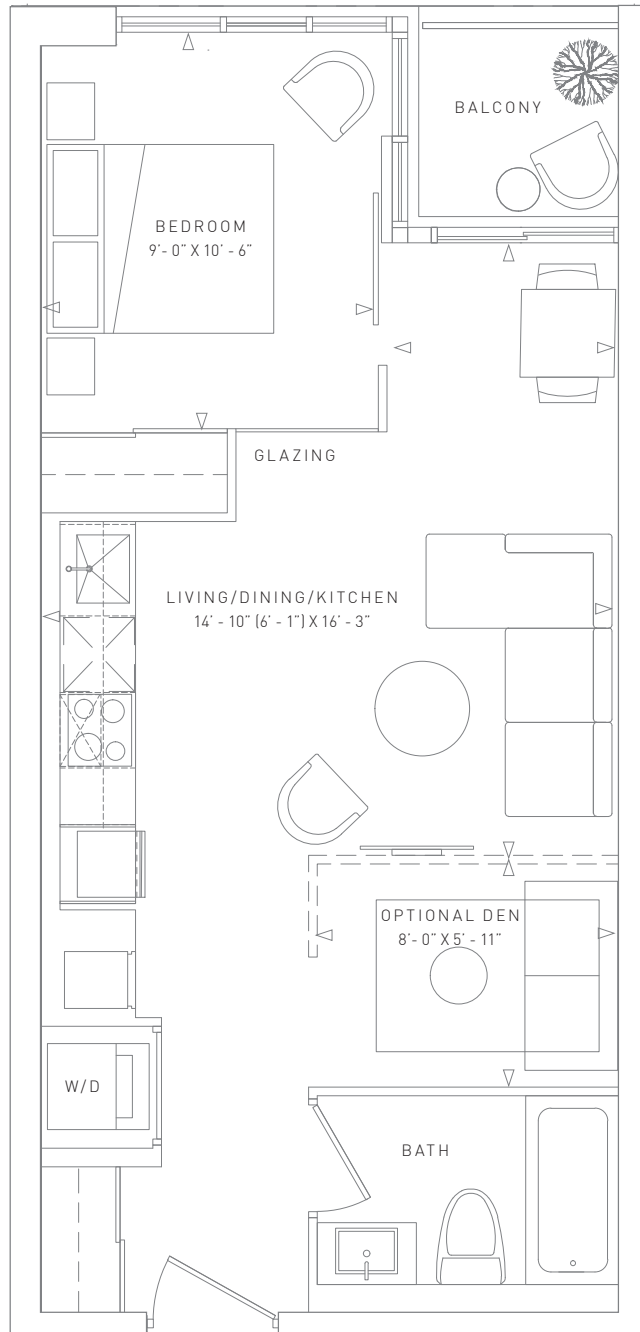


Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony and terrace area is approximate and may vary in size floor to floor due to architectural detail. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. See Sales Representative for full details. E. & O. E.

TOURAINÉ

ONE BEDROOM + DEN 1D-E

INTERIOR | 540 SQ. FT. EXTERIOR | 27 SQ. FT. TOTAL | 567 SQ. FT.



