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T O R O N T O

## South Tower New Suite Release Worksheet Package



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

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T O R O N T O

## SPECIAL NEW SUITE RELEASE INCENTIVES

### Extended Deposit Program

#### DEPOSIT STRUCTURE (ALL 3 BEDROOM SUITES)

\$5,000 on Signing

Balance of 5% in 30 days

5% in 380 days

10% on occupancy

Available on local and international deals

#### DEPOSIT STRUCTURE (ON ALL OTHER SUITES)

\$5,000 on Signing

Balance of 5% in 30 days

5% in 380 days

2.5% in 735 days

2.5% in 900 days

5% on Occupancy

#### **\$10,000 off the Purchase Price\***

- 1 Bedroom Suites
- 1 Bedroom + Den suites

#### **\$20,000 off the Purchase Price\***

- 2 Bedroom Suites
- 2 Bedroom + Den suites
- 3 Bedroom Suites

#### **FREE ASSIGNMENT\*\***

#### **FREE RIGHT TO LEASE DURING OCCUPANCY\*\***

#### **CAPPED DEVELOPMENT & EDUCATIONAL CHARGES**

- \$11,900 for 1 Bedroom Suites/1 Bedroom + Den suites
- \$12,900 for 2 Bedroom/2 Bedroom + Den and 3 Bedroom Suites

#### **Parking and Locker\*\*\***

- \$79,900 and \$7,500

*\*Reduction in price will occur at time of sale.*

*\*\*Legal fees will apply.*

*\*\*\* Restrictions may apply.*

*Please speak to Sales Representative for more details. Some restrictions may apply. Incentive Program is a limited time offer.*

*Prices, Incentives and specifications are subject to change without notice E. & O.E.*

*September 30, 2020*



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T O R O N T O

## SOUTH TOWER WORKSHEET PRICE LIST

FLOORS 2-9								
MODEL ***	TYPE	APPROX. SIZE	VIEW	OUTDOOR SIZE*	FLOORS FROM	PRICES STARTING FROM*	DISCOUNT	SPECIAL NEW RELEASE PRICES FROM**
P-221S	1B+D/1	545	S	51	4	<del>\$706,900</del>	\$10,000	\$696,900
P-504S	1B+D / 2	572	W	T-412	5	<del>\$825,900</del>	\$10,000	\$815,900
P-516S	1B+D / 2	575	E	T-205	5	<del>\$810,900</del>	\$10,000	\$800,900
P-618S***	2B / 2	673	SE	76+115	6	<del>\$907,900</del>	\$20,000	\$887,900
P-818S***	2B / 2	673	SE	76+115	8	<del>\$919,900</del>	\$20,000	\$899,900
P-215S	2B / 2	827	NE	81	2	<del>\$925,900</del>	\$20,000	\$905,900
P-505S	2B+D / 2	670	W	T-344	5	<del>\$919,900</del>	\$20,000	\$899,900
P-605S	2B+D / 2	670	W	81	6	<del>\$879,900</del>	\$20,000	\$859,900
P-615S	2B+D / 2	751	NE	115+95	6	<del>\$959,900</del>	\$20,000	\$939,900
P-602S***	3B / 2	848	SW	115+105	6	<del>\$1,086,900</del>	\$20,000	\$1,066,900
P-203S	3B / 2	852	SW	219	2	<del>\$999,900</del>	\$20,000	\$979,900
P-220S	3B / 2	903	SE	119+50	2	<del>\$1,024,900</del>	\$20,000	\$1,004,900
FLOORS 10 AND HIGHER								
MODEL	TYPE	APPROX. SIZE	VIEW	OUTDOOR SIZE*	FLOORS FROM	PRICES STARTING FROM*	DISCOUNT	SPECIAL NEW RELEASE PRICES FROM**
T-09S	2B / 2	638	NE	91+110	12	<del>\$864,900</del>	\$20,000	\$844,900
T-05S	2B / 2	670	NW	102+77	10	<del>\$879,900</del>	\$20,000	\$859,900
T-12S	2B / 2	673	SE	110+73	11	<del>\$917,900</del>	\$20,000	\$897,900
T-02S	3B / 2	848	SW	110+101	11	<del>\$1,091,900</del>	\$20,000	\$1,071,900

\* Please speak to a Sales Representative for details.

\*\*This pricing is with the Special New Release Incentive deducted. This pricing only applies to floors and units that are released.

\*\*\*Model types from Floors 2-9 are identified by the first suite listed on the floorplan when multiple units are available.

Premiums apply to floors, balconies, terraces and views.

<p><b>DEPOSIT STRUCTURE</b> \$5,000 on Signing Balance to 5% in 30 days 5% in 380 days 2.5% in 735 days 2.5% in 900 days 5% on Occupancy</p> <p><b>Parking: \$79,900</b> Available for purchase on suites 659 sf and above.</p> <p><b>Storage Locker: \$7,500</b> Available for purchase on suites 442 sf and above.</p>	<p><b>INTERNATIONAL DEPOSIT STRUCTURE</b> \$5,000 on Signing Balance to 10% in 30 days 10% in 120 days 10% in 270 days 5% in 500 days</p> <p><b>Maintenance Fees:</b> Approximately \$0.59/sq. ft. Water and hydro are separately metered. Gas is included.</p>	<p><b>TAXES</b> Estimated at approximately 1% of Purchase Price</p> <p><i>Prices Include H.S.T. ****</i></p> <p><b>Occupancy Commencing:</b> December 2023</p> <p>****As per the Agreement of Purchase and Sale.</p>
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Kim Ta  
Sales Representative  
C – 416 887 2189  
Email: [kimta@bakersales.info](mailto:kimta@bakersales.info)

Nance Ta  
Sales Representative  
C – 416 559 8898  
Email: – [nanceta@bakersales.info](mailto:nanceta@bakersales.info)

Please speak to Sales Representative for further details. All prices, figures and materials are preliminary and are subject to change without notice E. & O. E.  
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22.  
September 30, 2020

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



# WORKSHEET

EMAIL: [untitledworksheets@bakersales.info](mailto:untitledworksheets@bakersales.info)

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T O R O N T O

BASE PURCHASE PRICE     \$ \_\_\_\_\_

PARKING COST                     \$ \_\_\_\_\_  
Available for purchase on suites 670 sf and above.

LOCKER COST                     \$ \_\_\_\_\_  
Available for purchase on suites 521 sf and above.

TOTAL PURCHASE PRICE     \$ \_\_\_\_\_

PLEASE FILL OUT THE FOLLOWING:

	MODEL	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		

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:			
How many dependents?		Ages?	
End User or Investor:		Marital Status:	

