

LIMITED TIME OFFER:

ONE UNIT TYPE. ONE PRICE. NO PREMIUMS*

1Bs - \$624K

1B+D - \$699K

JR 2B & 1B+F - \$799K

2B - \$899K

2B & 3B - \$999,900

Premium Suites - PARKING INCLUDED! (\$100K value)

ONLY 10% DOWN UNTIL OCCUPANCY!**

\$10,000 on Signing Balance to 5% in 30 Days 5% in 365 Days

\$0 DEVELOPMENT CHARGES FREE LOCKER WITH PURCHASE

Right to Lease During Occupancy
Free Assignment***

Three Bedrooms Receive a Free Kitchen Island Free EV Outlet with the Purchase of a Parking Spot

almadev

PSR BROKERAGE

PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E. NOVEMBER 2024

*"One Unit Type, One Price" promotion applies to select suites only until December 31st, 2024.

**Limited time offer: Buy with 10% down until occupancy. 5% Deposit due on Occupancy

***On the first Assignment for qualifying Assignee subject to Vendor's conditions for Assignments being met. Please see Sales

Representative for details. Note: This Limited Time offer may be changed or withdrawn at any time without notice. This offer may not be combined with any other offer or promotion. Certain conditions apply. Premiums apply to floors, balconies, terraces and views.

Please see Sales Representative for full details. E. & O.E.



HOT LIST AND INCENTIVES

Galleria On The Park is Toronto's most inspired new neighbourhood of condominiums, shops and places to gather, all located next to an incredible 8-acre park and a brand new 95,000sq ft. state-of-the-art community centre. Living at Galleria immerses you in a premium wellness lifestyle, with convenient access to on-site creative offices spaces, high quality retail outlets, and excellent transit connections. Walkable, generous sidewalks lined with trees and plants, and colorfully patterned streets creates an ideal environment for urban living.

Galleria III is under construction. One Unit Type, One Price, No Premiums.*

Unit#	Unit Ty	Unit Type		Unit Model	Unit Sq. Ft.	Ext. Sq. Ft.	Exposure
1 Bedrooms at \$624,900							
2804	1BR		1B 472		472	43	North
2904	1BR		1B 472		472	43	North
1 Bedrooms +Den at \$699,900							
2803	1B+F		1B+F 508		508	43	North
2903	1B+F		1B+F 508		508	43	North
2801	1B+D)	1B+D 543		543	40	West
2901	1B+D	1B+D		1B+D 543	543	40	West
2611	1B+D	1B+D		1B+D 544	544	43	West
2810	1B+D	1B+D		1B+D 544	544	43	West
Jr. 2 Bedrooms & 1 Bedroom +Flex at \$799,900							
402	1B+F		1B+F 631		631	43	East
310	1B+F	1B+F		1B+F 657	657	65	North
415	1B+F		1B+F 657		657	65	North
720	Jr. 2BF	Jr. 2BR		Jr. 2B 643	643	65	North
308	Jr. 2BF	٦	Jr. 2B 655		655	226	West
413	Jr. 2BR		Jr. 2B 655		655	41	West
1308 Jr. 2BR		٦	Jr. 2B 670		670	43	South
2 Bedrooms at \$899,900							
1509 2BR			2B 746		746	43	South
2802	802 2BR		2B 786		786	85	North West
2902	2902 2BR		2B 786		786	85	North West
2 & 3 Bedrooms at \$999,900							
429 2BR			2B 843		843	87	South West
730	2B+D		2B+D 859		859	54	South West
526	3BR		3B 973		973	155	South West
1007	3BR		3B 975		975	52	West
Premium Suites - PARKING INCLUDED!! (\$100K Value)							
Unit#	Unit Type	Unit M	Model	Unit Sq. Ft.	Ext. Sq. Ft.	Exposure	Price
408	2B+D	2B+D	854	854	32	West	\$984,900
309	2B+D	2B+D 2B+E		917	477	North West	\$1,124,900
917	3BR	R 3B9		994	360	East	\$1,199,900
809	3BR	3B 10	018 1018		269	West	\$1,126,900
1011	2BR	2BR 2B		1046	85	North	\$1,154,900
909	3B+D	3B+D	1110 1110		158	North West	\$1,289,900
2906	3BR	3B 11	1184 1184		411	South East North	\$1,451,900
320	3BR	3B 12	1225 1225		360	South East North	\$1,454,900
302	3BR		50-S	1,250-S	270	South	\$1,426,900
816	816 3BR		426	1426	3298	South East	\$1,999,900

ONE UNIT TYPE, ONE PRICE, NO PREMIUMS.*

1Beds - \$624K
1Beds - \$624K
1Beds - \$699K
Jr. ZBeds & 1Beds+lipt. = 5799K
2Beds - \$899K
2Bs & 38 - \$999K
Premium Suites - PARKING INCLUDED!! (\$100K value!)

LIMITED TIME OFFER: BUY WITH ONLY 10% DOWN UNTIL OCCUPANCY!**

\$10,000 on Signing Balance to 5% in 30 days 5% in 365 days

\$0 Development Charges

Free Locker with Purchase Right to Lease During Occupancy

Free Assignment***

Three Bedrooms Receive a Free Kitchen Island!

