

CANARY HOUSE

Exclusive Broker Worksheet Package



Email for Worksheets: canarydistrictcondos@bakersales.info

Sales Representative:
Sharon Edwards

Email: sharonedwards@bakersales.info

Cell: 416-577-8123

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



KILMER GROUP

Baker
Real Estate Incorporated

CANARY HOUSE

LIMITED TIME PROMOTIONS

Live Two Years Mortgage-Free
Two Year Mortgage Payment as
Cashback on Closing*

10% Interest on your 5% Deposit
as Cashback on Closing**

Occupancy Commencing
January 2026

\$0 ASSIGNMENT FEE***

DEVELOPMENT CHARGES AND LEVIES CAPPED AT:
\$12,500 One Bedroom and One Bedroom Plus Den/Media
\$18,000 Two Bedroom and Larger

FREE RIGHT TO LEASE DURING OCCUPANCY****

*The rate is based on the posted TD fixed 5-year mortgage rate, closed, 25 year amortization on the date of sale.

**Please speak to our Sales Representative for details.

***On the first Assignment for qualifying Assignee subject to Vendor's conditions for Assignments being met.

****Available By Request.

Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act. Please speak to Sales Representatives for full details.

Note: This limited time offer may be changed or withdrawn at any time without notice. Certain conditions apply. Limited time offer on select units. Specifications and prices are subject to change without notice.

Please see Sales Representative for full details. E. & O.E. November 07, 2024

CANARY HOUSE

EXCLUSIVE BROKER PRICING

MODEL	SUITE TYPE	BATHS	VIEW	SUITE SIZE (SQFT)	OUTDOOR (SQFT)	STARTING FLOOR	PURCHASE PRICE
A	1B	1	N	461	76	12	\$ 779,900.00
AA	1B	1	S	463	79	13	\$ 782,900.00
D	1B	1	S	490	84	9	\$ 809,900.00
E	1B+D	1	S	491	83	12	\$ 841,900.00
F	1B+M	1	N	512	93	5	\$ 816,900.00
H	1B+D	2	E	556	JB	6	\$ 893,900.00
I	1B+D	2	W	585	JB	6	\$ 909,900.00
HH	1B+D	2	S	590	97	10	\$ 945,900.00
K	1B+D	2	N	614	115	9	\$ 968,900.00
L	2B	2	N	629	105	8	\$ 986,900.00
M	2B+M	2	SE	651	188	11	\$1,009,900.00
N	2B	2	S	667	145	9	\$1,021,900.00
NN	2B	2	S	667	145	13	\$1,034,900.00
O	2B+M	2	N	681	149	11	\$1,004,900.00
Q	2B+F	2	NE	722	221	13	\$1,058,900.00
R	2B+M	2	NW	728	217	9	\$1,060,900.00
S	2B+D	2	N	803	130	6	\$1,083,900.00
V	3B	2	NE	872	217	4	\$1,137,900.00
W	3B	2	S	889	161	9	\$1,158,900.00
X	3B+D	2	W	935	JB	3	\$1,195,900.00
Z	3B	2	SW	954	334	10	\$1,297,900.00

Deposit Structure \$10,000 with signing of Agreement Balance of 5% in 30 days Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act. Taxes Estimated at approximately 1 % of purchase price Occupancy Commencing January 2026	Canadian Non-Resident Deposit Structure 35% \$10,000 with signing of Agreement Balance of 10% in 30 days 10% in 200 days 10% in 400 days 5% on Occupancy Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.	Maintenance for Residential units: \$0.64 per square foot Electrical Service and Water individually metered. Parking \$80,000** Available for all suites for a limited time. EV Parking \$90,000** Available for all suites for a limited time. Locker \$6,500**
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Please speak to a Sales Representative for details.

* All prices quoted include HST, as per the Agreement of Purchase and Sale.

**Parking and Locker are subject to availability.

Premiums apply to ceiling heights, floors, balconies and terraces.

- Typical Ceilings are 9'
- 9'6" Ceilings: Floors 6, 9, 13 and balance of the 8th floor

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WORKSHEET EMAIL: canarydistrictcondos@bakersales.info	
	BASE PURCHASE PRICE \$ _____
	PARKING COST \$ _____
	EV PARKING COST \$ _____
	LOCKER COST \$ _____
	TOTAL PURCHASE PRICE \$ _____

Requested Suite:

SUITE NUMBER	MODEL

Parking Spot-\$80,000. EV Parking Spot-\$90,000. Available for all suites for a limited time. (Subject to availability)	Lockers-\$6,500 Available for all suites for a limited time. (Subject to availability)
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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:
Alternate Phone:	Alternate Phone:
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)	
Web Registrant: Yes / No	Let us know how you heard about us:
Profession and Company Name:	Profession and Company Name:
Number of Dependents:	Ages of Dependents:
End User or Investor:	Marital Status:

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



*Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

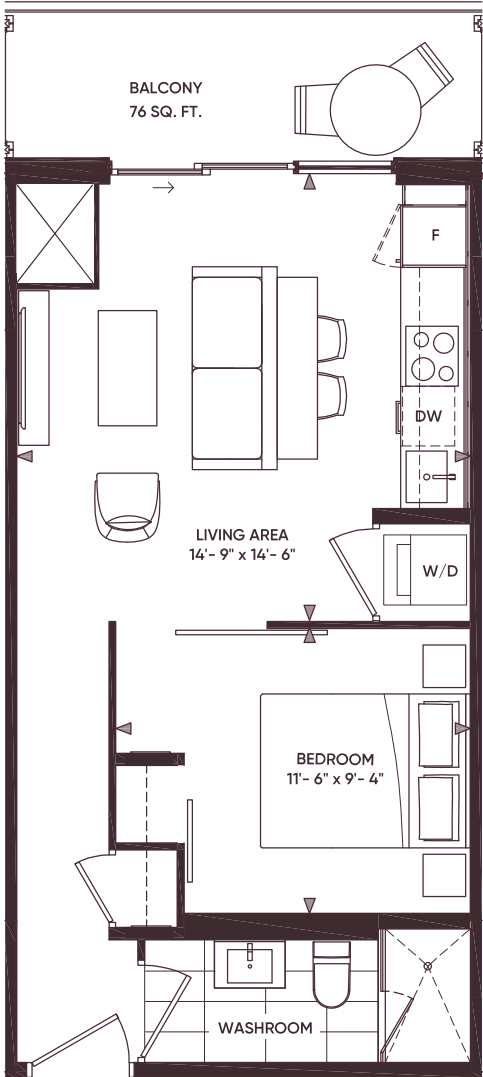


SUITE A

1 BEDROOM

461 SQ FT

BALCONY 76 SQ FT



N

FLOOR 8



FLOOR 9



FLOOR 10-13



*Terraces on the 7th floor, please ask a sales representative for details

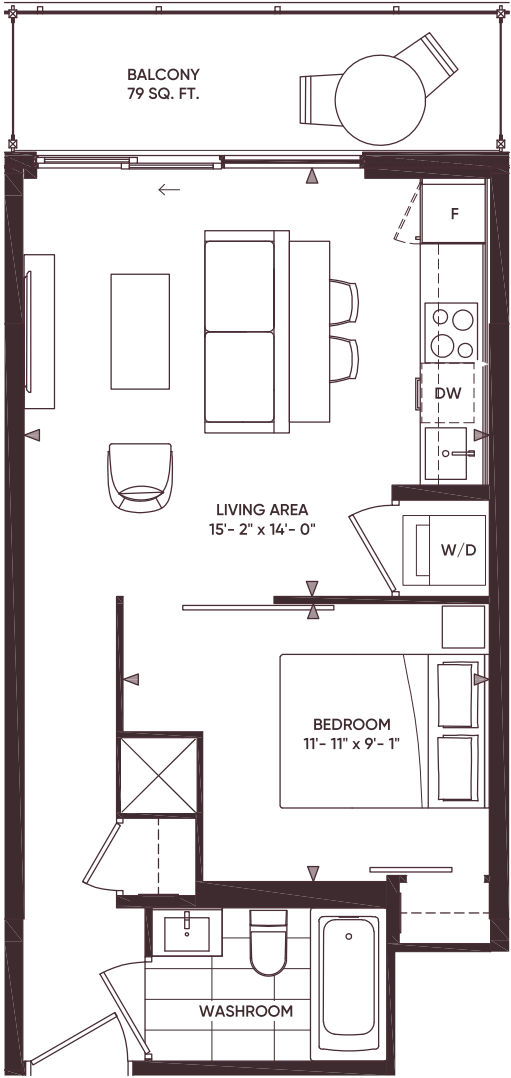
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SUITE AA

