

THE TWELVE HUNDRED

OSSINGTON/DUNDAS

PLATINUM PROMOTIONS

ALL UNITS 10% SPECIAL DEPOSIT STRUCTURE

- \$10,000 on signing
- Balance to 2% in 30 days
 - 2% in 90 days
 - 2% in 180 days
 - 2% in 270 days
- 2% on occupancy

Purchaser Incentives:

Right to lease on Occupancy

Free Assignment

Capped Levies

E.&O.E. January 24, 2024



Fieldgate
Urban

THE
TWELVE HUNDRED
OSSINGTON/DUNDAS

Suite	Type	Model	Interior Size	Outdoor Size	Bathroom	View	Exclusive Price
307	Studio	A5	356	-	1	South	\$496,990
407	Studio	A5	356	-	1	South	\$498,990
804	Studio	A1	321	74	1	South	\$539,990

BUILDING FEATURES

- Eight storey boutique building with a brick-styled precast exterior, retail at grade
 - Virtual concierge
 - Fitness centre with cardio equipment and free weights
 - Bicycle storage rooms
 - Ground floor complete with wet bar and fireplace
 - Parcel locker room
 - Rooftop private conference rooms
- Rooftop indoor party room with fireplace and lounge seating
 - Rooftop outdoor amenity with lounge seating and BBQ station
 - Two elevators accessible from parking garage to top floor
 - “Ignite Gigabit” high speed internet provided by way of a discount bulk agreement with Rogers

SUITE FEATURES

- Smooth finish ceilings throughout painted flat white
 - Suite designs featuring approximately 8’6” high ceiling (excluding bulkheads and drop ceilings)
 - Wide plank laminate flooring throughout entry, kitchen, dining, living areas and bedrooms from Vendor’s standard samples
 - Closets equipped with hangar rods and vinyl coated wire shelving
- Painted contemporary baseboards and door casing
 - Interior walls are primed and painted off-white quality latex paint
 - Terraces feature one exterior water bib connection
 - Individual suite metering of hydro consumption
 - Energy efficient building boilers for heating and domestic hot water

KITCHEN FEATURES

- Soft close kitchen cabinetry from Vendor’s standard samples
- Track lighting
- Quartz kitchen countertop from Vendor’s standard samples
- Combination quartz slab and tile backsplash from Vendor’s standard samples
- Stainless steel under-mount sink with black faucet and pull down sprayer

KITCHEN APPLIANCES

- 24” paneled refrigerator with bottom freezer
- 24” electric cooktop
- 24” built in electric oven
- 24” paneled dishwasher
- Microwave
- Built-in hood-fan, concealed in cabinetry

BATHROOMS

- Cabinetry from Vendor’s standard samples
 - White quartz countertop from Vendor’s standard samples
 - White porcelain undermount vanity sink
 - White soaker tub, as per plan, with full wall height tile surround, from Vendor’s standard samples
- Frameless glass shower door for bathrooms with 5’ free standing showers, as per plan
 - Low-flow toilet and faucets
 - Privacy lock on all bathrooms
 - Vanity mirror and wall sconce

LIGHTING, ELECTRICAL & HVAC SYSTEMS

- Ceiling mounted light fixtures in foyer, den, and bedroom(s)
- One capped ceiling outlet in dining area as per plan
- Cable receptacle in living room, den, bedroom(s) and as per plan
- Cable wiring to accommodate telephone cable and data (services are not included)

LAUNDRY

- In-suite laundry, front-loading stackable washer and ventless dryer
- White ceramic floor tile in laundry areas

