

# JAC condos

## New Suite Release



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**Sales Representative:**

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Exclusive Listing: Baker Real Estate Incorporated, Brokerage.  
Brokers Protected.



## LIMITED TIME OFFER

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### *5% Deposit Structure*

*\$5,000 at time of Signing*

*Balance of 5% in 30 days*

*10% at Occupancy*

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*\$0 Development Charges*

*\$10,000 Credit on Closing*

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- \$0 Assignment Fee + \$750 Legal Fees (*Reduced from \$5,000 + Legal Fees\**)
- Development Charges and Levies capped in the Agreement at
  - \$ 12,000 Studios, 1B/1B +
  - \$ 16,000 2B/2B +/3B/3B+/4B/4B+
- Amendment giving consent to lease during Occupancy\*\*

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

\*\*Available By Request

Please speak to Sales Representatives 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Note: This limited time offer may be changed or withdrawn at any time without notice.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. Please see Sales Representative for full details. E. & O.E.

April 13, 2023





## Exclusive New Release of Suites

MODEL	SUITE TYPE	APPROXIMATE SUITE SIZE (SQUARE FEET)	STARTING FLOOR	OUTDOOR SIZE (SQUARE FEET)	VIEW	EXCLUSIVE PRICE WITH LIMITED TIME OFFER
<b>PODIUM</b>						
Javier	3B+D+M	1068 sf.	2	-	NW	\$1,109,990
Joseph	2B+D	826 sf.	6	113 + 50	SW	\$1,116,990
Jerome	3B+D	1050 sf.	2	-	NE	\$1,169,990
Jill	3B+D+M	1117 sf.	3	87	SW	\$1,229,990
June	3B+D	1125 sf.	6	-	SE	\$1,247,990
Jeffrey	3B+D	1008 sf.	10	162	NW	\$1,299,990
Joshua	3B+D	1201 sf.	5	111	NE	\$1,529,990
<b>TERRACE</b>						
Jamal (T)	2B+D	763 sf.	11	T 280 + B 69	SW	\$1,169,990
Joseph (T)	2B+D	826 sf.	4	B 113 + T 431	SW	\$1,249,990
Jeffrey (T)	3B+D	1008 sf.	4	T 336	NW	\$1,379,990
<b>TOWNHOMES</b>						
Jalir	4B	1290 sf.	1	-	W	\$1,449,990
Julianna	4B+D	1327 sf.	1	-	W	\$1,529,990
Jac	4B+D	1355 sf.	1	-	W	\$1,549,990
Jacari	4B+D	1355 sf.	1	-	W	\$1,549,990
<b>5% Deposit Structure</b> \$5,000 with signing of Agreement Balance of 5% in 30 days 10% on Occupancy <b>Must comply with the Prohibition on the Purchase of Residential Property by Non- Canadians Act.</b>		<b>International Deposit Structure</b> <b>35% total</b> \$5,000 with signing of Agreement Balance of 10% in 30 days 10% in 180 days 10% in 365 days 5% on Occupancy <b>Must comply with the Prohibition on the Purchase of Residential Property by Non- Canadians Act.</b>		<b>Maintenance for Residential units:</b> \$0.62 per square foot \$0.45 per square foot for Townhomes Hydro and Water individually metered.  <b>Parking*</b> <b>\$79,000 per parking space</b> <b>EV Parking*</b> <b>\$89,000 per parking space</b> Available for purchase on suites 715 sq. ft. and larger. Parking Maintenance fee - \$95.00/month  <b>Locker*</b> <b>\$6,000 per locker</b> Locker Maintenance - \$35.00/month		
<b>Taxes</b> Estimated at approximately 1 % of purchase price  <b>Occupancy Commencing</b> <b>January, 2024</b>  All prices quoted include HST **						

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

\*\* As per the Agreement of Purchase and Sale.

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. April 13, 2023



# WORKSHEET

EMAIL: jac@bakersales.info



BASE PURCHASE PRICE \$ \_\_\_\_\_

PARKING COST (\$79,000) \$ \_\_\_\_\_

EV PARKING COST (\$89,000) \$ \_\_\_\_\_

LOCKER COST (\$6,000) \$ \_\_\_\_\_

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**

<b>PURCHASER 1</b>		<b>PURCHASER 2</b>	
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:	
<b>PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)</b>			
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: \_\_\_\_\_

