

42 Mill St

UPTOWN GEORGETOWN

THE VISTA SUITES							
SUITE	MODEL	BED TYPE	BATH	APPROX. SUITE SQ. FT.	APPROX. OUTDOOR SQ. FT.	VIEW / EXPOSURE	PURCHASE PRICE
311	1BR-H	1B + D	1.5	1,044	113	W	\$979,900
213	2BR-F	2B	2	1,189	120	W	\$1,115,900
507	2BR-E	2B	2	1,202	112	E	\$1,141,900

Note: All prices quoted include HST*

SUITE FINISHES	BUILDING FEATURES
- Private driveway welcomes residents and guest with a round-about entrance. - Suites have 9’6” inches ceiling height (10’ at 5th level & 10’6” inches for Penthouse). - Exclusive Tomas Pearce designed interior décor packages. - Private individual outdoor space (terraces, balconies, or patios); 8ft. tall terrace doors with balconies featuring glass guardrails and exterior sconce light fixtures. - Custom-built, European style kitchen with built-in cabinetry, fridge, and dishwasher standard in all suites. - Custom-built, European style cabinetry standard in main bath and primary ensuite.	- Individual storage lockers. - Underground parking spaces for residences. Surface parking spaces for visitors. - Dedicated parking spaces for plug-in electric, vehicles encouraging use of alternative energy resources. - A select number of accessible parking spots available in both underground parking garage and surface lot. - Locked bike storage area for residents; visitor bike storage provided near building entrance. - Elegant 2-storey lobby. - Ground floor amenities such as party room with kitchen/bar, fireplace lounge, outdoor terrace with fireside lounge area, pet washing station, and fitness/yoga studio.

5% Deposit Structure 5% with signing of Agreement Cheques Payable to: BRATTYS LLP in Trust Taxes Estimated at approximately 1% of purchase price. Occupancy Commencing Scheduling 30-day Occupancies <u>Move-In Ready</u>	Approx. Maintenance Fees: \$0.71 per square foot (Hydro and water metered separately) Parking - \$71.71/month Locker - \$28.64/month LIMITED TIME INCENTIVES: PARKING & LOCKER INCLUDED** (Value of \$55,000 + \$5,500) ADDITIONAL PARKING COST \$45,000 \$0 DEVELOPMENT CHARGES
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By Appointment Only
42 Mill Street, Georgetown, ON L7G 2H7