Free EV Outlet with the Purchase of a Parking Spot!

Estimated Occupancy Fall 2026

Maintenance Fee \$0.61/sq. Ft. Includes: High Speed Internet & Almadev Link Excludes: Heat, Water, Hydro

Property Taxes Approximately 0.71%

Parking: \$410,000 \$100,000 includes EV Outlet!
Available for units over 750SF
Parking Maintenance: \$59,95/ month
Locker Maintenance: \$29,95/ month

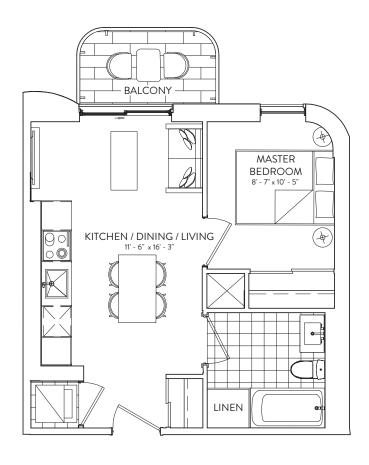
almadev

PSR

BROKERAGE

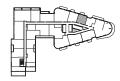
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Premiums apply to force, bulconies, kerness and views. Please see Sales Representative for full details. E. d. O.E.

1 BEDROOM | 1 BATHROOM INTERIOR: 472 SF | EXTERIOR: 43 SF





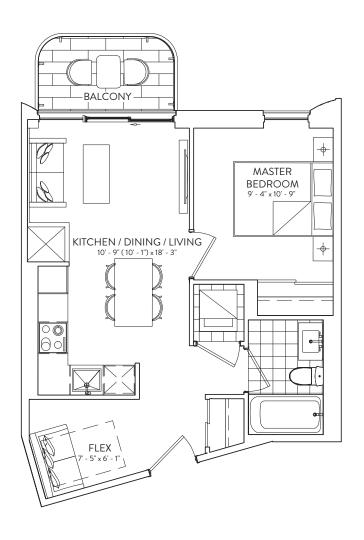
FLOORS 9-10





1B+F₅₀₈

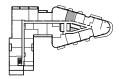
1 BEDROOM + FLEX | 1 BATHROOM INTERIOR: 508 SF | EXTERIOR: 43 SF