1 BEDROOM

463 SQ FT
BALCONY 79 SQ FT



N



*Terrace on the 3rd floor, please ask a sales representative for details

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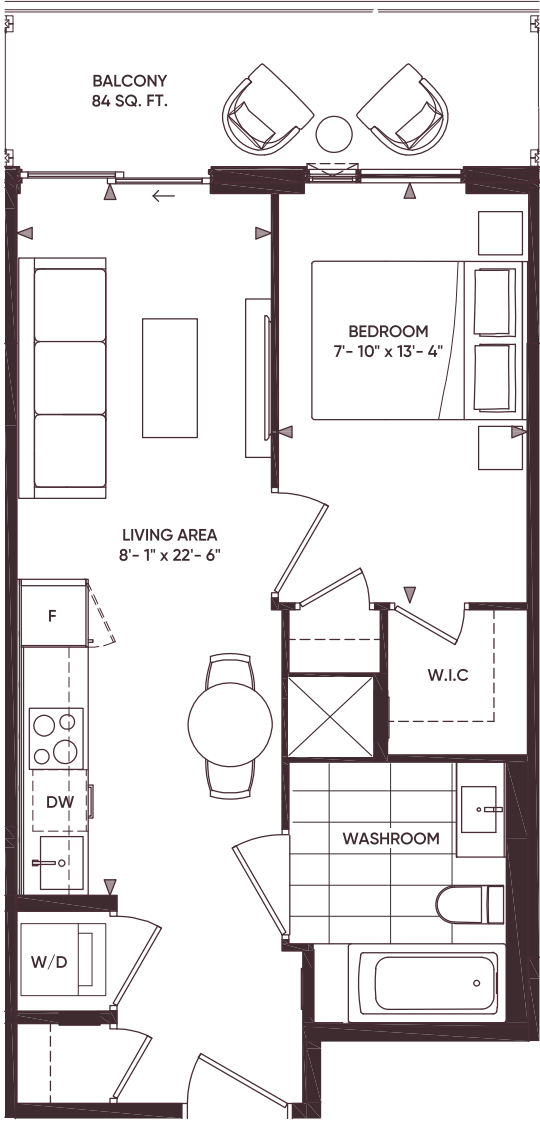


SUITE D

1 BEDROOM

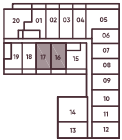
490 SQ FT

BALCONY 84 SQ FT



N

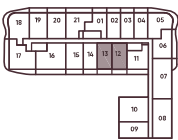
FLOOR 3-6



FLOOR 7



FLOOR 8



FLOOR 9



*Terraces on the 3rd floor, please ask a sales representative for details

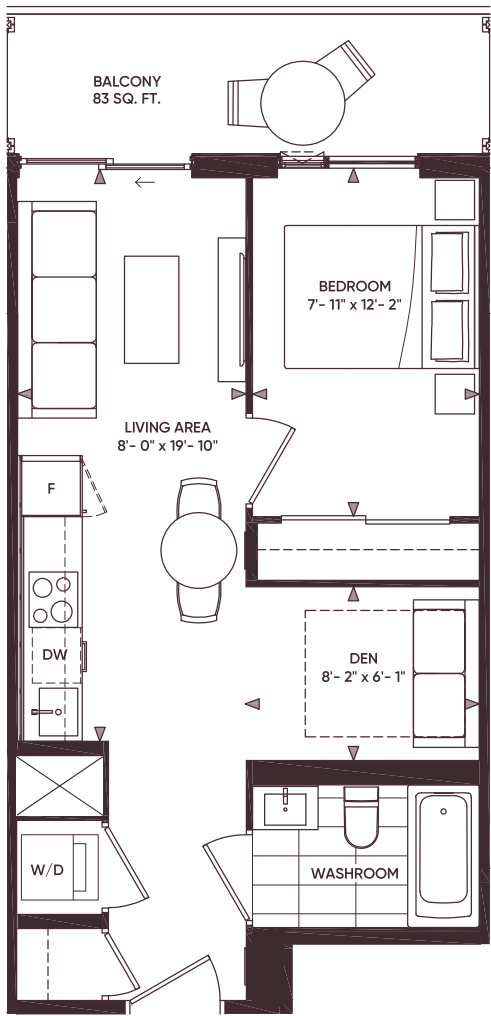
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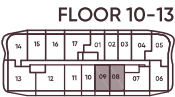
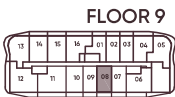
SUITE E

1 BEDROOM + DEN

491 SQ FT
BALCONY 83 SQ FT



N



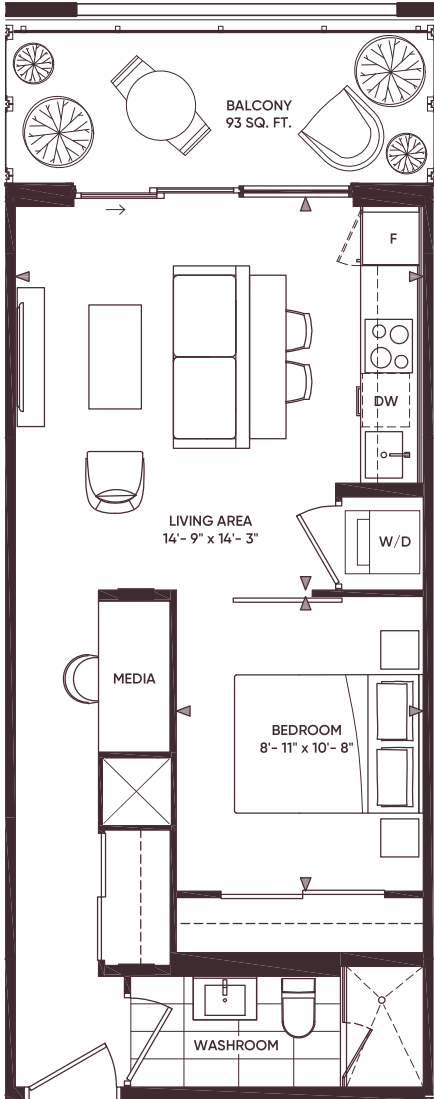
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SUITE F