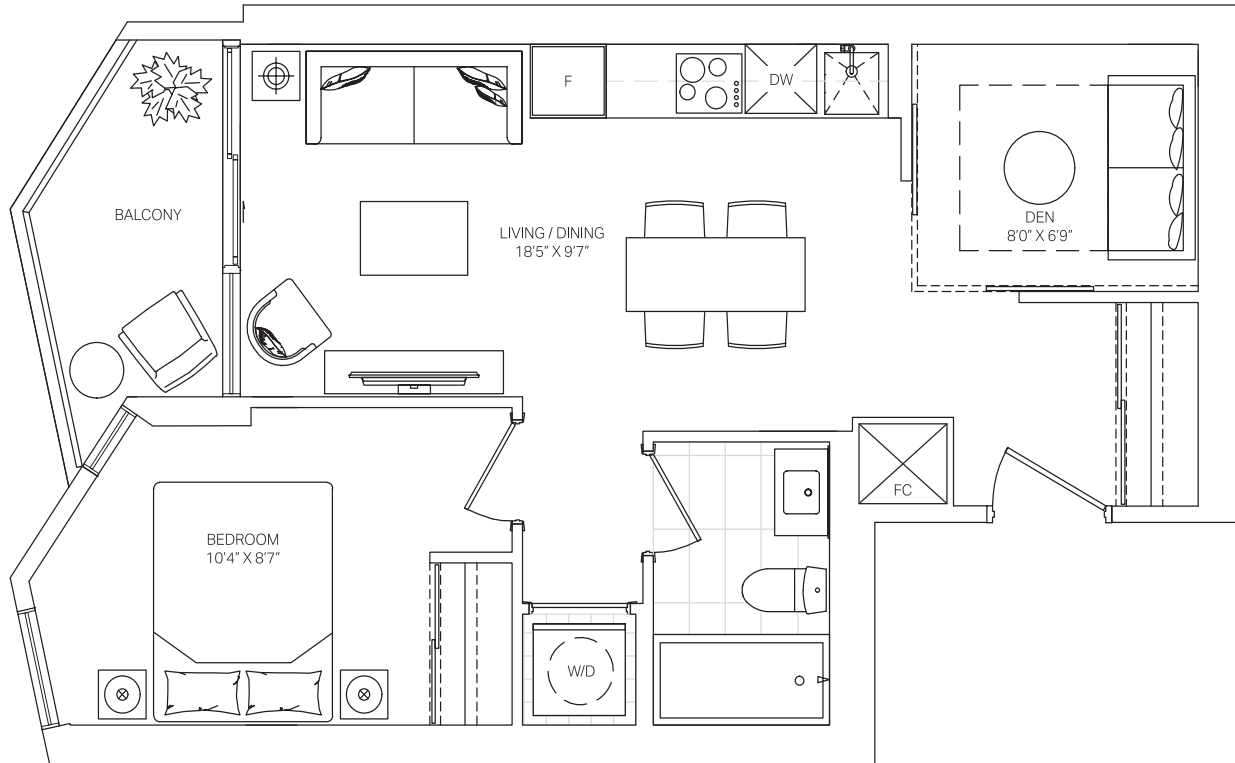
Co-operating Broker: Please enclose Agent's business card.	
Name:	_____
Brokerage:	_____
Address:	_____
Mobile:	_____



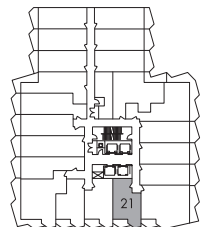
# P-221 / 321 / 421S

**untitled.**  
TORONTO

ONE BEDROOM + DEN	INTERIOR: 545 SQ.FT.	EXTERIOR: 51 SQ.FT.	TOTAL: 596 SQ.FT.
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NA



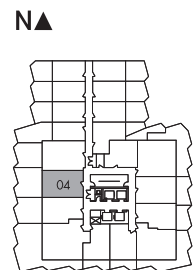
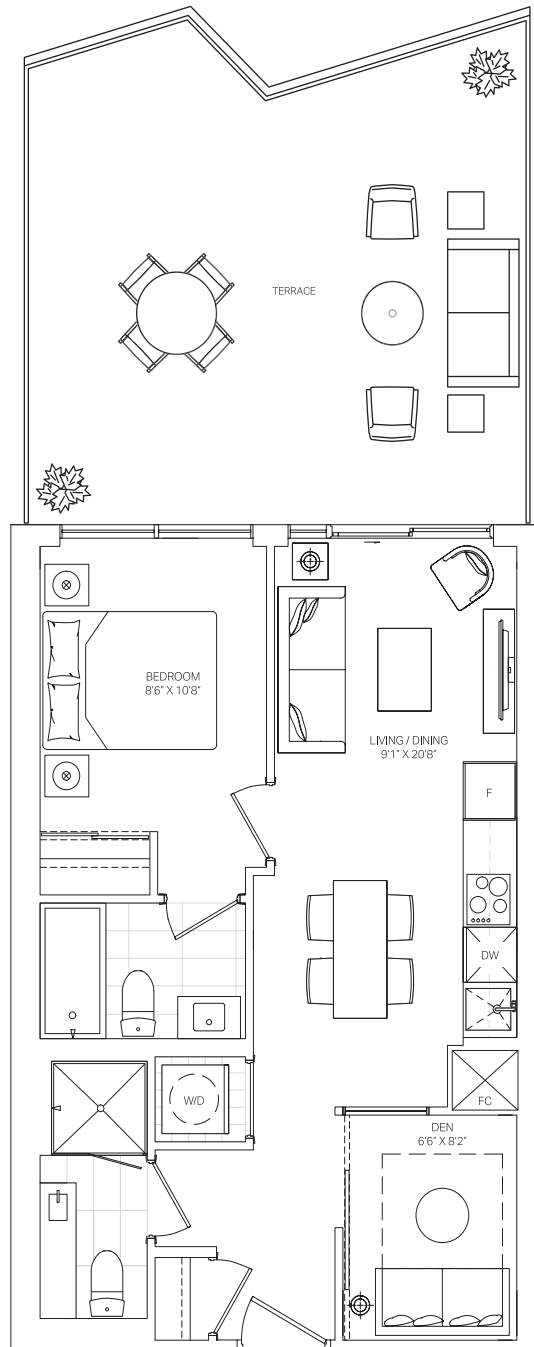
FLOORS 2-4

Balcony sizes and configurations may vary.

# P-504S

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TORONTO

ONE BEDROOM + DEN TWO BATH	INTERIOR: 572 SQ.FT.	EXTERIOR: 412 SQ.FT.	TOTAL: 984 SQ.FT.
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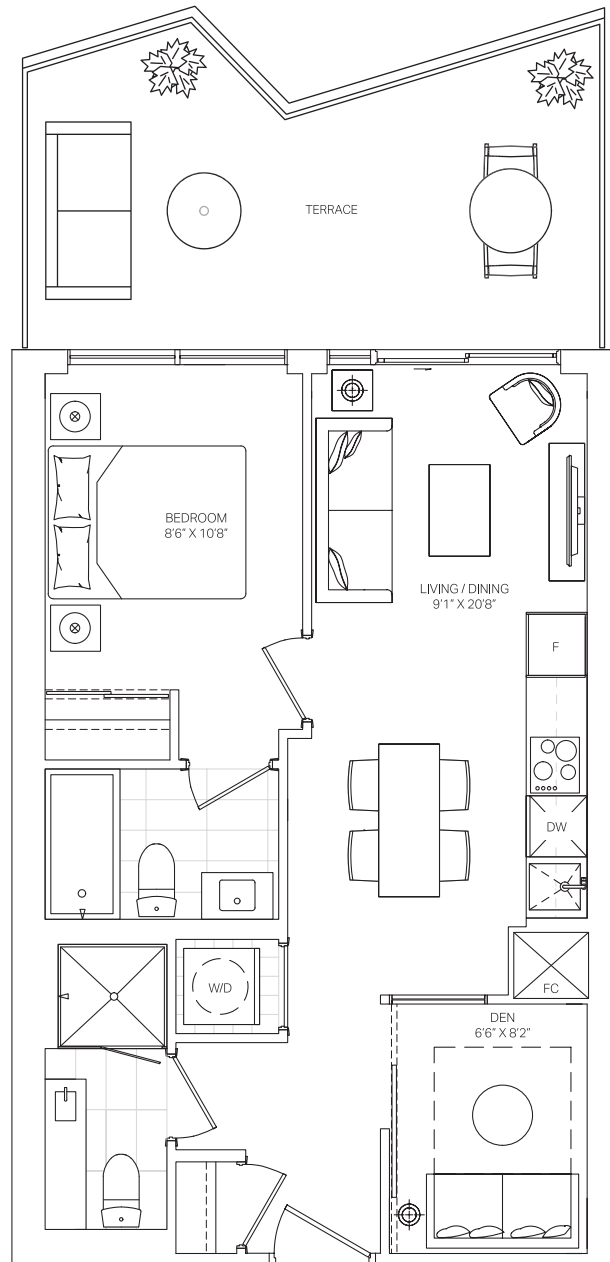
FLOOR 5



