



# GALLERIA

**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 Note: This Limited Time offer may be changed or withdrawn at any time without notice.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.

# GALLERIA



## HOT LIST AND INCENTIVES

PRESENTATION CENTRE - 1152 DUPONT STREET

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 Type	Unit Model	Unit Sq. Ft.	Ext. Sq. Ft.	Exposure	
<b>1 Bedrooms at \$624,900</b>						
2804	1BR	1B 472	472	43	North	
2904	1BR	1B 472	472	43	North	
<b>1 Bedrooms +Den at \$699,900</b>						
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 543	543	40	West	
2611	1B+D	1B+D 544	544	43	West	
2810	1B+D	1B+D 544	544	43	West	
<b>Jr. 2 Bedrooms &amp; 1 Bedroom +Flex at \$799,900</b>						
402	1B+F	1B+F 631	631	43	East	
310	1B+F	1B+F 657	657	65	North	
415	1B+F	1B+F 657	657	65	North	
720	Jr. 2BR	Jr. 2B 643	643	65	North	
308	Jr. 2BR	Jr. 2B 655	655	226	West	
413	Jr. 2BR	Jr. 2B 655	655	41	West	
1308	Jr. 2BR	Jr. 2B 670	670	43	South	
<b>2 Bedrooms at \$899,900</b>						
1509	2BR	2B 746	746	43	South	
2802	2BR	2B 786	786	85	North West	
2902	2BR	2B 786	786	85	North West	
<b>2 &amp; 3 Bedrooms at \$999,900</b>						
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	
<b>Premium Suites - PARKING INCLUDED!! (\$100K Value)</b>						
Unit #	Unit Type	Unit 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 917	917	477	North West	\$1,124,900
917	3BR	3B 994	994	360	East	\$1,199,900
809	3BR	3B 1018	1018	269	West	\$1,126,900
1011	2BR	2B 1046	1046	85	North	\$1,154,900
909	3B+D	3B+D 1110	1110	158	North West	\$1,289,900
2906	3BR	3B 1184	1184	411	South East North	\$1,451,900
320	3BR	3B 1225	1225	360	South East North	\$1,454,900
302	3BR	3B 1250-S	1,250-S	270	South	\$1,426,900
616	3BR	3B 1426	1426	3298	South East	\$1,999,900

### ONE UNIT TYPE, ONE PRICE, NO PREMIUMS.\*

1Beds - \$624K

1Bed+D - \$699K

Jr. 2Beds & 1Bed+Flex- \$799K

2Beds - \$899K

2Bs & 3Bs - \$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: \$440,000 \$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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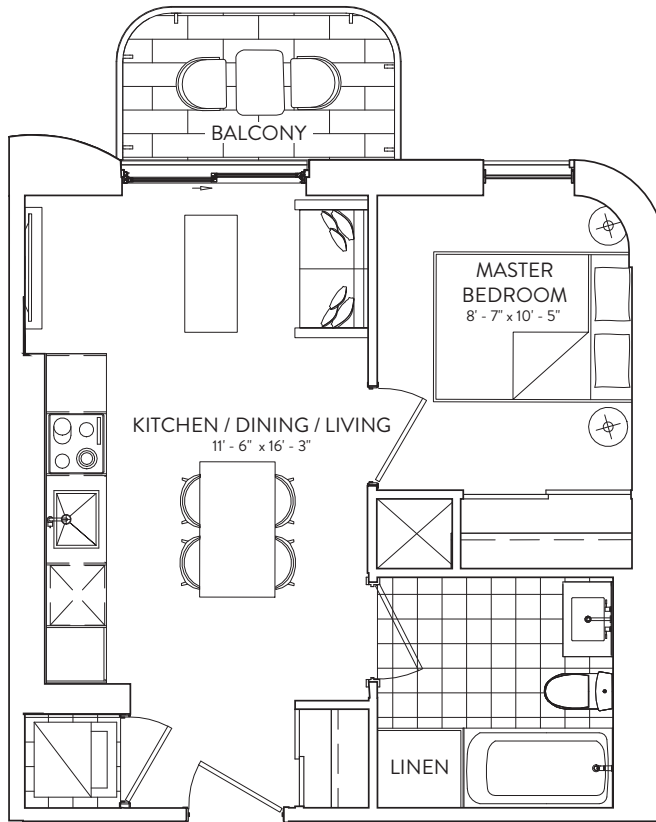
Premiums apply to floors, balconies, terraces and views. Please see Sales Representative for full details. E. & O.E.

# 1B 472

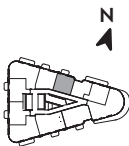
1 BEDROOM | 1 BATHROOM

INTERIOR: 472 SF | EXTERIOR: 43 SF

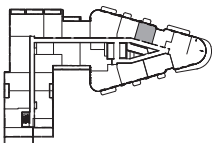
GALLERIA 



FLOORS 11-31



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 layout 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, structural, vendor and/or architectural 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. Bulkheads are not shown on this plan and may be located in areas of the Unit as required to provide venting and mechanical systems. Balconies, Terraces and Patios, if any, are exclusive use common elements shown for display purposes only and location and size are subject to change without notice. Window location, size and type may vary without notice. The length, width and directional position of the flooring are for illustration purposes only and may vary without notice. E.&O.E.

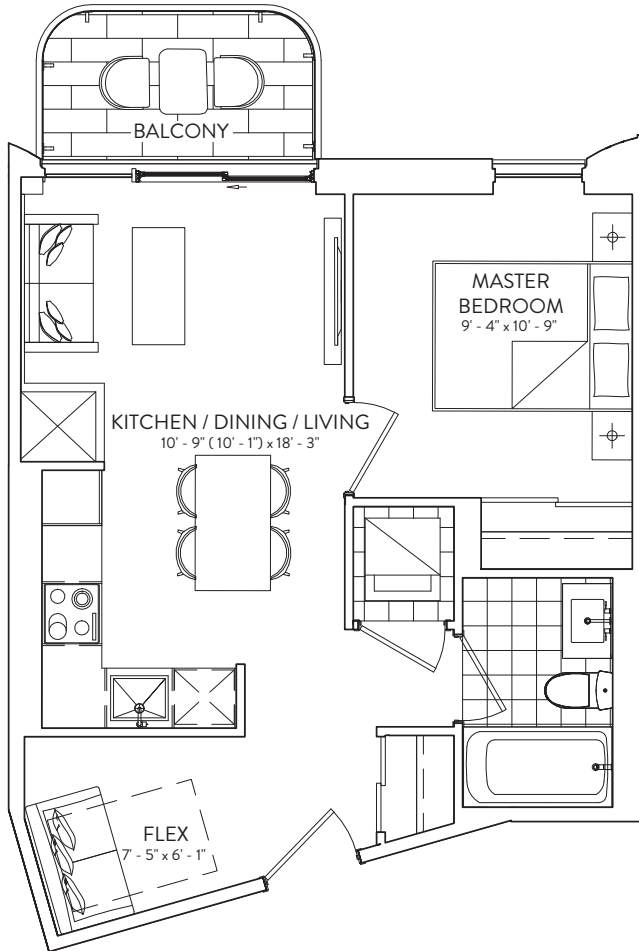
almadev

# 1B+F 508

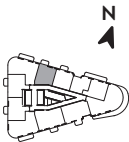
1 BEDROOM + FLEX | 1 BATHROOM

INTERIOR: 508 SF | EXTERIOR: 43 SF

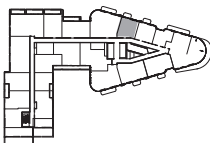
GALLERIA 



FLOORS 12-31



FLOORS 9-10

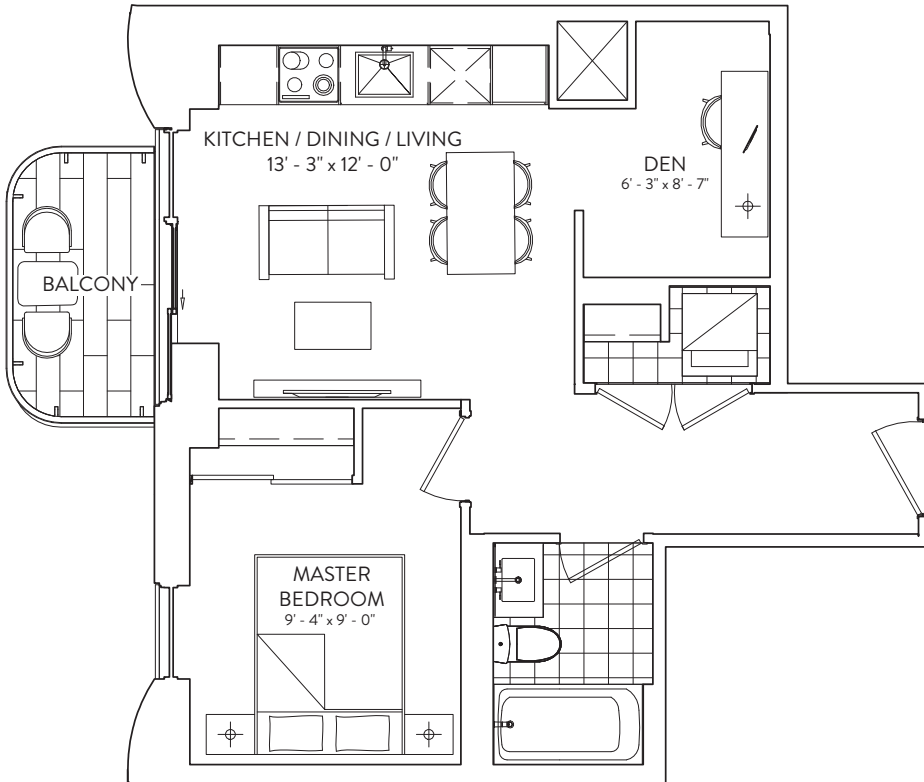


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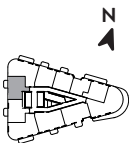
almadev