250 | LAWRENCE
AT AVENUE ROAD



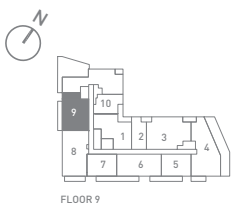
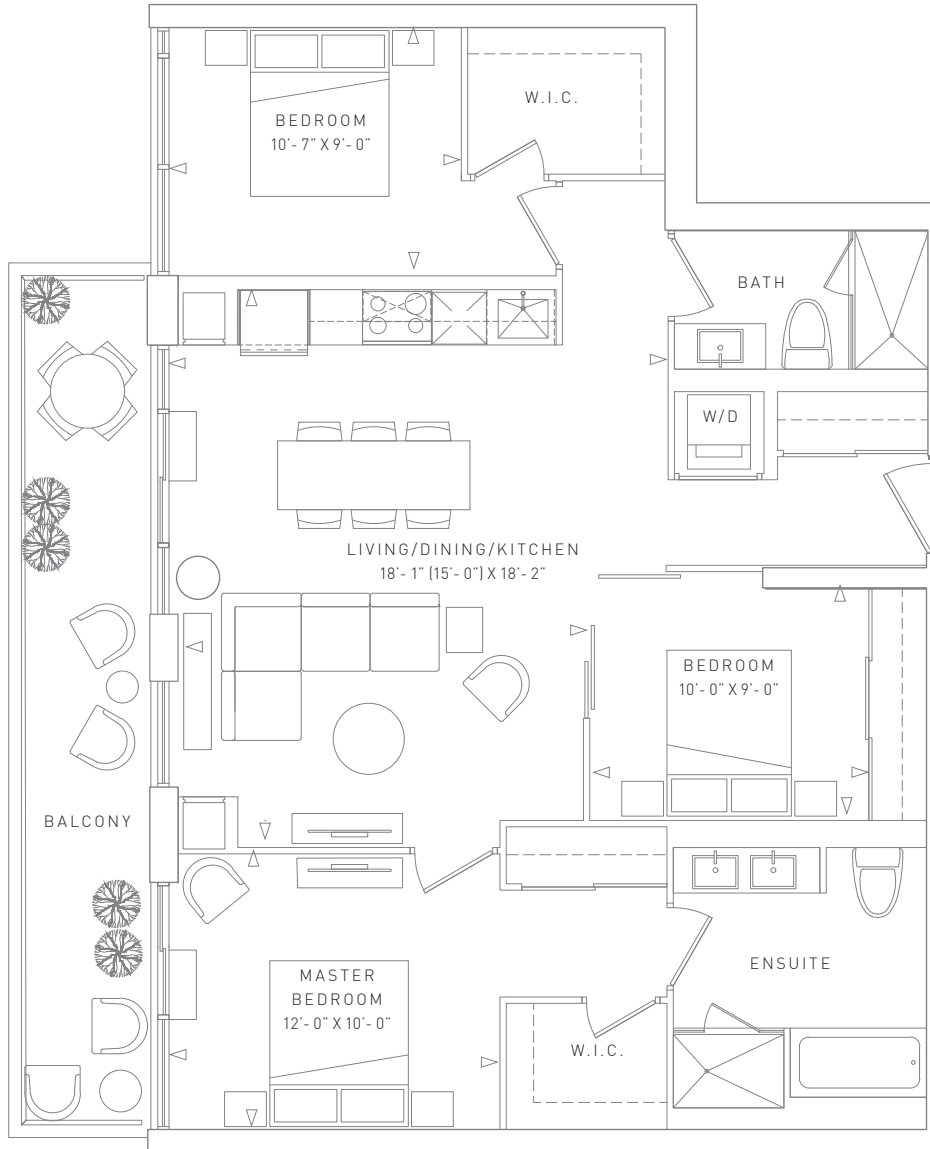
LAWRENCE AVENUE WEST

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony and terrace area is approximate and may vary in size floor to floor due to architectural detail. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. See Sales Representative for full details. E. & O. E.

BEDFORD (B)

THREE BEDROOM 3A

INTERIOR | 1121 SQ. FT. EXTERIOR | 141 SQ. FT. TOTAL | 1262 SQ. FT.