FLOORS 12-31



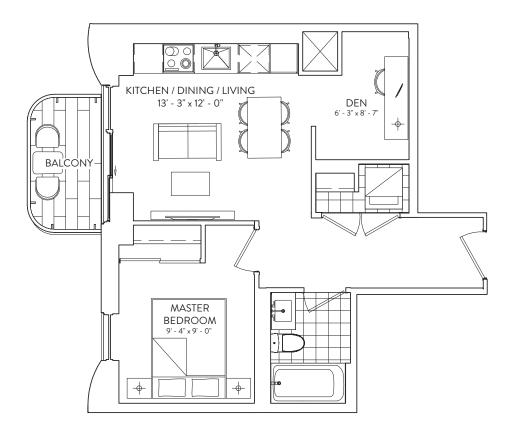
FLOORS 9-10





1B+D 543

1 BEDROOM + DEN | 1 BATHROOM INTERIOR: 543 SF | EXTERIOR: 40 SF



FLOORS 12-31

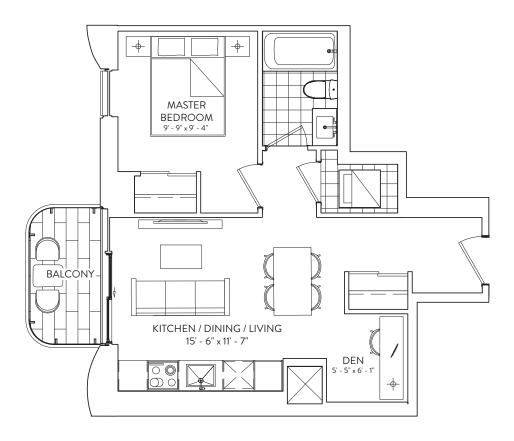


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1B+D 544

1 BEDROOM + DEN | 1 BATHROOM INTERIOR: 544 SF | EXTERIOR: 43 SF



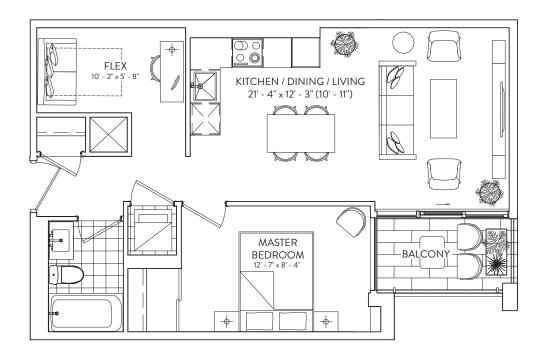
FLOORS 12-31

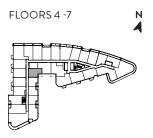




1B+F₆₃₁

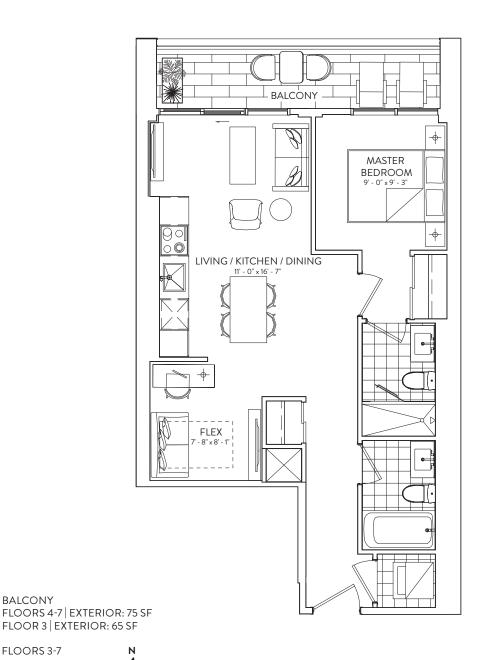
1 BEDROOM + FLEX | 1 BATHROOM INTERIOR: 631 SF | EXTERIOR: 43 SF





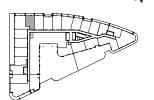
1B+F₆₅₇

1 BEDROOM + FLEX | 2 BATHROOM INTERIOR: 657 SF | EXTERIOR: 65 SF



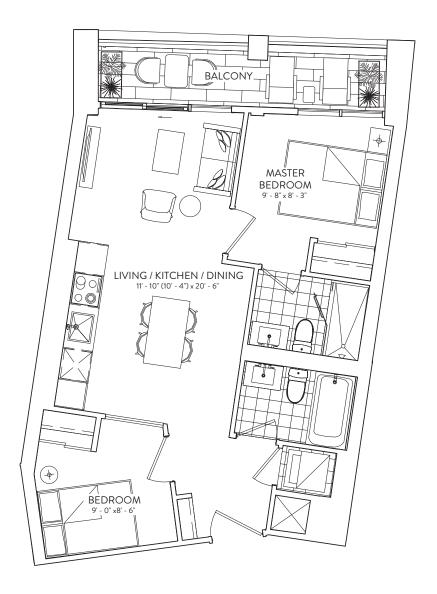


BALCONY



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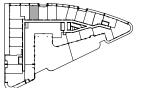
2 BEDROOM | 2 BATHROOM INTERIOR: 643 SF | EXTERIOR: 70 SF



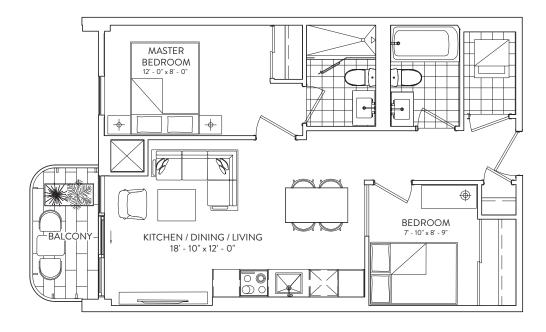
BALCONY FLOORS 4-7 | EXTERIOR: 65 SF FLOOR 3 | EXTERIOR: 70 SF

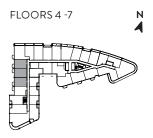
FLOORS 3-7



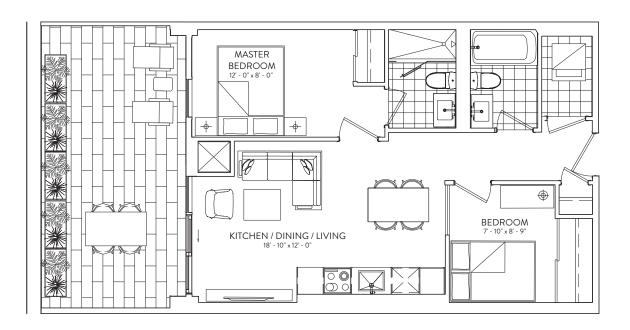


2 BEDROOM | 2 BATHROOM INTERIOR: 655 SF | EXTERIOR: 41 SF





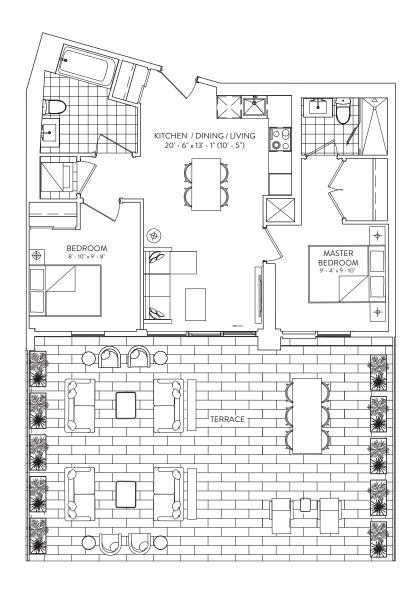
INTERIOR: 655 SF | EXTERIOR: 226 SF 2 BEDROOM | 2 BATHROOM





