

RIVER & FIFTH

FEATURE SHEET

BUILDING FEATURES*

Located in the Heart of Corktown, River & Fifth by Broccolini Brings a 37-Storey Modern, Sophisticated Urban Oasis Minutes from East Harbour City Centre and Transit Hub, Financial Core, Riverdale Parks and Trails.

Exclusive Amenities: 24-Hour Concierge, 12th Floor Rooftop Terrace with Outdoor Pool and Cabanas, Large Multi-Purpose Party Room, Private Dining Room, Multi-Functional Fitness Centre, Co-Working Space, Games Room, Yoga Room, Children's Playground, Guest Suite, Pet Wash Stations.

SUITE FEATURES*

- 9' – Smooth Finish Ceiling*
- Quartz Countertop – Vanity, Kitchen*
- Wide Plank Laminate Flooring*
- Contemporary-Designed Kitchen Cabinetry by U31*
- Energy Efficient Appliances in Matte Black Finish*
- Walk-in Shower with Glass Enclosure, as Per Plan
- Contemporary Fixtures in Matte Black Finish*
- In-Suite ERV (Energy Recovery Ventilation) Unit(s)*
- H/B Smart Home System

<p><u>Tentative Occupancy Date</u> Podium – November 1st, 2022 Tower - March 1st, 2023</p> <p><u>Parking (Waitlist Only)</u> Standard - \$65,000 EV - \$69,990</p> <p><u>Locker</u> \$7,000</p> <p><u>Taxes</u> Property taxes are estimated at approximately 1%</p>	<p><u>5% Deposit Structure</u></p> <p>\$10,000 on Signing Balance to 5% in 30 Days 5% in 180 Days 5% in 540 days 5% in 720 days on Occupancy</p>	<p><u>Maintenance Fees</u> Approx. \$0.59 (Hydro & Water Excluded)</p> <p><u>Assignment*</u> Assignment Fee: \$2,500 (Valued at \$5,000)</p> <p><u>Levies*</u> Capped at \$10,000 Suites 1 BR + D and Smaller Capped at \$15,000 Suites 2 BR and Larger</p>
--	---	--

*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. September 27, 2021

Sales Representative
Ryan Coyle
E. ryan@connect.ca | T. 416.904.0664