# 1B+D 543

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



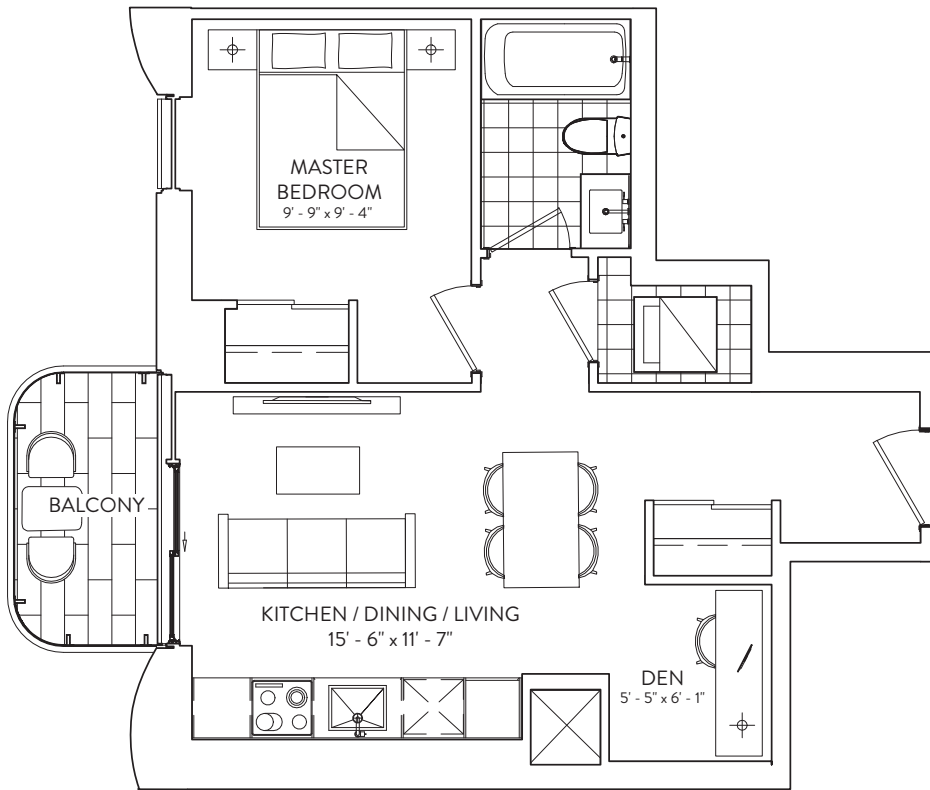
FLOORS 12-31



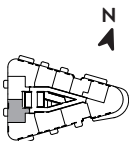
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# 1B+D 544

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



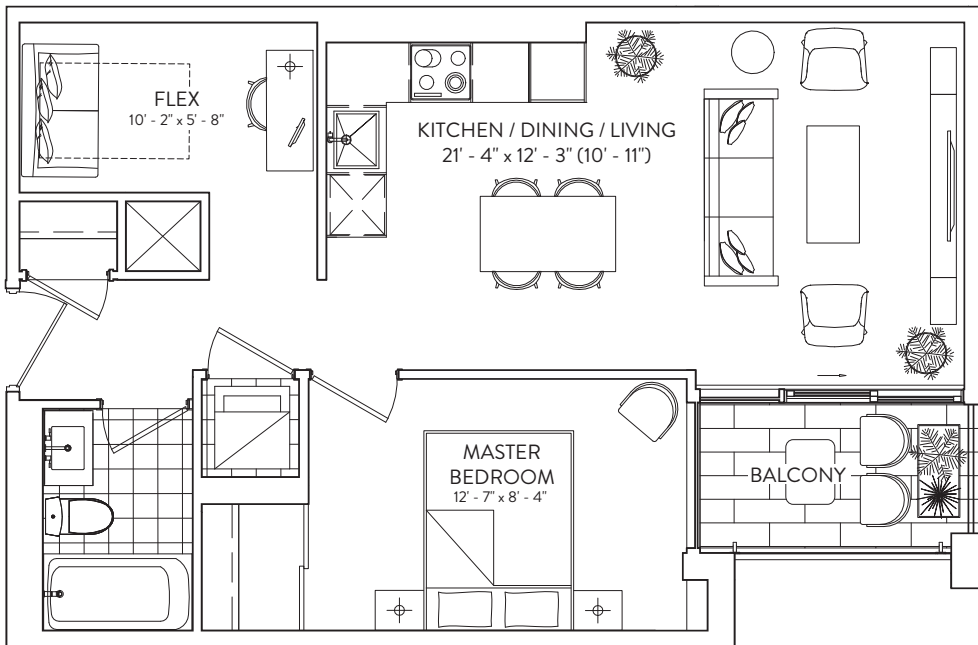
FLOORS 12-31



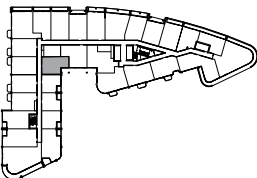
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# 1B+F 631

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



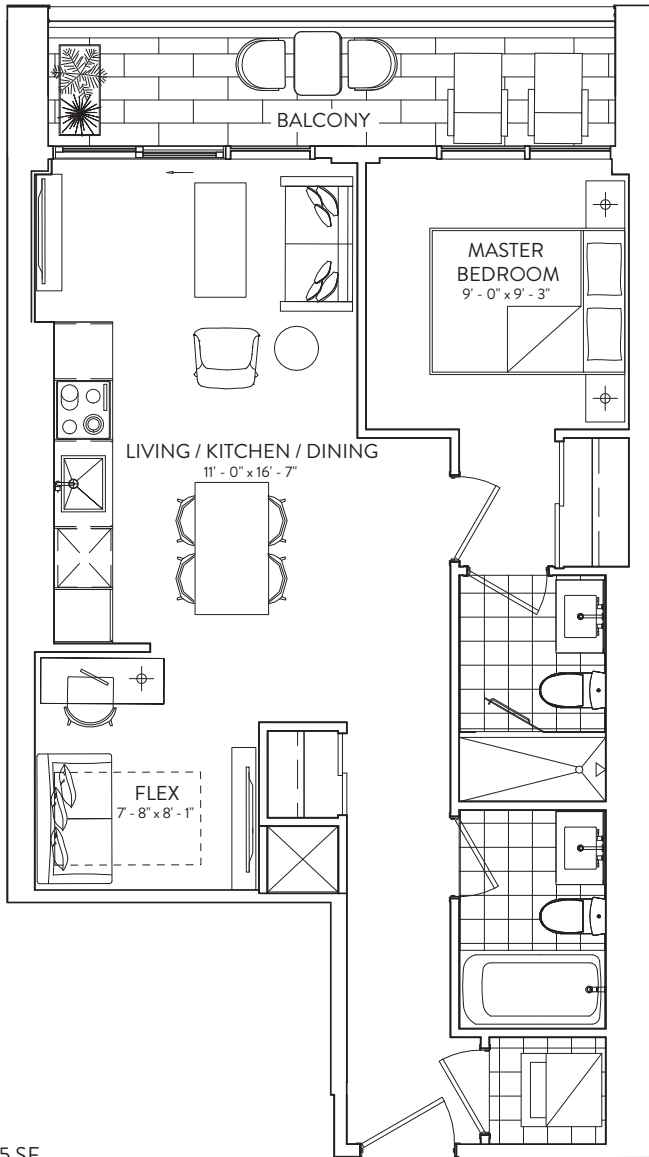
FLOORS 4 -7



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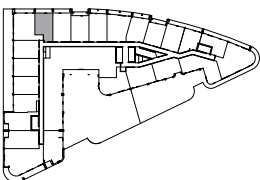
# 1B+F 657

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



BALCONY  
FLOORS 4-7 | EXTERIOR: 75 SF  
FLOOR 3 | EXTERIOR: 65 SF

FLOORS 3-7



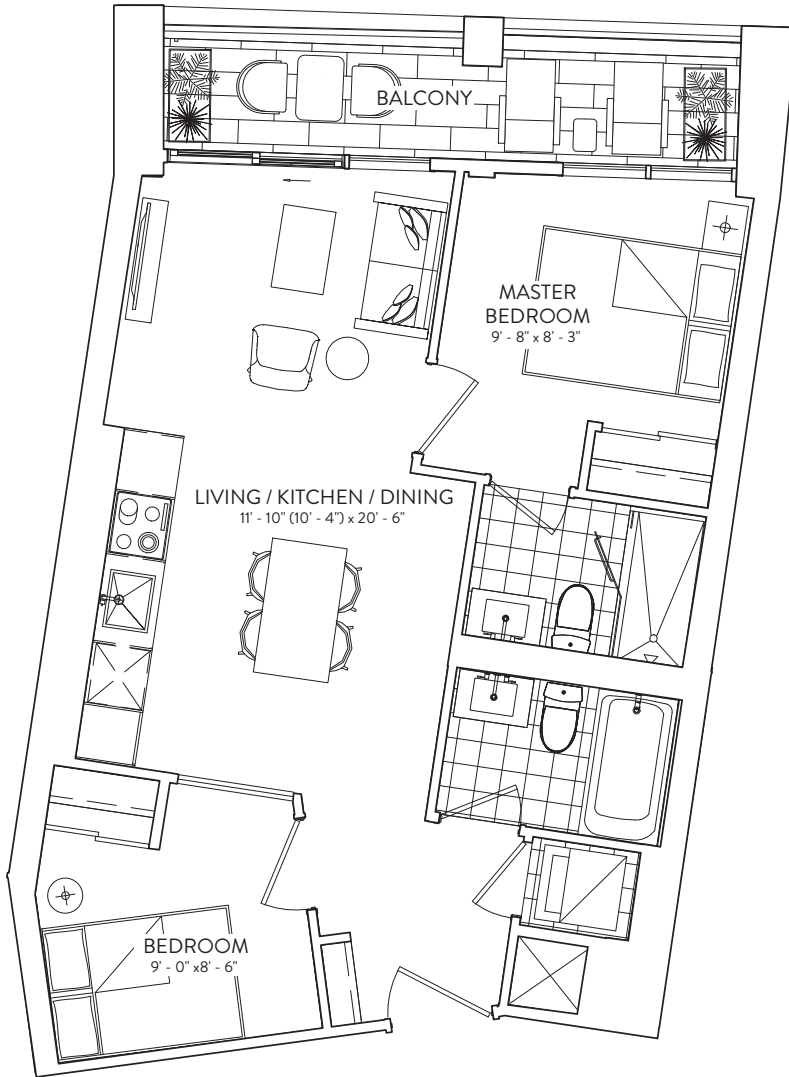
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# 2B 643

2 BEDROOM | 2 BATHROOM

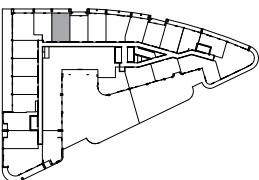
INTERIOR: 643 SF | EXTERIOR: 70 SF

GALLERIA 



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

FLOORS 3-7



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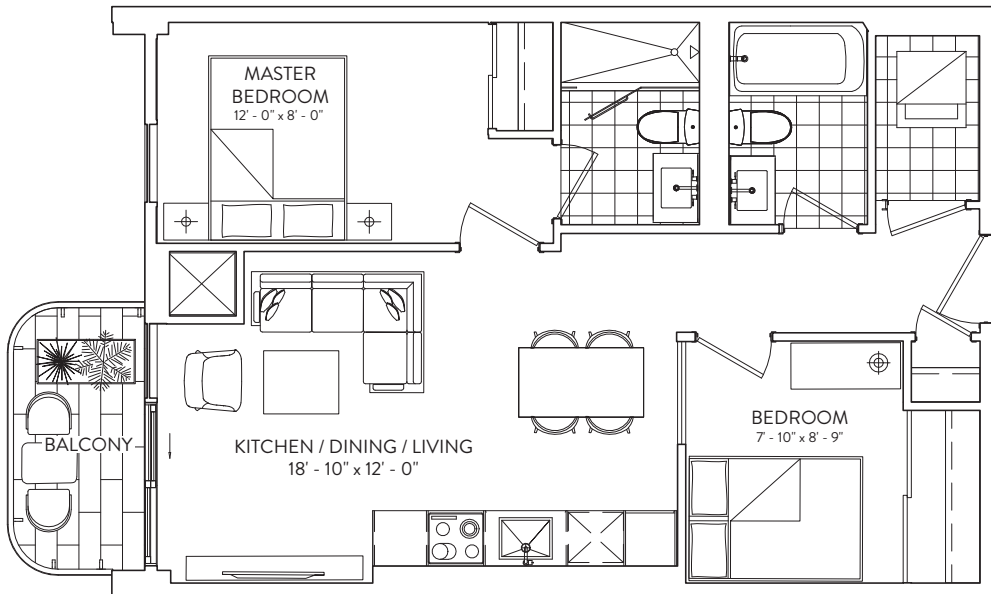
almadev

