

# ALLURE

## STUDIO

Starting Floor	Model	Bed Type	Bath(s)	Approximate Interior SQF	Approximate Exterior SQF	Exposure	Starting Price	\$/SQFT
2	SINGAPORE	STUDIO	1	508	No Balcony	E	\$689,990	\$1,358
12	MONTREAL	STUDIO	1	434	37	S	\$732,990	\$1,688

## 1 BEDROOM

Starting Floor	Model	Bed Type	Bath(s)	Approximate Interior SQF	Approximate Exterior SQF	Exposure	Starting Price	VIP Starting Price	\$/SQFT
9	STOCKHOLM	1B	1	501	No Balcony	N	<del>\$863,990</del>	\$729,990	\$1,457
9	FRANKFURT	1B	1	534	Juliette	N	<del>\$892,990</del>	\$769,990	\$1,441
9	KYOTO	1B+D	1	632	37	S	<del>\$1,012,990</del>	\$869,990	\$1,377

## 2 BEDROOMS

Starting Floor	Model	Bed Type	Bath(s)	Approximate Interior SQF	Approximate Exterior SQF	Exposure	Starting Price	VIP Starting Price	\$/SQFT
9	LIMA	2B	1	666	No Balcony	S	<del>\$1,067,990</del>	\$939,990	\$1,411
9	CHIBA	2B	1	681	No Balcony	S	<del>\$1,072,990</del>	\$949,990	\$1,395
9	LISBON	2B	2	714	37	SE	<del>\$1,192,990</del>	\$1,069,990	\$1,499
4	MILAN	2B+D	2	845	119	N	<del>\$1,351,990</del>	\$1,089,990	\$1,290

## 3 BEDROOMS

Starting Floor	Model	Bed Type	Bath(s)	Approximate Interior SQF	Approximate Exterior SQF	Exposure	Starting Price	VIP Starting Price	\$/SQFT
9	BUDAPEST	3B	2	846	123	NE	<del>\$1,349,990</del>	\$1,189,990	\$1,407

<p><b>Maintenance:</b> \$0.69/psf (Hydro &amp; Water Metered Separately)</p> <p><b>Bulk Internet &amp; Smart Home System:</b> \$57.57/mo***</p> <p><b>Parking Maintenance:</b> \$66.32/mo</p>	<p><b>TENTATIVE OCCUPANCY</b> SPRING 2028</p>
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### LIMITED-TIME DEPOSIT STRUCTURE

#### 10% DEPOSIT BEFORE OCCUPANCY

- \$10,000 on signing (Bank Draft)
- Balance of 5% in 30 days
- 2.5% in 366 days
- 1.25% in 540 days
- 1.25% on January 5th, 2028
- 10% on occupancy

Please make all cheques payable to  
**HARRIS SHEAFFER LLP in TRUST**

### CAPPED DEVELOPMENT FEE

- 1B+D & Smaller: \$17,500 + HST
- 2B and Larger: \$20,000 + HST

### PARKING & LOCKER

**STANDARD PARKING:** ~~\$134,990~~ \$129,990

**EV PARKING \*\*\***

3 Bedrooms are eligible for parking  
All other suite types will be waitlisted

**Storage Locker:** Waitlisted



New Life Homes  
A Real Estate Business Center

\*Legal fee will apply and remains subject to Vendor approval. \*\*Subject to Vendor's Approval. \*\*\*Please see Sales Representative for full details. All prices, figures and materials are preliminary and are subject to change without notice. All areas and stated room dimensions are approximate. floor area measured in accordance with Tarion Bulletin#22. Actual living area will vary from floor area stated E.&O.E. February 20, 2024.

