

# Price List

## VIEW OURSPECTACULAR DESIGNER FURNISHED MODEL SUITE

Just steps from Toronto's most prestigious Neighbourhood of Forest Hill and Deer Park  
609 AVENUE ROAD offers 19 stories of affordable luxury living

### BUILDING AND SUITE FEATURES

- Premier location at Avenue Road and Lonsdale Road close to transit, shopping, cafés, parks, nature and fitness trails
- Spectacular architectural features
- Landscaped entrance with circular driveway and glass canopy
- Elegant hotel-style lobby with marble-clad fireplace
- 24-hour, 7-day-a-week concierge
- 9'0" ceiling heights
- Expansive windows offering panoramic views
- Three convenient elevators
- Exceptional suite designs with superior finishes
- Professionally equipped fitness centre
- TV lounge
- Pet wash area
- Private dining room
- Party room and lounge area with caterer's kitchen
- Beautifully landscaped rooftop sky lounge
- Furnished guest suite
- Bicycle storage available underground
- Visitor parking available underground

SUITE MODEL	SQ.FT.	BALCONY SQ.FT.	FLOORS	VIEW	PRICED FROM	EXCLUSIVE VIP LAUNCH PRICE
<b>1 BEDROOM+ DEN + 1.5 BATHROOM SUITES</b>						
1A+D	510	32	3-18	North	\$333,900	<b>\$330,900</b>
<b>1 BEDROOM + DEN+ 2 BATHROOMSUITES:</b>						
1B+D	578	30	3-15	North	\$371,900	<b>\$367,900</b>
1C+D	615	101	4-18	West	\$400,900	<b>\$396,900</b>
<b>2 BEDROOM+ 2 BATHROOMSUITES:</b>						
2A	636	125	3-15	South	\$427,900	<b>\$423,900</b>
2B	644	117	4-18	South	\$431,900	<b>\$427,900</b>
<b>2 BEDROOM+ DEN + 2 BATHROOMSUITES:</b>						
2A+D	822	160	4-18	Northwest	\$554,900	<b>\$548,900</b>
2B+D	883	189	4-18	Southwest	\$599,900	<b>\$593,900</b>
2C+D	900	178	3-15	East	\$623,900	<b>\$617,900</b>
2D+D	967	125	3-15	Northeast	\$659,900	<b>\$653,900</b>
<b>3 BEDROOM+ 2.5 BATHROOMSUITES:</b>						
3A	1055	207 + 48	4-15	Southeast	\$785,900	<b>\$778,900</b>

<p><b>DEPOSIT STRUCTURE</b>  <b>\$5,000</b> on signing            Balance to <b>5% IN 30 DAYS</b>            5% IN 150 DAYS            5% IN 365 DAYS            10% 5% ON OCCUPANCY</p> <p>Cheques to be made payable to:  <b>Harris Sheaffer LLP in Trust</b></p>	<p><b>PARKING</b>            \$50,000 (includes HST)            (available for suites 615 sq.ft.+ only)</p> <p><b>LOCKER</b>            \$5,000 (includes HST)</p> <p><b>OCCUPANCY DATE</b>            FALL of 2018</p>	<p><b>MAINTENANCE FEES</b>            ~ \$0.51/ sq.ft. per month*            (excludes: Parking, Locker, Electricity, Hot &amp; Cold Water)</p> <p><b>TAXES</b>            THE CURRENT CITY OF TORONTO TAX RATE IS APPROXIMATELY 1%</p>
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Prices, terms, specifications and plans subject to change without notice. Floor Area measured in accordance with Tarion Bulletin 22.

Note: Actual usable floor space may vary from the stated floor area.

\* See condominium documents and sales representative for details and complete schedule of charges.

Please see a Sales Representative for a full list of standard features as provided in Agreement of Purchase and Sale.

Special offers and pricing may be withdrawn without notice. E. & O. E. Brokers Protected.



**STATE** | **MADISON**  
 BUILDING GROUP | HOMES



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