FLOOR 9

LAWRENCE AVENUE WEST

250 | LAWRENCE
AT AVENUE ROAD

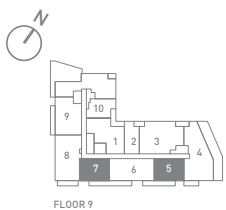
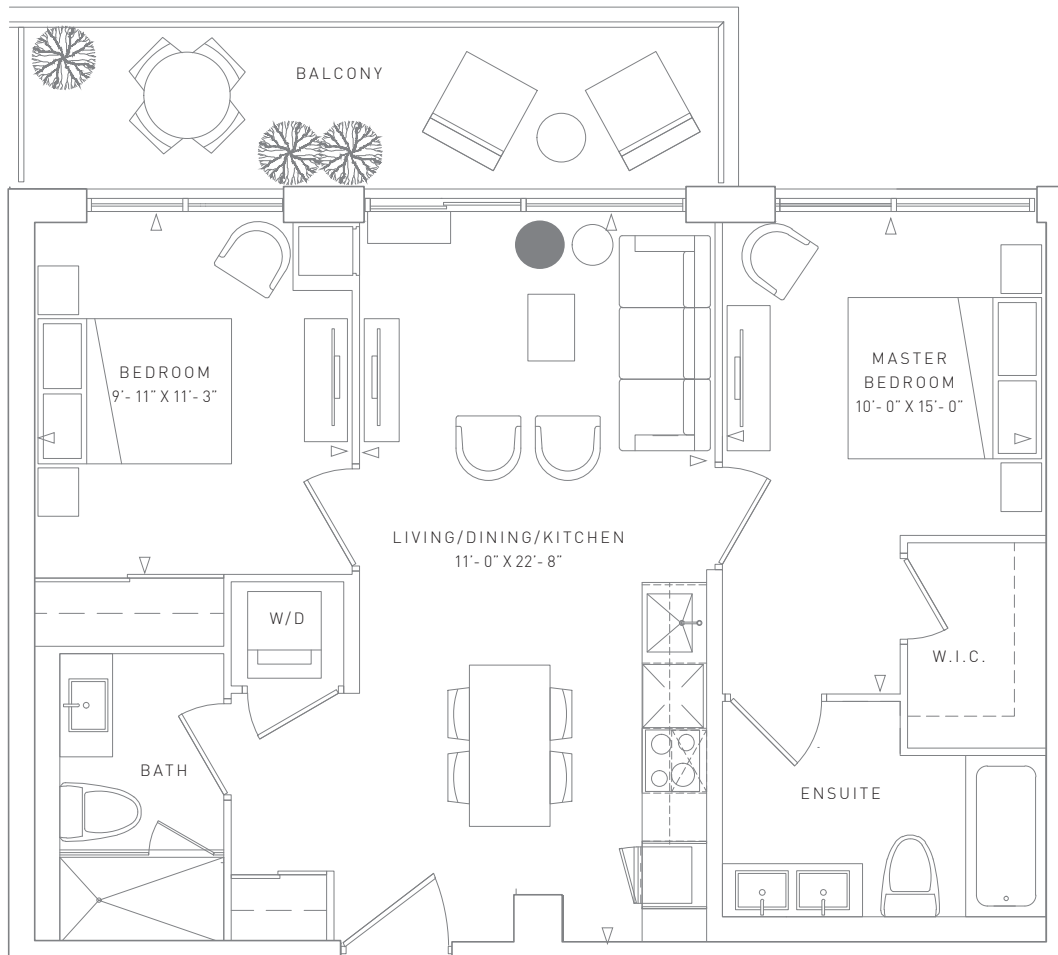


Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony and terrace area is approximate and may vary in size floor to floor due to architectural detail. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. See Sales Representative for full details. E. & O. E.

ORCHARD (B)

TWO BEDROOM 2G

INTERIOR | 774 SQ. FT. EXTERIOR | 111 SQ. FT. TOTAL | 885 SQ. FT.



