



# BLUFFER'S PARK

## RESIDENCES

### LIMITED TIME INCENTIVES\*

# FREE CAR

WITH THE PURCHASE OF YOUR NEW HOME\*\*

### MORTGAGE TOP-UP INCENTIVE

\$2,000 a Month Mortgage Top-Up for 12-months!

### SPECIAL EXTENDED DEPOSIT STRUCTURE

Only 5% in 2024!

\$10,000 Bank Draft on Signing

Balance of 5% 2.5% in 30 days

2.5% in 90 days

2.5% in 365 days

2.5% in 540 days

2.5% in 720 days

2.5% in 810 days

5% on Occupancy

### DEVELOPMENT CHARGES

- \$16,000 for 1B+D and Smaller
- \$18,500 for 2B and Larger

### PARKING\*\*\*

~~\$75,000~~ \$65,000

ALL Suites Eligible to Purchase  
(Maintenance Fee: \$94.95/month)

### FREE ASSIGNMENT\*\*

### LOCKER\*\*\*

\$6,900

(Maintenance Fee: \$29.95/month)

### FREE RIGHT TO LEASE DURING OCCUPANCY\*\*

(Upon Request)

### MAINTENANCE FEES

\$0.69/sq.ft.

(Excludes Hydro and Water)

Bulk Internet \$59.95 +HST/month

### OCCUPANCY DATE

FEBRUARY 2027

\*Limited Time Only, some restrictions may apply. Please speak with a Sales Representative for more details.

\*\*Get a new car (Kia Forte) upon the purchase and closing of a residential unit, subject to all applicable terms and conditions. In accordance with applicable terms and conditions. Model type, colour, features are all subject to change. This promotion is subject to change without notice and does not apply to prior purchasers at Bluffer's Park Condos and cannot be combined with any other incentives/promotions. Model type, colour, features and incentive details are all subject to change. Purchasers will be required to execute the vendor's form of documentation with respect to this incentive.

\*\*\*Legal fees + HST may apply.

\*\*\*\*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. The contents of this document are not intended to solicit interest from ineligible individuals or entities (non-Canadians, unless exempt) as defined by the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

August 1, 2024.

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



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### NEW RELEASE PRICE LIST

MODEL	STARTING FROM FLOOR	VIEW	SIZE (Sqft)	BED TYPE	BATH	OUTDOOR SIZE (Sqft)	STARTING FROM PURCHASE PRICE
A6	10	NW	473	1B	1	B 37	\$548,000
A10	4	NW	482	1B	1	B 27	\$562,000
A8-ALT	4	SE	479	1B	1	B 113	\$588,000
A11	9	SE	457	1B	1	B 43	\$600,000
A12	9	NE	433	1B+M	1	B105	\$517,000
A9-T	2	SE	484	1B+M	1	T 164	\$612,000
B3	6	NW	523	1B+D	1	B 35	\$604,000
A5	3	NW	535	1B+D	1	B 21	\$607,000
B7-T	8	SE	484	1B+D	1	T 99	\$609,000
B1-ALT	4	SE	484	1B+D	1	B 113	\$623,000
B4	3	SE	533	1B+D	1	B 49	\$631,000
B1-T	8	SE	484	1B+D	1	T 99	\$635,000
C6	9	NEW	629	2B	2	B91	\$738,000
C7	9	NES	722	2B+M	2	B121	\$838,000
E5	4	NEW	858	3B	2	B 47	\$896,000
E1	PH	NEW	844	3B	2	B 47 & B 90	\$941,000
E2-ALT	4	SEW	881	3B	2	B 152	\$996,000
F1	4	NES	1082	3B+D	2	B 144	\$1,156,000

PRECON PLUS

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Suite	Suite Type	Exposure	Bathrooms	Suite Size (SF)	Outdoor Area (SF)	Total Area (SF)	Price	Floorplan	LIMITED TIME INCENTIVES
<b>ONE BEDROOMS</b>									
1010	1B	SE	1	451	40	491	\$604,000.00	<a href="#">A2</a>	<b>SPECIAL EXTENDED DEPOSIT STRUCTURE*</b> \$10,000 Bank Draft on Signing Balance to 2.5% in 30 days 2.5% in 90 days 2.5% in 365 days 2.5% in 540 days 2.5% in 720 days 2.5% in 810 days 5% on Occupancy (est. 2027)  <b>MORTGAGE TOP UP*</b> \$2,000 / Month for 12 months  <b>DEVELOPMENT CHARGES</b> \$16,000 for 1B+D and smaller \$18,500 for 2B and larger  <b>FREE ASSIGNMENT**</b>  <b>FREE RIGHT TO LEASE DURING INTERIM OCCUPANCY**</b> Upon Request  <b>PARKING***</b> All Units Eligible to Purchase \$75,000.00 \$65,000  <b>LOCKER***</b> \$6,900  <b>NEW RELEASE IN YELLOW</b>
1004	1B	NW	1	473	37	510	\$550,000.00	<a href="#">A6</a>	
1011	1B	SE	1	479	39	518	\$601,000.00	<a href="#">A8</a>	
412	1B	SE	1	479	113	592	\$588,000.00	<a href="#">A8-ALT</a>	
612	1B	SE	1	479	113	592	\$597,000.00	<a href="#">A8-ALT</a>	
417	1B	NW	1	482	27	509	\$562,000.00	<a href="#">A10</a>	
916	1B	NW	1	482	27	509	\$568,000.00	<a href="#">A10</a>	
316	1B	SWN	1	484	72	556	\$578,000.00	<a href="#">A4</a>	
913	1B	SE	1	457	43	500	\$600,000.00	<a href="#">A11</a>	
516	1B	SWN	1	484	72	556	\$580,000.00	<a href="#">A4</a>	
906	1B+M	NE	1	433	105	538	\$517,000.00	<a href="#">A12</a>	
<b>ONE BEDROOM + DENS</b>									
319	1B+D	NW	1	529	21	550	\$607,000.00	<a href="#">NEW A5</a>	
901	1B+D	NW	1	529	21	550	\$614,000.00	<a href="#">NEW A5</a>	
1009	1B+D	SE	1	484	41	525	\$636,000.00	<a href="#">B1</a>	
509	1B+D	SE	1	484	113	597	\$624,000.00	<a href="#">B1-ALT</a>	
209	1B+D	SE	1	521	97	618	\$639,000.00	<a href="#">B2-T</a>	
602	1B+D	NW	1	523	35	558	\$604,000.00	<a href="#">B3</a>	
313	1B+D	SE	1	533	51	584	\$631,000.00	<a href="#">B4</a>	
1012	1B+D	SE	1	484	39	523	\$611,000.00	<a href="#">B7</a>	
<b>TWO BEDROOMS (NEW RELEASE)</b>									
905	2 B	NEW	2	629	91	700	\$738,000.00	C6	
907	2 B	NES	2	722	121	843	\$838,000.00	C7	
<b>THREE BEDROOMS</b>									
1005	3B	NEW	2	844	137	981	\$922,000.00	<a href="#">E1</a>	
1114	3B	SEW	2	881	49	930	\$1,010,000.00	<a href="#">E2</a>	
615	3B	SEW	2	881	152	1033	\$1,005,000.00	<a href="#">E2-ALT</a>	
1106	3B	NES	2	952	180	1132	\$1,057,000.00	<a href="#">E4</a>	
405	3B	NEW	2	858	47	905	\$896,000.00	<a href="#">E5</a>	
406	3B+D	NES	2	1082	144	1226	\$1,156,000.00	<a href="#">F1</a>	