Sherry Sholdice
Sales Representative
416-420-4284
sherrysholdice@bakersales.info

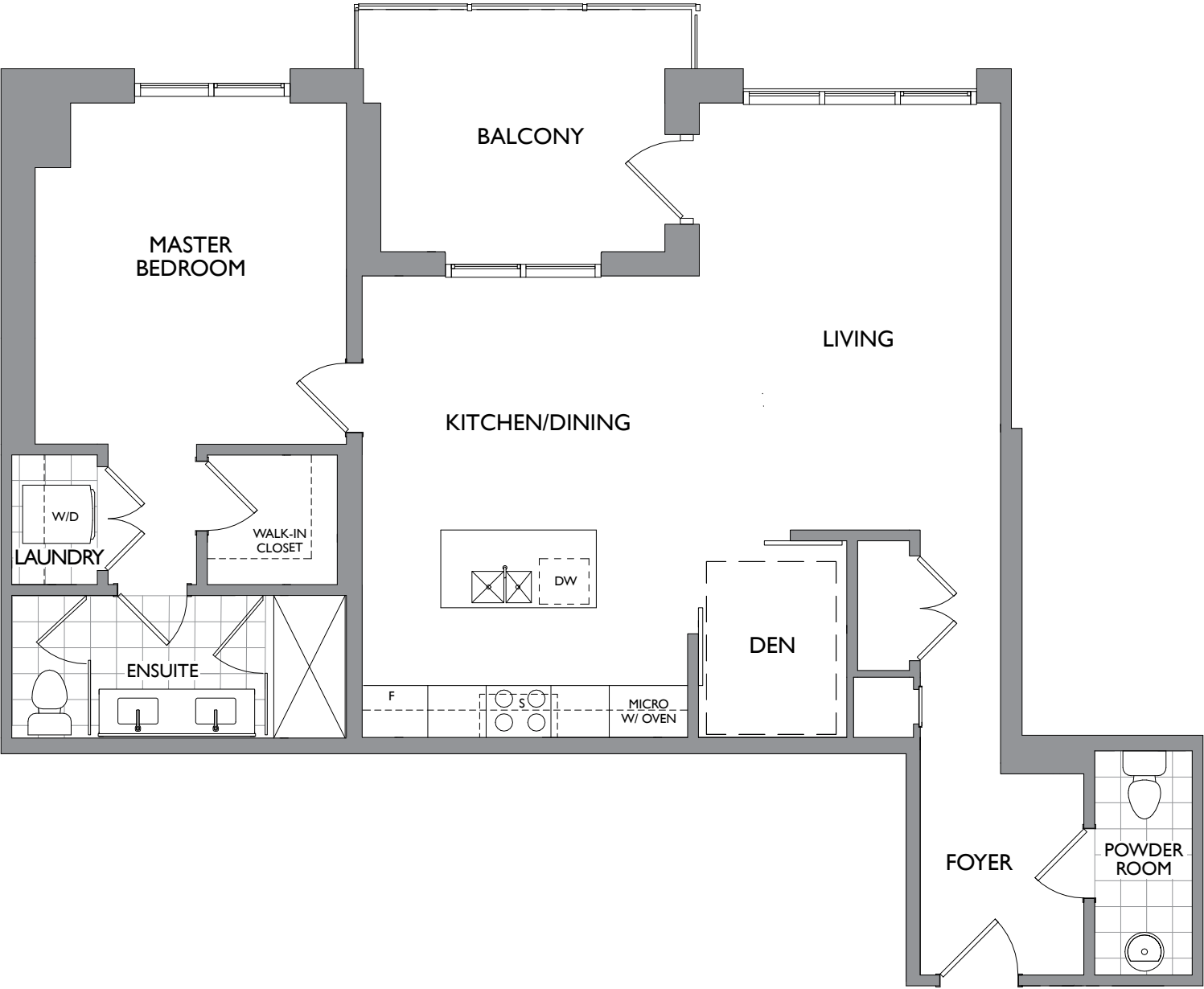
Admin E-mail: 42millst@bakersales.info
Website: www.42millst.com

*All prices, figures and materials are preliminary and are subject to change without notice. Premiums apply to floors, balconies, terraces, and views. Please see Sales Representative for full details. **Parking and Locker are subject to availability. This is a limited time offer and can be cancelled at any time. See Sales Representative for details. All areas and stated room dimensions are approximate. Floor area measured in accordance with Taron Bulletin #22. Actual living area will vary from floor area stated. Brokers protected. E. & O. E. March 06, 2025

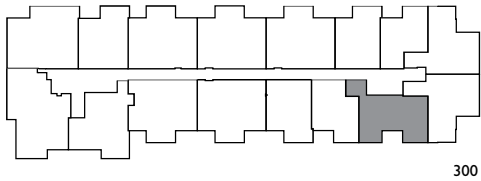
1044

SQUARE FEET
PLUS 113 SQ. FT. BALCONY

1 BEDROOM + DEN



THE VISTA SUITES
SUITES 311



42 Mill St
UPTOWN GEORGETOWN

Plans are not to scale and are subject to architectural review and revisions, including, without limitation, the Units shown may be the reverse of the unit purchased. Furniture and kitchen islands displayed are not to scale and shown for illustration purposes only and do not necessarily reflect the electrical plan of the suite. Suites are sold unfurnished. All materials, specifications, floorplans, details, stated areas and dimensions, if any, are approximate, and are subject to change without notice in order to comply with building site conditions, municipal, structural, Vendor and/or architectural requirements as well as normal construction variances. Dimensions may exceed the usable floor area. Actual usable floor space may vary from stated floor area in accordance with Bulletin 22 issued by the Tarion Warranty Corporation. Bulkheads are not shown on this plan and may be located in areas of the Unit as required to provide venting, mechanical, utility, servicing and other systems. Balconies and Terraces where applicable are shown for display purposes only and locations and size are subject to change without notice. Exterior elevations and site plan are subject to approval and the purchaser agrees to accept any change. The size, type and locations of windows and mullions are subject to change and will vary per floor. All illustrations are artist's concept only. E. & O.E. March 2018. 1BRH

