



*Soaring 78 storeys high over the city*

*A sleek and sculpted monument of glass and stone, sitting atop a 3 storey podium of shops and businesses, offering the ultimate in luxurious downtown living*

*Distinctive and distinguished with elegantly appointed suites and spectacular views of the Toronto skyline*

### Preview Pricing for Top Floor Penthouse

Model Type	Area (Sq.Ft.)	Suite #	Price	AURA Approximate Monthly Common Expenses	Average Monthly Maintenance Fee for other Luxury Condos in Toronto at \$1/S.F.
2R + D (NE)	2,201	7902	\$2,487,000	\$924	\$2,201

### Building Features

A spectacular Residential Tower with views overlooking Toronto. Stunning lobby overlooking the park. 24-hour concierge and security service controlling building access and surveillance of the building. Elegant finishing details in corridors and in entrance doorways to each suite. Individually controlled in-suite heat pump system offering on-demand central heating and air conditioning. Individual suite metering for hydro consumption ( subject to Hydro protocols ). Architecturally designed, expansive double-glazed windows throughout exterior and pre-finished aluminum window frames. Landscaped entrance and arrival area. Bicycle storage room with air pump. Three guest suites. Landscaped roof top garden over podium. High Speed Elevators. Controlled elevator access to Penthouse floors. State of the Art Recreation and Fitness Centre. Sprinkler system in building to be one of the first in Ontario.

### Suite Features

The ceiling height of the unit is approximately 12 feet except in areas with bulkheads, dropped ceilings, and in bathrooms where the ceiling heights will be less than 12 feet. All ceilings to be smooth and painted white. Interior walls painted white in quality latex paint in all rooms, woodwork and trim in semi-gloss. 7" Crown moulding in foyer, kitchen, powder room, master ensuite, second bathroom, living/dining rooms, dens and bedrooms. 7 ¼" baseboards. 4" wood trim around doors. 7' 6" Solid core contemporary style swing interior doors with designer metal lever hardware. Personally encoded in-suite intrusion alarm monitored by concierge. In-suite smoke and heat detector and emergency button with intrusion alarm. Decora switches and receptacles. Capped ceiling outlet in living room, dining room and den. Low voltage pot lights on dimmers around perimeter of living, dining, kitchen, master bedroom and master ensuite.

<p style="text-align: center;"><b>Deposit Structure (Local)</b> 10% with offer Balance on Final Closing</p> <p>(To become a legal and binding sale, the deposit in certified cheque or bank draft must be received within 10 days)</p> <p style="text-align: center;"><b>(Overseas)</b> 15% with offer Balance on Final Closing</p> <p>(To become a legal and binding sale, wire transfers must be received within 10 days. Please refer to wire transfer information sheet)</p>	<p style="text-align: center;"><b>Maintenance Fees</b> Approximately \$0.42 cents / SQ. FT (Hydro is not included, Hydro separately metered)</p> <p style="text-align: center;"><b>Taxes</b> Estimated at approximately 1% of Purchase Price, subject to adjustment.</p> <p style="text-align: center;"><b>Garage</b> Double Car Garage      \$130,000</p> <p style="text-align: center;"><b>Parking</b> \$65,000</p> <p style="text-align: center;"><b>Locker</b> \$6,000</p> <p style="text-align: center;"><b>Unit Transfer Date:</b> To be arranged – 30 days to 45 days <b>*Prices Include H.S.T.</b></p>
--	--

*\*All prices, figures and materials are preliminary and are subject to change without notices E. & O. E.*

*\*As stated in the Agreement of Purchase and Sale. Parking spaces available for designated Units only. Floor area measured in accordance with Tarion Bulletin #22. Actual usable floor space may vary from the stated floor area.*

March 8, 2016

[www.collegeparkcondos.com](http://www.collegeparkcondos.com)

TEL: (416) 962-8688 FAX: (416) 962-8347

CANDEREL