



## EXCLUSIVE BROKER PACKAGE



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





## **PURCHASER INCENTIVES**

### **\$10,000 off the Purchase Price\***

- Studio Suites
- JR 1 Bedroom
- 1 Bedroom Suites

### **\$20,000 off the Purchase Price\***

- 2 Bedroom Suites
- 3 Bedroom Suites

- **FREE ASSIGNMENT \*\***

- **FREE RIGHT TO LEASE DURING OCCUPANCY \*\***

- **CAPPED DEVELOPEMENT**

\$6,000 for Studio and 1 Bedroom Suites

\$8,000 for 2 Bedroom and 3 Bedroom Suites

- **EXTENDED DEPOSIT STRUCTURE**

\$5,000 on signing

Balance 5% in **30** days

5% in **120** days

5% in **180** days

5% in **960** days

*\*Reduction in price will occur at time of sale.*

*\*\*Legal fees will apply.*

*Please speak to Sales Representative for further details. Some restrictions may apply. Incentive Program is a limited time offer.*

*Prices, Incentives and specifications are subject to change without notice E. & O.E.*

*April 23, 2019*





## Procedure for Buying - Exclusive Broker Worksheet Program

Pricing, floorplans and information is not to be posted on-line or shared with other Agents. We will take back your unit(s) if this request is not respected.

1. The attached worksheet should be completed for your Purchaser, once a Purchaser is in place. Your Purchaser's photo ID must also be included with your worksheet (both sides of the Driver's Licence). Please email to Merge@bakersales.info and directly to your assigned Baker Sales Representative by 11:00 AM on Monday, April 29, 2019.
2. You will be notified of your suite allocation by your assigned Baker Representative. Please book your signing appointments through your Agent. Appointment times are Saturday, May 4, 2019 from 12:00 -5:00 PM and Sunday, May 5, 2019 from 12:00-5:00PM. At time of booking, please indicate the Purchaser's name and suite number. **The Purchaser named on the Worksheet must be present to sign the Agreement of Purchase and Sale.**
3. All allocations must be signed by Sunday, May 5<sup>th</sup>, 2019. All allocated suites that have not been signed by 6 pm will be returned to Developer Inventory.
4. At the signing appointment, the Agreement will be completed on the iPad. Please be at the Sales Centre 5 minutes in advance of your appointed time and have your client's Photo ID ready. Appointment times will be strictly adhered to. If your client is not the Purchaser identified on the Worksheet or if they do not honour their appointment, we do reserve the right to reassign the unit.
5. A deposit cheque from a financial institution in the amount of \$5,000 must be presented at time of purchase payable to **"Schneider Ruggiero Spencer Milburn LLP"**. It is preferred that the cheques due in 30 days, 120 days, 180 days and 960 days also be presented at that time. If not, the balance of the cheques must be delivered to the Sales Centre during the 10 day firm up period. Counter cheques will not be accepted. If an address appears on the cheque, it must match that on the Purchaser's Photo ID.
6. In order to comply with Fintrac requirements, Photo ID and Employment Information must be provided for all individuals named on the cheque(s) at time of signing. If cheque(s) are being issued by someone other than the Purchaser(s), Photo Identification and Employment Information must be provided for the cheque holder and anyone else named on the cheques they are providing. If an address appears on the cheque, it must match that on the Cheque Issuer's Photo ID.
7. The Broker Referral will be signed once the sale has gone firm, all deposit cheques have been received and an acceptable mortgage approval provided. Mortgage approvals will be verified with the Lender.

Thank you for your support and co-operation,

**Debbie Flynn**  
*Sales Representative*  
C. 905-483-0202  
E. debbieflynn@bakersales.info

**Iman Lalji**  
*Sales Representative*  
C. 647-465-4626  
E. imanlalji@bakersales.info

**Merge Presentation Centre**  
**1040 Kingston Rd, Toronto, ON M4E 1T4**

# WORKSHEET

EMAIL: merge@bakersales.info



BASE PURCHASE PRICE \$ \_\_\_\_\_  
PARKING COST \$ \_\_\_\_\_  
LOCKER COST \$ \_\_\_\_\_  
TOTAL PURCHASE PRICE \$ \_\_\_\_\_

**Preferred Suite:**

	MODEL	APPOINTMENT: (DATE & TIME)
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		

Direction (Exposure of unit)	
Inside Suite/Outside Suite	
# of Bedrooms	
Approx. Square Footage	
Price/Additional Comments	

Parking Spot-\$45,000 (1 per suite)  
Parking may be purchased with suites larger than \_\_\_\_\_  
475 sqft. (subject to availability)

Lockers-\$8,000 (1 per suite)  
Lockers may be purchased with 1+D or \_\_\_\_\_  
larger suites. (subject to availability)