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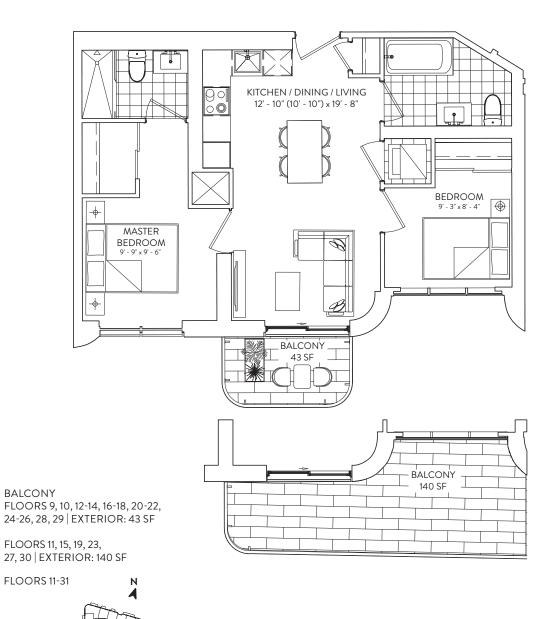
INTERIOR: 746 SF | EXTERIOR: 495 SF 2 BEDROOM | 2 BATHROOM



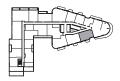


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2 BEDROOM | 2 BATHROOM INTERIOR: 670 SF | EXTERIOR: 43 SF

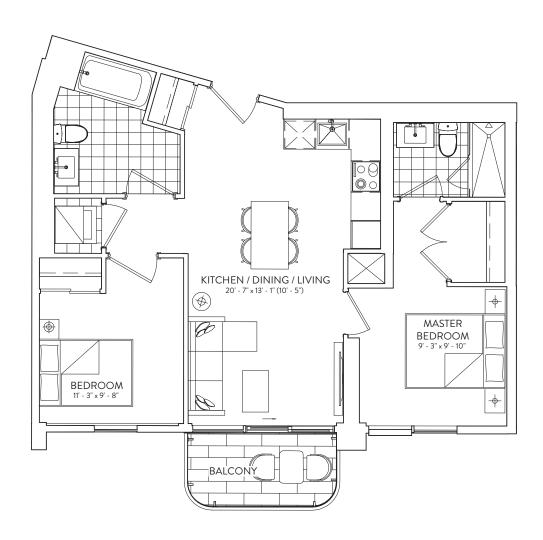


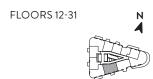
FLOORS 9-10



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2 BEDROOM | 2 BATHROOM INTERIOR: 746 SF | EXTERIOR: 43 SF





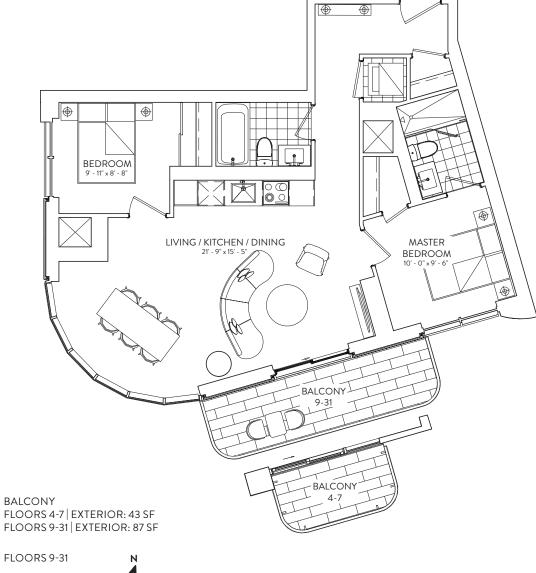




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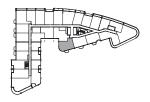