LAWRENCE AVENUE WEST

250 | LAWRENCE
AT AVENUE ROAD

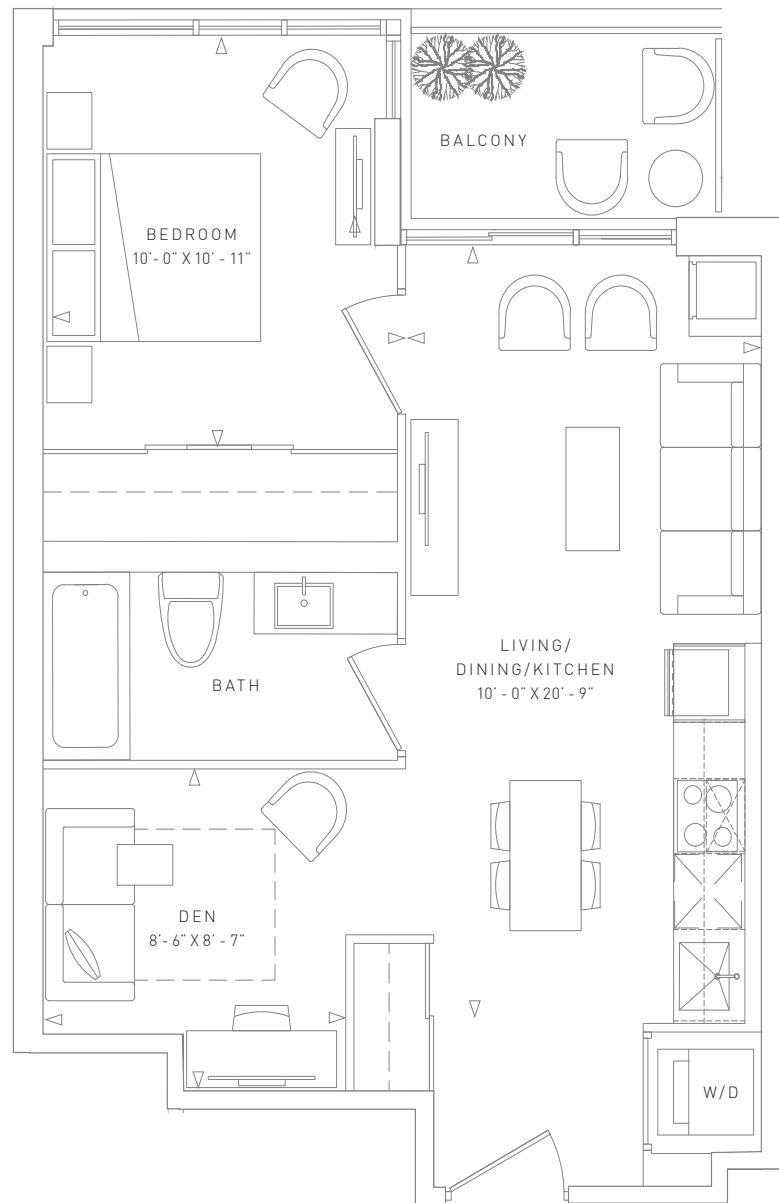
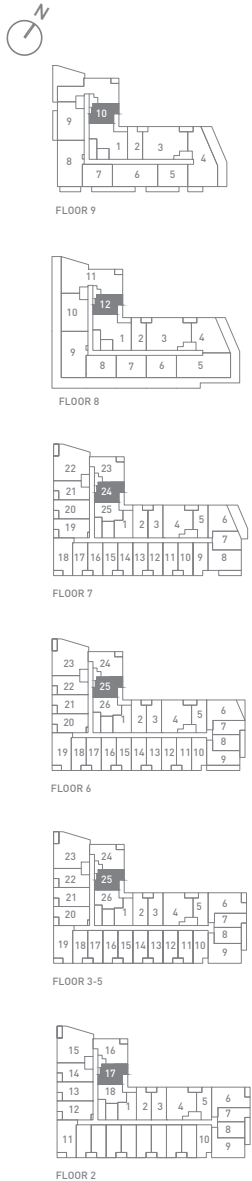


Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony and terrace area is approximate and may vary in size floor to floor due to architectural detail. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. See Sales Representative for full details. E. & O. E.

ORIOLE

ONE BEDROOM + DEN 1D-C

INTERIOR | 585 SQ. FT. EXTERIOR | 44 SQ. FT. TOTAL | 629 SQ. FT.