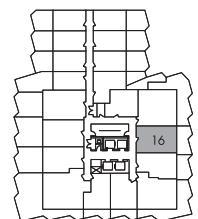
# P-516S

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TORONTO

ONE BEDROOM + DEN TWO BATH	INTERIOR: 575 SQ.FT.	EXTERIOR: 205 SQ.FT.	TOTAL: 780 SQ.FT.
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NA



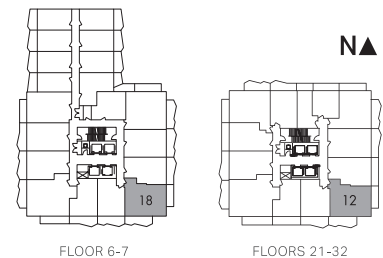
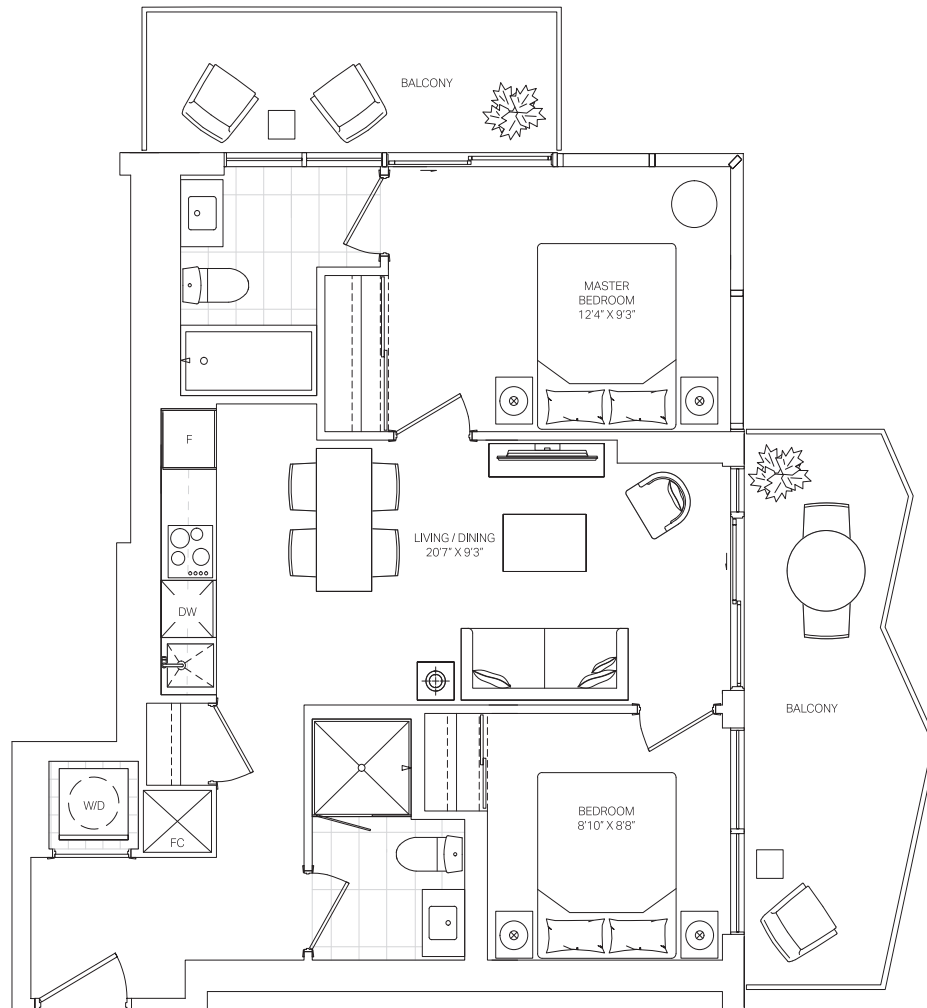
FLOOR 5

# T-12S

## P-618 / 718S

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TORONTO

TWO BEDROOM TWO BATH	INTERIOR: 673 SQ.FT.	EXTERIOR: 183 SQ.FT.	TOTAL: 856 SQ.FT.
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Balcony sizes and configurations may vary.

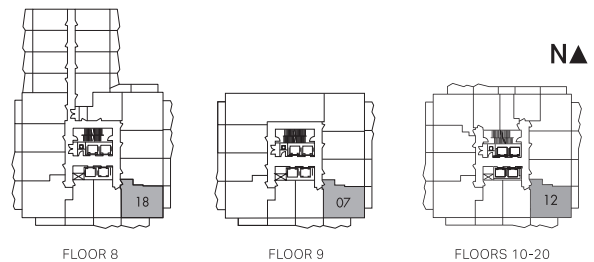
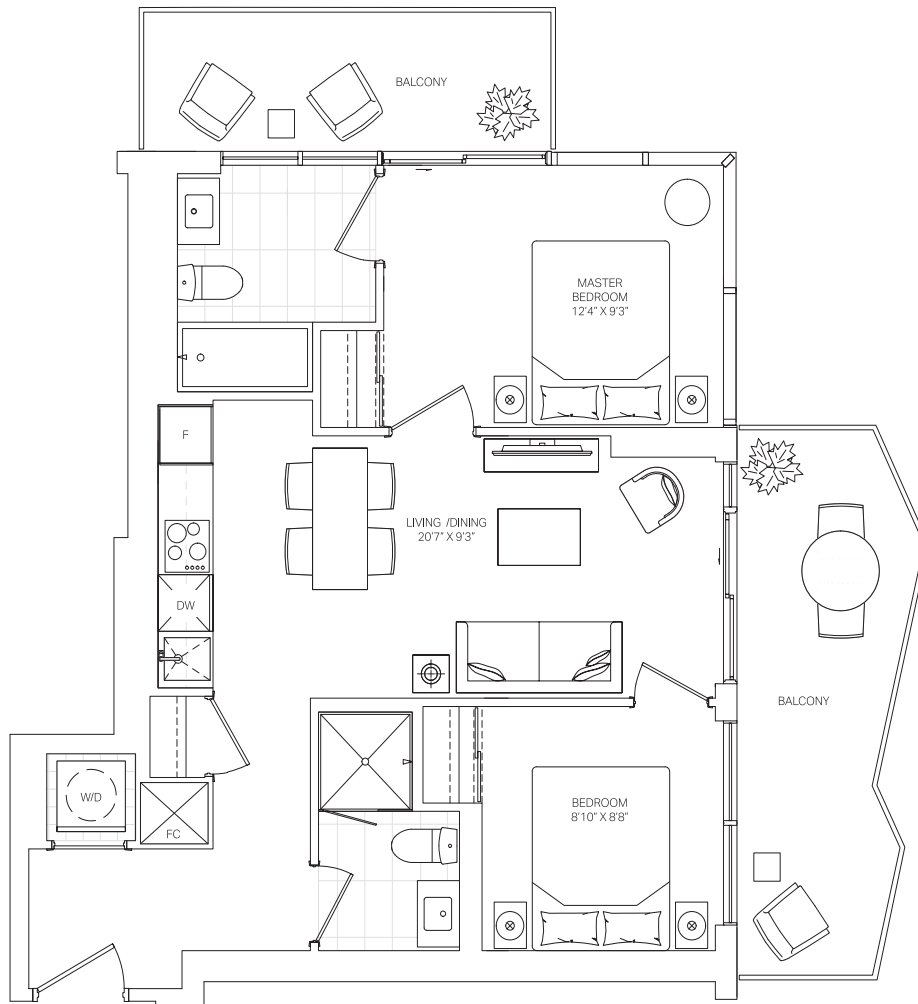