2 BEDROOM | 2 BATHROOM INTERIOR: 843 SF | EXTERIOR: 87 SF



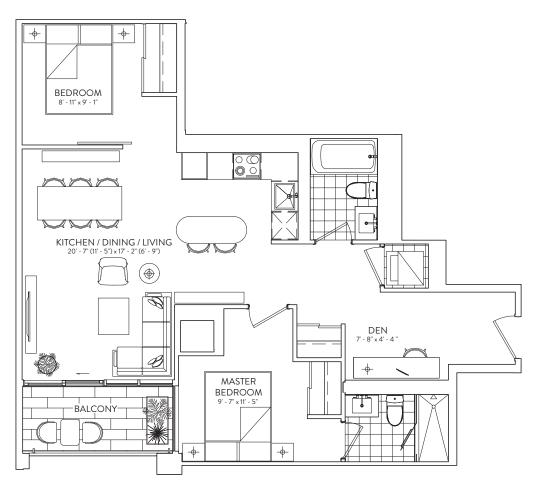


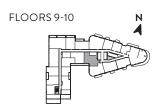
FLOORS 4-7



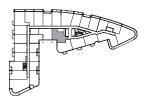
2B+D₈₅₉

2 BEDROOM + DEN | 2 BATHROOM INTERIOR: 859 SF | EXTERIOR: 54 SF





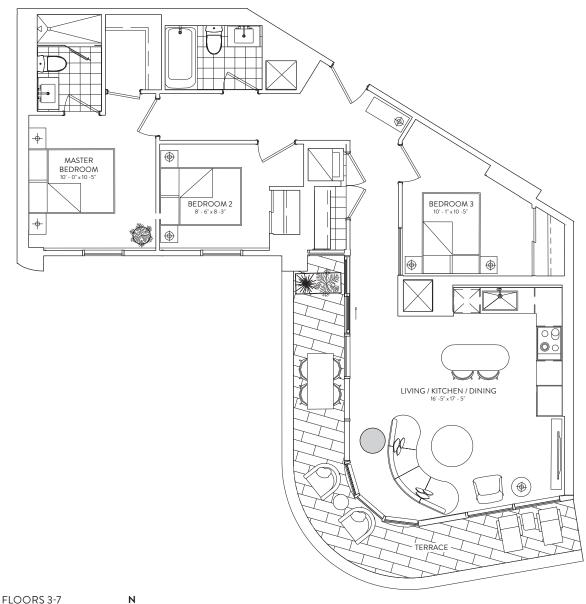
FLOORS 4-7

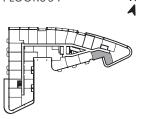


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INTERIOR: 973 SF | EXTERIOR: 156 SF

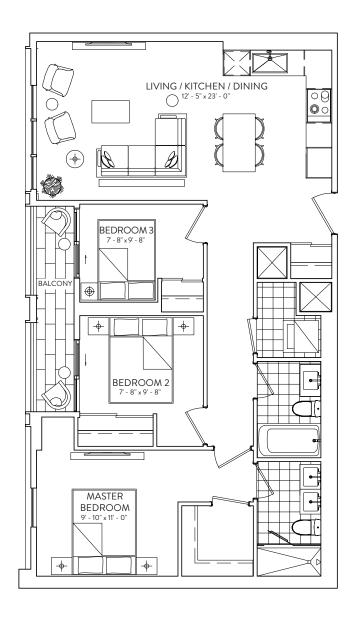
3 BEDROOM | 2 BATHROOM



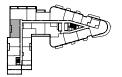


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3 BEDROOM | 2 BATHROOM INTERIOR: 975 SF | EXTERIOR: 52 SF



FLOORS 9-10

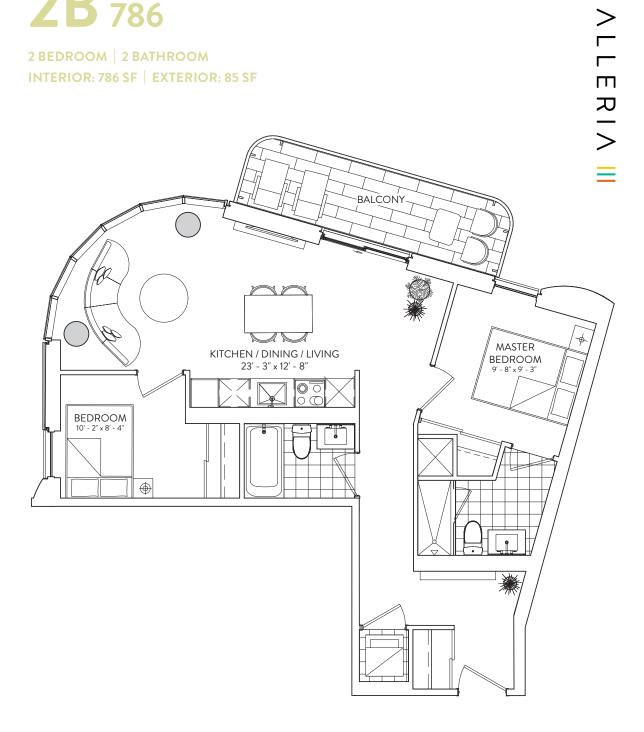


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2 BEDROOM | 2 BATHROOM INTERIOR: 786 SF | EXTERIOR: 85 SF



FLOORS 12-31

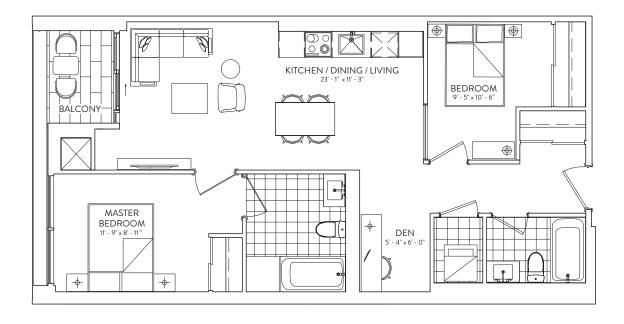


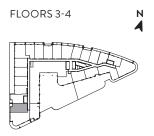
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2B+D₈₅₄

