



EXCLUSIVE VIP PRICE LIST

LIMITED TIME OFFER

10% OFF THE UNIT PURCHASE PRICE\*

| MODEL  | SUITE TYPE | SIZE (SQ.FT.) | BATH | EXPOSURE | BALCONY (SQ.FT.) | STARTING LEVEL | STARTING PRICE |
|--------|------------|---------------|------|----------|------------------|----------------|----------------|
| A1-01  | 1B         | 476           | 1    | N        | 100              | 5              | \$629,900      |
| A1-02  | 1B         | 562           | 1    | E        | 46               | 5              | \$659,900      |
| A1-05  | 1B+D       | 556           | 1    | N        | 89               | 5              | \$709,900      |
| A1-08B | 1B+D       | 563           | 2    | S        | 49               | 5              | \$721,900      |
| A1-09  | 1B+D       | 573           | 2    | S        | 42               | 5              | \$739,900      |
| A1-11  | 1B+D       | 598           | 2    | N        | 89               | 5              | \$744,900      |
| A2-02  | 2B         | 632           | 2    | SW       | 232              | 5              | \$859,900      |
| A2-05B | 2B         | 712           | 2    | NW       | 197              | 5              | \$874,900      |
| A3-01  | 3B         | 843           | 2    | NE       | 120              | 9              | \$937,900      |
| A3-02  | 3B         | 844           | 2    | NE       | 120              | 5              | \$929,900      |
| A3-05  | 3B         | 861           | 2    | SE       | 46               | 5              | \$954,900      |

Maintenance Fees: \$0.59/Sq.Ft.  
Hydro, Water and Gas separately metered.

Property Taxes:  
Estimated at 0.7% of the Purchase Price.

Tentative Occupancy: Early 2027

Parking:  
~~\$90,000~~ **\$60,000**  
2B and larger are eligible for parking.  
All other units will be waitlisted.

Locker/Bicycle Storage:  
Waitlist

Available By Appointment Only

95 Developments Sales Office  
3268 Finch Ave E, Scarborough, ON  
437-265-1113 | 2992@bakersales.info

Cheque Drop Off Hours

Monday-Thursday: 12:00pm to 6:00pm  
Friday: Closed  
Saturday-Sunday: 12:00pm to 6:00pm

\*Limited Time Only, please speak to a Sales Representative for further details. All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. All areas and stated room dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. Property Tax Estimation Based on City of Toronto Data. Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act. \*\*Parking available for 2B and larger. \*\*\*Applies to select paragraphs in the APS. Please seek legal counsel and/or Sales Representative for more details. †Legal Fees plus HST will apply. December 2024.  
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Waitlist

KATERINA HRYB  
Sales Representative  
C: 647.449.9274 | E: katerinahryb@bakersales.info

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# LIMITED TIME INCENTIVES

## *FOR YOU*

### LAS VEGAS AGENT TRIP

Sell Only **1 Unit** ~~2-Units~~

For a Trip to



With 95 Developments

### 5% COMMISSION

#### TO BE PAID:

- **1%** - 120 days after 7.5% deposit clears, all post-dated cheques received and with a satisfactory mortgage pre-approval
  - **1%** - 120 days after 10% deposit clears
  - **1%** - 120 days after Occupancy
  - **2%** - 120 days after Final Closing

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## LIMITED TIME INCENTIVES

### FOR YOUR CLIENT

**10% OFF THE UNIT PURCHASE PRICE\***

#### EXTENDED DEPOSIT STRUCTURE

OR

#### SPECIAL DEPOSIT STRUCTURE

**\$5,000** Bank Draft on Signing  
Balance to **5%** in **30 days (2024)**  
**2.5%** in ~~90~~ **120 days (2025)**  
**2.5%** in ~~180~~ **215 days (2025)**  
~~5% in 270 days (2026)~~  
**5%** 30 days prior to Occupancy (2027)

**\$5,000** Bank Draft on Signing  
Balance to **5%** in **30 days**  
**\$2,000** per Month for 12 Months  
**Balance to 15%** 30 days prior  
to Occupancy

#### ONLY 7.5% DOWN ON 3 BEDROOMS

~~\$10,000~~ **\$5,000** Bank Draft on Signing  
Balance to **5%** in **30 days (2024)**  
**2.5%** in **360 days (2025)**  
**7.5%** 30 days prior to Occupancy (2027)

Deposits Payable To: **FRIEDMANS LLP, IN TRUST**

**FREE EV-READY PARKING UPGRADE\*\***  
VALUED AT \$20,000

**CAPPED DEVELOPMENT CHARGES**  
AT \$12,500 (+HST) FOR ALL UNITS\*\*\*

**FREE ASSIGNMENT†**

**FREE RIGHT TO LEASE DURING OCCUPANCY†**

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