

# 1515

PICKERING  
PARKWAY

## EXCLUSIVE PROMOTIONS

**\$8,500 CREDIT ON CLOSING**

(For a limited time only)

**DISCOUNTED PARKING: \$65,000**

(Regular price of \$75,000. Available to 1 Bedroom + Den suites & larger)

### EXTENDED DEPOSIT STRUCTURE

\$10,000 on Signing

Balance to 5% in 30 Days

5% in ~~180~~ 270 Days

5% in ~~360~~ 750 Days

5% on Occupancy

or

### MONTHLY PAYMENT PLAN DEPOSIT STRUCTURE

1 Bedroom Suites	1 Bedroom + Den Suites	2 Bedroom Suites
\$15,000 on Signing	\$20,000 on Signing	\$25,000 on Signing
\$15,000 in 30-Days	\$20,000 in 30-Days	\$25,000 in 30-Days
\$1,500 per Month	\$2,000 per Month	\$2,500 per Month

to the balance of 15%

5% on Occupancy

Payable to Dickinson Wright LLP In Trust

### CAPPED LEVIES

(Development Charges, Educational Development Charges, Section 37)

1 Bedroom & Den and Smaller at ~~\$15,000~~ \$12,000

2 Bedroom and Larger at ~~\$18,000~~ \$15,000

### RIGHT TO LEASE DURING INTERIM OCCUPANCY

### FREE ASSIGNMENT

(\$5,000 Value)

### FREE ROGERS IGNITE INTERNET FOR THE FIRST 6 MONTHS\*

(Beginning at Occupancy)

**SE  
VOY**  
DEVELOPMENTS

Availability, features, promotions, and prices are subject to change without notice.

\*To be applied as a credit on Final Closing.

Some conditions apply. Please consult an RDS Sales Representative for details.

E&OE. June 8, 2024

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## PRICE LIST

Model	Suite Type	View	Bathroom	Interior Size	Exterior Size	Total Size	Starting Price*
A300	Studio	East	1	300	41	<b>341</b>	\$407,990
B471	1 Bedroom(I)	West	1	471	43	<b>514</b>	\$469,990
B477	1 Bedroom(I)	West	1	477	41	<b>518</b>	\$471,990
B426	1 Bedroom	East	1	426	50	<b>476</b>	\$495,990
B486	1 Bedroom	East	1	486	57	<b>543</b>	\$499,990
B462	1 Bedroom	East	1	462	41	<b>503</b>	\$509,990
C525	1 Bedroom + Den(I)	West	1	525	71	<b>596</b>	\$569,990
C524	1 Bedroom + Den	West	1	524	36	<b>560</b>	\$569,990
D546	Junior 2	West	2	546	41	<b>587</b>	\$594,990
E604	2 Bedroom	NorthEast	2	604	41	<b>645</b>	\$668,990
E626	2 Bedroom	SouthWest	2	626	41	<b>667</b>	\$677,990
E620	2 Bedroom	SouthEast	2	620	41	<b>661</b>	\$684,990
E659	2 Bedroom	NorthWest	2	659	41	<b>700</b>	\$699,990

<p><u>Deposit Structure</u>                  \$10,000 on Signing                  Balance to 5% in 30 days                  5% in 180 days                  5% in 360 days                  5% on Occupancy                  Payable to Dickinson Wright LLP In Trust</p>	<p><u>Maintenance Fees</u>                  \$0.69/sqft on all suites                  Includes: Common elements, and 24-hour concierge.                  Excludes: Hydro, heating &amp; cooling, and water.                  Parking Maintenance Fee: \$59.95/month                  Locker Maintenance Fee: \$22.95/month                  Rogers Ignite Internet &amp; 1 Valet Smart Services: \$52.95/month</p>	<p><u>Standard Parking</u>                  \$75,000                  for 1 Bedroom + Den &amp; Larger                  1 Bedroom &amp; Smaller Waitlisted  <u>Locker</u>                  \$7,500  <u>Occupancy Date</u>                  Summer 2028</p>
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\*Floor premiums range from \$500-\$10,000 \*\*Availability, features, promotions, and prices are subject to change without notice.