2 BEDROOM + DEN | 2 BATHROOM INTERIOR: 854 SF | EXTERIOR: 32 SF

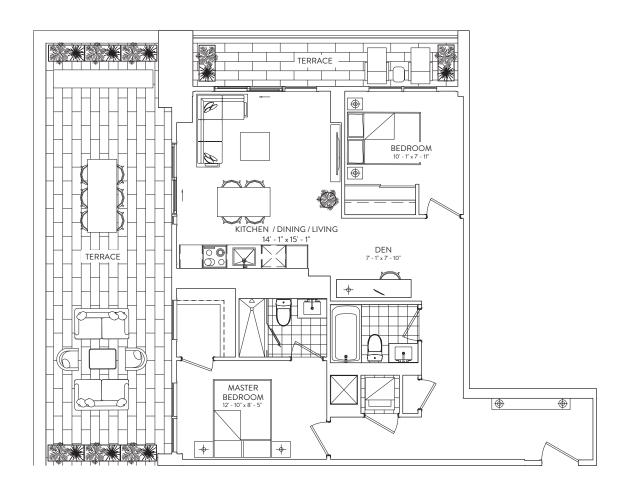




2B+D 917

INTERIOR: 917 SF | EXTERIOR: 477 SF

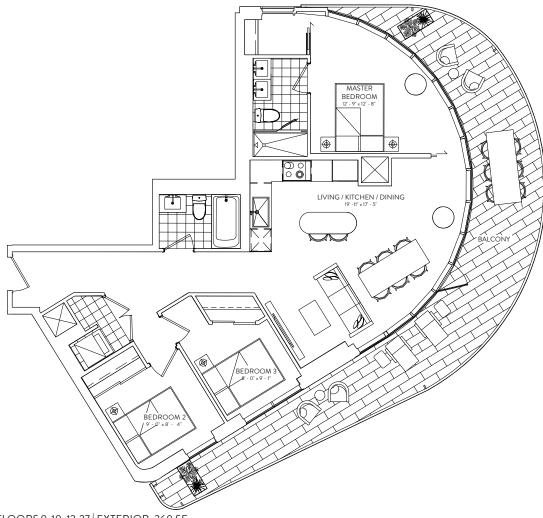
2 BEDROOM + DEN | 2 BATHROOM





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3 BEDROOM | 2 BATHROOM INTERIOR: 994 SF | EXTERIOR: 360 SF

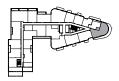


FLOORS 9, 10, 12-27 | EXTERIOR: 360 SF FLOOR 11 | EXTERIOR: 385 SF

FLOORS 11-27



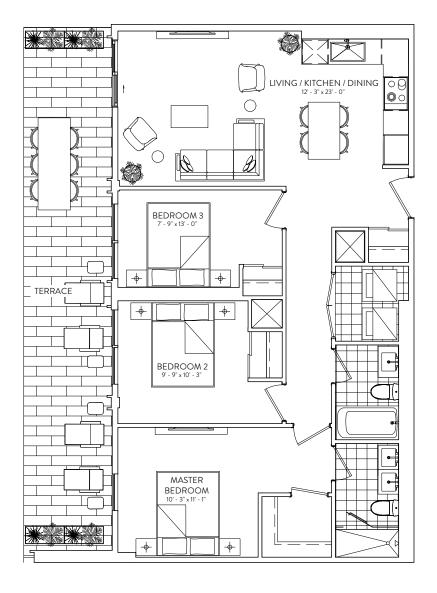
FLOORS 9-10

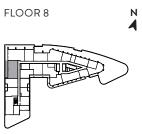


This plan is not to scale and is subject to architectural review and revision. The number of units per Floor and the number of floors may be reduced or increased at the vendor's sole discretion without notice. The purchaser acknowledges that the actual unit purchased may be a reverse leyout to the plan shown. All materials, specifications, details and dimensions, if any, are approximate and subject to change without notice in order to comply with building site conditions and municipal, restrict, wedoer and/or exhibectural requirements. Actual living areas may vary from floor area stated. Floor areas have been measured and may vary in accordance with Bulletin #22 published by the Tarion Warranty Corporation. Builcheads are not shown on this plan and may be located in areas of the Unit as required to provide vention exhanced systems. Balonies, I wanted to the provide vention of the provide vention and exhanced systems. Balonies, are not shown on the provide vention of the following proposed only and location and size are subject to change without notice. Window location of the following reform into the following reform of the following reforms of the following reforms of the following reforms of the following reforms of the following re

3B 1018 W

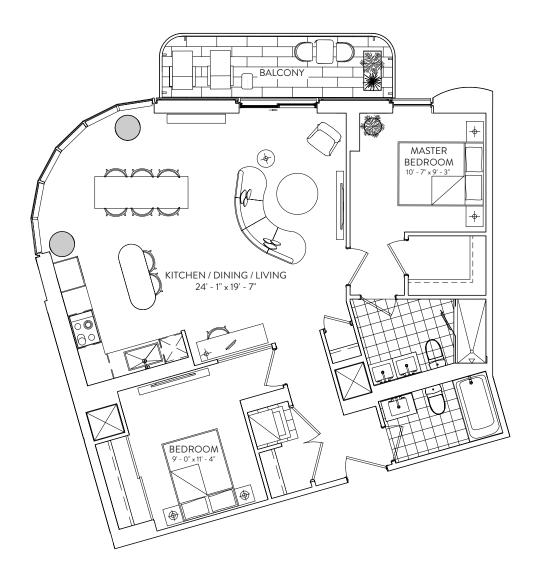
INTERIOR: 1018 SF | EXTERIOR: 269 SF 3 BEDROOM | 2 BATHROOM