# T-12S

## P-818 / 907S

**untitled.**  
TORONTO

TWO BEDROOM TWO BATH	INTERIOR: 673 SQ.FT.	EXTERIOR: 183 SQ.FT.	TOTAL: 856 SQ.FT.
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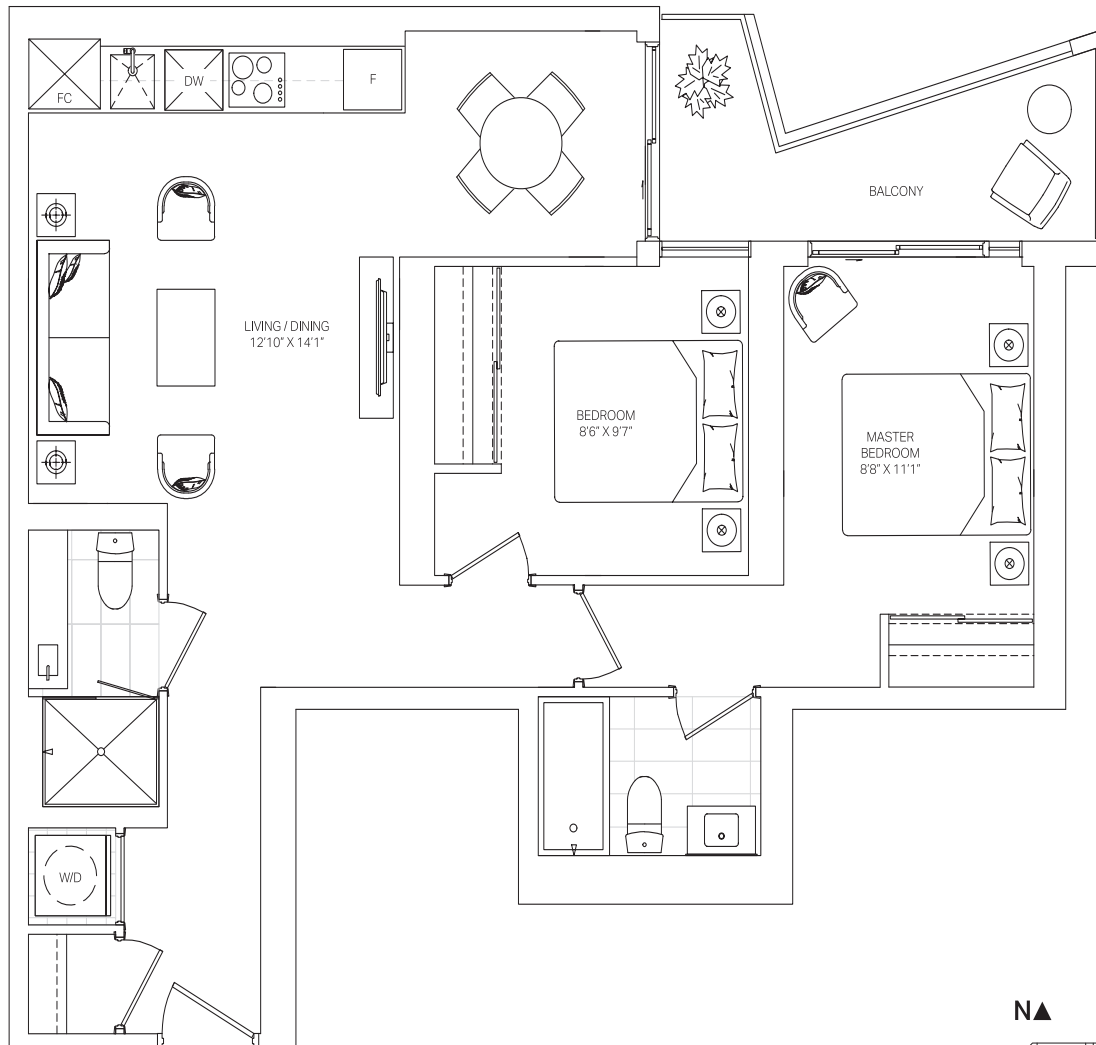


Balcony sizes and configurations may vary.

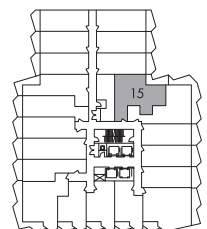
# P-215 / 315 / 415S

**untitled.**  
TORONTO

<b>TWO BEDROOM TWO BATH</b>	<b>INTERIOR: 827 SQ.FT.</b>	<b>EXTERIOR: 81 SQ.FT.</b>	<b>TOTAL: 908 SQ.FT.</b>
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NA

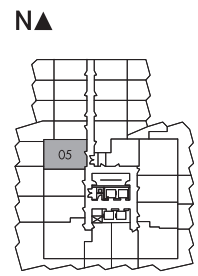
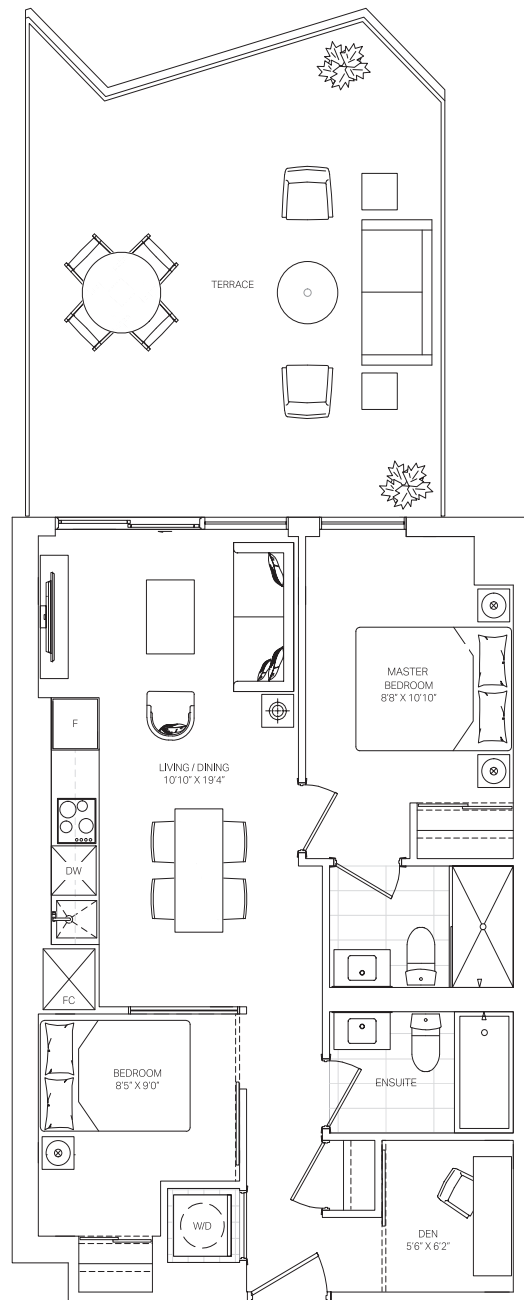


