



VIP PRICING

Model	Unit Size + Balcony (Sq. Ft.)	Type	Floor	View	Market Price	VIP Discount	VIP Price	Price/ Sq. Ft.
AMBITION	450 + 68	Bachelor	6-21	E	\$484,790	\$10,000	\$474,790	\$1,055
BELIEVE	450 + 68	Bachelor	2-5	E	\$484,790	\$10,000	\$474,790	\$1,055
BRILLIANCE	465	Bachelor	1	S	\$499,940	\$10,000	\$489,940	\$1,051
CONFIDENCE	498 + 65	1 Bedroom	2-21	E	\$525,190	\$10,000	\$515,190	\$1,041
COURAGE	562 + 106	1 Bedroom	2-21	S	\$575,690	\$11,000	\$564,690	\$1,005
DESIRE	562 + 106	1 Bedroom + Den	2-21	S	\$583,770	\$13,000	\$570,770	\$1,016
DREAM	572 + 108	1 Bedroom + Den	3-21	W	\$595,890	\$15,000	\$580,890	\$1,016
ELEGANT	667 + 118	1 Bedroom	1	SE	\$656,490	\$25,000	\$631,490	\$981
EMBRACE	649 + 86	1 Bedroom + Den	3-5	W	\$661,540	\$25,000	\$636,540	\$981
FOCUS	664 + 187	2 Bedroom	2-3	N	\$691,840	\$41,000	\$650,840	\$980
HARMONY	678 + 538	2 Bedroom	4-5	NW	\$700,940	\$41,000	\$659,940	\$973
INSPIRE	679 + 106	2 Bedroom	4-21	N	\$701,940	\$42,000	\$659,940	\$972
LIVE	679 + 106	2 Bedroom	2-21	N	\$701,940	\$42,000	\$659,940	\$972
MAJESTIC	722 + 65	2 Bedroom	1	E	\$737,290	\$50,000	\$687,290	\$952
MOTIVATION	748 + 117	2 Bedroom	2-5	N	\$758,500	\$59,000	\$699,500	\$935
PASSION	756 + 183	2 Bedroom	2-3	NW	\$764,560	\$63,000	\$701,560	\$928
RADIANT	796 + 50	2 Bedroom + Den	2-21	SE/SW	\$807,000	\$79,000	\$728,000	\$915
SERENITY	800 + 53	2 Bedroom	6-21	NE/NW	\$809,000	\$81,000	\$728,000	\$910

Deposit Structure

\$5,000 on signing
 Balance to 5% in 30 days
 5% in 180 days
 5% in 365 days

Cheques Payable To

Scarfone Hawkins LLP, In Trust

Closing Adjustments

Jr. 1 Bedroom, 1 Bedroom, 1 Bedroom + Den:
 Capped at \$12,700
 2 Bedroom, 2 Bedroom + Den:
 Capped at \$18,000

Maintenance Fees

Approx. \$0.40 / Sq. Ft.

(In-suite water, hydro & gas separately metered)

Parking - \$59,990**

Maintenance Approx. \$45/month

Storage Locker – \$4,990

Maintenance Approx. \$20/month

Property Tax Mill Rate

1.245% (2022)***

Floor Premium

\$1,250/floor from 4th Floor

Assignment Allowed

\$2,500 fee****

Estimated Occupancy

Fall 2026

*All pricing, suite, and balcony sizing is approximate and subject to change without notice. **Parking spaces initially available to purchase for suites that are 796 sq. ft. & larger. ***Based on a recent MPAC evaluation of a new condominium building in the neighbourhood, property taxes estimated to be \$0.57/sq. ft./month. ****Assignment fee discounted from \$25,000 to \$2,500 for APEX Condos VIPs. Restrictions apply. Refer to Agreement of Purchase and Sale for more details. August 9th, 2023.



LIMITED-TIME, BROKER-EXCLUSIVE LAUNCH INCENTIVES

10% Deposit Structure Until Occupancy**

\$5,000 on signing

Balance to 5% in 30 days

5% on June 1st, 2024 (~~5% in 180 days~~)

5% on Occupancy (~~5% in 365 days~~)

Exclusive 2-Bedroom Deposit Structure**

\$5,000 on Signing

Balance to 2.5% in 30 days (~~Balance to 5%
in 30 days~~)

2.5% in 120 days

5% on June 1st, 2024 (~~5% in 180 days~~)

5% on Occupancy (~~5% in 365 days~~)

ENHANCED INCENTIVES

Parking: \$39,990* (~~\$59,990~~)

Storage Locker: FREE FOR 2-BEDROOM SUITES (~~\$4,990~~)

Assignment Allowed: FREE (~~\$2,500~~)

Right to Lease on Occupancy: FREE (~~NOT ALLOWED~~)

Development Charges: NO DEVELOPMENT CHARGE ADJUSTMENTS ON CLOSING
(~~CAPPED CLOSING ADJUSTMENTS~~)

*Parking spaces initially available to purchase for suites that are 796 sq. ft. & larger. **Post-dated cheques required for first 10% at APS signing. Restrictions apply. Refer to Agreement of Purchase and Sale for more details. August 9th, 2023.



COLETARA VALUE ADVANTAGE

UP TO **\$35,000**
IN UPGRADES INCLUDED WITH YOUR PURCHASE!

- Premium Suite Fixtures and Finishes Included**
Each suite comes with a selection of one of four stunning designer packages featuring hard surface countertops, tile backsplash, luxury vinyl wide-plank flooring, and modern fixtures.
Value: \$10,000 - \$15,000 (depending on suite type)
- Stainless Steel Appliances Included**
Each suite comes with Stainless Steel Fridge, Stove and Dishwasher, PLUS in-suite stackable white Washer/Dryer set.
Value: \$5,500
- 9 Foot Ceilings***
Offering soaring ceilings as a standard feature, all the way up to 13 feet in select suites.
*Value: \$10,000 (*ceiling heights are approximate and can vary +/- 6")*
- In-Suite A/C Included**
Cooling and heating system included in each suite at no additional charge.
Value: \$2,750
- Spectacular Common Amenities Featuring Shared Workspace and Fitness Centre**
Modern and thoughtfully planned spaces have been created for your personal use. Common spaces include: lobby, shared workspace, party room, outdoor terrace, and fitness centre.
Value: Invaluable
- Developer with Excellent Tarion Record**
Coletara's impeccable track record of over 20 years ensures we will deliver a home that not only meets the Tarion New Home Warranty standards, but surpasses them.
Value: Invaluable
- Premium Location With Access to Future LRT**
Strategically located at the corner of Main and Queen, APEX is within walking distance of Downtown and the future LRT stop a block away.
Value: Invaluable
- Low Condo Fees**
Coletara individually meters heating/air conditioning, electricity, and water usage. Only pay for what you use, not what others use.
Value: Invaluable
- Zoned & Site Plan Approved**
With a fully Zoned and Site Plan-approved property, we are ready to build APEX Condos.
Value: Invaluable

All specifications are approximate and subject to change without notice. August 9th, 2023.