

The Taylor leslieville

VIP AGENTS' INCENTIVE PROGRAM

FOR BUYERS

\$10,000 off price on 1 bedroom suites;
\$15,000 off price on 1 bedroom + den suites;
\$20,000 off price on 2 bedroom suites & larger

\$0 Assignment Fee

\$0 Right to Lease during Occupancy

Extended Deposit Structure

Levies Capped at \$500

Developmental Charges Capped:
\$5,000 for 1 Bedroom and 1 Bed + Den units;
\$6,500 for 2 Bedroom units

Presentation Centre

43 Davies Avenue, Toronto, ON M4M 2A9
P: (416) 690-8588 • E: info@taylorlofts.ca

Programs and incentives are subject to change without notice. E. & O.E.

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

**Please see a Sales Representative for details.*



PRICE LIST

(subject to availability)

STARTING FROM FLOOR	TYPE	APPROX. SUITE SIZE (SQ.FT.)	VIEW	OUTDOOR SIZE (SQ.FT.)	STARTING FROM PRICE*	INCENTIVE	VIP PRICE	VIP \$/SF
7	1B	455 SF	S	150 TERRACE	\$254,900	\$10,000	\$244,900	\$538
7	1B	455 SF	N	150 TERRACE	\$259,900	\$10,000	\$249,900	\$549
7	1B	490 SF	NW	150 TERRACE	\$269,900	\$10,000	\$259,900	\$530
6	1B+D	530 SF	SW	200 TERRACE	\$299,900	\$15,000	\$284,900	\$537
7	1B	570 SF	SE	150 TERRACE	\$319,900	\$10,000	\$309,900	\$544
7	1B+D	580 SF	N	130 TERRACE	\$324,900	\$15,000	\$309,900	\$534
7	1B	610 SF	NE	130 TERRACE	\$334,900	\$10,000	\$324,900	\$533
3	1B+D	625 SF	S	95 BALCONY	\$345,900	\$15,000	\$330,900	\$529
5	1B+D	650 SF	NW	150 TERRACE / 95 BALCONY	\$358,900	\$15,000	\$343,900	\$529
6	1B+D	655 SF	N	95 BALCONY	\$360,900	\$15,000	\$345,900	\$528
6	1B+D	655 SF	S	-	\$355,900	\$15,000	\$340,900	\$520
7	1B+D	665 SF	SW	350 TERRACE	\$394,900	\$15,000	\$379,900	\$571
2	2B	710 SF	S	45 BALCONY	\$384,900	\$20,000	\$364,900	\$514
2	2B	740 SF	S	95 BALCONY	\$389,900	\$20,000	\$369,900	\$500
4	2B+D	765 SF	N	70 TERRACE / 95 BALCONY	\$399,900	\$20,000	\$379,900	\$497
5	2B	800 SF	NE	50 BALCONY + 70 BALCONY	\$419,900	\$20,000	\$399,900	\$500
2	2B	805 SF	SE	85 BALCONY	\$407,900	\$20,000	\$387,900	\$482
2	2B+D	830 SF	NW	200 TERRACE / 95 BALCONY	\$420,900	\$20,000	\$400,900	\$483
2	2B+D	835 SF	N	200 TERRACE / 95 BALCONY	\$420,900	\$20,000	\$400,900	\$480
2	2B	870 SF	NE	85 BALCONY	\$429,900	\$20,000	\$409,900	\$471
2	2B+D	870 SF	N	180 TERRACE / 95 BALCONY	\$439,900	\$20,000	\$419,900	\$483

Premiums vary depending on views, suite types, and balconies. Please speak to a Sales Representative for details.

Suite Features

Suite features include 9 ft. high exposed concrete ceilings and engineered hardwood flooring throughout. Kitchen features include laminate wood veneer cabinets with high gloss accents and metal hardware, quartz countertop, porcelain tiled backsplash, single stainless steel under-mount sink, under cabinet valance lighting and brand name appliances including integrated refrigerator with freezer, stainless steel slide-in stove with ceran top, integrated hood fan and integrated dishwasher (as per plan). Bathrooms will include high gloss laminate wood veneer cabinets, quartz or granite countertops, porcelain tile floors and contemporary fixtures. Bathrooms feature laminate wood veneer cabinets and metal hardware, quartz countertop, under-mount sink, porcelain tile floors, soaker tub with acrylic apron and/or shower stall with glass wall and acrylic pan (as per plan) and porcelain tile full-height walls surrounding the bath tub and/or shower stall (as per plan). Laundry closet with front-loading Energy Star™ stacked washer and dryer.