1 BEDROOM + MEDIA

512 SQ FT
BALCONY 93 SQ FT



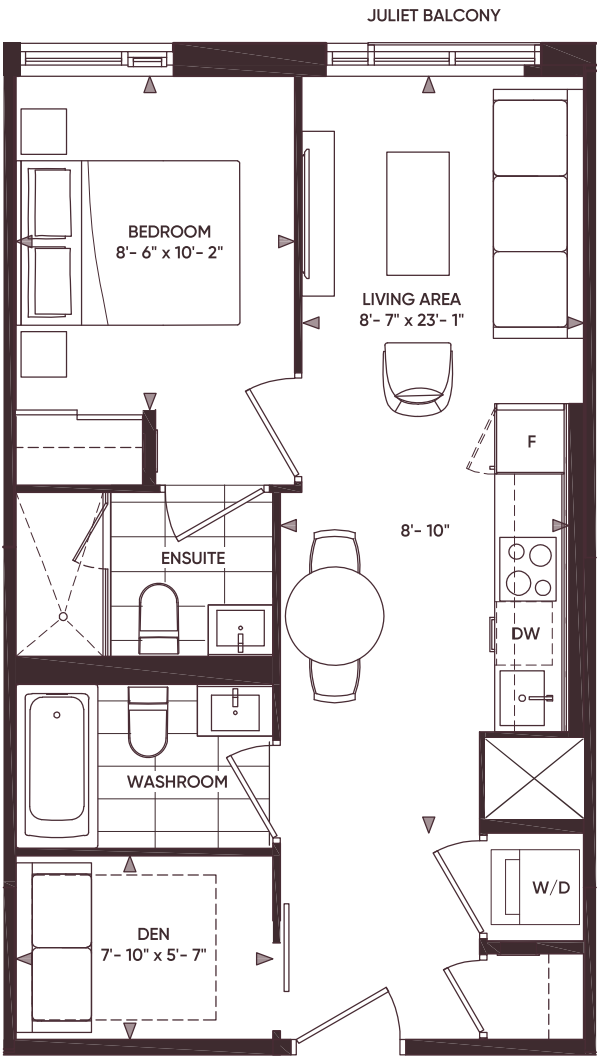
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SUITE H

1 BEDROOM + DEN

556 SQ FT
JULIET BALCONY



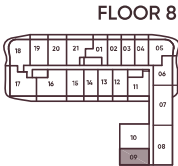
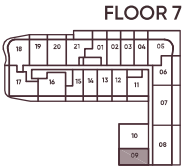
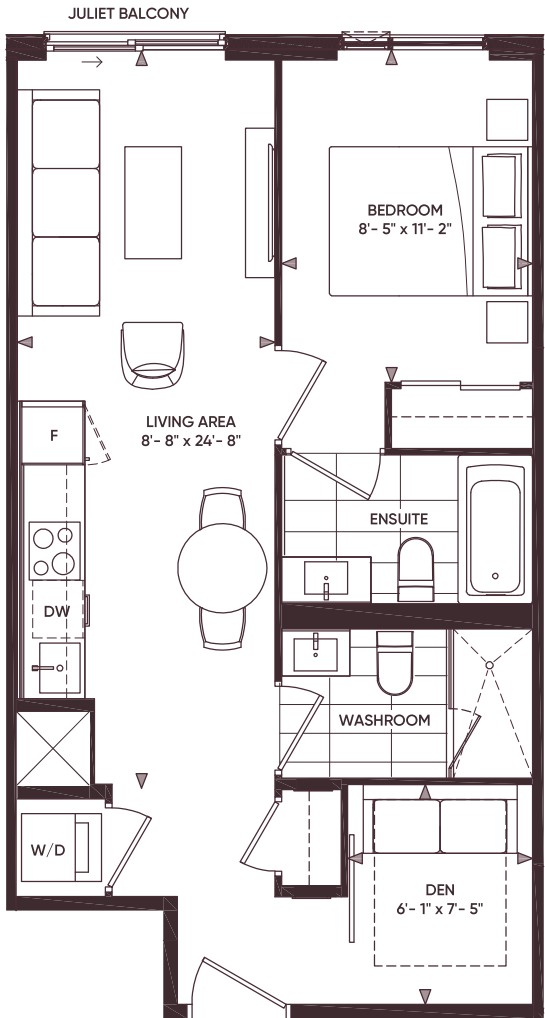
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SUITE I

1 BEDROOM + DEN

585 SQ FT
JULIET BALCONY



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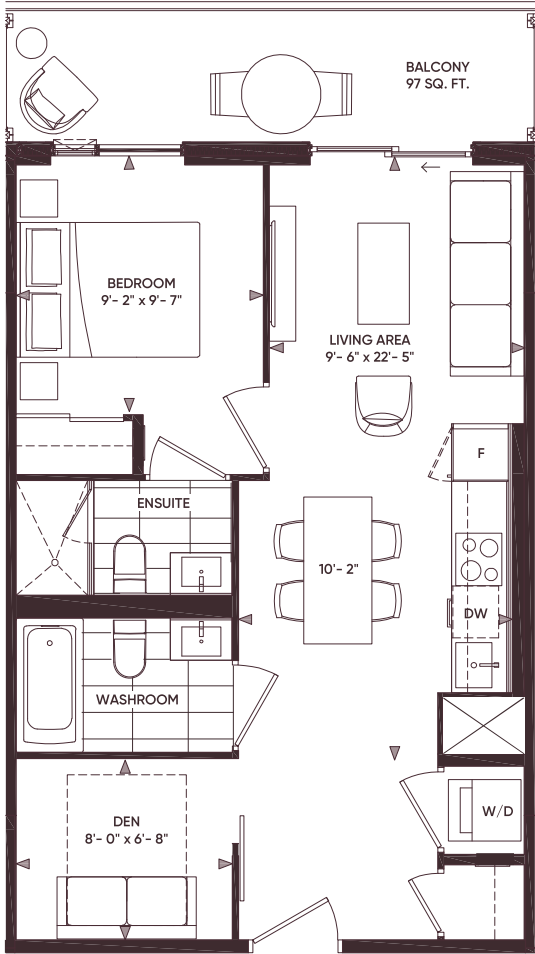


SUITE HH

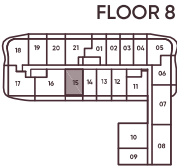
1 BEDROOM + DEN

590 SQ FT

BALCONY 97 SQ FT



N



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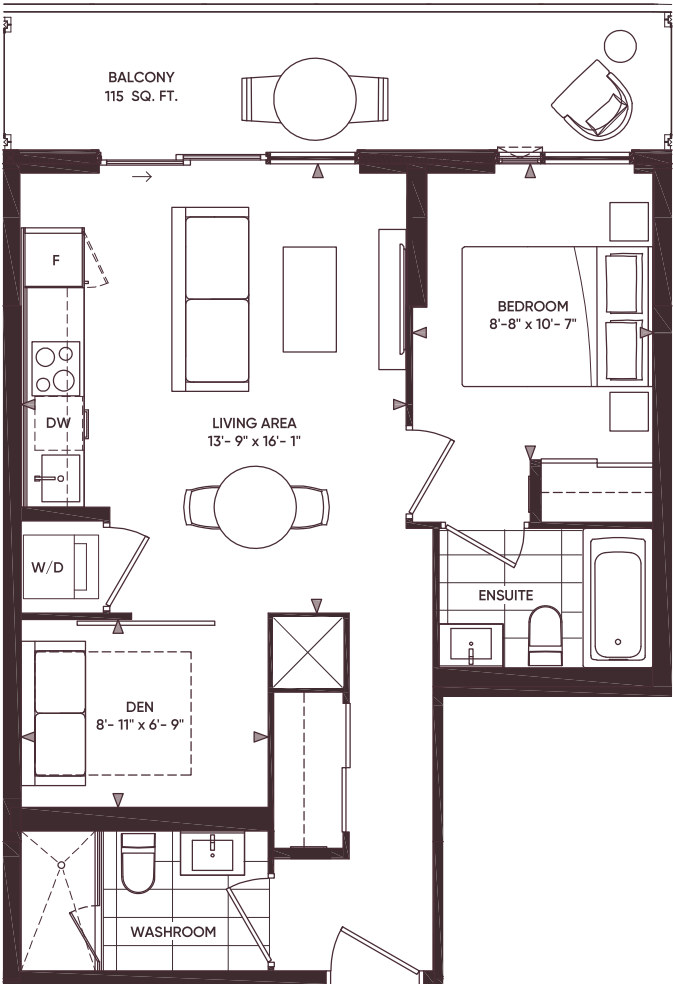


