



# PREVIEW PRICE LIST

MODEL	BEDS	BATHS	APPROX. SIZE	VIEW	FLOORS	PRICES STARTING FROM*
MERCER 03	STUDIO	1	370	WEST	10-PH	\$574,990
MERCER 06	STUDIO	1	396	NORTH	10-PH	\$604,990
MERCER 07	1 BED	1	459	NORTH	10-PH	\$688,990
MERCER 08	1 BED	1	459	NORTH	10-PH	\$688,990
MERCER 10	1 BED	1	463	EAST	10-PH	\$686,990
MERCER 05	1 BED	1	479	NORTHWEST	10-PH	\$721,990
MERCER 01	1 BED + DEN	1	594	SOUTH	10-PH	\$808,990
MERCER 09	1 BED + DEN	2	610	NORTHEAST	10-PH	\$859,990
MERCER 15	1 BED + DEN	2	617	SOUTH	10-PH	\$859,990
MERCER 12	1 BED + DEN	2	657	SOUTH	10-PH	\$879,990
MERCER 11	2 BED	2	741	SOUTHEAST	10-PH	\$974,990
MERCER 02	3 BED	2	821	SOUTHWEST	10-PH	\$1,068,990

\* Please speak to a New Homes Consultant for details.

### Suite Features

- Smooth Finished 9 foot\* Ceilings in Principal Rooms
- Floor to Ceiling Windows
- Composite Stone Countertop in Kitchen and Bathroom
- Choice of Flooring Throughout Entry, Kitchen, Dining, Living and Bedroom Areas
- Choice of Tile Flooring for Bathrooms
- Undermount Stainless Steel Sink in Kitchen
- Refrigerator, Range, Microwave, Exhaust Fan, Dishwasher, and Stacked Washer / Dryer Included

### Building Features

- Grand Lobby Furnished by FENDI
- 24-Hour Concierge
- 18,000 sq. ft. of Indoor and Outdoor Amenities
- 24-Hr Indoor Fitness Centre with PELOTON Bikes
- Shared Co-Working Space and Lounge Areas
- Outdoor Fitness and Basketball Court
- Outdoor BBQs and Fire Pits
- Outdoor Dog Walking Area
- Prime Ground Floor
- Pfaff EV Car Share / On-Demand Valet Service

### DEPOSIT STRUCTURE

\$5,000 on Signing (Bank Draft is Mandatory)  
 Balance to 5% in 30 days  
 5% in ~~45~~ 90 days  
 5% in ~~120~~ 270 days  
 5% in ~~270~~ 540 days

**ALL CHEQUES MUST BE PROVIDED ON SIGNING.**

### Parking: \$125,000

Only available for 3B suites and larger.  
 All other suite types will be waitlisted.  
 Electric Vehicle UPGRADE available.

**Storage Locker: \$7,500**

### Maintenance Fees:

Approximately \$0.67/sq. ft.  
 BTU, hydro and water are separately metered.

### Tentative Occupancy:

Q1 2023

*Prices Include H.S.T.\**

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\*Please speak to New Homes Consultant for more details. All prices, figures and materials are preliminary and are subject to change without notice E. & O. E.  
 February 18<sup>th</sup>, 2020





## EXCLUSIVE PURCHASER INCENTIVES\*

### EXTENDED DEPOSIT STRUCTURE

Initial Deposit	\$5,000 on Signing
2 <sup>nd</sup> Deposit	5% in <del>30</del> 30 Days
3 <sup>rd</sup> Deposit	5% in <del>45</del> 90 Days
4 <sup>th</sup> Deposit	5% in <del>120</del> 270 Days
5 <sup>th</sup> Deposit	5% in <del>270</del> 540 Days

### CAPPED DEVELOPMENT CHARGES AND LEVIES

- Studios to 1B+D – Capped at ~~\$16,000~~ **\$11,000**
- 2B and 2B+D – Capped at ~~\$18,000~~ **\$13,000**
- 3B and larger – Capped at ~~\$20,000~~ **\$15,000**

### ONE TIME FREE ASSIGNMENT

- Assignment Fee is \$5,000.
- The Developer waives this fee.

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