FLOORS 2-4

# P-505S

**untitled.**  
TORONTO

TWO BEDROOM + DEN TWO BATH	INTERIOR: 670 SQ.FT.	EXTERIOR: 344 SQ.FT.	TOTAL: 1,014 SQ.FT.
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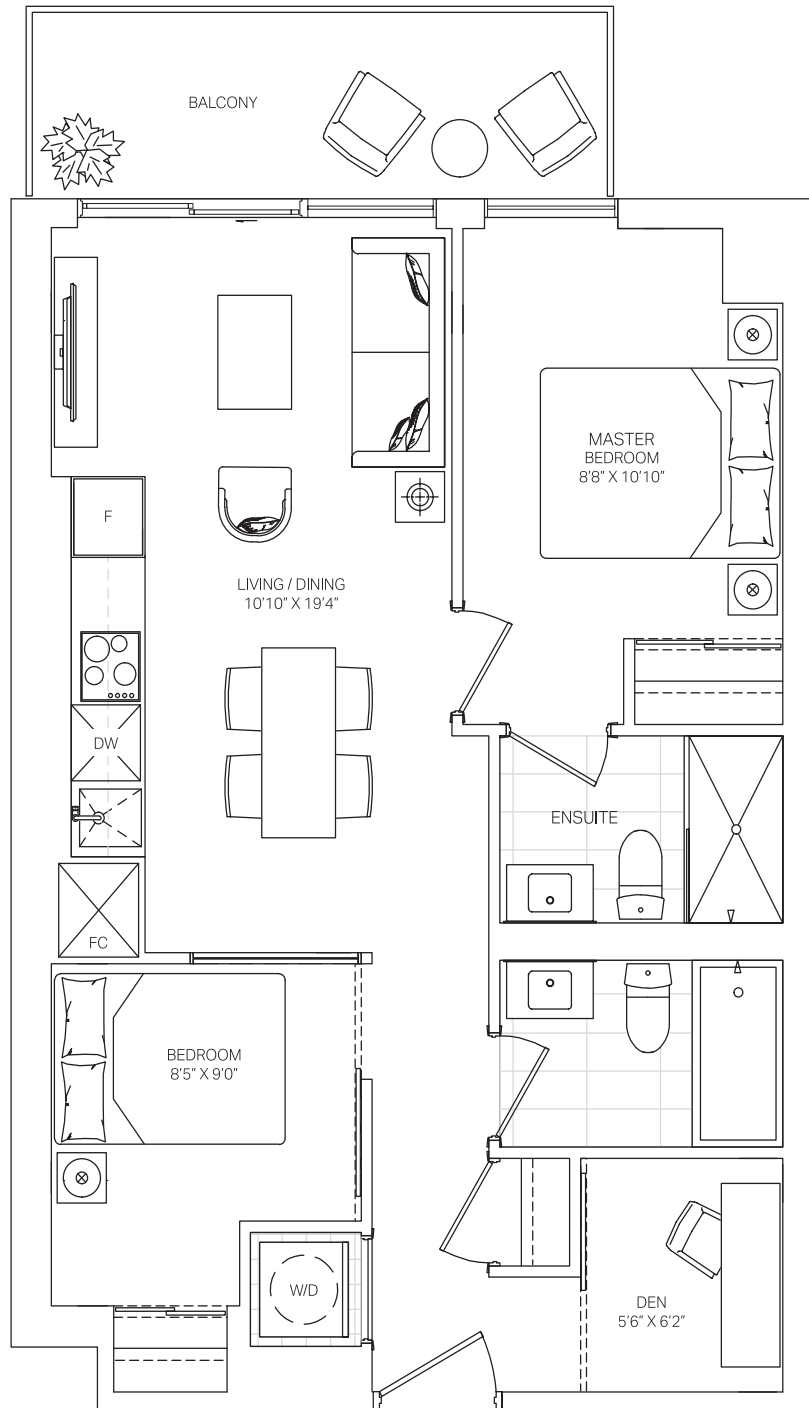


FLOOR 5

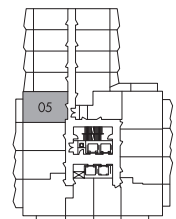
# P-605 / 705S

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TORONTO

TWO BEDROOM + DEN TWO BATH	INTERIOR: 670 SQ.FT.	EXTERIOR: 80 SQ.FT.	TOTAL: 750 SQ.FT.
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NA

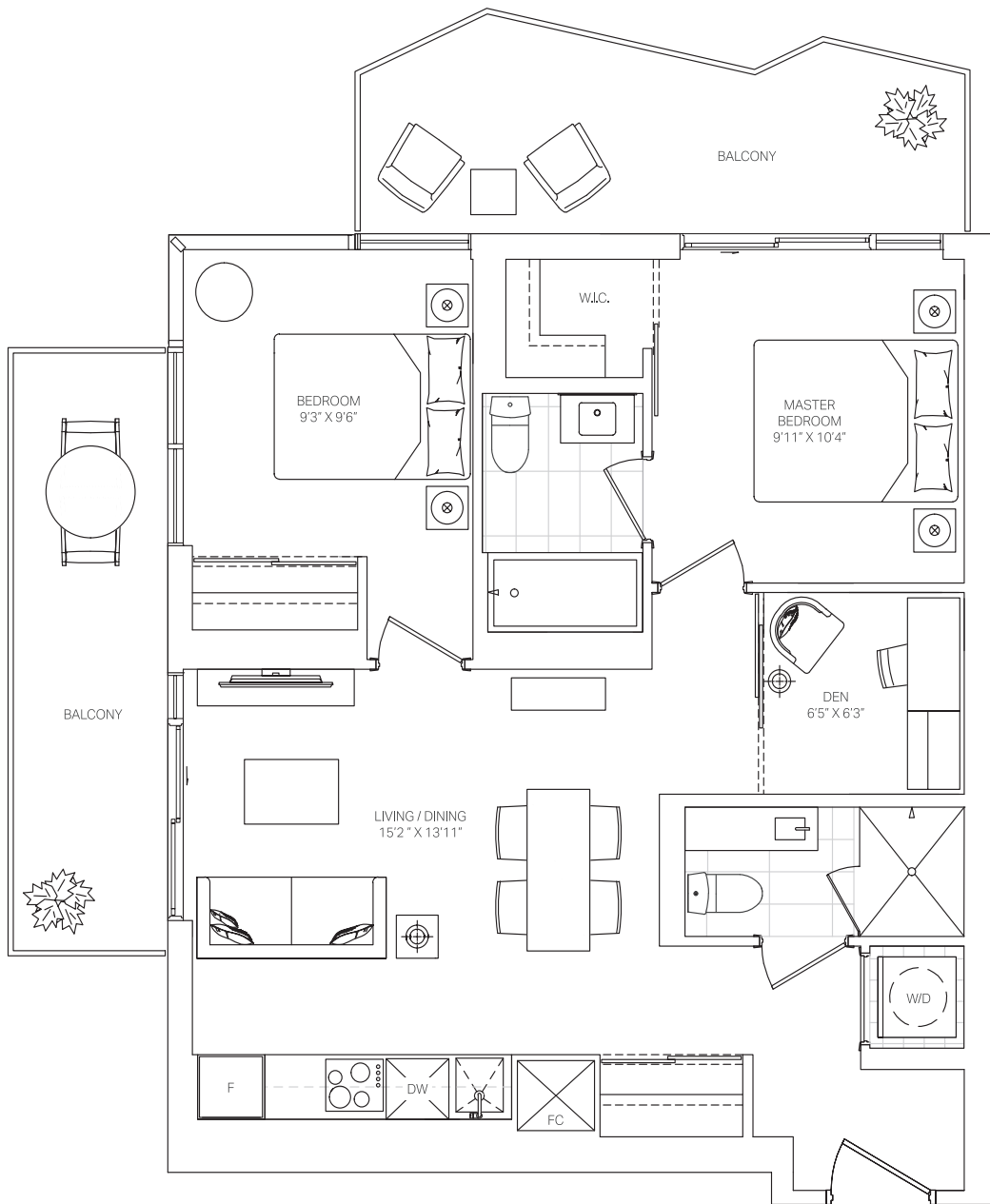


FLOORS 6-7

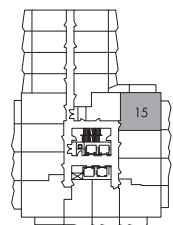
# P-615 / 715 / 815S

**untitled.**  
TORONTO

<b>TWO BEDROOM + DEN TWO BATH</b>	<b>INTERIOR: 751 SQ.FT.</b>	<b>EXTERIOR: 210 SQ.FT.</b>	<b>TOTAL: 961 SQ.FT.</b>
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NA