SUITE K

1 BEDROOM + DEN

614 SQ FT

BALCONY 115 SQ FT



N

FLOOR 9



FLOOR 10-13



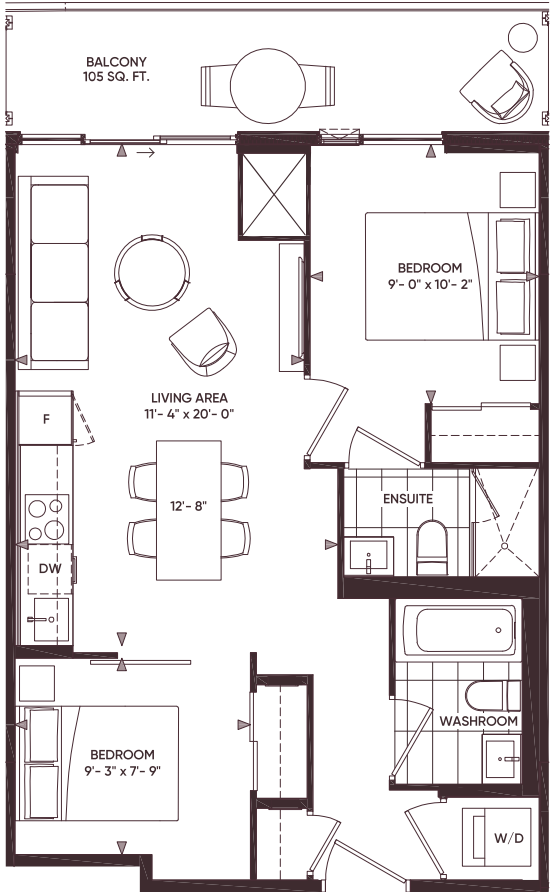
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SUITE L

2 BEDROOMS

629 SQ FT
BALCONY 105 SQ FT



N

FLOOR 7



FLOOR 8



FLOOR 9



FLOOR 10-13



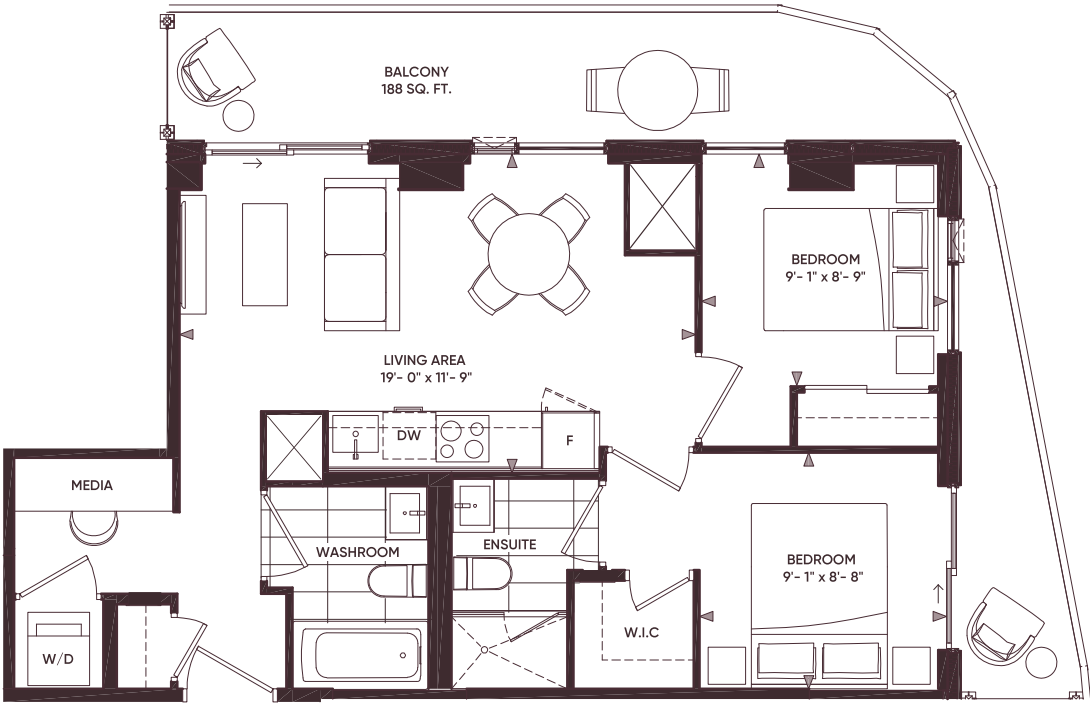
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SUITE M

2 BEDROOMS + MEDIA

651 SQ FT
BALCONY 188 SQ FT



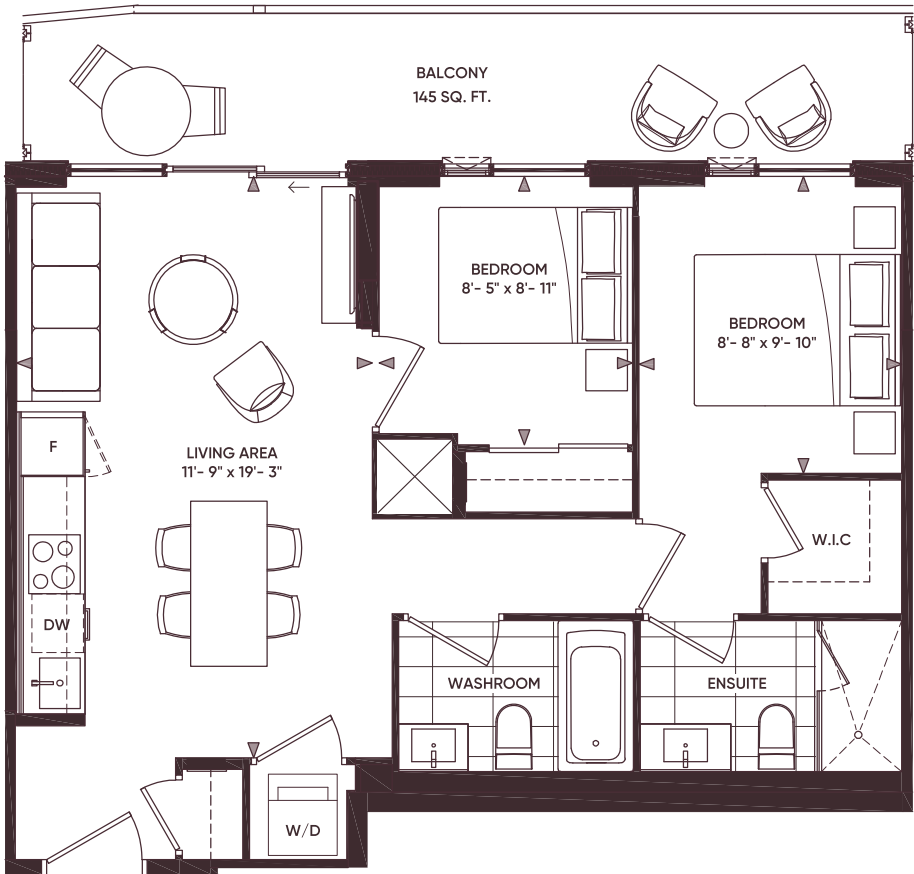
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SUITE N