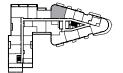


2B₁₀₄₆

2 BEDROOM | 2 BATHROOM INTERIOR: 1046 SF | EXTERIOR: 85 SF





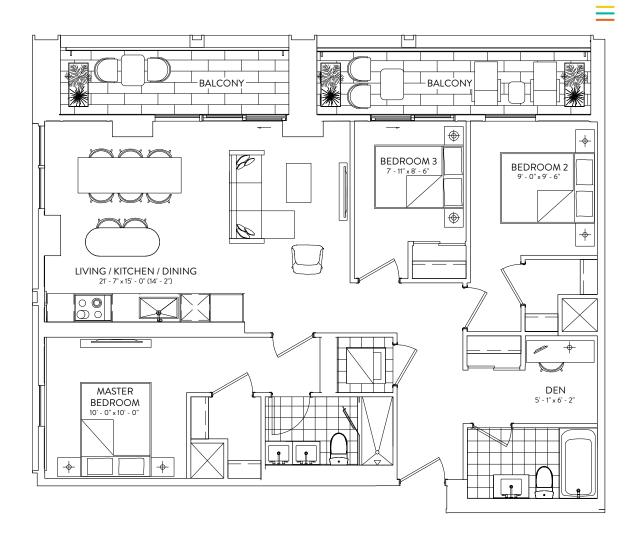


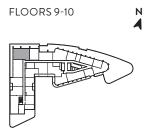
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3B+D₁₁₁₀

3 BEDROOM + DEN | 2 BATHROOM INTERIOR: 1110 SF | EXTERIOR: 158 SF



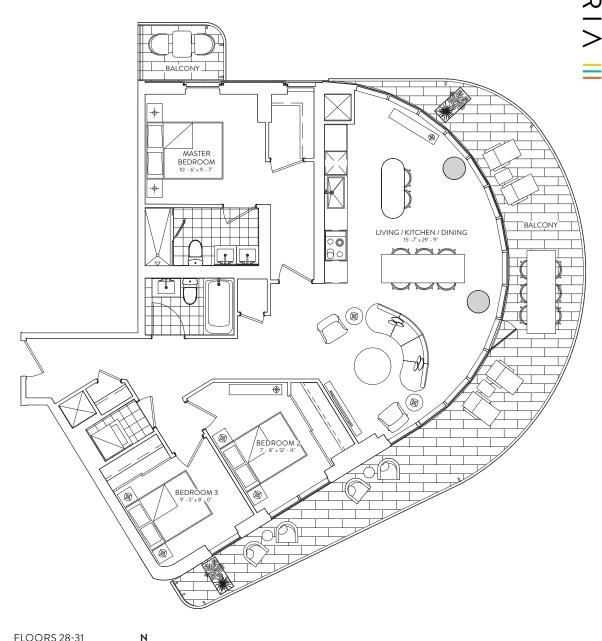


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3B₁₁₈₄

3 BEDROOM | 2 BATHROOM INTERIOR: 1184 SF | EXTERIOR: 387 SF



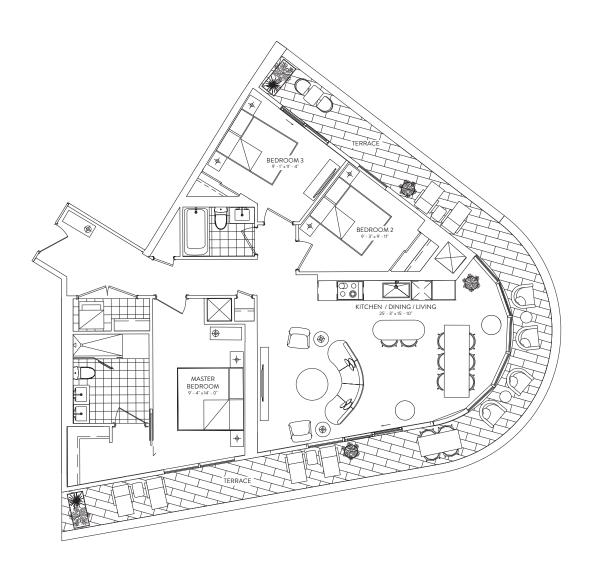
FLOORS 28-31



This plan is not to scale and is subject to architectural review and revision. The number of units per Floor and the number of floors may be reduced or increased at the vendor's sole discretion without notice. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. All materials, specifications, details and dimensions, if any are approximate and subject to change without notices in order to comply with building site conditions and municipal, all materials, specifications, details and dimensions, if any are approximate and subject to change without notices in order to comply with building site conditions and municipal, all materials whether the requirements. Actual living ureas may vary from floor area stated. Floor areas have been assured and may vary in accordance with full cell in 22 published by the Tairon Warranty Corporation. Builkheads are not shown on this plan and may be located in areas and Pation, if any, are exclusive use common elements shown for dipply purposes only and up to the control of the purpose only and up you without notice. The AGO EL. size and type may very without or total or directional position of the flooring up the reflustration purposes only and may very without notice. EAGO EL.



