

# Cliffside

## Exclusive Limited Time Incentives

**10% INTEREST ON DEPOSITS\*\***

**FREE ASSIGNMENT\***

(Legal fees apply)

**RIGHT TO LEASE DURING OCCUPANCY\***

(By request)

**CAPPED DEVELOPMENT CHARGES**

Studio & 1 Bedroom+ \$14,400

2 Bedroom & 3 Bedroom+ \$16,900

**6 MONTHS FREE ACCESS TO MERGE SPACES**

**EXTENDED DEPOSIT PROGRAM**

\$5,000 Bank Draft on signing

Balance to 5% in 30 days

~~5%~~ **2.5%** in 90 days

~~5%~~ **2.5%** in 180 days

**2.5%** in 420 days

**2.5%** in 600 days

5% on Occupancy – Q1 2027

**SPECIAL LARGER SUITE DEPOSIT STRUCTURE**

***3 Bedroom+ / Suites \$800,000+***

\$5,000 Bank Draft on signing

Balance to 5% in 30 days

~~5%~~ **2.5%** in 90 days

~~5%~~ **2.5%** in 180 days

**2.5%** in 540 days

~~5%~~ **7.5%** on Occupancy – Q1 2027

Deposits Payable to:

**SCHNEIDER RUGGIERO SPENCER MILBURN LLP IN TRUST**

\*Legal Fees Applicable. \*\*For deposits advanced above 5% and up to 15%. Please speak to 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. May 10, 2024. **Exclusive Listing:** Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E

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## Exclusive Agent Price List

STUDIO						
Model	Bed Type	Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From
S-B	Studio	321	W	JB	3	\$399,990
S-D	Studio	371	S	B - 54	6	\$449,990
S-C	Studio	382	S	B - 54	6	\$467,990
S-E	Studio	402	N	B - 61	3	\$487,990
S-T1	Studio Terrace	497	N	Terrace - 140	6	\$599,990

1 BEDROOM +						
Model	Bed Type	Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From
JR 1B-A	JR 1B	397	S	B - 54	6	\$493,990
1B-K1	1B	464	S	JB	3	\$561,990
1B-L	1B	464	S	JB	3	\$561,990
1B-F	1B	467	S	Terrace - 75	3	\$576,990
1B-K2	1B	476	S	JB	3	\$579,990
1B-J	1B	489	S	B - 65	3	\$584,990
1B-C1	1B	480	S	B - 75	3	\$591,990
1B-H	1B	485	S	B - 65	3	\$591,990
1B-C2	1B	485	S	Terrace - 75	2	\$597,990
1B-J	1B	489	S	B - 65	3	\$584,990
1B-A	1B	514	S	Terrace - 65	2	\$623,990
1B-G	1B	514	S	Terrace - 65	3	\$625,990
1B-T5	1B	524	N	Terrace - 140	6	\$634,990
1B-T4	1B	527	N	Terrace - 140	6	\$638,990
1B-E	1B	542	N	B - 75	3	\$645,990
1B-D	1B	544	N	B - 75	3	\$646,990
1B+M-A	1B+M	658	N	B - 65	2	\$713,990
1B+D-A	1B+D	634	N	B - 65	3	\$724,990

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## Exclusive Agent Price List

### 2 BEDROOM +

Model	Bed Type	Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From
JR 2B-A	JR 2B	598	S	N/A	2	\$682,990
JR 2B-T1	JR 2B	587	N	Terrace - 140	6	\$688,990
JR 2B-B	JR 2B	605	N	B - 65	2	\$693,990
2B-D1	2B	617	S	B - 86	3	\$709,990
2B-D2	2B	617	S	B - 86	8	\$719,990
2B-T1	2B Terrace	659	S	Terrace - 140	8	\$722,990
2B-C	2B	677	W	Terrace - 32	2	\$736,990
2B-F	2B	751	SE	B - 54	6	\$817,990
JR 2B-CP	JR 2B	766	N	B - 75	2	\$826,990
2B-E	2B	799	NW	B - 118	3	\$831,990
2B-A	2B	799	W	P - 98	1	\$845,900
2B-B	2B	827	NE	B - 65	2	\$872,990
2B+D-A	2B+D	862	SE	B - 54	3	\$915,990
2B-TB	2B Terrace	911	NE	Terrace + B - 194	6	\$961,990

### 3 BEDROOM +

Model	Bed Type	Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From
3B-T2	3B	881	SE	Terrace - 559	8	\$942,990
3B-A	3B	973	NW	B - 188	2	\$999,990
3B+M-A	3B+M	1040	SW	B - 32	3	\$1,066,990
3B-T1	3B	1057	NW	Terrace - 248	6	\$1,076,990
3B+M-B	3B+M	1077	SW	B - 32	8	\$1,092,990

### 2-STOREY LIVE/WORKS

Model	Bed Type	Lower Level Sqft	Upper Level Sqft	Total Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From
L/W-3	L/W JR 1B	488	488	976	S	Terrace - 75	1	\$802,900
L/W-1	L/W JR 1B	555	486	1041	S	Terrace - 75	1	\$837,900
L/W-2	L/W JR 1B	584	516	1100	S	Terrace - 75	1	\$882,900

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## Exclusive Agent Price List

2-STOREY TOWNHOMES						
Model	Bed Type	Suite Size	View	Outdoor Size	Starting Floor	Exclusive Agent Prices From*
TH-1	TH 2B+M	842	W	Terrace – 53	1	\$879,990
TH-2	TH 3B	1189	W	P – 94	1	\$1,149,900

DEPOSIT & MAINTENANCE		
<p><b><u>EXTENDED DEPOSIT STRUCTURE</u></b>            \$5,000 on signing            Balance to 5% in 30 days            2.5% in 90 days            2.5% in 180 days            2.5% in 420 days            2.5% in 600 days            5% on Occupancy</p> <p>Deposits Payable to:  <b>SCHNEIDER RUGGIERO SPENCER            MILBURN LLP IN TRUST</b></p> <p>Parking: <del>\$70,000</del> <b>\$65,000</b>            EV Parking: <del>\$75,000</del> <b>\$72,500</b></p> <p>Storage Locker: <b>Waitlist</b></p>	<p><b><u>Special Larger Suite Deposit Structure</u></b>  <b><u>3 Bedroom+ / Suites \$800,000+</u></b>            \$5,000 on signing            Balance to 5% in 30 days            2.5% in 90 days            2.5% in 180 days            2.5% in 540 days            7.5% on Occupancy</p> <p><b>Maintenance Fees:</b>            Approximately \$0.71/sf.</p> <p>Smart Home monitoring and Bell Fibre internet:  <del>\$55/month</del> (Incl. in maint. fees)            Gas is included.            Water and hydro are separately metered.</p>	<p><b>TAXES</b>            Estimated at approximately 1% of assessed value determined by the city.</p> <p><i>Prices Include H.S.T. as per the Agreement of Purchase and Sale.</i></p> <p><b>Occupancy Commencing:            Early 2027</b></p>

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