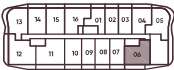
2 BEDROOMS

667 SQ FT
BALCONY 145 SQ FT



N
|

FLOOR 9



FLOOR 10-12



*9th floor balcony 120 sq ft, please ask a sales representative for details

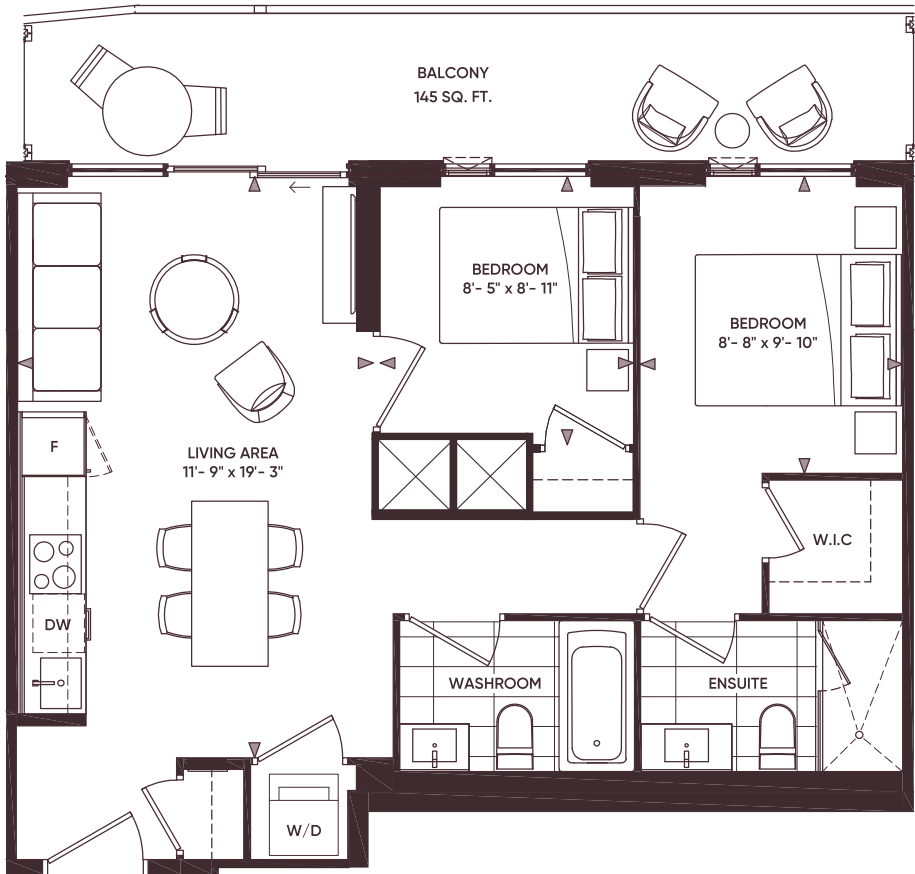
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SUITE NN

2 BEDROOMS

667 SQ FT
BALCONY 145 SQ FT



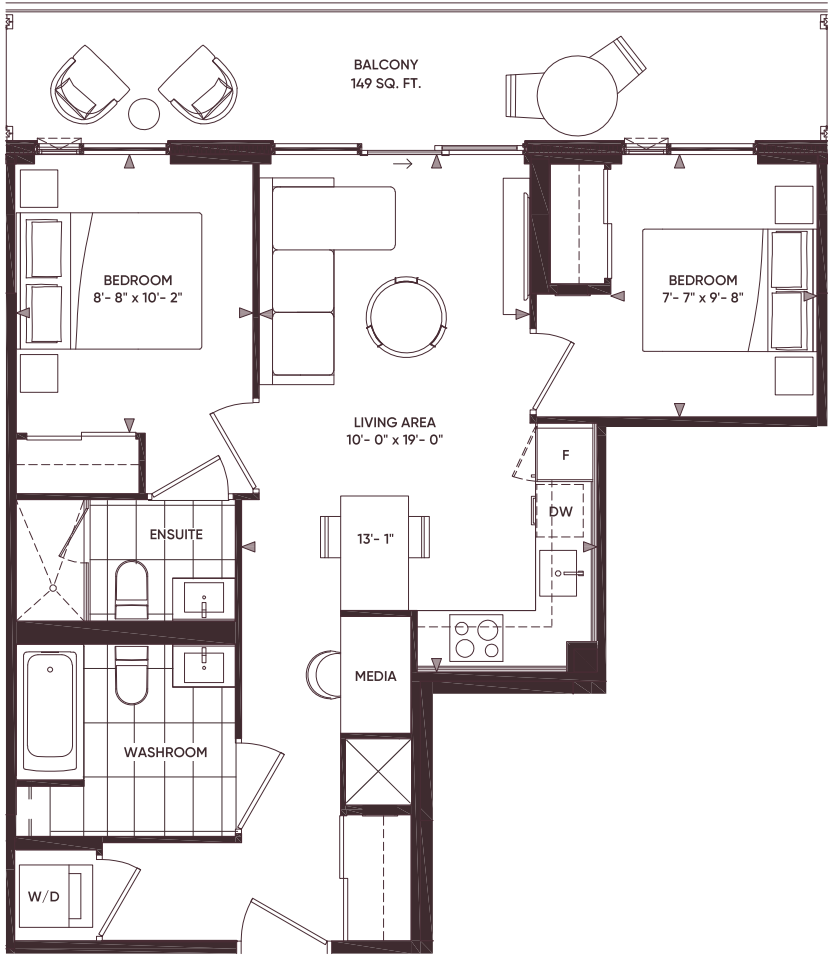
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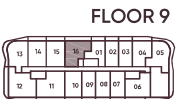
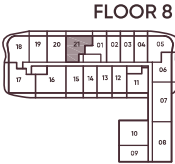
SUITE O

