

— 101 —
SPADINA
TORONTO

Limited-Time Offers

8% Interest on Deposits¹
(Credit on Closing)

Capped Development Levies

\$0 Assignment
(\$0 Vendor Fee + \$750 + HST Solicitor Fee)

**Permission to Lease During Interim
Occupancy²**

Availability, features, promotions, and prices are subject to change without notice.

Some conditions apply. Please speak to an RDS community specialist for details.

1. Inclusive of any interest accrued in accordance with Section 82(1) of the Condominium Act.

2. Available upon request.

(t) 647-370-0885 (e) info@101spadina.com.

E&O.E November 26, 2024



Devron



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Limited-Time Offers

Extended Deposit Structure

2024	\$10,000 on Signing Balance to 5% in 15 Days
2025	5% on October 31 st , 2025
2026	0%
2028	5% on January 31 st , 2028
2029	5% on Occupancy

Deposit Structure	Incentives	Maintenance Fees
Extended Deposit Structure \$10,000 on Signing Balance to 5% in 15 Days 5% on October 31 st , 2025 0% in 2026 5% on January 31 st , 2028 5% on Occupancy (2029) Occupancy Q4 2029	Standard Parking: \$195,000 Available to Suites 900 sqft and above Standard Locker: \$15,000 8% Interest on Deposits¹ Capped Development Levies \$0 Assignment (\$0 Vendor Fee + \$750 + HST Solicitor Fee) Permission to Lease During Interim Occupancy²	Approximately \$0.75 per sf Excludes: Hydro, Water and Gas Parking: \$98/Monthly Locker: \$65/Monthly Bulk internet package and One Valet Smart System: \$67.80/Monthly Property Taxes: See City of Toronto's Posted Rates

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NEIGHBOURHOOD

101 Spadina, a home for those who expect more, is located at Spadina Ave and Adelaide Ave W. 101 Spadina is 39 storeys, with classic architecture of traditional stone masonry, with thoughtfully designed spaces framed by comfort. It features a perfect transit score and is only steps to the Entertainment District, Financial District, and Toronto's top restaurants and shops.

FAST FACTS

Building Location | 101 Spadina Avenue
Occupancy | Q4 2028
Presentation Gallery | 106 Spadina Avenue
Developer | Devron Developments
Architects | Audax Architecture
Interior Design | II BY IV DESIGN
Sales | RDS
Solicitor | Harris Sheaffer LLP
Building Height | 39 Storeys
Residential Units | 371
Size Range | 441 to 6250
Elevators | 4
Parking | 110
Visitor Paid Parking | 70

BUILDING AMENITIES

Over 12,000 square feet of amenity space

- Media Lounge
- Fitness Studio
- Yoga Studio
- Kids Zone
- Rooftop Terrace
- Rooftop Double Height Dining & Lounge
- Rooftop Outdoor Dining & Lounge
- Multipurpose Lounge and Bar
- Private Dining Lounge
- Co-working Library Lounge
- Steam Sauna Rooms

COMMUNITY

- Located in the bustling area at the intersection of major serval districts and neighbourhoods
- The newly opened The Well shopping district is a short 4-minute walk away
- Minutes away from Kensington Market, one of the most unique areas of Toronto
- Neighboring The Fashion District along King West, home to Toronto's nightlife
- To the North, Queen West is a premier shopping district, that features local independently owned retailers

FAQ'S

- Satisfactory Mortgage pre-approval is required within 30 days of signing APS
- One unit per name
- Cheques made payable to:
Harris Sheaffer LLP in Trust
- Assignments Permitted

LOCATION

- Located on the southeast corner of Spadina Ave. and Adelaide St W
- 2-minute walk to the new Subway station at Spadina and Queen (under construction)
- 7-minute walk to the new Go Station at the Gardiner and Front Street.
- 4 minutes to Gardiner Expressway
- Dedicated streetcar route on Spadina Ave.

ENTERTAINMENT

Located minutes away from top restaurants in the city.

- 5 minutes to TIFF Bell Lightbox
- 7-minute walk to Scotiabank Theatre
- 9 minutes to Royal Alexander Theatre
- 10-minute walk to Roy Thomson Hall

Nestled near some of Toronto's best restaurants and cuisines:

- 4-minute walk to Le GOURMAND
- 5-minute walk to Alder
- 8-minute walk to Gusto 101
- 10-minute walk to Bar Raval

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Please consult an RDS Sales Representative for details. (t) (647) 350-0885 (e) info@101spadina.com.
E&O.E October 30, 2024

BUILDING FEATURES

- Thirty-nine-storey building with traditional stone construction
- Geothermal heating and cooling
- Concierge 24 hours per day, 365 days per year.
- 4 faster premium elevators
- Rooftop Terrace, Outdoor Dining and Lounge, Multipurpose Lounge and Bar
- Rooftop Double Height Dining and Lounge
- Co-working Library Lounge
- Media Lounge, Fitness and Yoga Studio, Steam Sauna Rooms

SUITE FEATURES

- Approximately 9' smooth ceiling throughout suites
- Doors open to Terrace or Julie Balcony*
- 4" high baseboards
- Windows with interior black frame colour
- Leak detection sensors in every suite
- High-efficiency heat pumps with integrated energy-recovery ventilators looped into the geothermal system
- Pre-wired communication outlets*
- Pre-finished water-resistant luxury vinyl tile floors in living areas***
- Better kitchen features (Undercabinet lighting, Full pull-out pantry* or Half-height spice rack*)
- Paneled interior doors with contemporary hardware and privacy sets in bathrooms
- Wood shelf and rod in all closets
- Pot Lights in living area standard in all suites*

KITCHEN FEATURES

- Custom-designed kitchen cabinetry in a selection of door finishes
- Soft-close door hinges and draws
- Surface-mounted lighting in the kitchen
- Quartz surface countertop and matching backsplash
- Single bowl under-mounted stainless steel sink
- Full pull-out pantry or Half-height spice rack

APPLIANCES

- MIELE or equivalent Panelled 24" or 30" refrigerator
- MIELE or equivalent Panelled 18" or 24" dishwasher
- Over-the-range (OTR) or under-counter microwave
- MIELE or equivalent stainless steel electric built-in oven, electric built-in cooktop
- Stacked or side-by-side washer and dryer

BATHROOMS

- Custom-designed bathroom vanity in a selection of door finishes
- Quartz surface countertop
- Wall-mounted mirror with wall scone
- Choice of designer-selected full-height porcelain wall tiles for tub surround and shower walls
- Frameless glass enclosure in shower
- 5' soaker bathtub as per plan
- Pot light over the bathtub and/or shower stall
- Pot lights in the washroom
- Vinyl wall covering in master ensuite and powder

COMFORT SYSTEMS

- Each suite to have individually metered, controlled heating and cooling system providing heat and air conditioning all year round.

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