



CONDOS AT THE GATEWAY



## SPECIAL PROMO - FOR A LIMITED TIME ONLY!

**Feature Suites – One SUITE Deal... PARKING & LOCKER INCLUDED\***

PRICE LIST							
Suites	Model	Type	Bath	Interior Sq. Ft	View	Outdoor Sq. Ft	Special Price
2205	1J	1B	1	518	W	55	\$589,990
2305	1J	1B	1	518	W	55	\$589,990
2405	1J	1B	1	518	W	55	\$589,990
2505	1J	1B	1	518	W	55	\$589,990
2605	1J	1B	1	518	W	55	\$589,990
Limited Time Incentives							
<p><b>Up to \$55,000 in Suite Price Savings*</b></p> <p><b>\$0</b> Development Charges</p> <p><b>FREE</b> Assignment <del>\$10,000</del> + HST**</p> <p><b>FREE</b> Right to Lease During Occupancy <del>\$5,000</del> + HST**</p> <p><b>** Legal &amp; Admin Fees Only</b></p>							
Parking & Locker				Maintenance			
<p><b>Parking Included</b> (Valued at \$45,000+HST)</p> <p><b>Locker Included</b> (Valued at \$5,000+HST)</p>				<p><b>Approximately \$0.63/sf</b></p> <p>Utilities metered separately (Heating + Cooling Included)</p> <p>Locker Maintenance: <b>\$19.95/Month</b></p> <p>Parking Maintenance: <b>\$69.95/Month</b></p>			
Occupancy				Taxes			
Early 2025				Estimated at <b>approximately 1%</b> of Purchase Price			
Deposit Structure							
<p><b>Limited Time Offer!</b></p> <p><b>SPECIAL DEPOSIT STRUCTURE</b></p> <p><b>\$5,000.00</b> on signing Balance to</p> <p><b>5% in 30 days</b></p> <p><b>5% on Occupancy</b></p>							
<p><b>PRECON PLUS</b></p>							
<p><small>*Price includes discount. Please speak to sales representative for further details, savings applicable for select suites only. All prices, figures and materials are preliminary and are subject to change without notice. E. Prices include HST. Square footage and dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. Note: Actual usable floor space may vary from the stated floor area. **Purchaser legal costs are not included in the incentive. Exclusive listing Brokerage: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E&amp;OE PL August 21, 2024</small></p>							



CONDOS AT THE GATEWAY

**ONLY 5% DEPOSIT**

**Price List**

Available Suites							
Suite	Model	Type	Bath	Interior Sq. Ft	View	Outdoor Sq. Ft	Suite Price
2608	1F	1B	1	505	W	106	\$597,990*
2513	1H	1B	1	521	E	83	\$595,990*
2501	1I	1B	1	522	E	102	\$613,990*
309	1D-j	1B	1	546	W	0	\$595,990*
704	1A	1B	1	579	E	57	\$639,990*
2602	1H+D	1B+D	1	595	E	107	\$689,990*
2306	1I+D	1B+D	1	608	W	83	\$679,990*
2506	1I+D	1B+D	1	608	W	83	\$699,990*
314	2B+D-b	2B+D	2	818	W	166	\$849,990
Townhomes							
Suite	Model	Type	Bath	Interior Sq. Ft	View	Outdoor Sq. Ft	Suite Price
101	TH1	TH 2B	2	892	E	121	\$992,900
102	TH2	TH 2B	2	879	E	226	\$976,900
103	TH3	TH 2B	2	929	E	235	\$1,035,900
104	TH4	TH 1B+D	2	821	E	214	\$913,900
105	TH5	TH 2B	2	1114	E	241	\$1,099,900
Limited Time Incentives							
<p><b>Up to \$45,000 in Suite Price Savings*</b>  <b>\$0 Development Charges</b>  <b>FREE Assignment \$10,000 + HST**</b>  <b>FREE Right to Lease During Occupancy \$5,000 + HST**</b>  <b>** Legal &amp; Admin Fees Only</b></p>							
Parking & Locker				Maintenance			
<p>Parking: <b>\$45,000+HST</b></p> <p><i>Parking is available for LPH/PH level 1BR suites + all other larger suites</i></p> <p>Locker <b>\$5,000+HST</b></p>				<p><b>Approximately \$0.63/sf</b> Utilities metered separately (<i>Heating + Cooling Included</i>)</p> <p>Locker Maintenance: <b>\$19.95/Month</b>            Parking Maintenance: <b>\$69.95/Month</b></p>			
Occupancy				Taxes			
<p><b>Early 2025</b></p>				<p>Estimated at <b>approximately 1%</b> of Purchase Price</p>			
Deposit Structure							
<p><b>Limited Time Offer!</b>  <b>SPECIAL DEPOSIT STRUCTURE</b>  <b>\$5,000.00</b> on signing Balance to <b>5%</b> in <b>30days</b>  <b>5%</b> on Occupancy</p>							
<p><b>PRECON PLUS</b></p>							

\*Price includes discount. Please speak to sales representative for further details, savings applicable for select suites only. All prices, figures and materials are preliminary and are subject to change without notice. E. Prices include HST. Square footage and dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. Note: Actual usable floor space may vary from the stated floor area. \*\*Purchaser legal costs are not included in the incentive. Exclusive listing Brokerage: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E&OE PL August 21, 2024