2 BEDROOMS + MEDIA

681 SQ FT
BALCONY 149 SQ FT



N



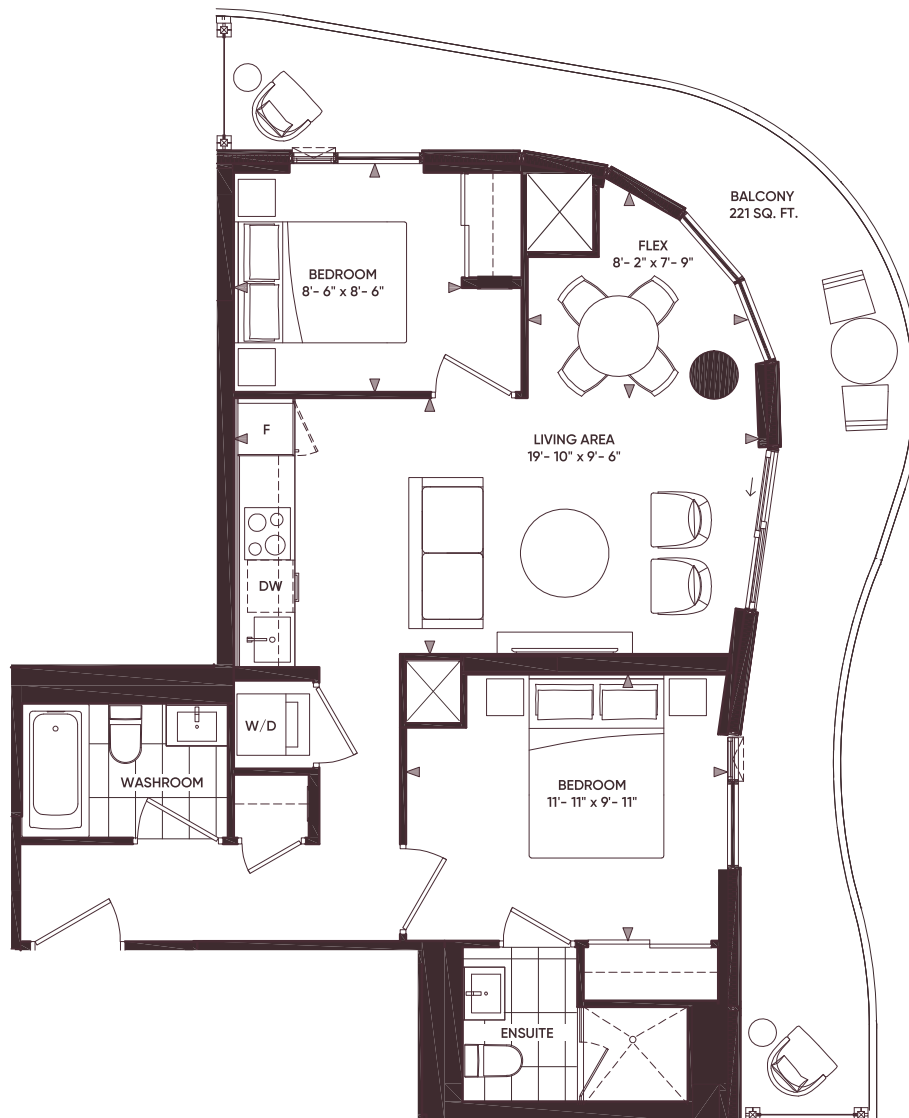
*Terrace on the 7th floor, please ask a sales representative for details

Purchasers are advised that the suite area, orientation of kitchen, balcony area finishing material and any dividers, where applicable, may vary from suite to suite based on design and material specifications. Balcony dimensions, configuration, and location are estimates only and may not be exactly as shown. This model shown may vary from the purchased suite. Drawing not to scale. All renderings are artist's concept. Flooring patterns may vary from that shown. Prices and specifications are subject to change without notice. Sizes and locations are approximate only and may vary. Suite purchased may be mirror image of suite layout illustrated above. Square footages and dimensions (where shown) are approximate only. Actual useable floor space may vary from the approximate floor area shown. Approximate square footages shown are calculated according to Tarion Builder Bulletin 22 (following implementation of the Registrar Bulletins, the renumbered Registrar Bulletin according with the previous Builder Bulletin 22). Balcony locations are approximate. The exact location of any balcony (if applicable) in relation to the unit layout may differ from that shown. Please refer to the Agreement of Purchase and Sale - Paragraph 15, for further details on possible changes and substitutions. Please see Sales Representative for details. Furniture not included. Refer to key plan for unit location and orientation. E. & O.E.

CANARY HOUSE

2 BEDROOMS + FLEX

2 BEDROOMS + FLEX
722 SQ FT
BALCONY 221 SQ FT

N
|

The diagram shows a 16-bit bus structure with 16 numbered slots. The slots are arranged in two rows: the top row contains slots 13, 14, 15, 16, 01, 02, 03, 04, and 05; the bottom row contains slots 12, 11, 10, 09, 08, 07, and 06. Slot 05 is shaded grey, indicating it is the active slot. The bus structure is represented by a horizontal bar with vertical lines connecting to each slot.

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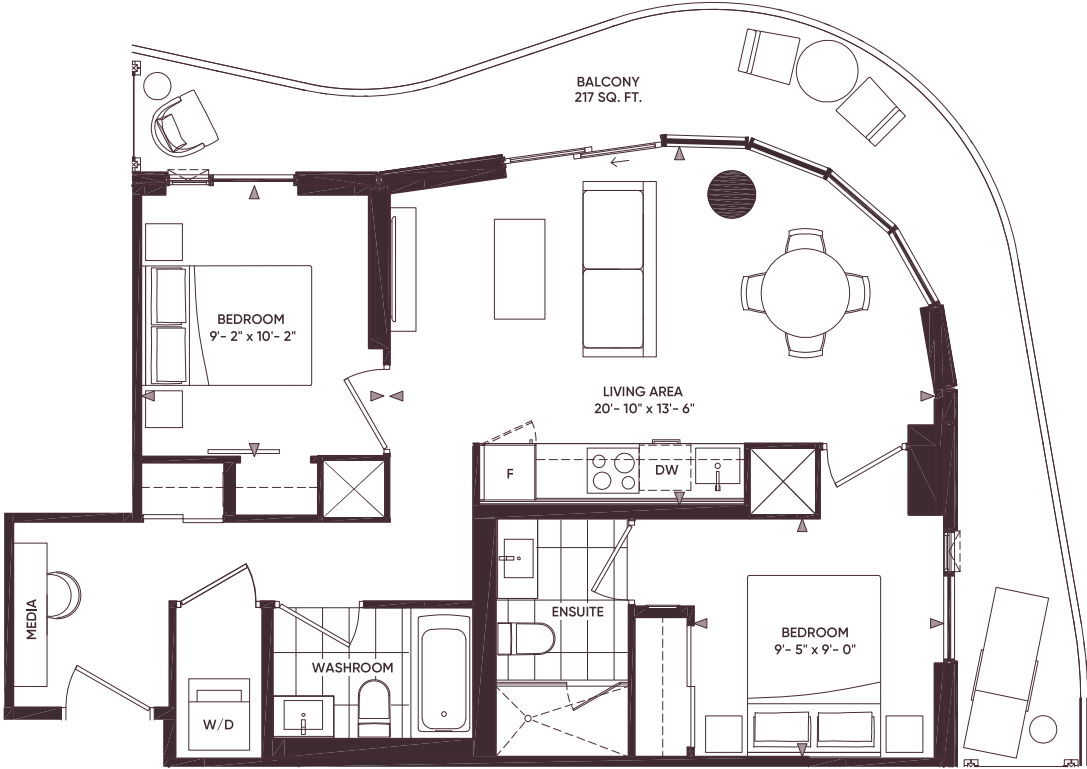
KILMER GROUP