FLOORS 6-8

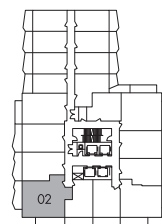
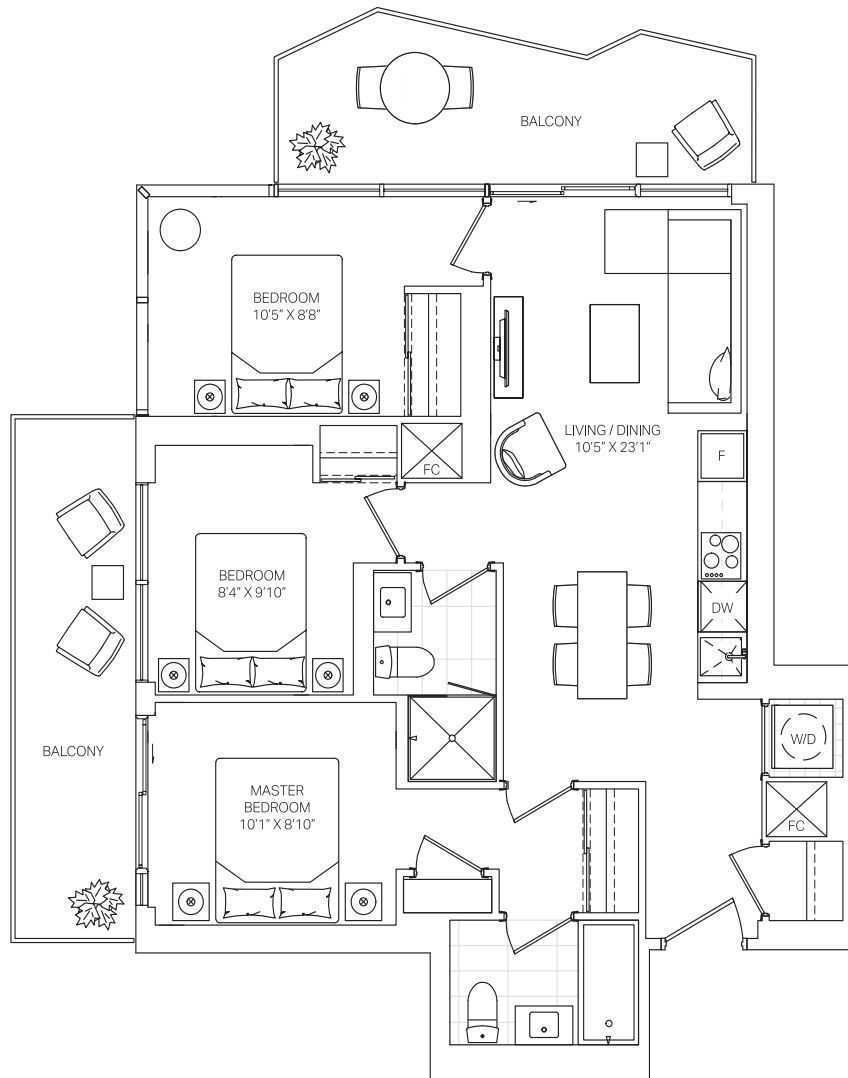
Balcony configurations may vary.

# T-02S

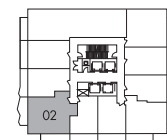
# P-602 / 702 / 802 / 902S

**untitled.**  
TORONTO

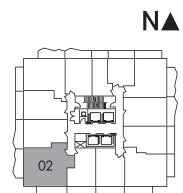
THREE BEDROOM TWO BATH	INTERIOR: 848 SQ.FT.	EXTERIOR: 211 SQ.FT.	TOTAL: 1,059 SQ.FT.
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FLOORS 6-8



FLOOR 9



FLOORS 10-32

Balcony sizes and configurations may vary.

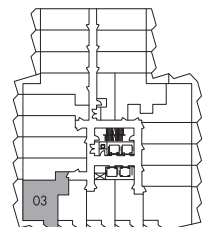
# P-203 / 303 / 403S

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TORONTO

THREE BEDROOM TWO BATH	INTERIOR: 852 SQ.FT.	EXTERIOR: 214 SQ.FT.	TOTAL: 1,066 SQ.FT.
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NA



FLOORS 2-4

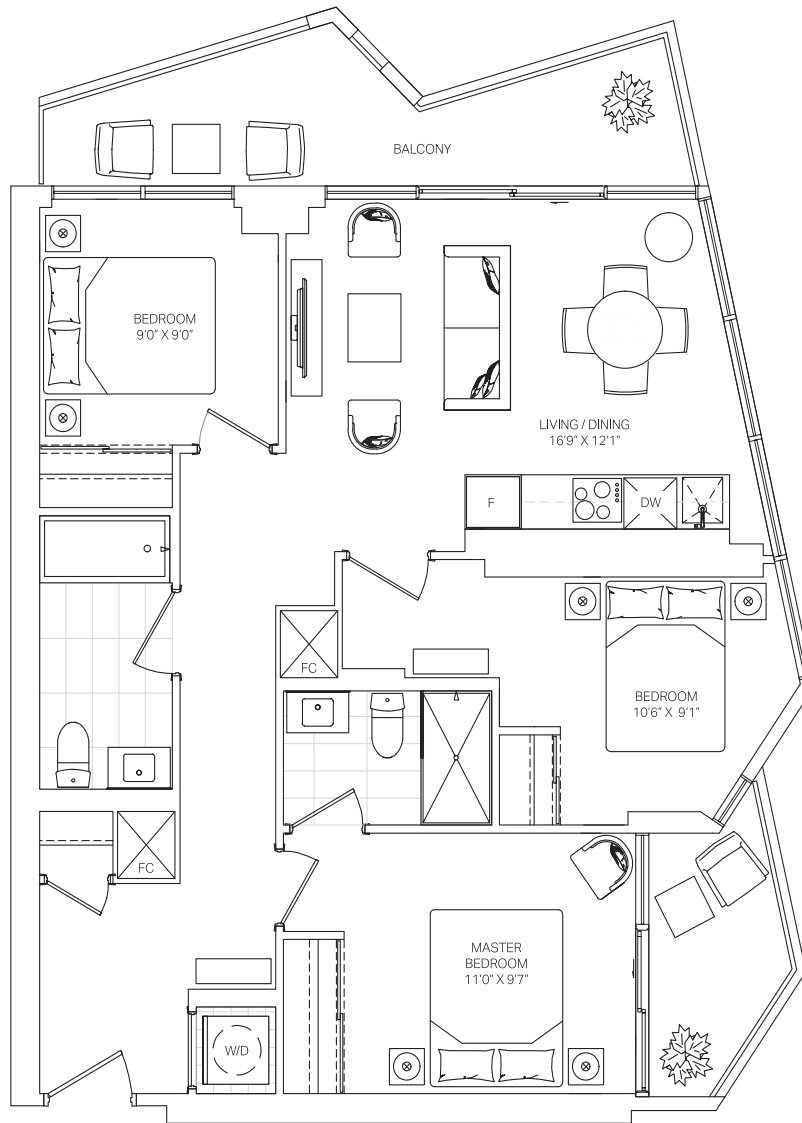
Balcony sizes and configurations may vary.



