

THE
KEELEY
PARKYARD LIVING

REC INCENTIVES

For a Limited Time Only

Parking
~~\$70,000~~ \$50,000
2nd Parking
(Available for 2 Bedrooms + Den Plus)
~~\$80,000~~ \$60,000
Locker
~~\$10,000~~ \$7,000

Capped Development Charges
1B and 1B+D Capped at \$8,000
2B capped at \$10,000

1 YEAR FREE PROPERTY MANAGEMENT
1 YEAR FREE TENANT PLACEMENT

Deposit Structures

Exclusive 15% Deposit Structure	Standard (20% Deposit)
<p>\$5,000 on signing Balance of 5% on 30 days 5% on 365 days 5% on Occupancy</p> <p><i>*Applies to a selected limited suites</i></p>	<p>\$5,000 on signing Balance of 5% on 30 days 5% at 180 days 5% at 270 days 5% at Occupancy</p>

10% until occupancy for Larger Suites

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Features & Finishes

Sustainability Features

- Integrated Energy Recovery Ventilators (ERVs) provided in each suite
- Energy efficient appliances, Energy Star rated where applicable
- Water-efficient shower heads and faucets
- Individual metering of electricity, water, heating and cooling consumption
- Programmable thermostats in every suite

Standard Suite Features

- Individually-controlled HVAC unit for heating and cooling
- Private balconies, terraces, patios (as per plan)
- Choice of designer-selected laminate flooring throughout (as per plan)
- Smooth finish painted ceilings

Kitchen

- Faucet with pull-out spray nozzle
- Choice of designer-selected quartz stone countertops
- Choice of designer-selected 4" stone backsplash
- Choice of designer selected contemporary cabinet finishes
- Soft-close door hinges and drawers
- Stainless steel, single bowl under-mount kitchen sink (as per plan)
- Ceiling-mounted track lighting

Appliances

- 18", 24" or 30" appliances (as per plan)
 - Stainless steel electric smooth-top range
 - Stainless steel refrigerator / freezer
 - Stainless steel dishwasher
 - Stainless steel Microwave with integrated hood fan

Bathroom(s)

- Choice of designer-selected vanity with white integrated sink
- Wall-mounted mirror
- 5' soaker bathtub (as per plan)
- Shower with framed glass enclosure (as per plan)
- Choice of designer-selected full-height porcelain wall tiles for tub-surround and shower walls (as per plan)
- High efficiency toilets
- Water-efficient shower heads and faucets
- Choice of designer-selected porcelain floor tiles with 4" baseboards

Laundry

- Stacked washer and dryer (as per plan)
- White porcelain tile flooring with 4" tile baseboard

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Hot List

Suite	Type	Model	Interior Size	Exterior Size	Bathrooms	Gas line	View	VIP Price
217	Studio	JR-04	454	-	1	-	North	\$569,990
823	1 Bed	1B-34	489	-	1	-	West	\$654,990
1021	1 Bed	1B-44	556	-	1	-	North	\$670,990
337	1 Bed + Den	1B-46	553	45	1	-	North	\$696,990
122	1 Bed + Den	1B-57B	561	212	1	-	South	\$705,990
818	1 Bed + Den	1B-35	524	45	1	-	South	\$705,990
414	1 Bed + Den	1B-01	622	45	1.5	-	North	\$739,990
1125	1 Bed + Den	1B-38B	617	45	1	-	West	\$754,990
1119	1 Bed	1B-55	598	309	1	Y	North	\$774,990
312	2 Bed	2B-27	653	127	2	-	North	\$775,990
629	2 Bed	2B-36	634	45	2	-	South	\$775,990

2 Year Free Maintenance

Suite	Type	Model	Interior Size	Exterior Size	Bathrooms	Gas line	View	VIP Price	Maintenance Savings
819	2 Bed	2B-24	793	313	2	Y	South/West	\$899,990	\$10,657.92
1020	2 Bed	2B-68	824	279	2	Y	North/West	\$906,990	\$11,074.56
714	2 Bed + Den	2B-20-BF	828	193	2	Y	South	\$910,990	\$11,128.32
1205	2 Bed	2B-73	986	146	2.5	-	South/East	\$921,990	\$13,251.84
1209	2 Bed + Den	2B-75	1,008	222 / 156	2	Y	North/West	\$947,990	\$13,547.52
1217	2 Bed	2B-23	840	1,004	2	Y	East	\$955,990	\$11,289.60
623	2 Bed	2B-77	876	45	2	-	South/East	\$963,990	\$11,773.44
104	2 Bed + Den	TH-08	1,254	104	2.5	Y	North	\$966,990	\$16,853.76
1216	2 Bed	2B-43	765	822	2	Y	North/East	\$978,990	\$10,281.60
1201	2 Bed	2B-26	797	878	2	Y	East	\$979,990	\$10,711.68
109	2 Bed + Den	TH-23	1,331	200	2.5	Y	South	\$982,990	\$17,888.64
1207	3 Bed	3B-15	1,154	45	2.5	-	South	\$984,990	\$15,509.76
105	2 Bed + Den	TH-09	1,264	189	2.5	Y	North	\$987,990	\$16,988.16
1202	2 Bed	2B-35	893	1,230	2	Y	East	\$1,010,990	\$12,001.92
1210	3 Bed	3B-16	1,209	148	2	-	South/East	\$1,015,990	\$16,248.96
508	2 Bed	2B-09	953	689	2	Y	West	\$1,048,990	\$12,808.32
1203	3 Bed	3B-03	1,103	270	2.5	-	South/East	\$1,074,990	\$14,824.32
1208	3 Bed	3B-04	1,219	207	2.5	Y	South/West	\$1,106,990	\$16,383.36
335	3 Bed	3B-08-BF	1,150	1,176	2	Y	North/West	\$1,264,990	\$15,456.00
608	3 Bed	3B-09	1,132	314 / 42	2	Y	North	\$1,245,990	\$15,214.08
408	3 Bed	3B-06	1,166	415	2	Y	South/West	\$1,282,990	\$15,671.04

<div>Maintenance Fees</div> <div>Approx. \$0.56/sqft</div> <div>Parking Maintenance</div> <div>\$69.95/month</div> <div>Locker Maintenance</div> <div>\$29.95/month</div> <div>Included: Upkeep of common areas, building insurance and fund contribution;</div> <div>Excludes: Hydro, Water, Gas</div>	<div>Standard (20% Deposit)</div> <div>\$5,000 at signing</div> <div>Bal of 5% at 30 days</div> <div>5% at 90 days</div> <div>5% at 180 days</div> <div>5% at 365 days</div>	<div>Parking</div> <div>\$70,000</div> <div>2nd Parking (2B+D plus)</div> <div>\$80,000</div> <div>Locker</div> <div>\$10,000</div> <div>Property Taxes</div> <div>See City of Toronto guidelines Tentative</div> <div>Occupancy Date Feb 2023</div>
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