# 2B 655

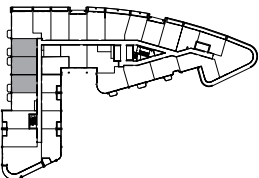
2 BEDROOM | 2 BATHROOM

INTERIOR: 655 SF | EXTERIOR: 41 SF

GALLERIA 



FLOORS 4 -7

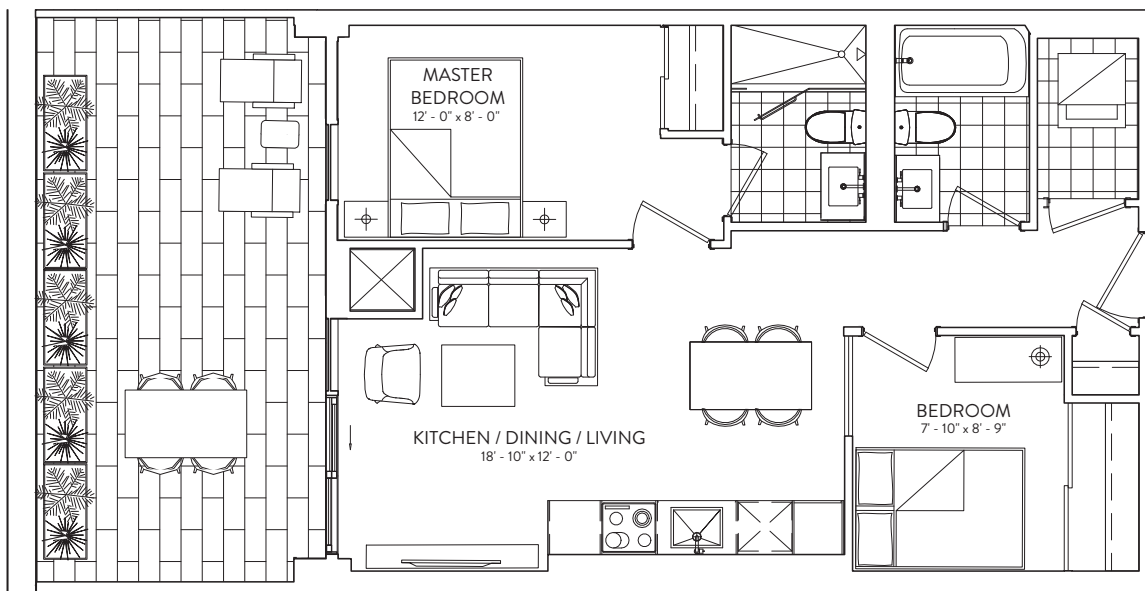


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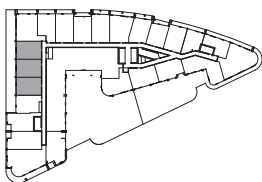
almadev

# 2B 655

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



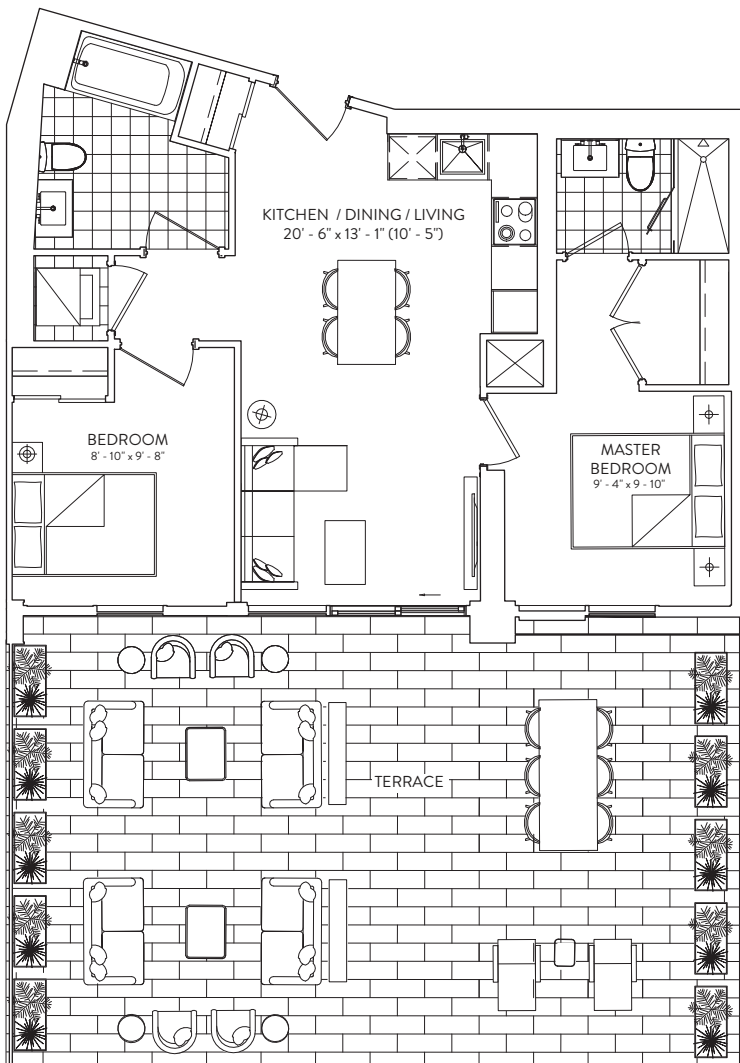
FLOOR 3



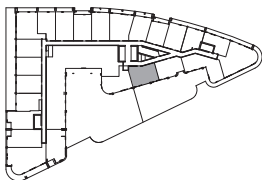
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# 2B 746

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



FLOOR 3

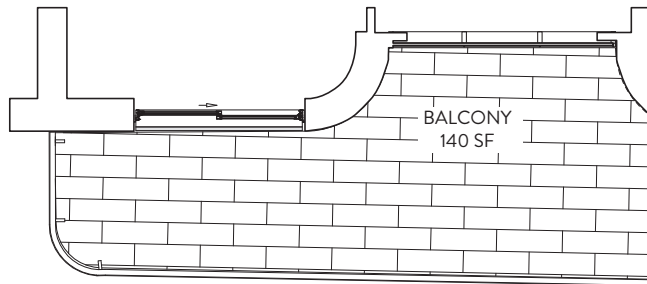
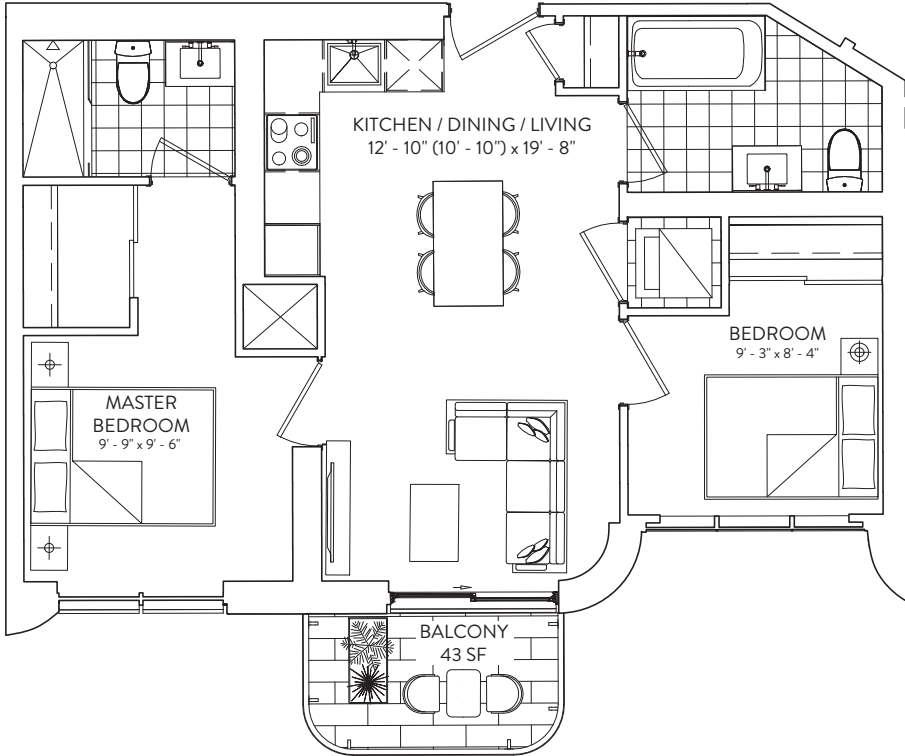


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# 2B 670

2 BEDROOM | 2 BATHROOM

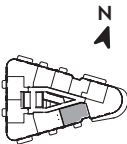
INTERIOR: 670 SF | EXTERIOR: 43 SF



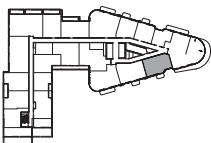
BALCONY  
FLOORS 9, 10, 12-14, 16-18, 20-22,  
24-26, 28, 29 | EXTERIOR: 43 SF