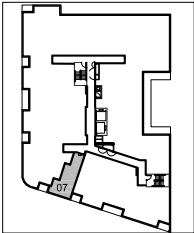
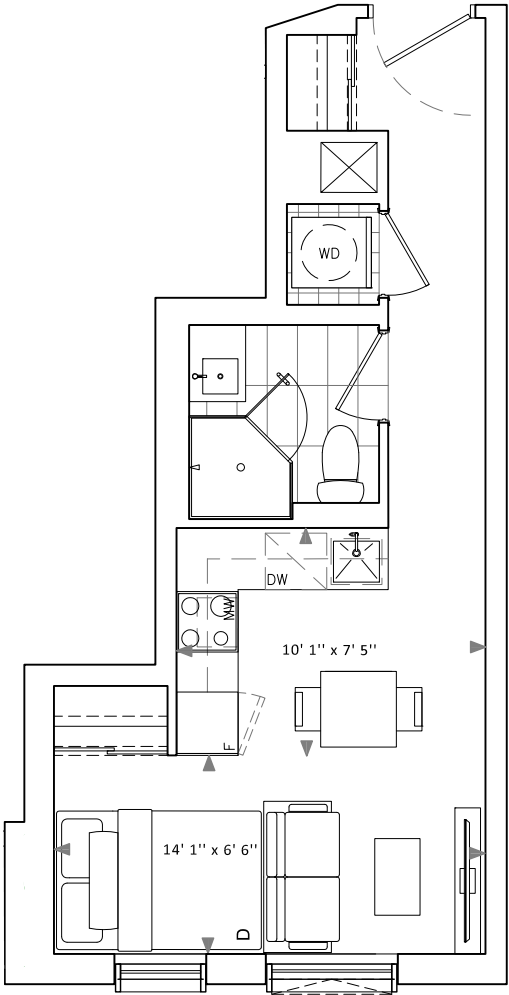
<p><u>Maintenance Fees</u></p> <p>\$0.69/sf</p> <p>Including Virtual Concierge, Common areas, Garbage Removal, Snow Removal, Landscaping, Amenities & Building insurance.</p> <p>Excluding Hydro (electricity), water, heating & cooling.</p> <p>“Ignite Gigabit” high speed internet provided by way of a discount bulk agreement with Rogers at \$25+HST</p> <p>Parking Maintenance Fee: \$60/month</p>	<p><u>Standard Deposit Structure</u></p> <p>\$10,000 with offer</p> <p>Balance to 2% in 30 days</p> <p>2% in 90 days</p> <p>2% in 180 days</p> <p>2% in 270 days</p> <p>2% on Occupancy</p>	<p><u>Parking</u></p> <p>\$90,000</p> <p><u>Occupancy Date</u></p> <p>January 2025</p> <p><u>Property Taxes</u></p> <p>See City Posted Rates</p>
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are subject to change without notice. All areas and stated room dimensions are approximate.
Floor area measured in accordance with Tarion Bulletin #22.
E.&O.E. January 24, 2024

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Interior: 356 Sq Ft Exterior: 0 Sq Ft
Total: 356 Sq Ft



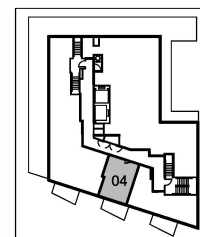
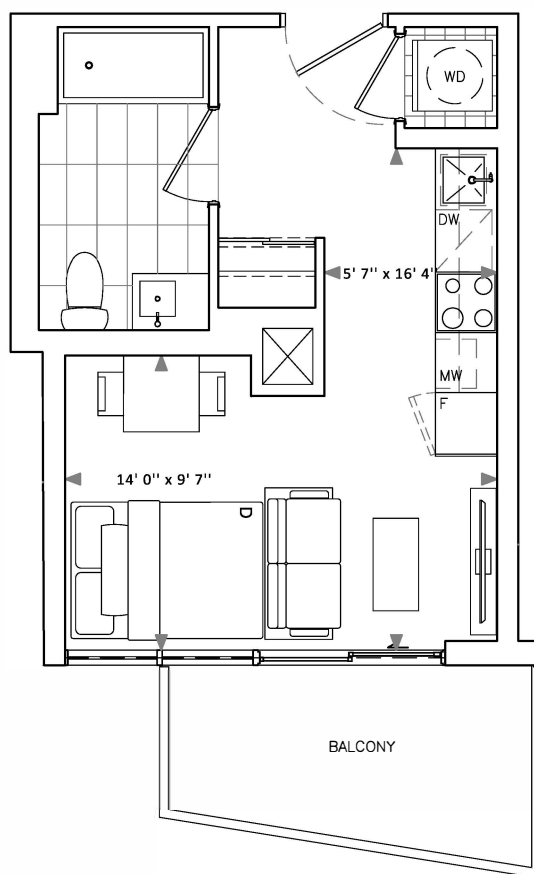
Level 2-5



Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual useable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be a reverse layout to the plan shown. E.&O.E.

Interior: 321 Sq Ft Exterior: 74 Sq Ft

Total: 395 Sq Ft



Level 8



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