

EXCLUSIVE PLATINUM BROKER EVENT

BUILDING FEATURES*

Set on Kingston Road, overlooking Highland Creek, Perch is a highly anticipated project by Firmland. At 12-storeys, 168 suites, it's an intimate building that celebrates its stunning location. Right from its striking minimalist architectural design by the acclaimed Core Architects to its inspired amenities, every aspect of Perch showcases the serenity of ravine side living.

Amenities: 24-hour Concierge, Lobby Lounge, Fireside Lounge, Parcel Storage Room, Stroller Parking, Wine Tasting Room, Workshop Room, Karaoke Room, Pet Spa, Workspace and Wi-fi Lounge

Outdoor Amenities: Kids Play Area, Outdoor Pet Area, Lounge Area, Water Feature, Outdoor Dining, BBQ Area

SUITE FEATURES*

- 9' through 10'6" – Smooth Finish Ceiling
- Contemporary Designed Kitchen Cabinetry
- Integrated undercabinet lighting
- Straight edge composite stone countertops
- Pre-finished Vinyl Flooring
- European-style stainless steel finish energy efficient appliance package and Integrated dishwasher, refrigerator
- Individually controlled seasonal central air conditioning and heating 4 pipe fan coil system

| Unit Type | Unit Model | Unit Size | Exposure | Terrace Floor | Floors From | Starting Price |
|-----------|------------|-----------|----------|---------------|-------------|----------------|
| 1+D | Tanager | 562 | S | 6 | 7-10 | \$533,990 |
| 1+D | Oriole | 577 | E | 6 | 7-11 | \$531,990 |
| 1+D | Heron | 611 | S | 6 | 7-10 | \$560,990 |
| 1+D | Flicker | 671 | W | 6 | 7-11 | \$582,990 |
| 1+D | Bunting | 710 | W | 6 | 7-11 | \$627,990 |
| 2B | Cedar A | 738 | E | N/A | 2-5 | \$602,990 |
| 2B | Oak | 749 | W | N/A | 2-5 | \$616,990 |
| 2B | Poplar | 759 | NE | 6 | 7-11 | \$625,990 |
| 2B | Fir | 805 | NE | N/A | 2-5 | \$651,990 |
| 2B | Sycamore | 873 | W | 6 | 7-10 | \$726,990 |
| 2B+D | Cedarvale | 824 | SE | 6 | 7-11 | \$664,990 |
| 3B+D | Highland | 1385 | NW | 6 | 7-10 | \$929,990 |

| <u>Tentative Occupancy Date</u> | <u>Deposit Structure</u> | <u>International Deposit</u> | <u>Maintenance Fees</u> |
|---|---------------------------------|--|--|
| August 31 st , 2023 | \$5,000 on Signing | \$10,000 on Signing | (Excludes Hydro, Water and Thermal Energy/BTU) |
| Parking \$50,000 \$45,000 | Balance to 5% in 30 Days | Balance to 10% in 30 Days | Approx. \$0.59 per square foot |
| Lockers \$5,900 Included | 2.5% March 1 st 2021 | 10% March 1 st 2021 | Levies* |
| Assignment Fee* \$5,000 Free | 2.5% June 1 st 2021 | 10% March 1 st 2022 | 1+ Den and Smaller \$14,000 \$9,000 |
| | 2.5% March 1 st 2022 | 5% on Occupancy | 2 Bedroom and Larger \$18,000 \$13,000 |
| | 2.5% June 1 st 2022 | Taxes | |
| | 5% on Occupancy | Property taxes are Estimated at approximately 1.0% | |

Please make cheques payable to: Minden Gross LLP in TRUST

*Floor premiums based on elevation and location. Price includes Appliances & HST

*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale.

Availability, Features, Promotions and Prices are subject to change without notice.

Please see a Sales Representative for full details E. & O.E. October 26th, 2020



Platinum Brokers Incentives

Extended Deposit Structure

\$5000 on signing
Balance to 5% in 30 Days
2.5% March 1st 2021
2.5% June 1st 2021
2.5% March 1st 2022
2.5% June 1st 2022
5% occupancy

Capped Development Charges*

1+D and Smaller
~~\$14,000~~ \$9,000
2Bed and Larger
~~\$18,000~~ \$13,000

Free Assignment Fee*

Right to Lease During Interim Occupancy

Reduced Parking*
~~\$50,000~~ \$45,000

Locker Included*
~~\$5,900~~ No Cost

*Limited time offers, some conditions apply. Please contact a sales representative for full details, Prices, Specifications and promotions subject to change without notice. Milborne Real Estate Inc. Brokers Protected. E.& O.E. October 20th, 2020