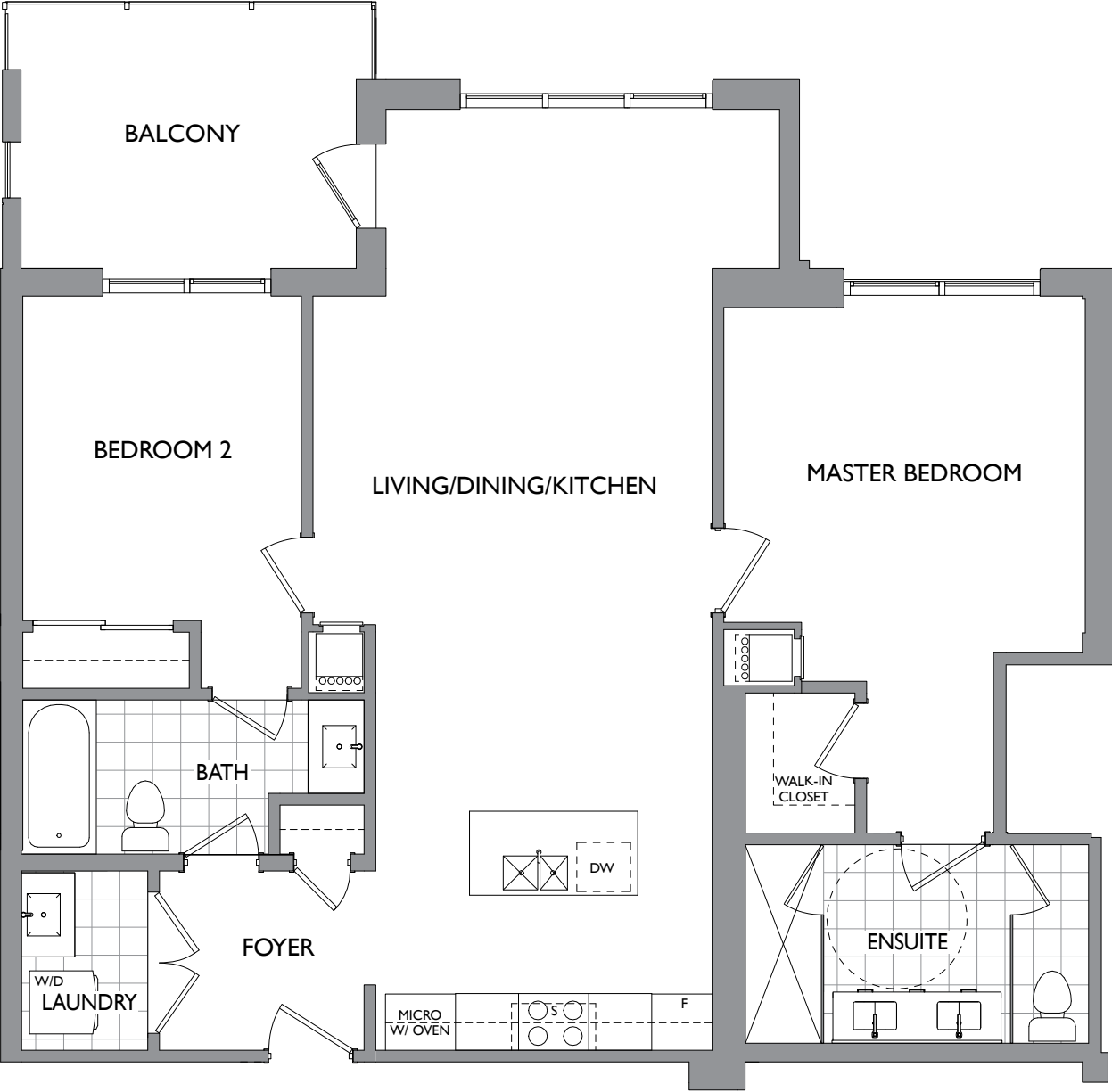
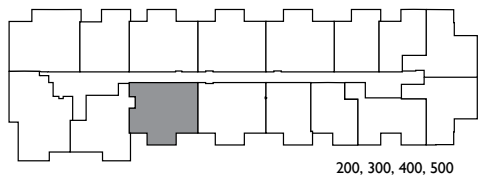
1189