250 | LAWRENCE
AT AVENUE ROAD



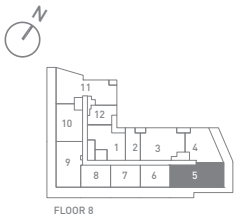
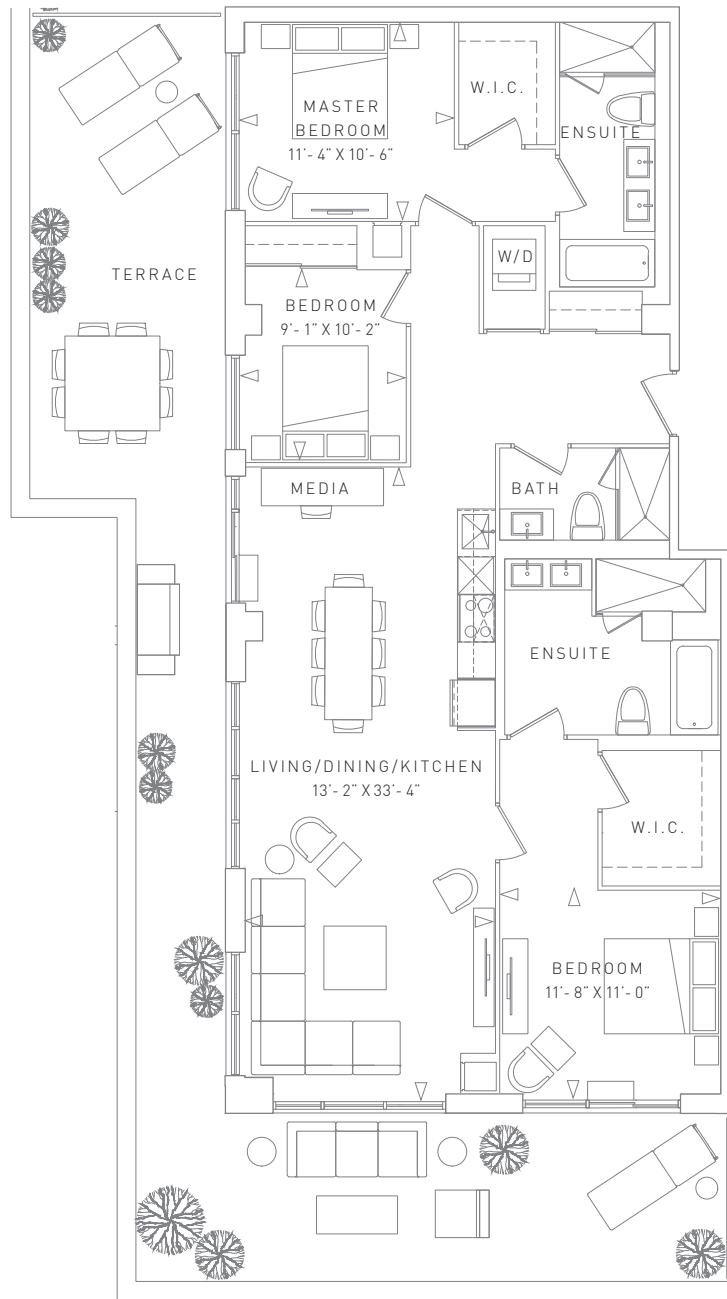
LAWRENCE AVENUE WEST

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony and terrace area is approximate and may vary in size floor to floor due to architectural detail. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. See Sales Representative for full details. E. & O. E.

BROOKDALE

THREE BEDROOM + MEDIA 3B

INTERIOR | 1470 SQ. FT. EXTERIOR | 692 SQ. FT. TOTAL | 2162 SQ. FT.



250 | LAWRENCE
AT AVENUE ROAD



LAWRENCE AVENUE WEST

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony and terrace area is approximate and may vary in size floor to floor due to architectural detail. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. See Sales Representative for full details. E. & O. E.

HEART

THREE BEDROOM 3D

INTERIOR | 1524 SQ. FT. EXTERIOR | 44 + 27 SQ. FT. TOTAL | 1595 SQ. FT.



FLOOR 9



FLOOR 8

250 | LAWRENCE
AT AVENUE ROAD



LAWRENCE AVENUE WEST

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony and terrace area is approximate and may vary in size floor to floor due to architectural detail. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. See Sales Representative for full details. E. & O. E.