

# HORSESHOE RESIDENCES

## Hot List

Suite Type	Model	Interior	Exterior	Exposure	Starting Floor	Starting Price
Studio	A1	356	71	North	2	\$544,900
Studio	A2	374	68	South	3	\$588,900
Studio	A3	396	73	North	1	\$576,900
One Bedroom	B1A	431	73	North	1	\$622,900
One Bedroom	B1B	436	73	North	1	\$627,900
One Bedroom	B2A	451	73	South	A	\$672,900
One Bedroom	B1	456	73	North	1	\$645,900
One Bedroom	B2 + B3	470	73	South	A	\$689,900
One Bedroom + Den	C2	594	92	South	6	\$849,900
Two Bedroom	D2A	704	105	Southeast	A	\$949,900
Two Bedroom	D3	773	147	South	2	\$1,029,900

### Limited Time Incentives

2 YEAR RENTAL GUARANTEE (VALUE UP TO \$50,000!!)

\$20,000/YEAR FOR STUDIOS

\$25,000/YEAR FOR ONE BEDROOMS

Capped Development Charges:

Studio, 1 Bed, 1+Den - \$10,000 + HST

Two Bed - \$15,000 + HST

\*Free Assignment

\*Right to lease during interim occupancy

Parking Access Included (Value at \$20,000)

Turnkey Furniture Package & Window Coverings Included (Value up to \$30,000)

All Units Receive Yearly Family Season Ski & Bike Passes Upon Firm Sale!

All units are eligible for access to the Horseshoe Valley Resort Rental Accommodations Program

### Project Information

Maintenance: \$0.84/ SF

All utilities separately metered (Heat, Hydro, Water)

Bulk Internet package: \$25 plus HST

Resort Access Fee: ~~\$4,500~~ \$3,000 plus HST

Tentative Occupancy Date: Winter 2025

Property Tax: Approx. 1% of Purchase Price

### Deposit Structure

\$10,000 on signing (bank draft)

Balance to 5% in 30 Days

2.5% in ~~60 Days~~ 120 Days

2.5% in ~~120 Days~~ 180 Days

5% in ~~270 Days~~ 425 Days

5% on Occupancy

All cheques made payable to "Harris Sheaffer LLP in Trust"

### Sales Representatives

**PSR**  
BROKERAGE

**fread**  
HOTELS & RESORTS

**HERSH**  
REALTY GROUP INC. BROKERAGE

# HORSESHOE

## RESIDENCES

### BRAND NEW SUITE RELEASE, BRAND NEW CLIENT INCENTIVES

2 Year Rental Guarantee (Valued Up To \$50,000!!)  
*\$20,000/year for studios*  
*\$25,000/year for one bedrooms*

Turnkey Furniture Package & Window Coverings Included (Valued Up To  
\$30,000)

Parking Included With Each Suite (Value Of \$20,000)

Yearly Family Ski & Bike Pass  
Don't wait until closing, and start using your ski & bike pass upon firming!

Capped Development Charges

Extended Deposit Structure

Free Assignment

Free Right To Lease During Interim Occupancy

All Units Eligible For Access To The Horseshoe Valley Resort Rental  
Accommodations Program

**fread**  
HOTELS & RESORTS

**PSR**  
BROKERAGE

**HERSH**  
REALTY GROUP INC. BROKERAGE

  
MUSKOKA BAY  
RESORT

  
DEERHURST  
RESORT  
MUSKOKA

  
HORSESHOE  
RESORT

  
BLUE MOUNTAIN  
VILLAGE

# HORSESHOE RESIDENCES

## Professionally Managed Rental Accommodations Program Split