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E&OE. June 15, 2024



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## Suite Features & Finishes

### Thoughtfully Designed Suites

- Modern, livable suite designs with approximately 8'6" smooth finish ceilings\* painted in white latex paint.
- Interior walls primed and painted in white latex paint with an eggshell finish.
- Bathroom walls primed and painted in white latex paint with an eggshell finish.
- Flat-profile baseboards, trim and door casings.
- Designer selected plank vinyl flooring throughout.
- Laundry closets finished with ceramic tile flooring.
- Painted interior doors with modern, lever hardware in a brushed nickel finish.
- Designer selected flush-mount light fixture in foyer, and capped ceiling outlets in living/dining, bedroom(s), and den. \*\*
- Closets fitted with rods and shelves.
- Stacked, front-loading washer and ventless dryer.
- Balconies, terraces, or juliet balconies that extend living spaces beyond the walls of suite. \*\*
- Contemporary-style white receptacles and switches throughout.

### Modern Kitchens

- Contemporary-style, flat-panel, two-tone kitchen cabinetry in a choice of finishes.
- Complete appliance package, including: 24" counter-depth stainless steel fridge, 24" electric slide-in range, 24" over-the-range microwave/hood fan vented to the exterior, 18" integrated dishwasher.
- Quartz countertop finished with a square edge.
- Impressive, large-format, modern tile backsplash.
- Undermount, stainless steel single-bowl sink.
- Single-lever, deck-mounted kitchen faucet with pull-out spray.
- Optional kitchen island available as an upgrade.
- Recessed under-cabinet lighting.
- Designer selected track light in kitchen.

### Contemporary Bathrooms

- Contemporary style vanity with sink in a choice of finishes.
- Designer selected vanity light and mirror.
- Frameless glass shower panel. \*\*
- Tub/shower surround finished with porcelain tile.
- Single-lever vanity faucet.
- Shower control with a pressure balance valve and rain showerhead.
- Low-flow toilet with a slow-close seat.
- Bathroom floors finished with porcelain tile.
- All bathroom doors include a privacy lock.

### Peace Of Mind: Security & Convenience

- Solid-core entry door with door lock.
- In-suite smoke and carbon monoxide detectors.
- In-suite EVC (Emergency Voice Communications).
- In-suite sprinkler system for fire protection.
- Suite wired for high-speed internet and cable television.
- Suite equipped with individual and separately metered electrical panel.

### Sustainability-Minded Design

- High-performance, thermally insulated, double-glazed windows.
- Extensive green roof.
- Bird-friendly glass on lower floors.
- In-suite, seasonally controlled, HVAC system for heating and cooling.
- Low-flow fixtures and faucets.

\* Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate mechanical, HVAC and structural requirements.

\*\* As per plan.

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## Building Features

### Modern Building Design & Amenities

- 40-storey building with 571 suites that enjoy unobstructed views, with south and west-facing suites overlooking downtown Toronto and Lake Ontario, and east and north-facing suites embracing Durham's conservation areas.

### 12,000 sf of Indoor Amenity Space

- Lobby with 24-hour Concierge.
- Lounge with fireplace and seating for gathering.
- Fitness Centre with cardio equipment, free weights and yoga studio.
- Library with boardroom table and book share.
- Workshop and bike repair room.
- Multimedia Lounge with studio and pull-down screen.
- Coworking Lounge with workstations and private break-out rooms.
- Family Room with lounge seating, games and big-screen TV.
- Indoor Pet Spa and Playground.
- Rooftop Party Room (2) with lounge seating, kitchen and bar.

### 9,000 sf of Outdoor Amenity Space

- Rooftop Terrace with lounge seating and BBQ stations.
- Off-leash dog run.

### Comfort and Convenience

- Mail room and smart parcel for convenient package pick-up.
- Five elevators accessible from parking garage to top floor.
- Convenient, on-site car share.
- WiFi in the amenity areas throughout.
- Ample bicycle storage.