



# BELLWOODS HOUSE

## VIP BROKER EXCLUSIVE PRICE LIST

STUDIOS & 1 BEDROOM SUITES						
MODEL	BED TYPE	SIZE (sq.ft.)	VIEW	OUTDOOR (sq.ft.)	STARTING FLOOR	EXCLUSIVE AGENT PRICES FROM
S-3	Studio	376	N	JB	4	\$582,990
S-6	Studio	415	E	66	4	\$640,990
JR-1B-1	JR 1B	415	E	T 58	8	\$619,990
JR-1B-2	JR 1B	460	E	T 70	8	\$687,990
1B-3	1B	440	W	JB	7	\$651,990
1B-4	1B	448	W	128	5	\$650,990
1B-6	1B	455	W	JB	7	\$675,990
1B-7	1B	468	S	JB	4	\$713,990
1B-9	1B	468	W	JB	7	\$699,990
1B-11	1B	482	W	130	5	\$696,990
1B-12	1B	484	W	JB	7	\$710,990
1B-15	1B	488	E	JB	4	\$719,990
1B-18	1B	492	W	JB	7	\$712,990
1B-21	1B	498	W	JB	7	\$716,990
1B-24	1B	499	W	JB	7	\$718,990
1B-27	1B	511	E	70	10	\$759,990
1B-30	1B	535	E	62	4	\$750,990
1M-6	1B+M	558	E	62	4	\$813,990
1M-8	1B+M	560	E	62	4	\$813,990
1D-2	1B+D	563	W	JB	4	\$813,990
1D-7	1B+D	578	E	62	4	\$824,990
1D-8	1B+D	578	E	62	5	\$810,990
1D-10	1B+D	582	W	P 37	1	\$816,990

2 BEDROOM & 3 BEDROOM SUITES						
MODEL	BED TYPE	SIZE (sq.ft.)	VIEW	OUTDOOR (sq.ft.)	STARTING FLOOR	EXCLUSIVE AGENT PRICES FROM
2B-6	2B	655	E	66	4	\$954,990
2B-14	2B	795	NW	JB	7	\$1,141,990
2B-15	2B	895	SW	150	5	\$1,217,990
2M-2	2B+M	780	E	108	4	\$1,134,990
2D-2	2B+D	768	W	B 26	2	\$1,109,990
2D-4	2B+D	798	E	93	4	\$1,167,990
3B-10	3B	1068	SE	115	4	\$1,539,990
3B-11	3B	1088	NE	360	4	\$1,563,990

Please speak to a 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. \*Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act. \*\*HST will apply. \*\*\*Legal Fees plus HST will apply.

October 17, 2023



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TOWNHOME SUITES						
MODEL	BED TYPE	SIZE (sq.ft.)	VIEW	OUTDOOR (sq.ft.)	STARTING FLOOR	EXCLUSIVE AGENT PRICES FROM
TH-2B-1	2B	1215	N	P+B 80	1	\$1,728,990
TH-2B-2	2B	1245	NE	P+B 346	1	\$1,796,990
TH-3D-1	3B+D	1280	E	P+B 275	1	\$1,825,990

### Maintenance Fees:

\$0.67/sq.ft.  
(Excludes Hydro and Water)

### Bulk Internet Smart Community:

\$62.15/month

### Occupancy Date:

May 15, 2026

### Taxes:

Property taxes estimated at approximately 1.1%

### Parking:

Standard: \$95,000  
EV: \$105,000

*Parking is Available on all Suites  
700 sq.ft. and above.  
(Maintenance Fees: \$99.95/month)*

### Storage Locker:

Waitlisted

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



# BELLWOODS HOUSE

## LIMITED TIME INCENTIVES

### EXTENDED DEPOSIT STRUCTURE

\$10,000 on Signing  
Balance to 5% in 30 days  
5% on May 3, 2024  
5% on May 2, 2025  
5% at Occupancy

Payable To: Harris Sheaffer LLP in Trust

### CANADIAN NON-RESIDENT DEPOSIT STRUCTURE\*

\$10,000 on Signing  
Balance to 10% in 30 days  
10% on May 3, 2024  
10% on May 2, 2025  
5% at Occupancy

### DEVELOPMENT CHARGES\*\*

\$15,000 for Studio-1B+D  
\$18,000 for 2B and Larger

### FREE ASSIGNMENT\*\*\*

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

(Upon Request)

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