<p>EXTENDED DEPOSIT STRUCTURE \$5,000 upon signing APS Balance to 5% in 30 days 5% in 90 days 5% in 180-240 days 5% on occupancy</p> <p>Parking: \$30,000 Storage Locker: \$5,000 Bicycle Locker: \$500</p>	<p>OCCUPANCY: Spring 2016</p> <p>MAINTENANCE Approximately \$0.50 per sq.ft. (Hydro metered separately.)</p> <p>TAXES Estimated at approximately 1% of Purchase Price.</p> <p style="text-align: center;">*Prices Include H.S.T.</p>
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All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Actual living area will vary from floor area stated.
 *Please see a Sales Representative for details. February 27, 2014

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IN PARTNERSHIP WITH
DUNDEE REALTY CORPORATION

The Taylor leslieville

TOWNHOME PREVIEW PRICE LIST (subject to availability)

TYPE	APPROX. SUITE SIZE (SQ.FT.)	VIEW	OUTDOOR SIZE (SQ.FT.)	STARTING FROM PRICE*	INCENTIVE	VIP PRICE	VIP \$/SF
2B+D	1095 SF	NW / N	300 COURTYARD	\$569,900	\$20,000	\$549,900	\$502
3B+D	1390 SF	N	170 COURTYARD	\$689,900	\$20,000	\$669,900	\$482
3B+D	1465 SF	N	150 COURTYARD	\$719,900	\$20,000	\$699,900	\$478

Premiums vary depending on views, suite types, and balconies. Please speak to a Sales Representative for details.

Townhome Features

Townhome features include 9.5 ft. high ceilings on the ground floor and 9 ft. high ceilings on the second level and engineered hardwood flooring throughout. Kitchen features include laminate wood veneer cabinets with high gloss accents and metal hardware, quartz countertop, porcelain tiled backsplash, single stainless steel under-mount sink, under cabinet valance lighting and brand name appliances including stainless steel refrigerator with freezer integrated, hood fan and integrated dishwasher (as per plan). Bathrooms will include high gloss laminate wood veneer cabinets, quartz or granite countertops, porcelain tile floors and contemporary fixtures. Bathrooms feature laminate wood veneer cabinets and metal hardware, quartz countertop, under-mount sink, porcelain tile floors, soaker tub with acrylic apron and/or shower stall with glass wall and acrylic pan (as per plan) and porcelain tile full-height walls surrounding the bath tub and/or shower stall (as per plan). Laundry closet with front-loading Energy Star™ stacked washer and dryer.

<p>EXTENDED DEPOSIT STRUCTURE \$5,000 upon signing APS Balance to 5% in 30 days 5% in 90 days 5% in 180 240 days 5% on occupancy</p> <p>Parking: \$30,000 Storage Locker: \$5,000 Bicycle Locker: \$500</p>	<p>OCCUPANCY: Spring 2016</p> <p>MAINTENANCE Approximately \$0.38 per sq.ft. (Hydro metered separately.)</p> <p>TAXES Estimated at approximately 1% of Purchase Price.</p> <p>*Prices Include H.S.T.</p>
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OFFICE USE ONLY

Date Received: _____	BASE PURCHASE PRICE \$ _____
Baker Sales Representative: _____	PARKING COST \$ _____
SUITE: _____ (the Unit)	LOCKER COST \$ _____
MODEL: _____	TOTAL PURCHASE PRICE \$ _____

PLEASE FILL OUT THE FOLLOWING

	MODEL	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		

No. of Parking Spots to Purchase at \$30,000 _____
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No. of Lockers to Purchase at \$5,000 _____
No. of Bicycle Lockers to Purchase at \$500 _____

PURCHASER INFORMATION : PLEASE ENCLOSE CLEAR COPY OF PURCHASER IDENTIFICATION

PURCHASER 1 First Name: _____ Last Name: _____ Address: _____ Suite # _____ City: _____ Province: _____ Postal Code: _____ Main Phone: _____ Alternate Phone: _____ Date of Birth: _____ S.I.N. # _____ Driver's Licence # _____ Expiry Date: _____ Email: _____	PURCHASER 2 First Name: _____ Last Name: _____ Address: _____ Suite # _____ City: _____ Province: _____ Postal Code: _____ Main Phone: _____ Alternate Phone: _____ Date of Birth: _____ S.I.N. # _____ Driver's Licence # _____ Expiry Date: _____ Email: _____
PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)	
Did you register through the Web?	How did you hear about us?
Profession:	Marital Status:
How many dependents?	Ages?
End User or Investor	

Co-Operating Broker: Please enclose Agent's business card.	
Name:	ANNE LOK, LAMIS DANTAS, DAVID B. RODGERS
Brokerage:	HOMELIFE/REALTY ONE LTD., BROKERAGE
Address:	501 PARLIAMENT ST, TORONTO, ON, M4X 1P3
Mobile:	416-799-9632 - 416-270-6520 - 416-624-0631
Email:	INFO@REGENTPARKLIFE.COM