FLOORS 11, 15, 19, 23,  
27, 30 | EXTERIOR: 140 SF

FLOORS 11-31



FLOORS 9-10



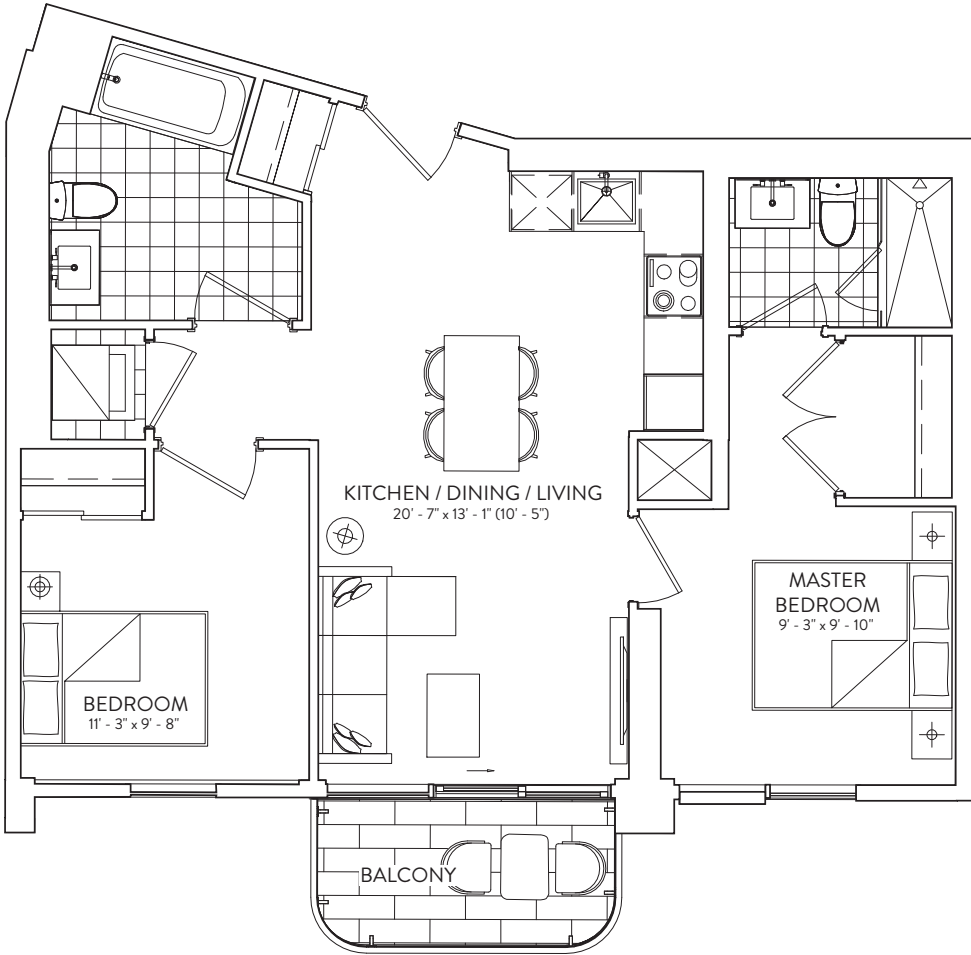
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# 2B 746

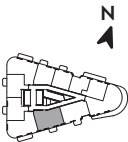
2 BEDROOM | 2 BATHROOM

INTERIOR: 746 SF | EXTERIOR: 43 SF

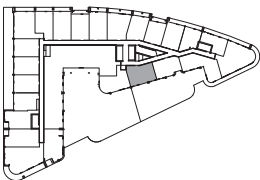
GALLERIA 



FLOORS 12-31



FLOORS 4-7, 9-11



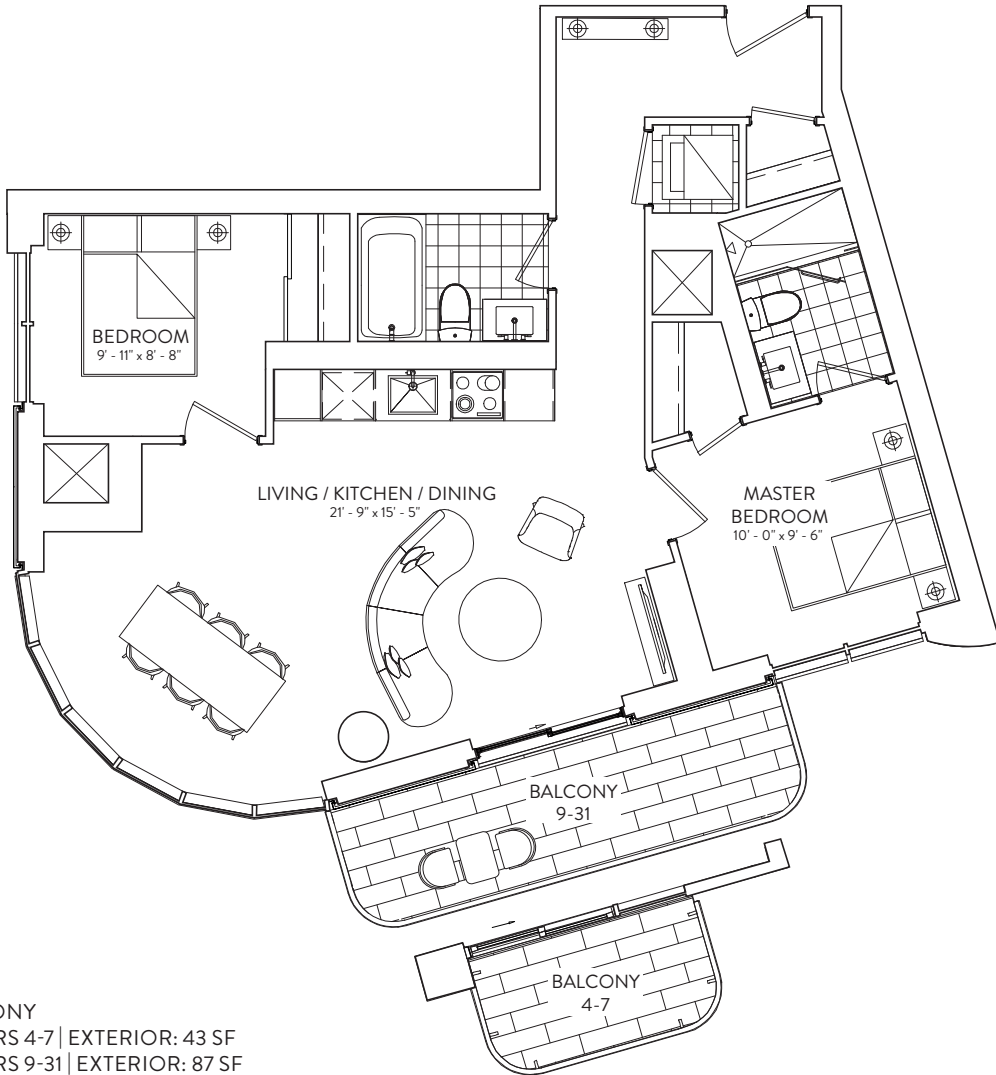
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almadev

# 2B 843

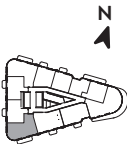
2 BEDROOM | 2 BATHROOM

INTERIOR: 843 SF | EXTERIOR: 87 SF

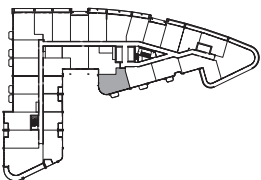


BALCONY  
FLOORS 4-7 | EXTERIOR: 43 SF  
FLOORS 9-31 | EXTERIOR: 87 SF

FLOORS 9-31



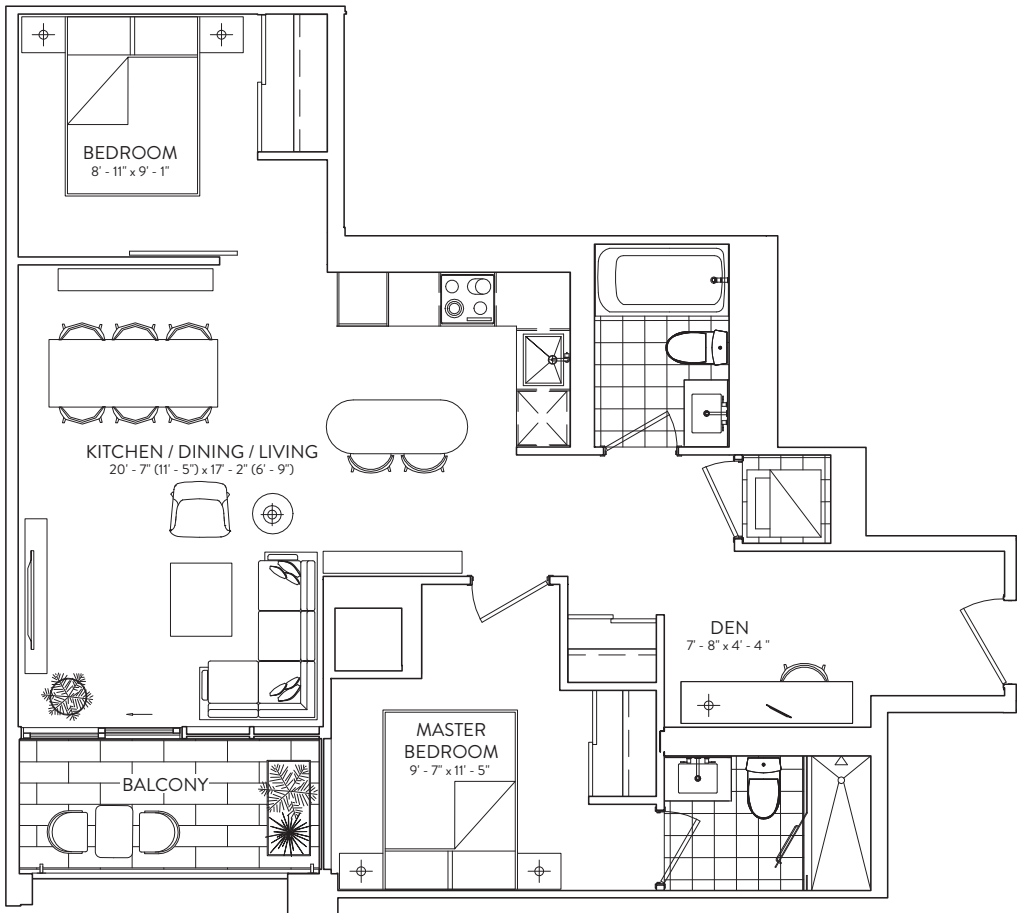
FLOORS 4-7



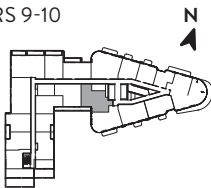
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# 2B+D 859

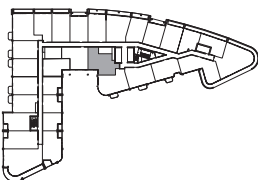
2 BEDROOM + DEN | 2 BATHROOM  
INTERIOR: 859 SF | EXTERIOR: 54 SF



