

ARRIS RESIDENCES PRICING

2 BEDROOM PRICING

LEVEL 5-14	PRICE	RENTAL RATE FOR 2 YEARS
C1	\$ 539,000.00	\$ 3,050.00
C2	\$ 549,000.00	\$ 3,100.00
C3	\$ 605,000.00	\$ 3,250.00
C4	\$ 610,000.00	\$ 3,300.00
D2	\$ 624,000.00	\$ 3,400.00
D3	\$ 649,000.00	\$ 3,500.00

*GST is not included in pricing

The information provided on this page is for general informational purposes only and does not constitute legal, financial, or investment advice. All illustrations reflect the artist's interpretations only. Developer reserves the right to make changes and modifications to the information contained herein without prior notice. This is not an offering for sale. No such offer can be made without a disclosure statement E.&O.E.

PLUS:

- * **Only \$800 in closing costs**
- * **No DC's**
- * **No land transfer fees**
- * **No Tarion fees**
- * **Landlord friendly**
- * **No meter hook ups**
- * **No section 37**
- * **No HST - only GST of 5%**

RESALE COMPARABLES

PROJECT	SUITE TYPE	SIZE (sq.ft.)	SIZE (SQ.FT.)	SOLD PRICE
Evolution	2 Bed, 2 Bath	1,103 sq.ft.	Built in 2016 Sold July 27, 2023	\$625,000
Park Point	2 Bed, 2 Bath	929 sq.ft.	Built in 2018 Sold April, 2024	\$655,000
Royal	2 Bed, 2 Bath	923 sq.ft.	Built in 2019 Sold March, 2024	\$708,000
Royal	2 Bed, 2 Bath	1,050 sq.ft.	Built in 2019 Sold Sept, 2023	\$712,000

Source: Matrix MLS System

YOU ARE GETTING IN TODAY BELOW RESALE PRICES FOR FULL WARRANTY BRAND NEW PRODUCT!

LIMITED TIME INCENTIVES FOR TORONTO ONLY

DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY

- **2-year rental guarantee**
- **2 years free rental management**
- **2 years free condo fees**
- **30/60/90 day closings**

**PRICES STARTING FROM
AS LOW AS \$499PSF***

1 Parking and 1 Locker included
5% Deposit ONLY until closing

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FIRST TIME IN CALGARY!

1 PRICE FOR ALL STACKS

EXAMPLE:

C2- ALL FLOORS (FL5-14) \$549,000

C3- ALL FLOORS (FL5-14) \$605,000