SQUARE FEET

PLUS 120 SQ. FT. BALCONY

2 BEDROOM

 **THE VISTA SUITES**
SUITES 213, 315, 413, 513



42 Mill St
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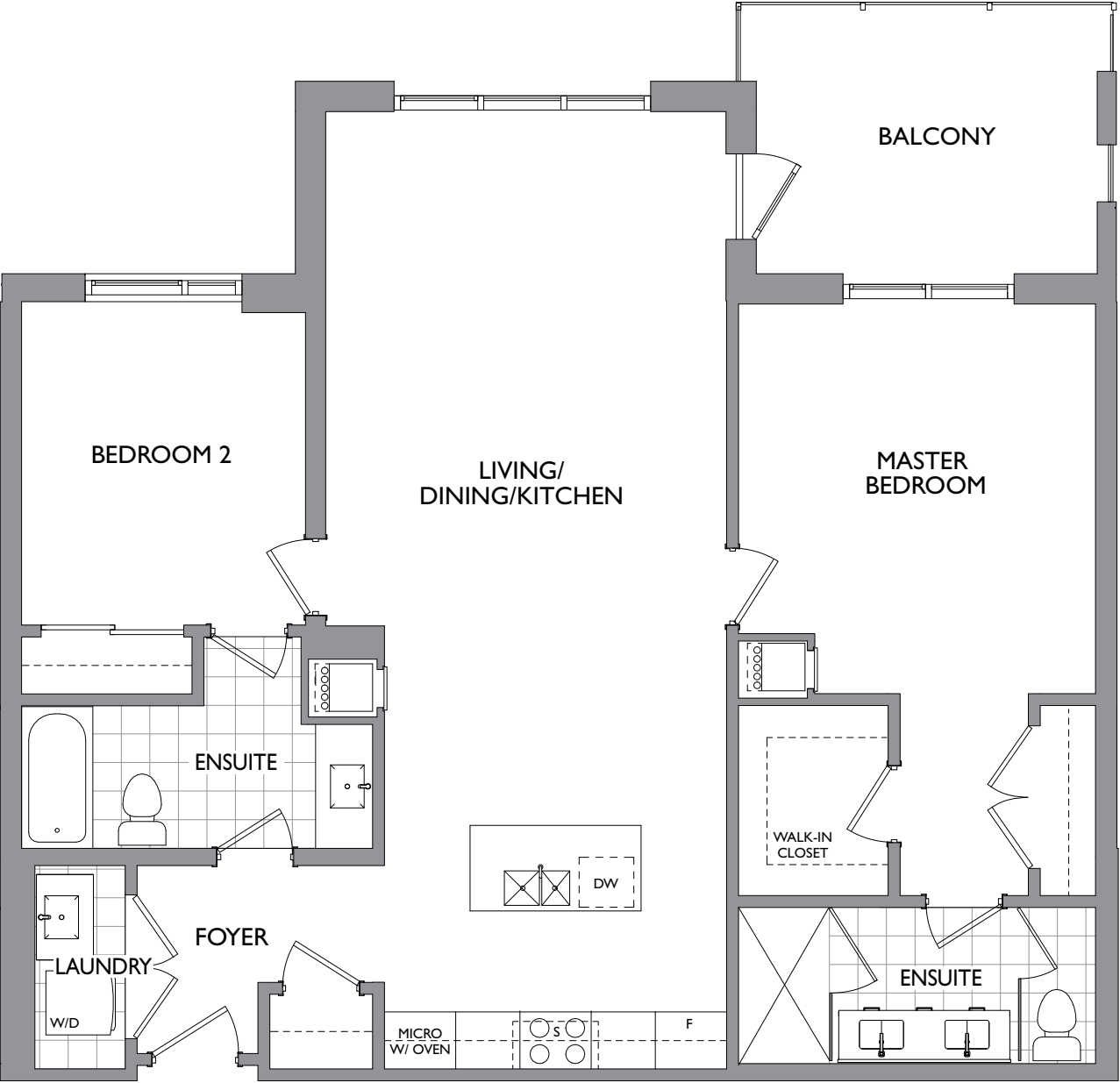
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1202

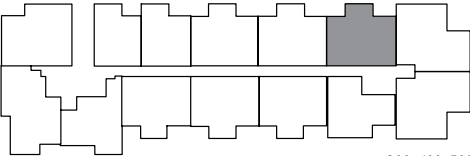
SQUARE FEET

PLUS 112 SQ. FT. BALCONY

2 BEDROOM



THE VISTA SUITES
SUITES 207, 407, 507



200, 400, 500

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