

BROKER PRICE LIST

Tower Suites:

Model Name	# of Bedrooms	Exposure	Floors	Sq. Ft.	Starting Price
Michael	1 Bedroom	North	7 – 29	525	\$385,990
Matthew	1 Bedroom	East	8 – 29	610	\$443,990
Andrew	1 Bedroom	South	13 – 19	510	\$419,990
Christopher	1 Bedroom	West	7 - 29	565	\$419,990
Daniel	1 Bedroom	South	7 – 19	590	\$462,990
Amanda	2 Bedrooms	North / West	8 – 29	750	\$542,990
Emily	2 Bedrooms	North / East	9 – 27	750	\$552,990
Ashley	2 Bedrooms	South / East	9 – 19	790	\$599,990
Brittany	2 Bedrooms	South	23 – 29	745	\$669,990
Jennifer	2 Bedrooms	South / West	6 – 13	750	\$619,990
Samantha	2 Bedrooms	South	23 – 25	805	\$739,990
Jessica	2 Bedrooms	South / West	25	830	\$741,990
Lauren	2 Bedrooms	South / East	23 - 28	910	\$739,990

FIRST TENTATIVE OCCUPANCY:	November 15, 2021
FLOOR PREMIUMS	Speak to a Sales Representative for Details^^
CEILING HEIGHTS^	2 nd floor 8', 3 rd to 10 th floors 8'6", 9' floors 1 and 11 to 29
UNDERGROUND PARKING	\$35,000 per standard parking space, limit of 1 parking per unit
LOCKER	\$5,000 per locker, limited number of lockers available
STANDARD FINISHES:	Laminate flooring throughout, excluding bathrooms & laundry room (as per plan); 12"x24" porcelain bathroom floor tiles; One-piece composite countertops with integrated sink & single-lever chrome faucet; Framed glass shower with one-piece shower pan, as per plan; Chrome wall mounted tub/shower controls with chrome rain showerhead, as per plan; polished granite kitchen countertops; ceramic tile kitchen backsplash; 24" Stainless Steel refrigerator with bottom-mounted freezer, 24" Stainless Steel smooth top electric range, 18" Integrated paneled dishwasher, 30" Stainless Steel over-the-range combination microwave hood fan; Composite stone countertops with undermount single-bowl stainless steel sink & single lever pull-down chrome faucet; stacked front loading white washer and dryer
MAINTENANCE/month:	Approx. \$0.54/sq.ft. (hydro & water separately metered)
DEPOSITS:	\$10,000 with Offer, Balance to 5% in 30 Days, 5% in 90 Days, 5% in 120 Days, 5% on Occupancy

All dimensions are approximate and are subject to normal construction variances. All finishes from Builder Standard Samples. ^^Standard floor premiums at \$1,000, \$10,000 premium from 10th to 11th floor, \$15,000 premium from floors 12 to 13 for Ashley, Amanda, Christopher and Jennifer plans. \$10,000 premium for wrap-around balconies on Northeast & Southwest plans. Additional Premiums May Apply. Please Speak to a Sales Representative for Details. *Broker. **Exclusive Listing Brokerage: TFN Realty Inc. Parking Maintenance: \$54.94 per month per parking space; Locker Maintenance: \$22.89 per month per locker unit. Incentive offerings are non-transferrable and cannot be redeemed for cash. ^Excluding dropped areas or areas where bulkheads are required. Prices, sizes, specifications and incentives are subject to change without notice. Brokers Protected. E.&O.E. July 19, 2018.