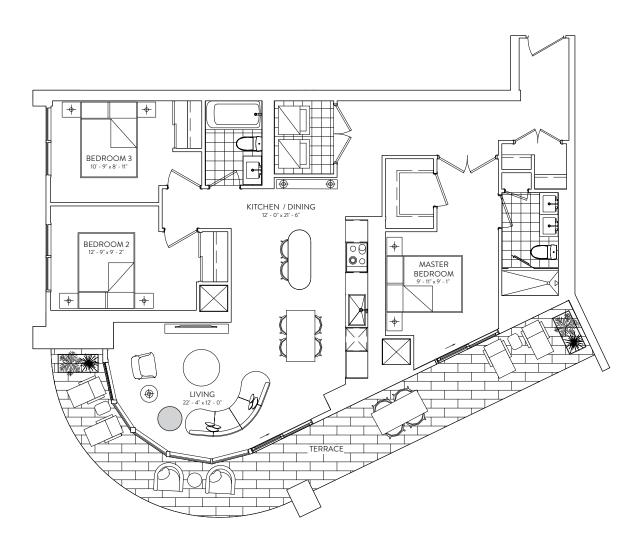
INTERIOR: 1225 SF | EXTERIOR: 360 SF 3 BEDROOM | 2 BATHROOM





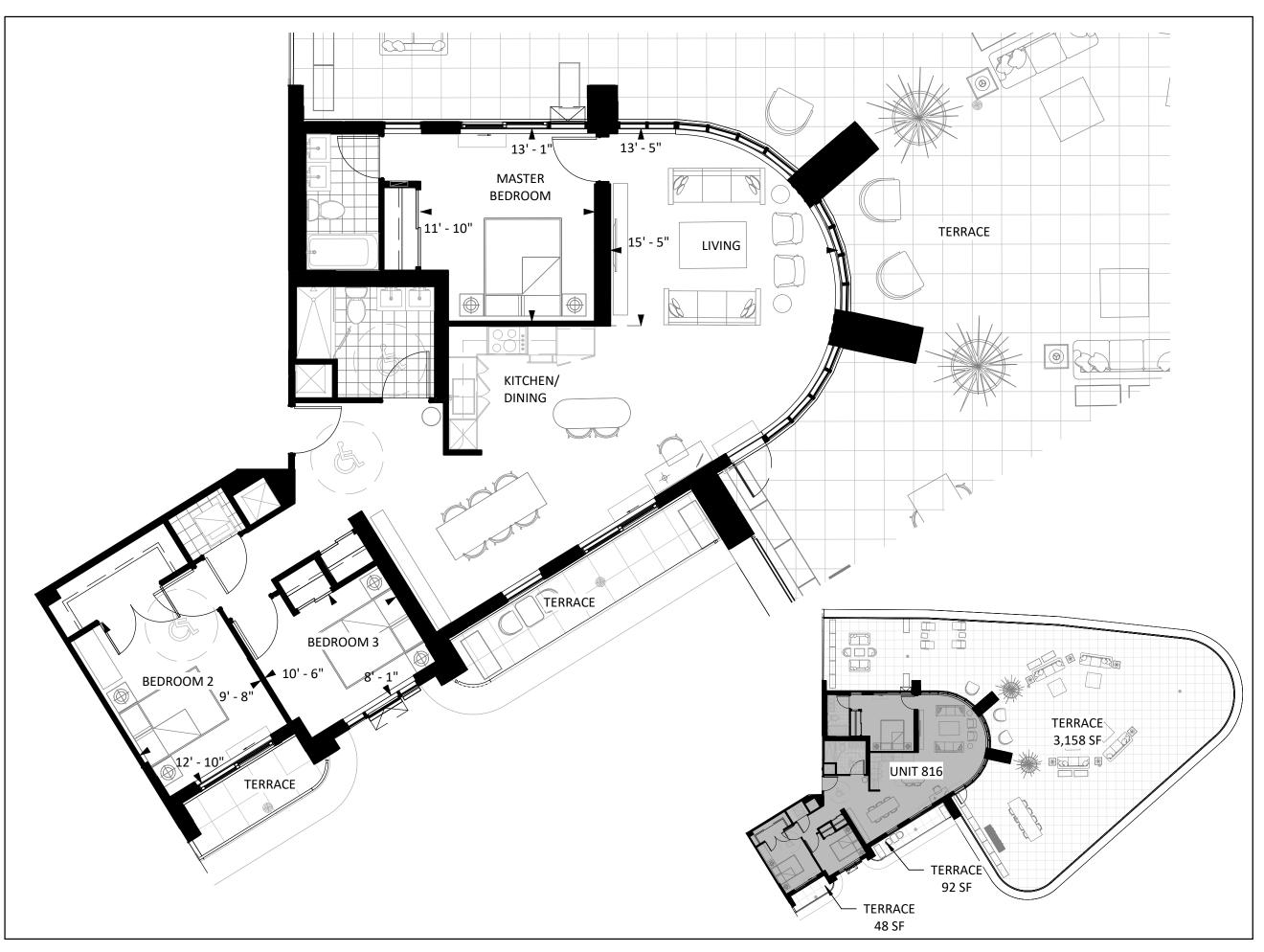
3B 1250 S

INTERIOR: 1250 SF | EXTERIOR: 270 SF | 3 BEDROOM | 2 BATHROOM



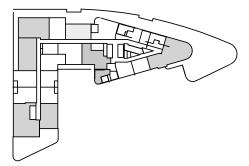


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THE GALLERIA - BLOCK 2

1245 DUPONT STREET, TORONTO, ONTARIO



LEVEL 8 KEYPLAN



3B-1426-E

UNIT 816

3 BEDROOM

TOTAL INTERIOR SPACE

1426 SF

HARIRI PONTARINI ARCHITECTS

235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 tel 416 929 4901 fax 416 929 8924 info@hp-arch.com hariripontarini.com