FLOORS 9-10



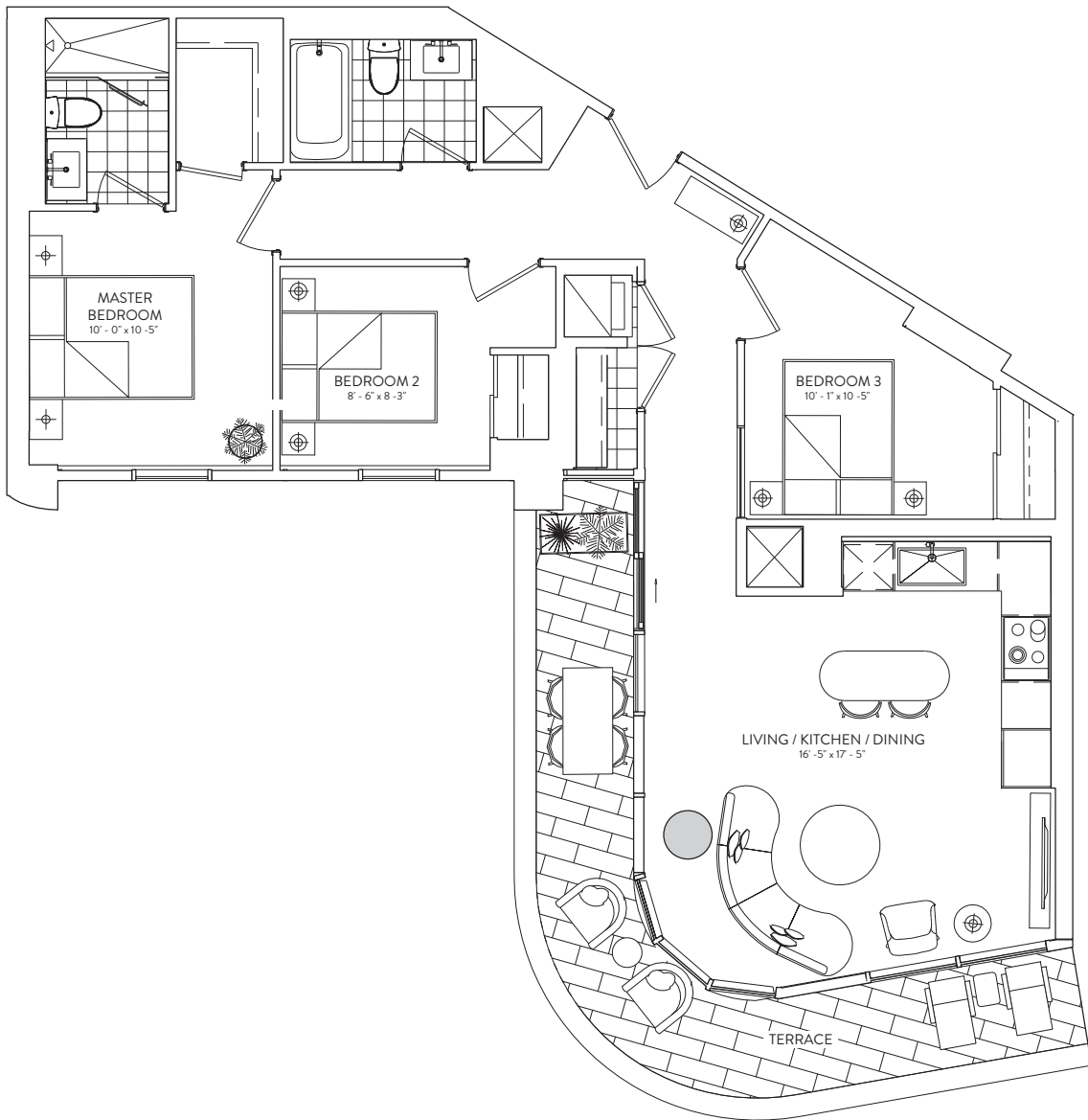
FLOORS 4-7



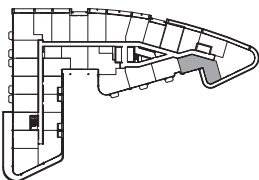
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# 3B 973

INTERIOR: 973 SF | EXTERIOR: 156 SF 3 BEDROOM | 2 BATHROOM



FLOORS 3-7



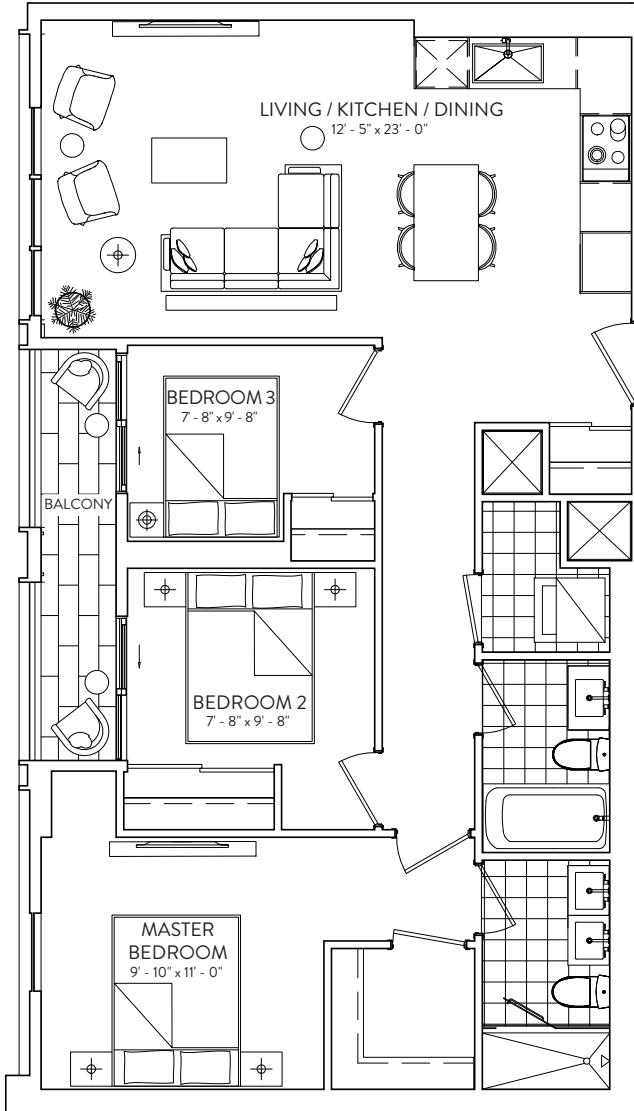
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# 3B 975

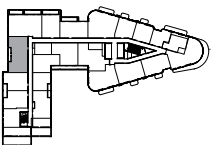
3 BEDROOM | 2 BATHROOM

INTERIOR: 975 SF | EXTERIOR: 52 SF

GALLERIA 



FLOORS 9-10



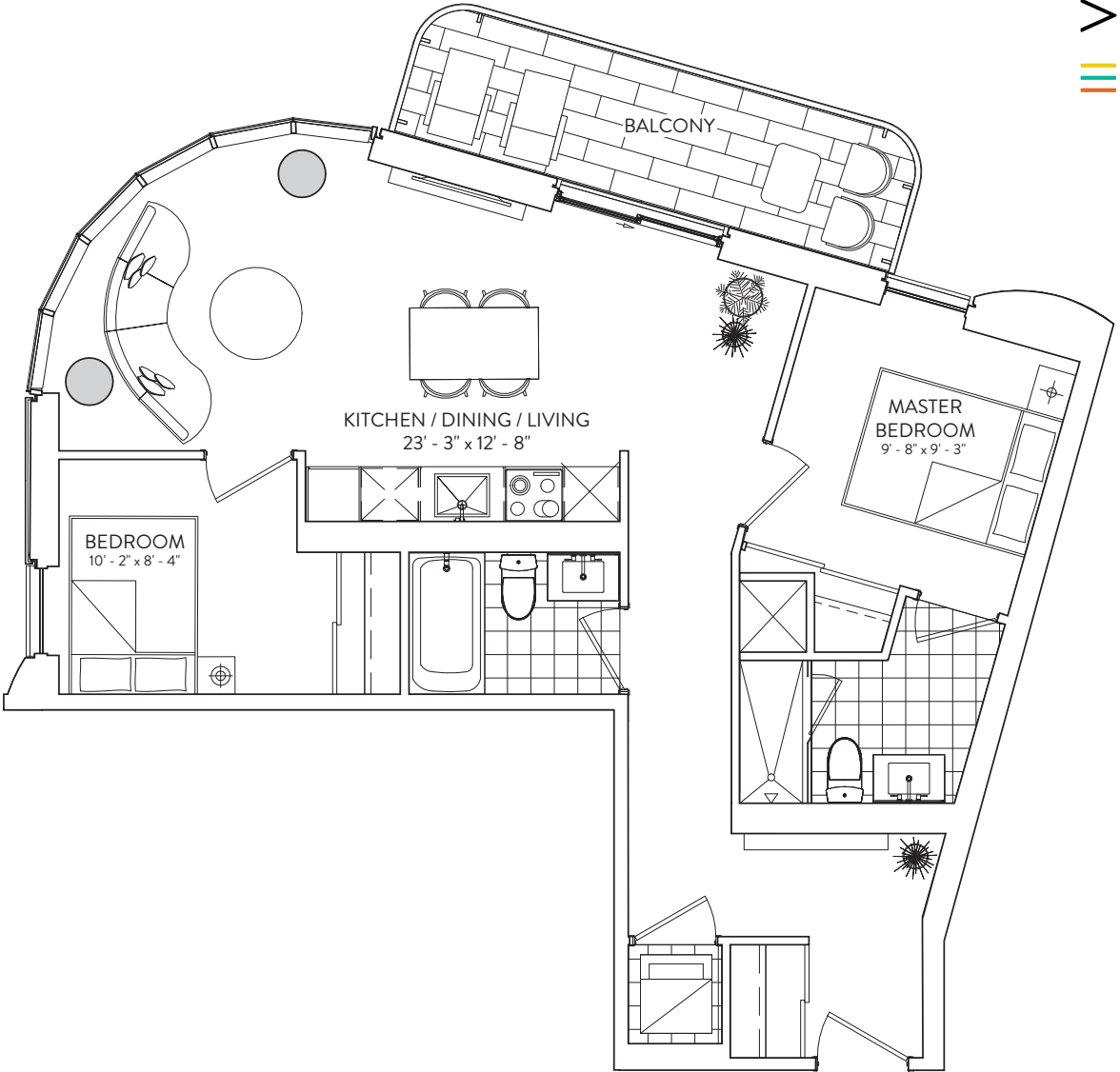
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almadev