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2-STOREY GARDEN SUITES PRICE LIST

Model	Suite	# of Bedrooms	Exposure	Sq. Ft.	Price
Alexander	107	1 Bedroom + Den	East	810	\$599,990
Tiffany	106	2 Bedrooms	North / East	990	\$749,990
Heather	124	2 Bedrooms	South	990	\$759,990
Victoria	105	2 Bedrooms + Den	North	1025	\$769,990
Alyssa	120	2 Bedrooms	South	1060	\$799,990
Taylor	118	2 Bedrooms + Den	South	1310	\$1,000,000
Courtney	116	2 Bedrooms + Den	South / East	1416	\$1,100,000
Sienna	114	2 Bedrooms + Den	East	1490	\$1,100,000

FIRST TENTATIVE OCCUPANCY:	November 15, 2021
CEILING HEIGHTS[^]	9' on 1 st floor, 8' on 2 nd floor
UNDERGROUND PARKING	\$35,000 per standard parking space, limit of 1 parking per unit
LOCKER	\$5,000 per locker, limited number of lockers available
STANDARD FINISHES:	Laminate flooring on main and second floors, excluding bathrooms & laundry room (as per plan); Carpeted stairs with painted stringers and natural finished oak handrails with metal pickets, as per plan; 12"x24" porcelain bathroom floor tiles; One-piece composite countertops with integrated sink & single-lever chrome faucet; Framed glass shower with one-piece shower pan, as per plan; Chrome wall mounted tub/shower controls with chrome rain showerhead, as per plan; Polished granite kitchen countertops; Ceramic tile kitchen backsplash; 24" Stainless Steel refrigerator with bottom-mounted freezer, 24" Stainless Steel smooth top electric range, 24" stainless steel dishwasher (garden suites only), 30" Stainless Steel over-the-range combination microwave hood fan; Composite stone countertops with undermount single-bowl stainless steel sink & single lever pull-down chrome faucet; Kitchen islands with composite stone countertops, as per plan; Stacked front loading white washer and dryer
MAINTENANCE/month:	Approx. \$0.54/sq.ft. (hydro & water separately metered)
DEPOSITS:	\$10,000 with Offer, Balance to 5% in 30 Days, 5% in 90 Days, 5% in 120 Days, 5% on Occupancy

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EMPIRE PHOENIX BROKER PRICE LIST

Podium Suites:

Model Name	# of Bedrooms	Exposure	Floors	Sq. Ft.	Starting Price
Jacob	1 Bedroom	West	3	570	\$399,990
Anthony	1 Bedroom	North	3	575	\$419,990
Robert	1 Bedroom	West	3	635	\$449,990
Zachary	1 Bedroom + Den	East	3 – 4	710	\$499,990
Daniel	1 Bedroom	South	4	590	\$460,990
Sarah	2 Bedroom	South	4	660	\$529,990
Rachel	2 Bedrooms	North	4	750	\$539,990
Nicholas	1 Bedroom + Den	South	3	675	\$559,990
Nicole	2 Bedrooms	North / East	3 – 4	775	\$559,990
John	1 Bedroom + Den	South	3	700	\$569,990
Ryan	1 Bedroom + Den	South	3	700	\$569,990

FIRST TENTATIVE OCCUPANCY:	November 15, 2021
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CEILING HEIGHTS^	2 nd floor 8', 3 rd to 10 th floors 8'6", 9' floors 1 and 11 to 29
UNDERGROUND PARKING	\$35,000 per standard parking space, limit of 1 parking per unit
LOCKER	\$5,000 per locker, limited number of lockers available
STANDARD FINISHES:	Laminate flooring throughout, excluding bathrooms & laundry room (as per plan); 12"x24" porcelain bathroom floor tiles; One-piece composite countertops with integrated sink & single-lever chrome faucet; Framed glass shower with one-piece shower pan, as per plan; Chrome wall mounted tub/shower controls with chrome rain showerhead, as per plan; polished granite kitchen countertops; ceramic tile kitchen backsplash; 24" Stainless Steel refrigerator with bottom-mounted freezer, 24" Stainless Steel smooth top electric range, 18" Integrated paneled dishwasher, 30" Stainless Steel over-the-range combination microwave hood fan; Composite stone countertops with undermount single-bowl stainless steel sink & single lever pull-down chrome faucet; stacked front loading white washer and dryer
MAINTENANCE/month:	Approx. \$0.54/sq.ft. (hydro & water separately metered)
DEPOSITS:	\$10,000 with Offer, Balance to 5% in 30 Days, 5% in 90 Days, 5% in 120 Days, 5% on Occupancy

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