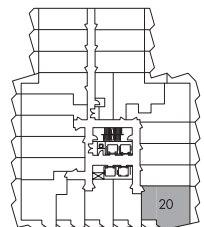
# P-220 / 320 / 420S

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TORONTO

THREE BEDROOM TWO BATH	INTERIOR: 903 SQ.FT.	EXTERIOR: 169 SQ.FT.	TOTAL: 1,072 SQ.FT.
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NA

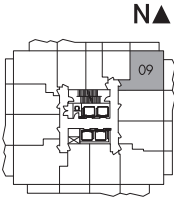
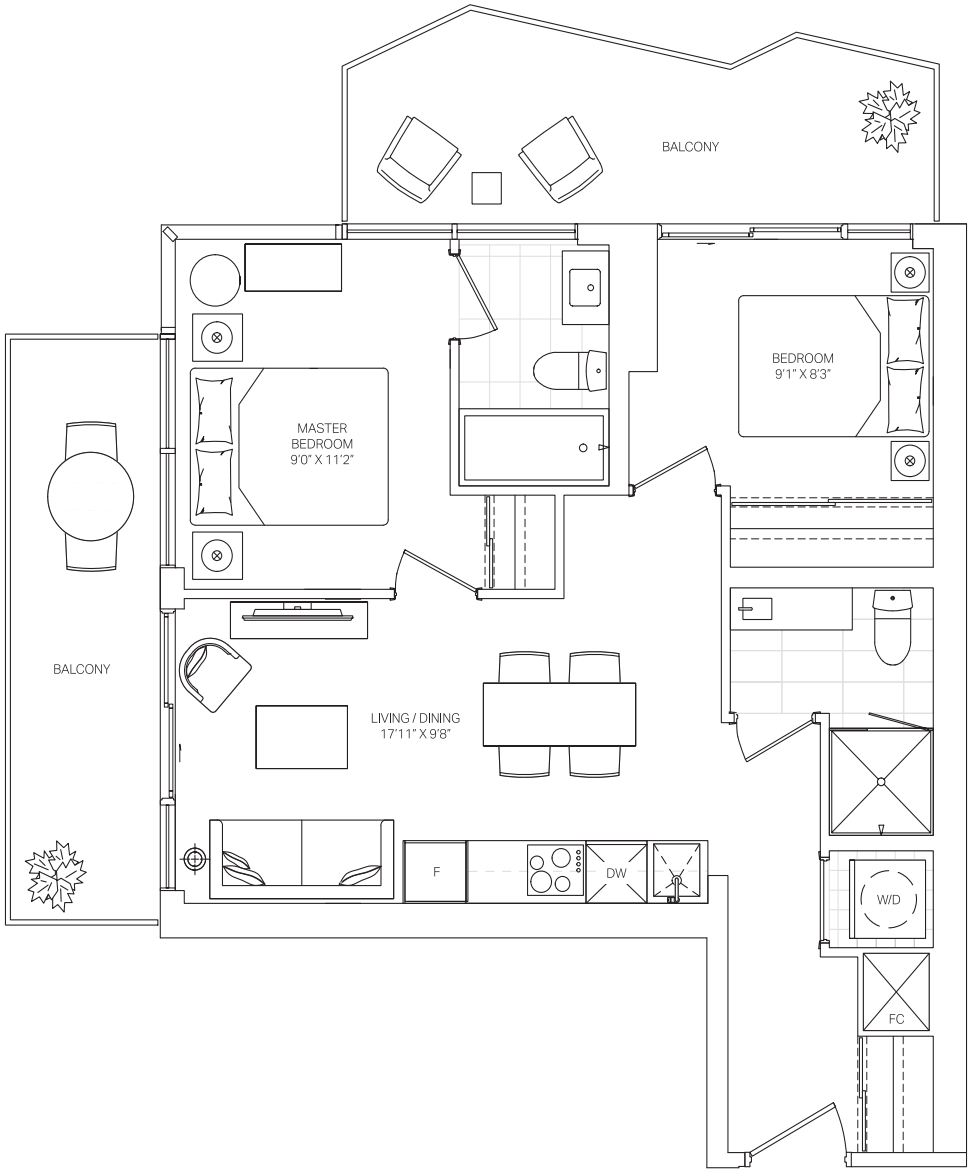


FLOORS 2-4

Balcony sizes and configurations may vary.

T-09S

TWO BEDROOM TWO BATH	INTERIOR: 638 SQ.FT.	EXTERIOR: 201 SQ.FT.	TOTAL: 839 SQ.FT.
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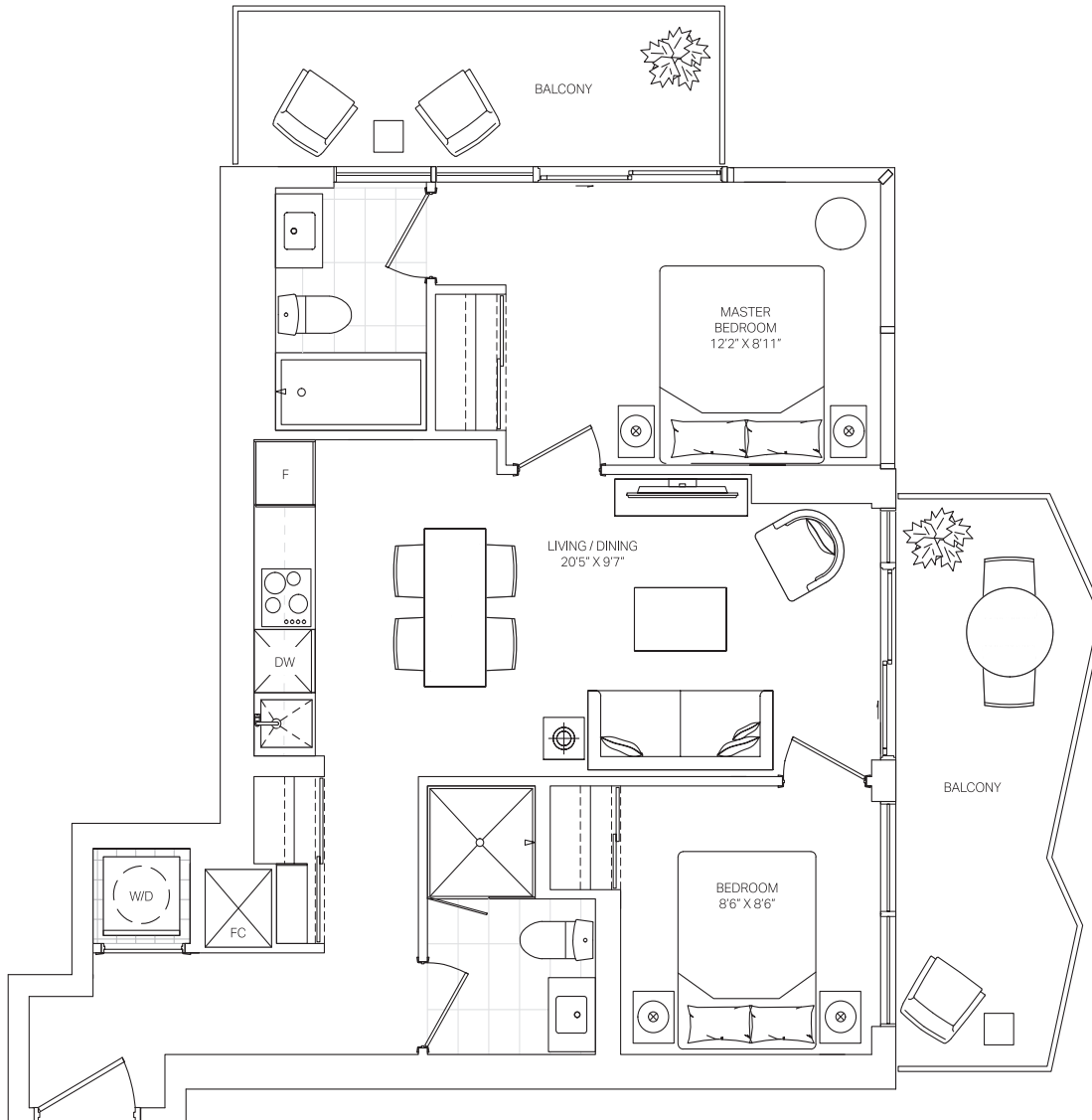
FLOORS 10-32

Balcony configurations may vary.

