

ELM  
ON  
YONGE

# SUMMER 2024 INCENTIVES PROGRAM

1 BEDROOM SUITES						
Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
S1	JR 1B	300	N	0	42	\$710,900
1D	1B	457	NW	0	44	\$860,900
1T+D	1B+D	474	N	0	41	\$891,900
1U+D	1B+D	506	S	0	5	\$893,900
1B	1B	430	W	89	51	\$903,900
1S+D	1B+D	504	N	0	47	\$913,900
1D+D	1B+D	509	N	0	40	\$939,900
1K+D	1B+D	568	SE	0	5	\$933,900
1Q+D	1B+D	603	S	78	10	\$1,025,900
1A+D	1B+D	484	S	79	44	\$1,050,900

2 BEDROOM SUITES						
Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
2T	2B	722	E	0	2	\$1,075,900
2H	2B	623	NW	0	62	\$1,115,900
2M	2B	686	SE	244	13	\$1,217,900
2D	2B	639	NW	81	55	\$1,220,900
2L	2B	683	NE	165	40	\$1,243,900
2O+M	2B+M	689	S	77	46	\$1,253,900
2A+M	2B+M	596	S	87	44	\$1,282,900

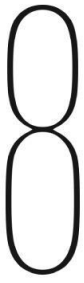
3 BEDROOM SUITES						
Model	Bed Type	Approx. Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
3D+D	3B+D	983	SE	0	6	\$1,544,900

Please speak to a Sales Representative for details.  
\*This pricing only applies to floors and units that are released.  
Premiums apply to floors, balconies, terraces, and views.

Please speak to 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.  
July 8, 2024

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

PRECON PLUS



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# SUMMER 2024 INCENTIVES PROGRAM

<p><b>EXTENDED DEPOSIT STRUCTURE</b>  \$10,000 on Signing  Balance to 2.5% in 30 days  2.5% in 90 days  2.5% in 730 days  2.5% in 900 days  10% at Occupancy  <b><i>Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.</i></b></p> <p><b>Parking: \$155,000</b>  <i>Available for purchase on 3 Bedroom suites 800 sf and above and Model 3A suites, 767 sf, 55<sup>th</sup> Floor and above.</i>  <b>All others will be Waitlisted</b></p> <p><b>Storage Locker: Waitlisted</b></p>	<p><b>CANADIAN NON-RESIDENT DEPOSIT STRUCTURE</b>  \$10,000 on Signing  Balance to 5% in 30 days  5% in 120 days  5% in 360 days  5% in 540 days  5% in 640 days  10% on Occupancy  <b><i>Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.</i></b></p> <p><b>Maintenance Fees:</b>  Approximately \$0.69/sf.  Water and hydro are separately metered.  Gas is included.</p>	<p><b>TAXES</b>  Estimated at approximately 1% of Purchase Price    <i>Prices Include H.S.T.*****</i></p> <p><b>Occupancy Commencing:</b>  May 31, 2027</p> <p>*****As per the Agreement of Purchase and Sale.</p>
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July 8, 2024

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# PRECON PLUS



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# SUMMER 2024 CLIENT INCENTIVES

- **EXTENDED DEPOSIT STRUCTURE**

\$10,000 on Signing  
Balance to 2.5% in 30 days  
2.5% in 90 days  
2.5% in 730 days  
2.5% in 900 days  
10% on Occupancy

- **1 YEAR FREE MAINTENANCE\***

- **FREE ASSIGNMENT\*\***

- **FREE RIGHT TO LEASE DURING OCCUPANCY**

- **CREDIT ON CLOSING**

\$20,000 for Studios & 1 Bedroom Suites  
\$25,000 for 1 Bedroom + Den Suites  
\$30,000 for 2 Bedroom/2 Bedroom + Den/2 Bedroom + Media suites  
\$35,000 for 3 Bedroom/3 Bedroom + Den/3 Bedroom + Media suites

- **CAPPED DEVELOPMENT & EDUCATIONAL CHARGES**

\$15,000 for Studios  
\$16,000 for 1 Bedroom/1 Bedroom + Den suites  
\$18,500 for 2 Bedroom/2 Bedroom + Den/2 Bedroom + Media suites  
\$20,500 for 3 Bedroom/3 Bedroom + Den/3 Bedroom + Media suites

- **CANADIAN NON-RESIDENT DEPOSIT STRUCTURE\*\*\***

\$10,000 on Signing  
Balance to 5% in 30 days  
5% in 120 days  
5% in 360 days  
5% in 540 days  
5% in 640 days  
10% on Occupancy

*\*An amount equal to the aggregate amount of the Purchaser's common expense fees for the Residential Unit for 1 year (as set out in the first year Budget Statement) will be credited on the statement of adjustments on the Title Transfer Date.*

*\*\*Legal fees will apply.*

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

*Please speak to Sales Representative for more details. Some restrictions may apply. The Summer Incentives Program is a limited time offer. Prices, Incentives, and specifications are subject to change without notice E. & O.E.*

July 8, 2024

PRECON PLUS