SUITE R

2 BEDROOMS + MEDIA

728 SQ FT
BALCONY 217 SQ FT



N
|

FLOOR 7



FLOOR 8



FLOOR 9



FLOOR 10-13



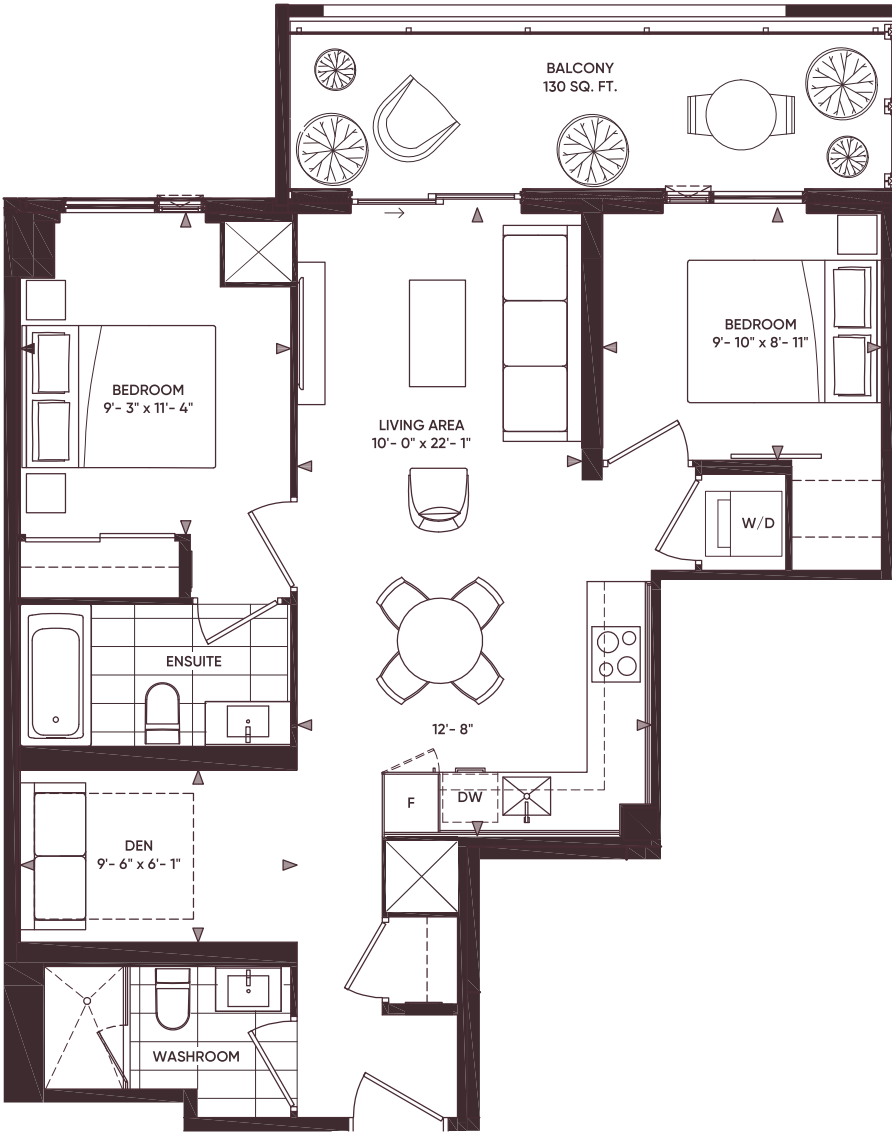
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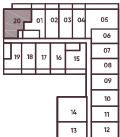
SUITE S

2 BEDROOMS + DEN

803 SQ FT
BALCONY 130 SQ FT



N
FLOOR 3-6



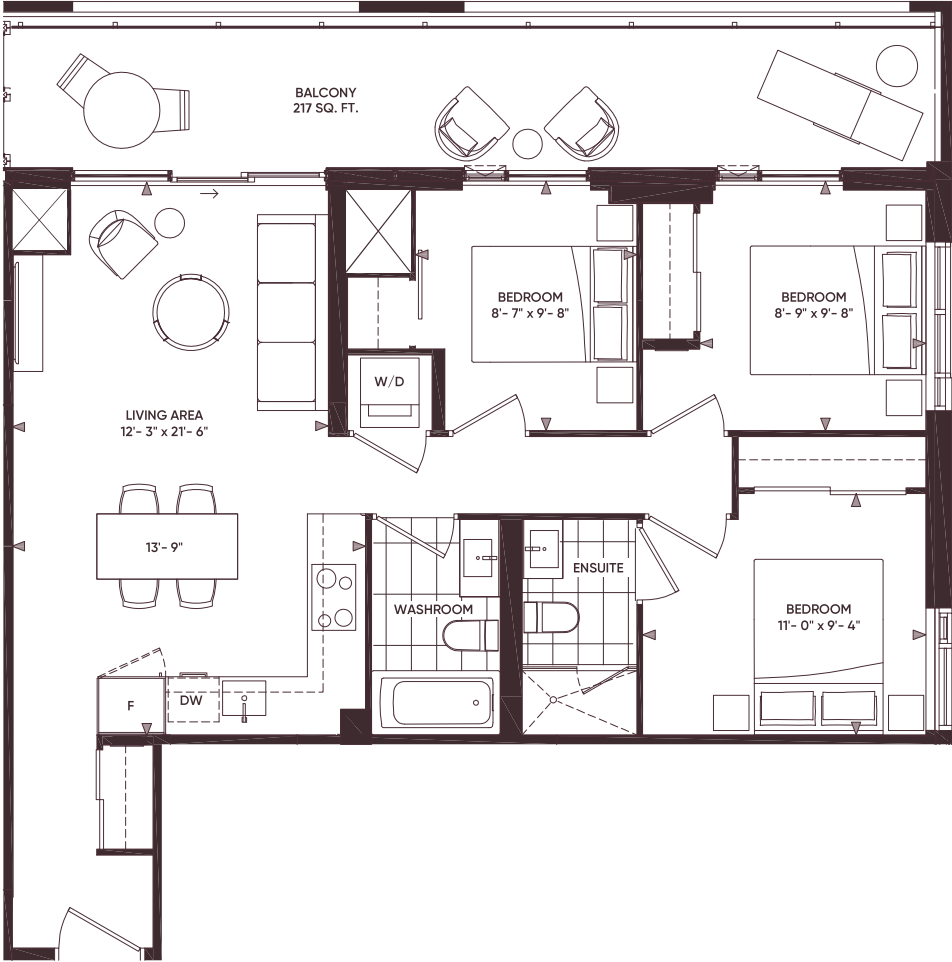
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SUITE V

3 BEDROOMS

872 SQ FT
BALCONY 217 SQ FT



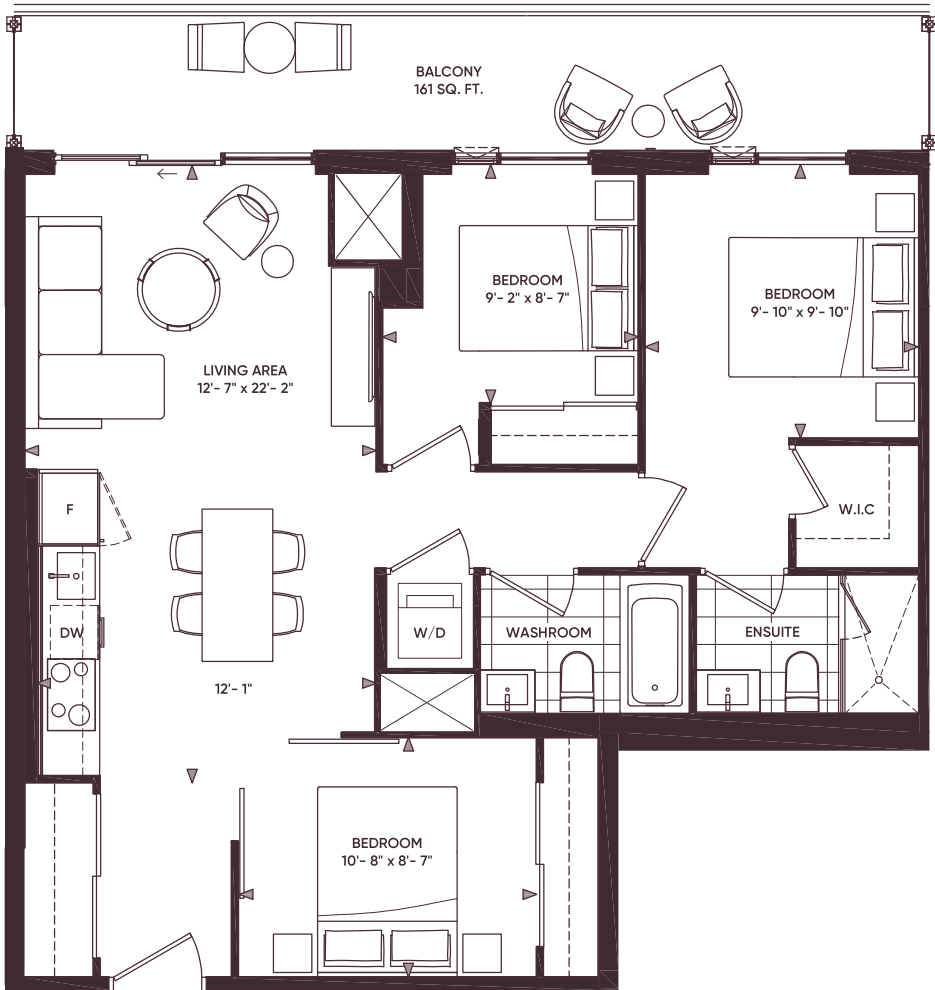
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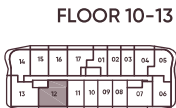
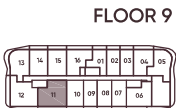
SUITE W