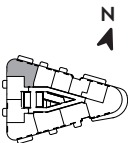
# 2B 786

2 BEDROOM | 2 BATHROOM

INTERIOR: 786 SF | EXTERIOR: 85 SF



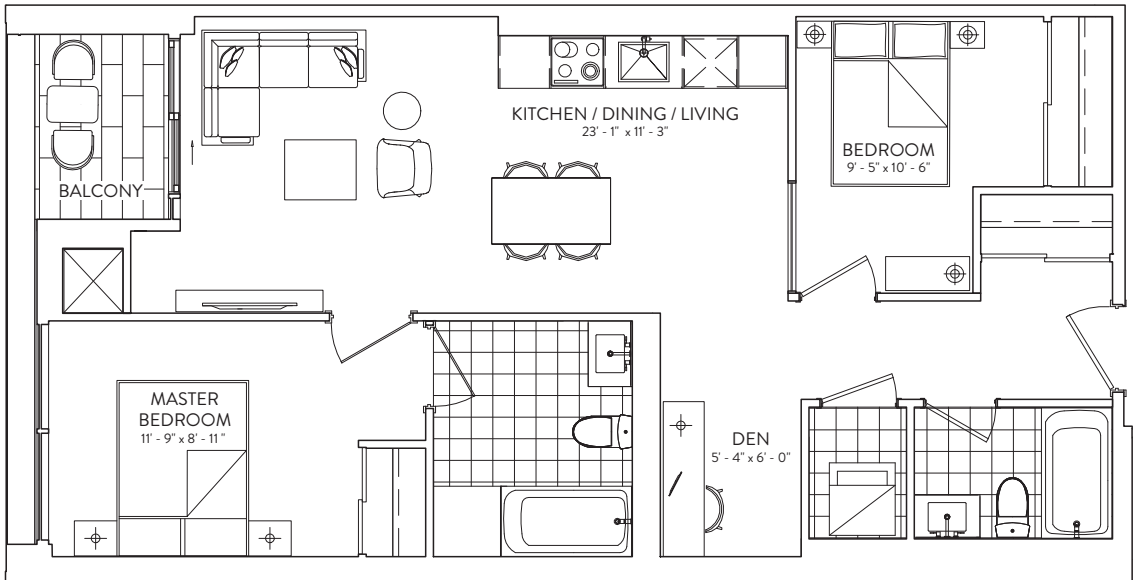
FLOORS 12-31



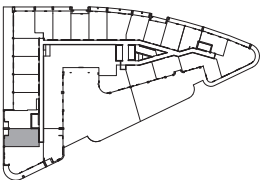
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# 2B+D 854

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



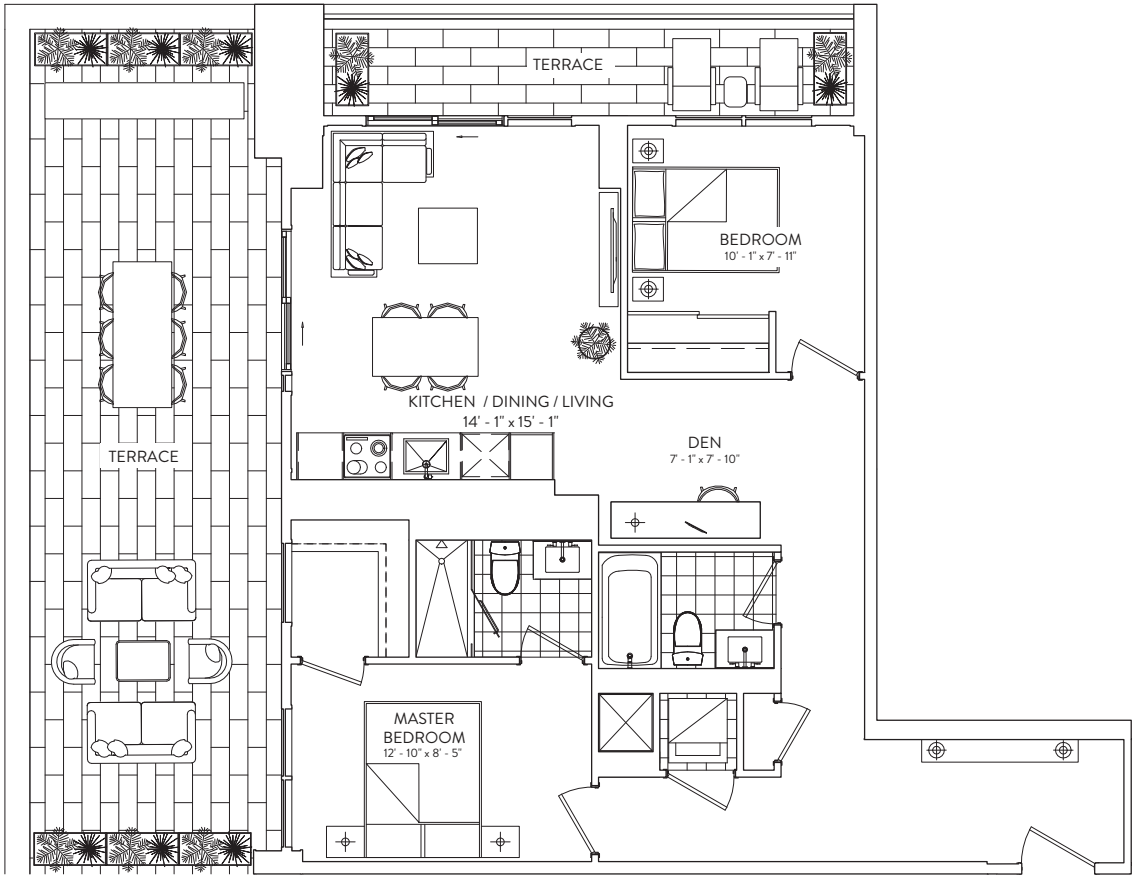
FLOORS 3-4



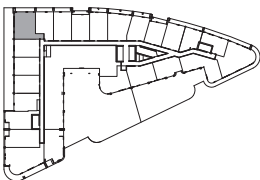
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# 2B+D 917

INTERIOR: 917 SF | EXTERIOR: 477 SF | 2 BEDROOM + DEN | 2 BATHROOM



FLOOR 3

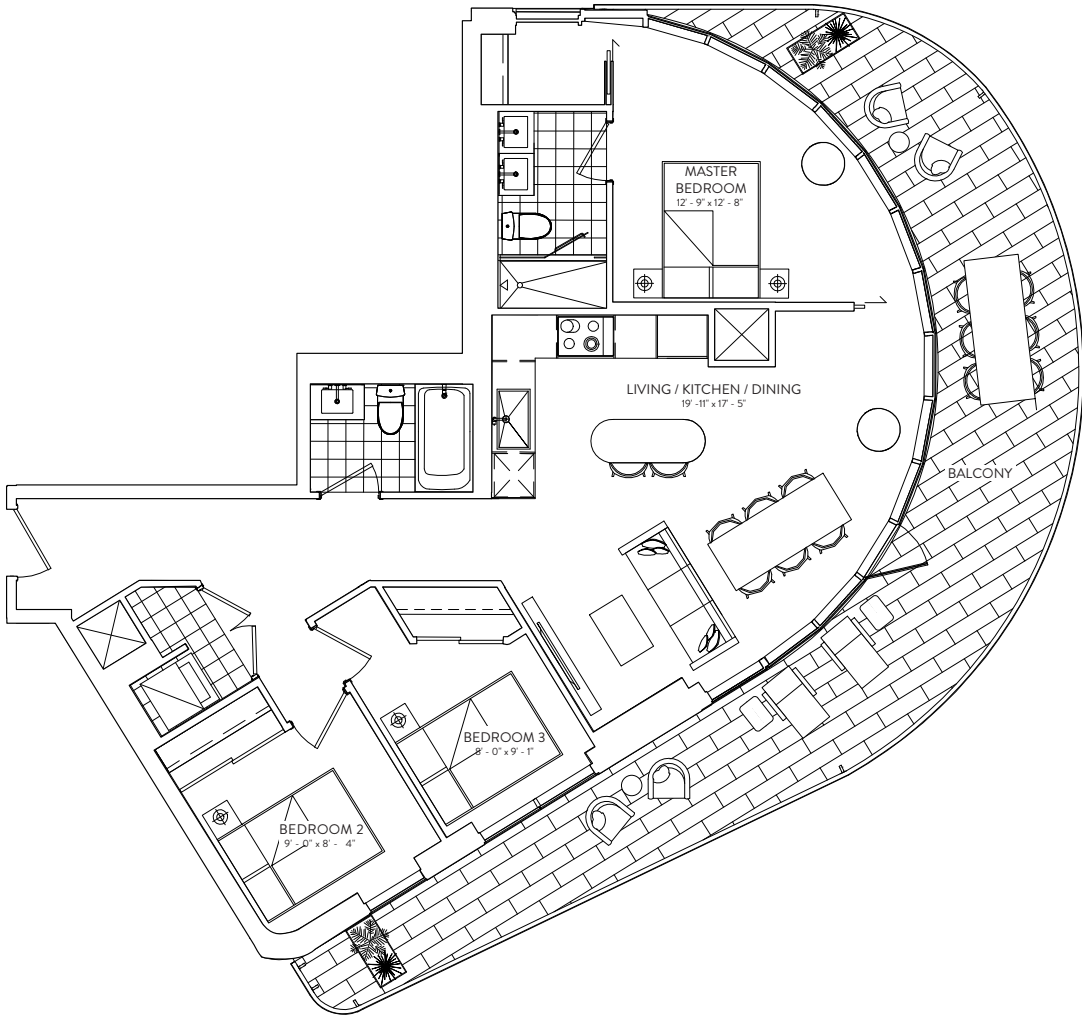


This plan is not to scale and is subject to architectural review and revision. The number of units per level and the number of floors may be reduced or increased at the vendor's sole discretion without notice. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. All materials, specifications, details and dimensions, if any, are approximate and subject to change without notice in order to comply with building site conditions and municipal, structural, vendor and/or architectural 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. Bulkheads are not shown on this plan and may be located in areas of the Unit as required to provide venting and mechanical systems. Balconies, Terraces and Patios, if any, are exclusive use common elements shown for display purposes only and location and size are subject to change without notice. Window location, size and type may vary without notice. The length, width and directional position of the flooring are for illustration purposes only and may vary without notice. E.&O.E.

