

BIRCHLEY PARK

EXCLUSIVE CLIENT INCENTIVES – UP TO \$65K IN SAVINGS*

20-Month Rental Top Up at \$5.50/sf*

20-Month Mortgage Rate Guarantee at 2.49%*

6% Interest on the first 10% Deposit*

Free Assignment (\$5,000 Value)

*\$500 admin fee plus HST+ legal fee plus HST

Free Right to Lease on Occupancy (\$2,500 Value)

*\$500 admin fee plus HST+ legal fee plus HST

Capped Development Charges

\$15,000 for 1B+D and smaller units

\$18,000 for 2B and larger units

SPECIAL EXTENDED DEPOSIT STRUCTURE *

\$10,000 Bank Draft on Signing

Balance to 5% in 30 days

\$1,000 per month until April 2025

Balance to 5% on May 2025

5% 90 Days Prior to First Tentative Occupancy Date

5% on Occupancy

Extended Tentative Occupancy Date: January 2028

Standard Parking: \$69,000

EV Parking: Waitlist

**Launch limited time only*

Parking Restrictions: Any suite 2B and larger is eligible to purchase a parking spot.

Locker: \$6,900

**Launch limited time only*

Locker Restriction: Any suite 667 sq ft and larger is eligible to purchase a locker.

BIRCHLEY PARK CONDOMINIUMS SALES OFFICE LOCATED AT 2480 GERRARD ST E, UNIT 7

Sales Office Hours: Mon-Thurs: 12-6pm, Fri: CLOSED, Sat-Sun: 12-5pm

T: (647) 368-7783 | E: sales@birchleypark.com

*All prices, promotions, incentives, and specifications are subject to change without notice and are available for a limited time only. Terms and conditions apply. Please speak to our sales representative for more details. Barrier free suites available for specific units only. Not all units can be designed to accommodate barrier free requirements. E. & O.E. March 2, 2024

All areas and stated room dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. This pricing only applies to floors and units that are released. Premiums apply to floors, balconies, patios, terraces, ceiling heights and views.

All Purchasers must meet the eligibility requirements set out in the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.

BIRCHLEY PARK

Exclusive Price List

JR 1-BEDROOM SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
923	JR 1B	1	374	52	S-CY	\$550,900
105	JR 1B	1	420	P 69	SE	\$544,900
305	JR 1B	1	432	42	E-CY	\$529,900

1-BEDROOM SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
107	1B	1	464	P 69	S	\$619,900
709	1B	1	492	T 255	W	\$673,900
524	1B	1	503	T 108	N	\$645,900
902	1B	1	532	35	E-CY	\$629,900

1-BEDROOM + DEN SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
412	1B+D	1	532	49	SE	\$660,900
110	1B+D	2	605	P 81	S	\$674,900
609	1B+D	2	653	45	W	\$738,900
732	1B+D	2	715	T 121	SE-CY	\$823,900

CY – courtyard; T – Terrace; P – Patio / Six appliances & HST included in Purchase Price

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2-BEDROOM SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
443	2B	2	665	94	S-CY	\$770,900
630	2B	2	665	94	S-CY	\$780,900
213	2B	2	688	49	S	\$794,900
714	2B	2	698	T 392	NW	\$884,900
516	2B	2	708	T 398	NW	\$875,900
507	2B	2	716	60	S	\$817,900
414	2B	2	718	T 54	S	\$839,900

2-BEDROOM + DEN SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
711	2B+D	2	739	T 387	W	\$898,900
439	2B+D	2	749	88	SE-CY	\$849,900
328	2B+D	2	813	92	NW	\$873,900
219	2B+D	2	850	T 37	SW	\$912,900

3-BEDROOM SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
1113	3B	2	790	T 228	NE	\$945,900
608	3B	2	874	43	SW	\$956,900
1204	3B	2	896	37	E-CY	\$986,900
506	3B	2	921	T 563	E-CY	\$1,024,900

CY – courtyard; T – Terrace; P – Patio / Six appliances & HST included in Purchase Price

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<p>SPECIAL EXTENDED DEPOSIT STRUCTURE *</p> <p>\$10,000 Bank Draft on Signing Balance to 5% in 30 days \$1,000 per month until April 2025 Balance to 5% in May 2025 5% 90 Days prior to First Tentative Occupancy Date 5% on Occupancy</p>	<p>PARKING AND LOCKER</p> <p>Standard Parking: \$69,000 EV Parking: Waitlist *Launch limited time only Parking restrictions: Any suite 2B and larger is eligible to purchase a parking spot</p> <p>Locker: \$6,900 *Launch limited time only Locker Restriction: Any suite 667 sq ft and larger is eligible to purchase a locker</p>
<p>BANK DRAFTS PAYABLE TO: BENNETT JONES LLP IN TRUST</p>	
<p>MAINTENANCE FEES</p> <p>Approx. \$0.69/sq ft. per month *includes gas, geothermal heating and cooling + \$60 LiveWell (Smart Home & bulk Internet)</p> <p>Parking: \$79.95/month Locker: \$24.95</p>	
<p>EXTENDED OCCUPANCY DATE: January 2028</p>	

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