3 BEDROOMS

889 SQ FT
BALCONY 161 SQ FT



N



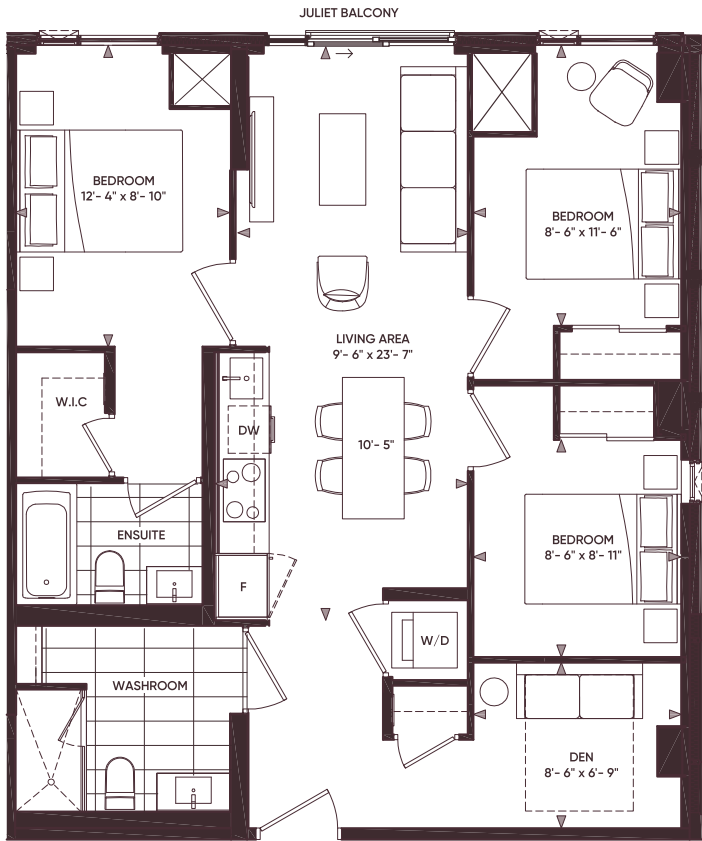
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SUITE X

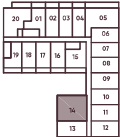
3 BEDROOMS + DEN

935 SQ FT
JULIET BALCONY



N
|

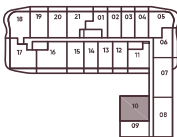
FLOOR 3-6



FLOOR 7



FLOOR 8



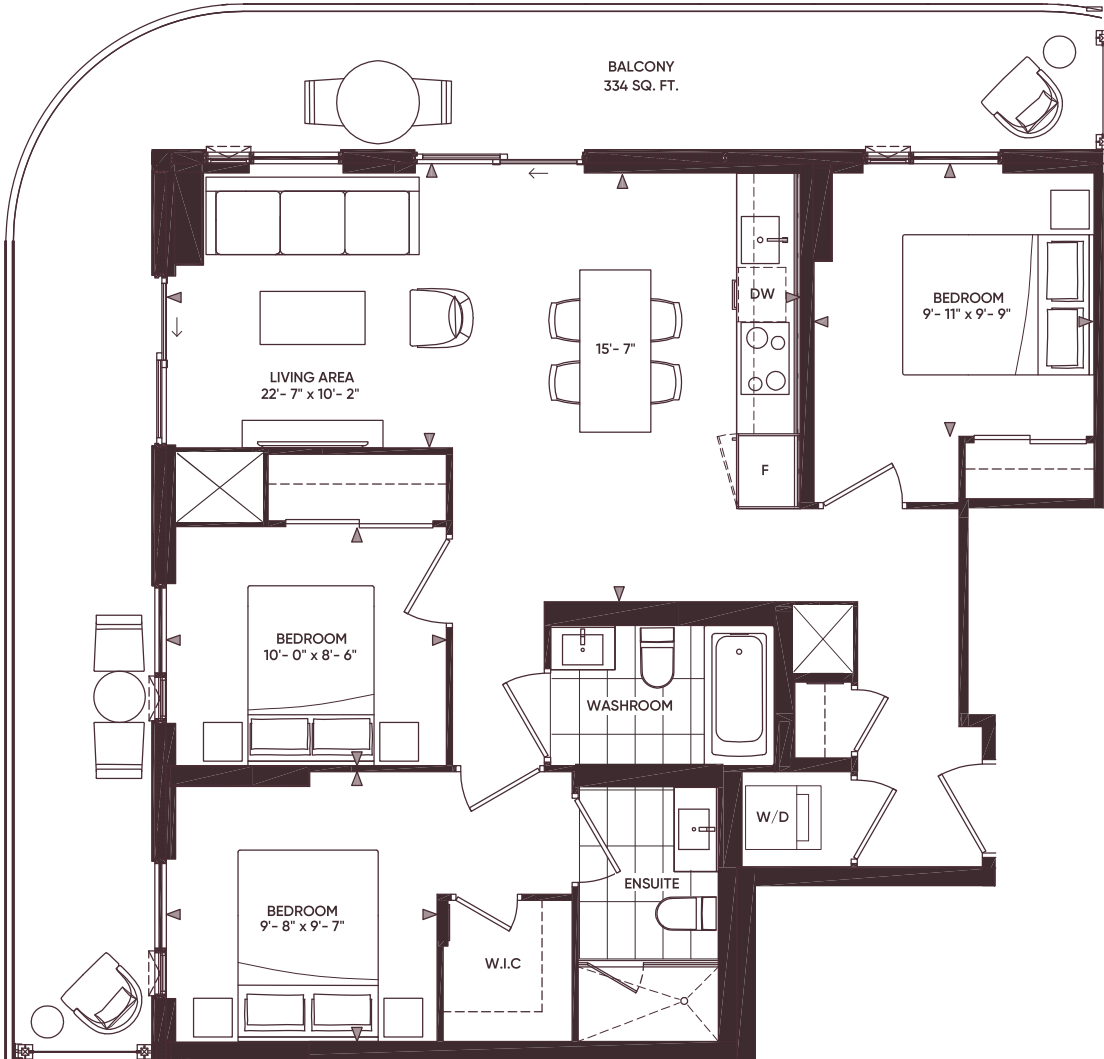
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SUITE Z

3 BEDROOMS

954 SQ FT
BALCONY 334 SQ FT



N

FLOOR 8



FLOOR 9



FLOOR 10-13



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