# 3B 994

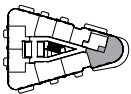
3 BEDROOM | 2 BATHROOM

INTERIOR: 994 SF | EXTERIOR: 360 SF

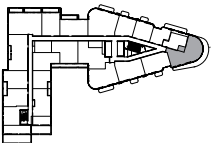


FLOORS 9, 10, 12-27 | EXTERIOR: 360 SF  
FLOOR 11 | EXTERIOR: 385 SF

FLOORS 11-27



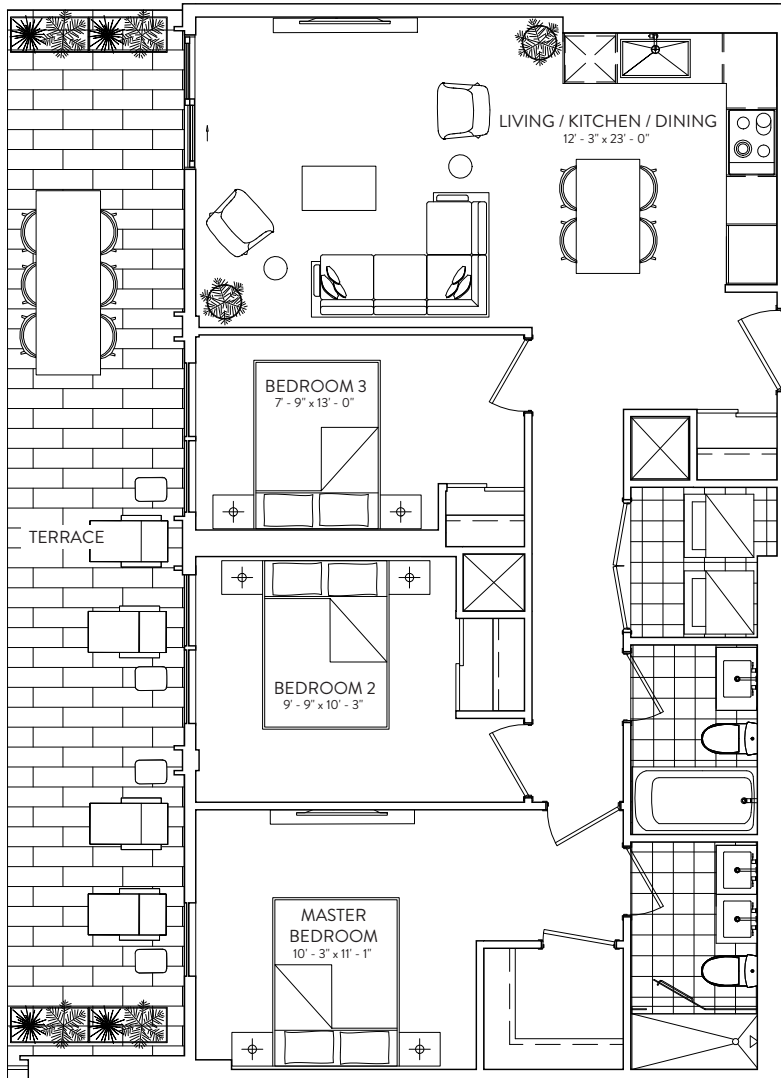
FLOORS 9-10



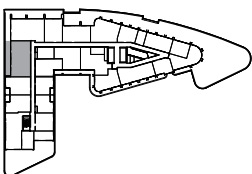
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# 3B 1018 W

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



FLOOR 8

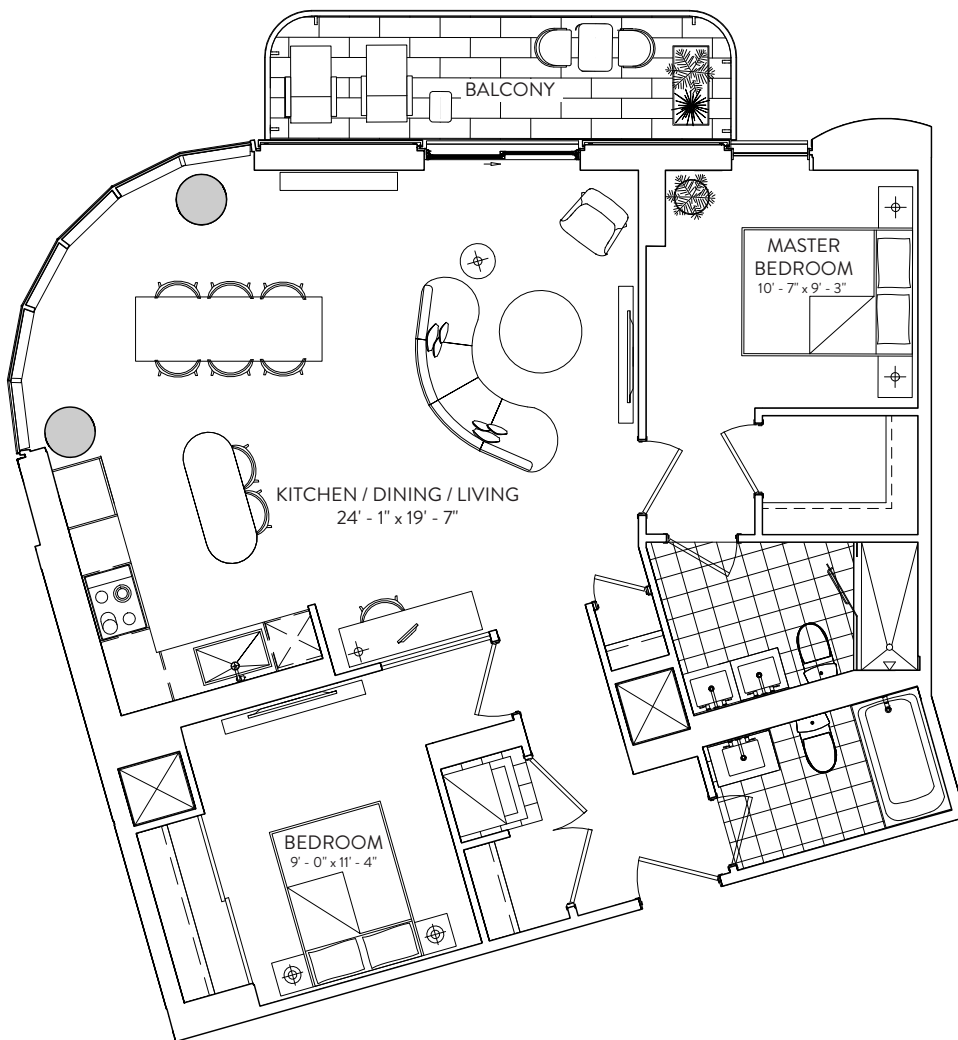


# 2B 1046

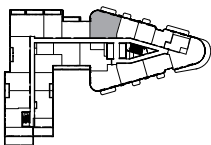
2 BEDROOM | 2 BATHROOM

INTERIOR: 1046 SF | EXTERIOR: 85 SF

GALLERIA 



FLOORS 9-10



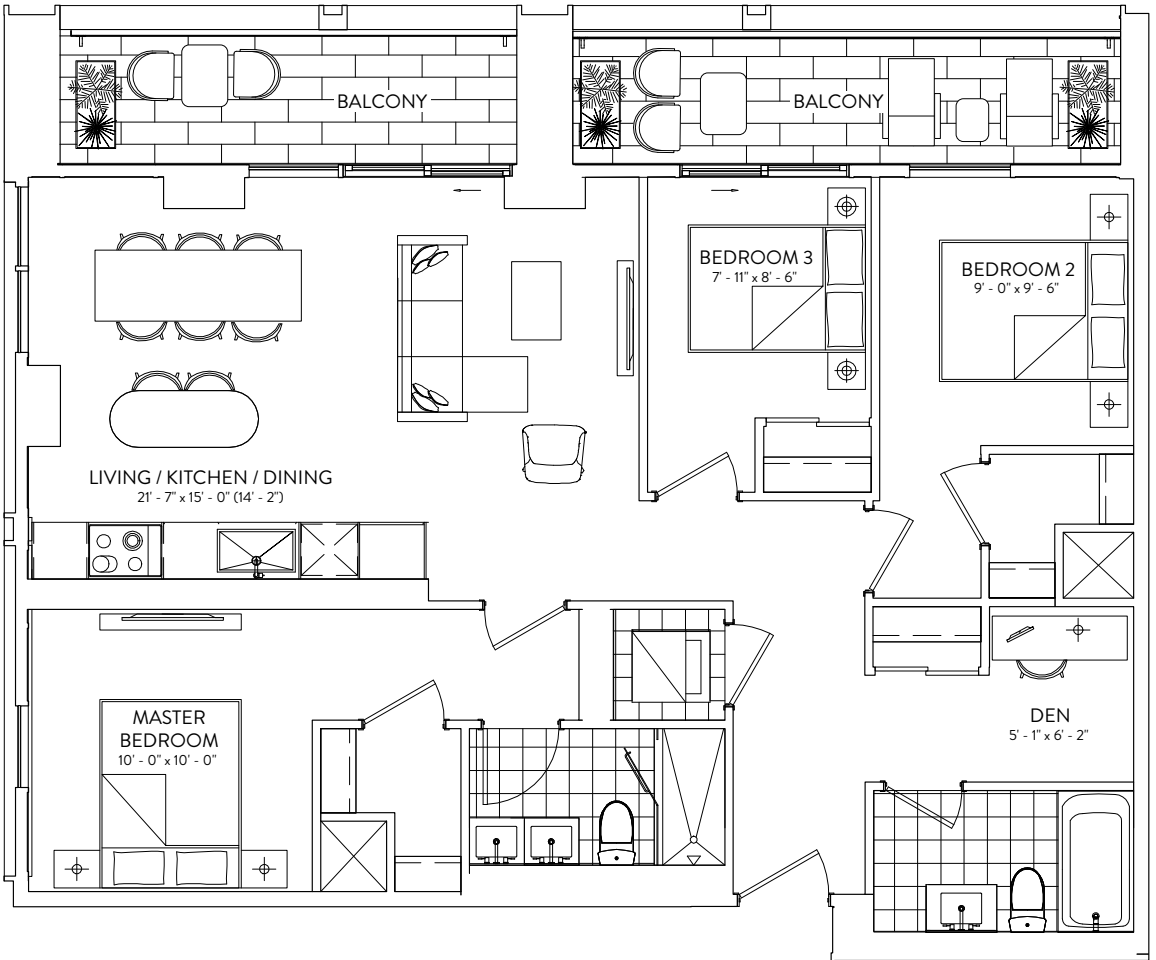
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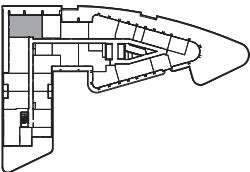
# 3B+D 1110

