

PROJECT DETAILS



VERGE East Building

341 Units
17 Storeys

Ceiling heights (smooth finish)

9ft - Floors 3-8, 10-16
10ft - Floors 2 and 17
10.4ft - Floor 9



Size & Price Range (parking included with all suites 560 sf+)

1 Bedroom

- 476 sf – 596 sf
- \$574,900 - \$748,900

2 Bedroom + Den

- 845 sf – 909 sf
- \$894,900 - \$949,900

1 Bedroom + Den

- 543 sf – 652 sf
- \$642,900 - \$792,900

3 Bedroom

- 799 sf – 972 sf
- \$889,900 - \$1,114,900

2 Bedroom

- 657 sf – 908 sf
- \$779,900 - \$994,900

Suite Exteriors

All suites include an outdoor space - balcony or terrace, as per plan.

Gas Lines

Included with all terrace suites on floors 2 and 11, and on select terrace suites on floor 6.

Monthly Maintenance Fees

Common expenses \$0.61/sf (individually metered for hydro and water)

Parking \$69.95

Locker \$19.95

1Valet & Bulk Rogers Hi-Speed Internet \$53.52 +HST

*Prices, sizes and specifications are subject to change without notice. Please speak to a sales representative for details. Floor and exterior space premiums apply. E. & O. E. October 2021.

INCENTIVES

OPENING WEEKEND ONLY - ONE LOCKER INCLUDED WITH ALL SUITES!

Extended Deposit Structure

Only 5% per Year + 5% on Occupancy



1 BR, 1+D, 2BR Suites

- \$10,000 due on signing
- Balance to 5% due in 30 days (2021)
- 2.5% due in 180 days (2022)
- 2.5% due in 365 days (2022)
- 5% due in 540 days (2023)
- 5% due on occupancy (Summer 2025)

2+D & 3 BR Suites

- \$10,000 due on signing
- Balance to 5% due in 30 days
- 2.5% due in 180 days
- 2.5% due in 365 days
- 2.5% due in 540 days
- 2.5% due in 720 days
- 5% due on occupancy

PARKING INCLUDED (\$69,900 Value)

One parking space included for all suites 560 sq.ft. & larger.

LOCKER INCLUDED (\$7,500 Value)

One above-grade and/or on floor storage locker included for all suites.

REDUCED ASSIGNMENT FEE

~~\$5,000~~ \$1,000 (excluding legal fees)

DEVELOPMENT, EDUCATION & TRANSIT CHARGES CAPPED

One Bedroom & One+Den Suites - \$12,000

Two Bedroom & Two+Den Suites - \$15,000

Three Bedroom Suites - \$17,000

OPTION TO LEASE DURING INTERIM OCCUPANCY

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AMENITIES



Building Amenities

1Valet Integrated Smart Living throughout all suites.
Hi-Speed Internet



Ground Level

- Double Height Lobby with 24hr Concierge
- State-of-the-art Parcel Room
- Co-working Space
- Pet & Bike Wash Station

Level 2

- Kid's Studio
- Fitness Studio
- Two Interactive Private Fitness Studios
- Golf Simulator

Level 9

Outdoor

- Expansive Terrace
- Co-working Spaces and Cabanas
- Lounge Seating & Fire Pits
- BBQ's & Outdoor Dining

Indoor

- Party Room and Kitchen
- Games Room

Level 11

- Outdoor Terrace with Lounge Seating
- Putting Green

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