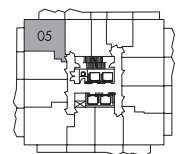
# T-05S

**untitled.**  
TORONTO

<b>TWO BEDROOM TWO BATH</b>	<b>INTERIOR: 670 SQ.FT.</b>	<b>EXTERIOR: 179 SQ.FT.</b>	<b>TOTAL: 849 SQ.FT.</b>
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FLOORS 10-32

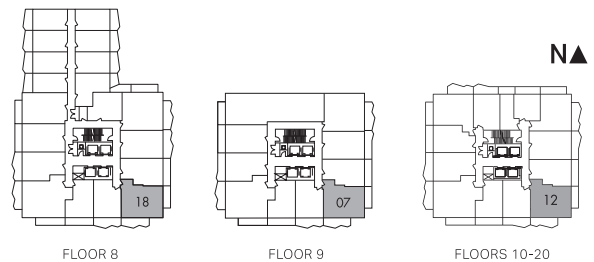
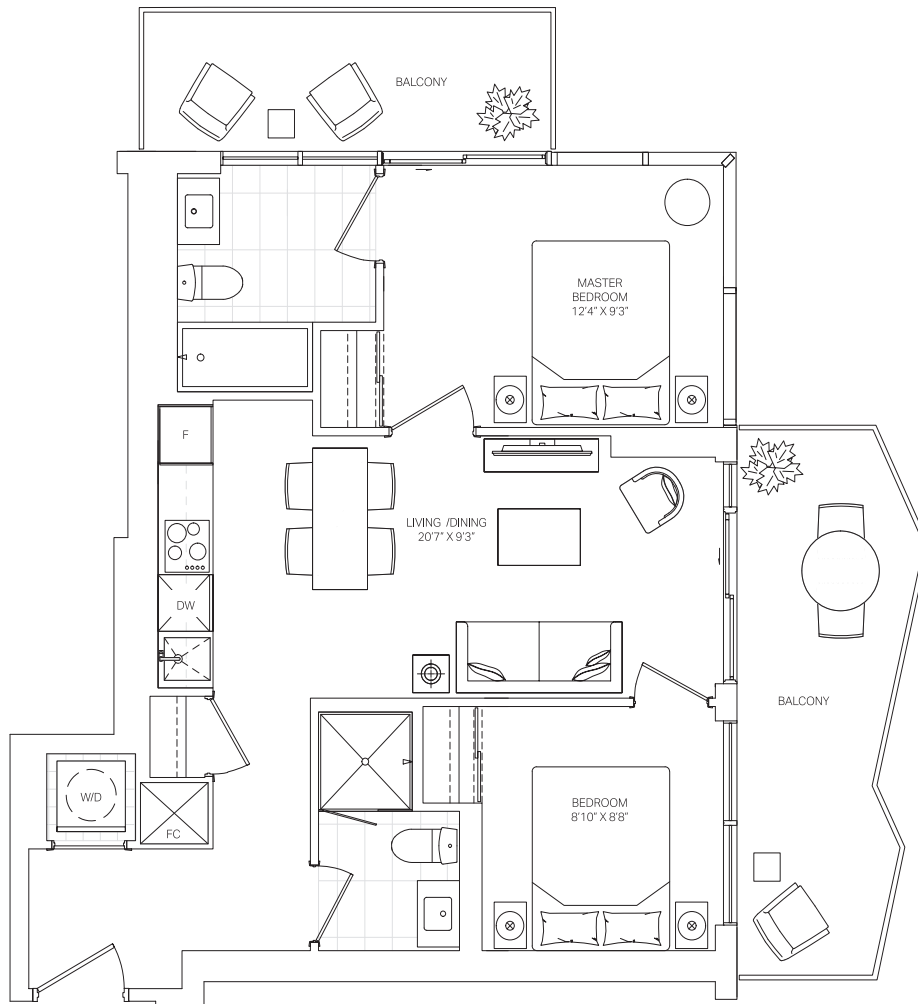
Balcony sizes and configurations may vary.

# T-12S

## P-818 / 907S

**untitled.**  
TORONTO

TWO BEDROOM TWO BATH	INTERIOR: 673 SQ.FT.	EXTERIOR: 183 SQ.FT.	TOTAL: 856 SQ.FT.
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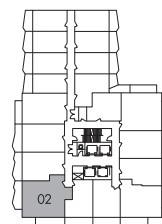
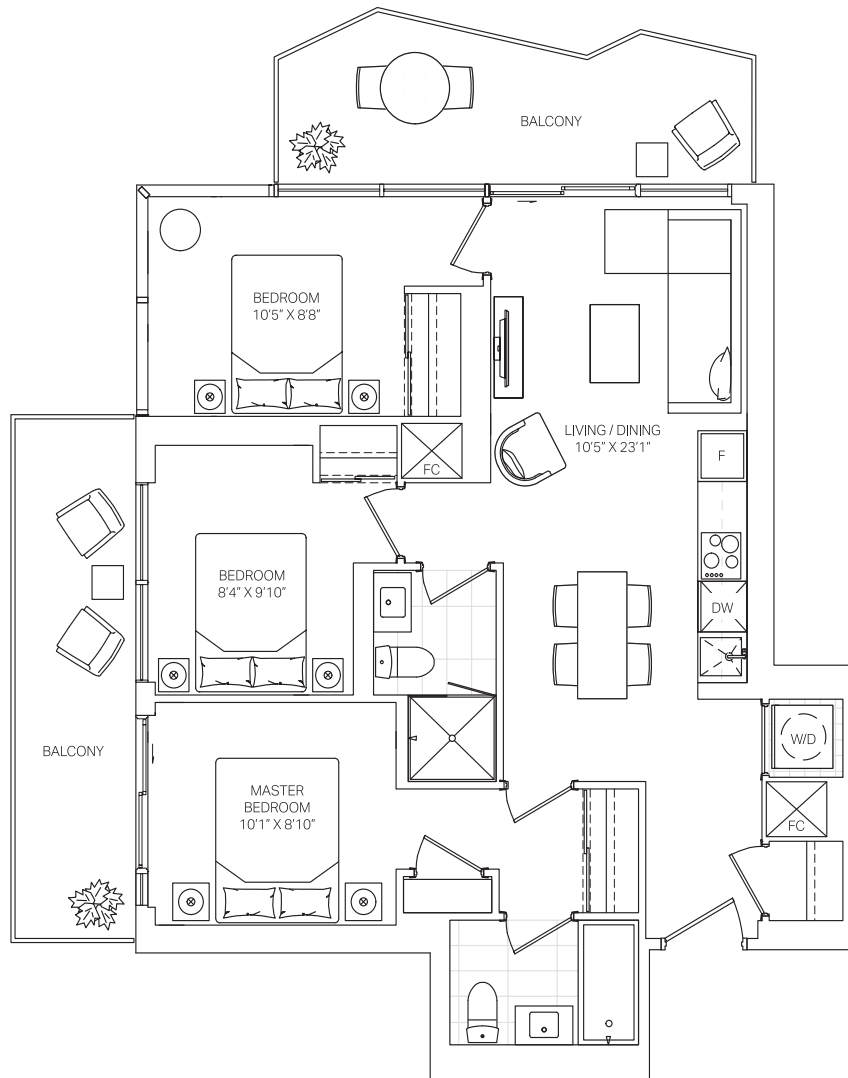
Balcony sizes and configurations may vary.

# T-02S

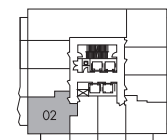
# P-602 / 702 / 802 / 902S

**untitled.**  
TORONTO

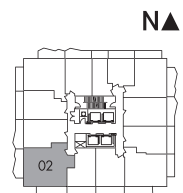
THREE BEDROOM TWO BATH	INTERIOR: 848 SQ.FT.	EXTERIOR: 211 SQ.FT.	TOTAL: 1,059 SQ.FT.
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FLOORS 6-8



FLOOR 9



FLOORS 10-32

Balcony sizes and configurations may vary.