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

GALLERIA 



FLOORS 9-10



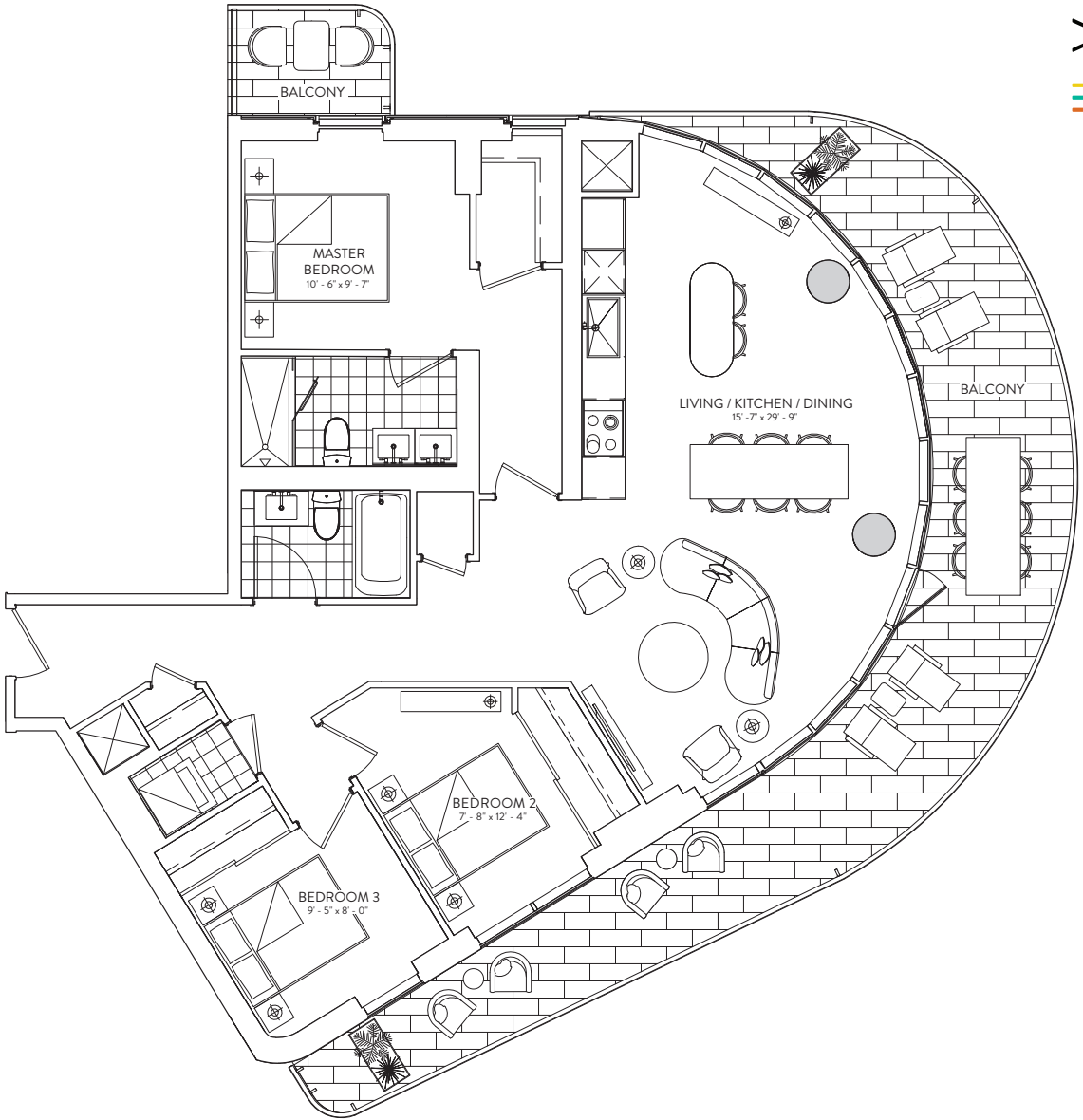
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almadev

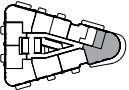
# 3B 1184

3 BEDROOM | 2 BATHROOM

INTERIOR: 1184 SF | EXTERIOR: 387 SF



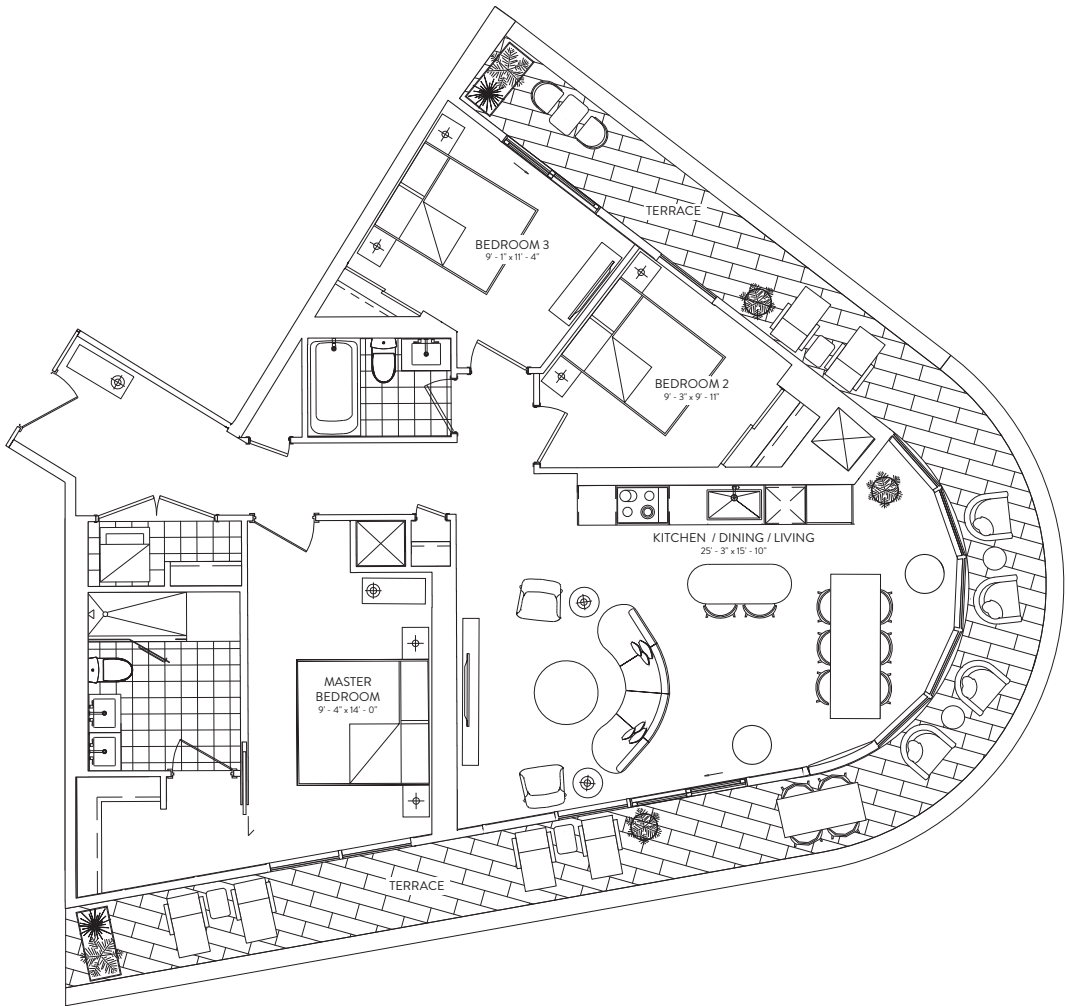
FLOORS 28-31



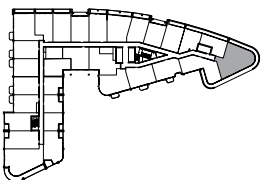
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# 3B 1225

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

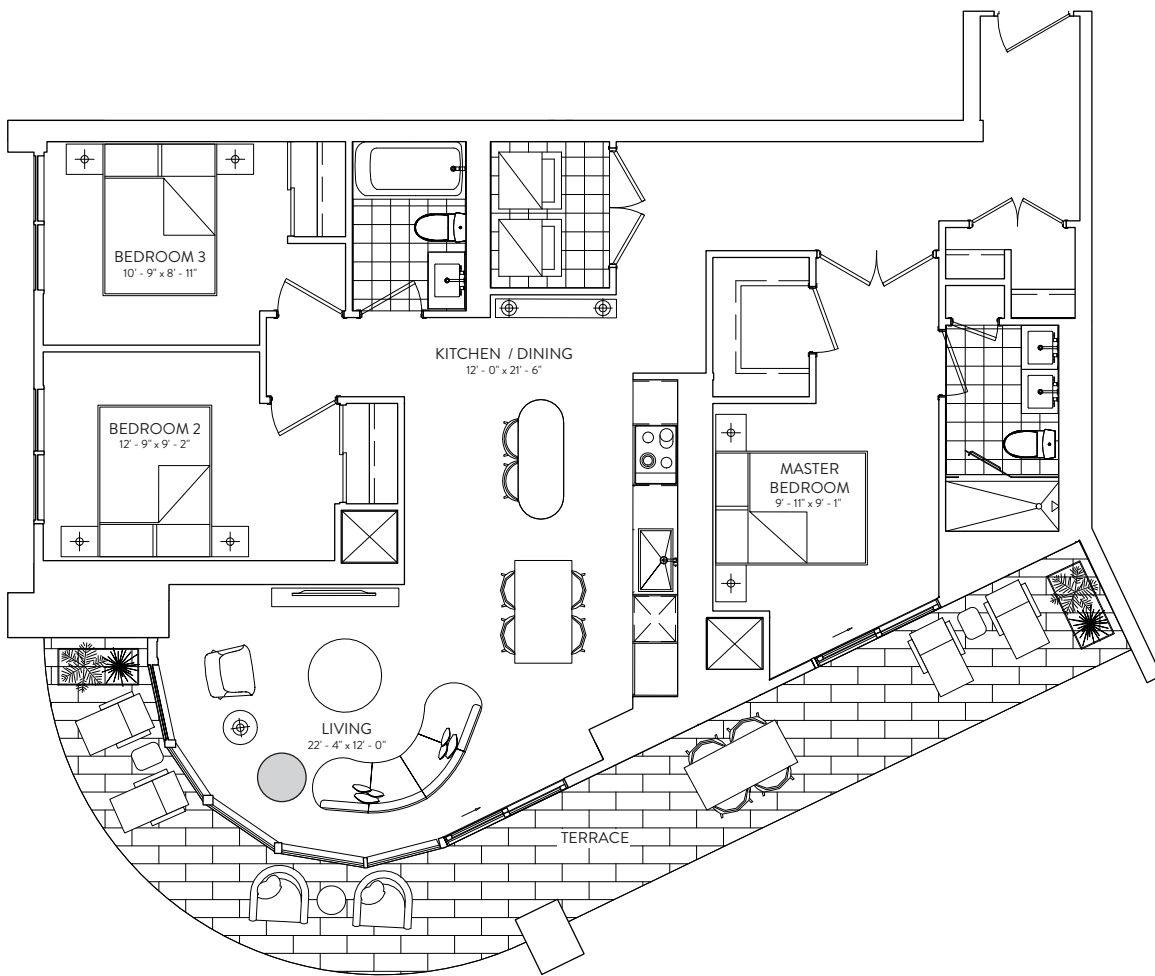


FLOOR 4

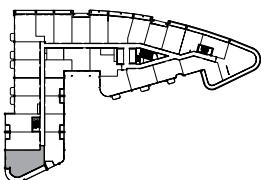


# 3B 1250 S

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



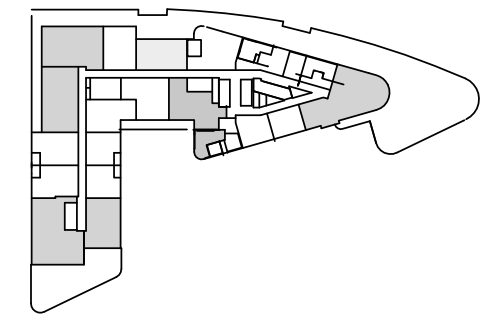
FLOORS 3-4



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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

