

## INFORMATION SHEET

MODEL	STARTING FLOOR	SIZE (SQFT)	TYPE	EXPOSURE	FEATURE	PRICING
THC	Main Floor	1368	3BD	S	Patio 97	\$950,000

### BUILDING FEATURES

The first phase of Valhalla Town Square will be a 33 storey high-rise within a 6.6-acre diverse, mixed-use residential community — an animated, pedestrian friendly and richly landscaped environment. The iconic towers, the podium and the central square together create a vibrant new destination—animating the community day and night with their stores, restaurants and cafes. Valhalla Town Square will offer modern condominiums, luxurious townhomes, Edilcan's signature amenities and convenient retail right at your doorstep. The symphonic interplay of the vertical, horizontal and curvilinear will make Valhalla Town Square a landmark on the Etobicoke skyline.

### SUITE FEATURES

Ceiling heights approximately: 8'-0" on floors 7 to 14 & 16; 8'-6" on floors 17 to 30; and 9'-0" on floors 6, 15, 31 to 33. Gourmet kitchens with sleek counters and modular cabinetry inspire the master chef in you with full height pantry or shelving, as per plan, in a combination of designer finishes, in choice of finish package. Oversized living areas, spacious master bedrooms and sumptuous ensuites provide all the space and embellishments for a luxurious lifestyle. Wide plank laminate floating floor with underlay in foyer, kitchen, den, hallways, living and dining room and bedrooms.

### AMENITIES

A fabulous resort-style lobby, pet spa on the ground floor. 5<sup>th</sup> floor amenity with rooftop deck, a fitness facility, yoga room, two social lounges, library, and a kid's zone. Residents will also have exclusive use of the Valhalla Town Square Express shuttle to nearby subway and shopping plus concierge services seven days a week.

<p><b>DEPOSIT STRUCTURE:</b></p> <p>\$10,000 with Agreement Balance to 5% in 30 days 5% in 60 days 10% on Occupancy</p>	<p><b>PARKING:</b> One Parking Included in Purchase Price for all suites</p> <p><b>LOCKER:</b> \$6,000</p> <p><b>MAINTENANCE FEES:</b> \$0.57/sq.ft. + \$23.00 + HST per month for unlimited Rogers Ignite 250/20 High Speed Internet (excludes hydro and water)</p> <p><b>PROPERTY TAXES:</b> Estimated at .87% of Purchase Price</p> <p><b>OCCUPANCY:</b> December 2020</p>
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All prices, figures and materials are preliminary and are subject to change without notice E & O.E. June 22, 2020

#### Contact Us:

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Hours: Monday to Wednesday 12PM to 6PM | Saturday to Sunday 12PM to 5PM