**PURCHASER INFORMATION : PLEASE ENCLOSE CLEAR COPY OF PURCHASER PHOTO IDENTIFICATION**

PURCHASER 1	PURCHASER 2
First Name:	First Name:
Last Name:	Last Name:
Address:	Address:
Suite #	Suite #
City: Province:	City Province:
Postal Code:	Postal Code:
Main Phone:	Main Phone:
Alternate Phone:	Alternate Phone:
Date of Birth:	Date of Birth:
S.I.N. #	S.I.N. #
Driver's Licence #	Driver's Licence #
Expiry Date:	Expiry Date:
Email:	Email:

PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)	
Did you register through the Web?	How did you hear about us?
Profession:	Company Name:
If self-employed, Nature of Business:	
How many dependents?	Ages?
End User or Investor:	Marital Status:

Co-operating Broker: Please enclose Agent's business card.

Name: \_\_\_\_\_

Brokerage: \_\_\_\_\_

Address: \_\_\_\_\_

Mobile: \_\_\_\_\_

Office: \_\_\_\_\_

Fax: \_\_\_\_\_





TOWER

MODEL	TYPE	APPROX. SIZE	VIE W	OUTDOOR SIZE	FLOORS FROM	PRICE	VIP DISCOUNT	VIP PRICE
STUDIO								
Unit 36	Studio / 1bath	404	N	24	6	<del>\$285,900</del>	\$10,000	\$275,900
Unit 15	Studio / 1bath	473	NW	52	3	<del>\$335,900</del>	\$10,000	\$325,900
Unit 54	Studio / 1bath	473	NW	52	7	<del>\$354,900</del>	\$10,000	\$344,900
JR 1 BEDROOM								
Unit 19	Jr 1B / 1bath	465	N	24	3	<del>\$305,900</del>	\$10,000	\$295,900
1 BEDROOM								
Unit 37	1Bed / 1bath	450	N	24	6	<del>\$331,900</del>	\$10,000	\$321,900
Unit 14	1Bed / 1bath	410	NW	69	3	<del>\$335,900</del>	\$10,000	\$325,900
Unit 34	1Bed / 1bath	467	N	24	6	<del>\$335,900</del>	\$10,000	\$325,900
Unit 33	1Bed / 1bath	467	N	24	6	<del>\$340,900</del>	\$10,000	\$330,900
Unit 20	1Bed / 1bath	506	N	24	3	<del>\$341,900</del>	\$10,000	\$331,900
Unit 13	1Bed / 1bath	546	NW	48	3	<del>\$365,900</del>	\$10,000	\$355,900
Unit 14B	1Bed / 1bath	416	NW	80	10	<del>\$365,900</del>	\$10,000	\$355,900
Unit 30	1Bed / 1bath	601	S	19	3	<del>\$385,900</del>	\$10,000	\$375,900
1 BEDROOM + DEN								
Unit 17	1Bed+Den / 1bath	532	N	24	3	<del>\$365,900</del>	\$10,000	\$355,900
Unit 38	1Bed+Den / 1bath	558	NE	24	6	<del>\$385,900</del>	\$10,000	\$375,900
Unit 21	1Bed+Den / 1bath	629	NE	20	3	<del>\$395,900</del>	\$10,000	\$385,900
Unit 24	1Bed+Den / 1bath	563	S	25	3	<del>\$395,900</del>	\$10,000	\$385,900
Unit 31	1Bed+Den / 1bath	614	S	25	3	<del>\$415,900</del>	\$10,000	\$405,900
Unit 52	1Bed+Den / 1bath	560	W	36	7	<del>\$415,900</del>	\$10,000	\$405,900
Unit 25	1Bed+Den / 1bath	598	S	19	3	<del>\$425,900</del>	\$10,000	\$415,900
Unit 65	1Bed+Den / 1bath	600	N	25	8	<del>\$425,900</del>	\$10,000	\$415,900
Unit 27	1Bed+Den / 1bath	639	S	19	3	<del>\$445,900</del>	\$10,000	\$435,900
Unit 28	1Bed+Den / 1bath	689	S	25	3	<del>\$475,900</del>	\$10,000	\$465,900
Unit 74	1Bed+Den / 1bath	607	NW	90	9	<del>\$475,900</del>	\$10,000	\$465,900
2 BEDROOMS								
Unit 2	2Bed / 2bath	609	W	36	3	<del>\$427,900</del>	\$20,000	\$407,900
Unit 1	2Bed / 2bath	658	W	36	3	<del>\$455,900</del>	\$20,000	\$435,900
Unit 16	2Bed / 2bath	690	N	64	3	<del>\$455,900</del>	\$20,000	\$445,900
Unit 12	2Bed / 2bath	754	SW	36+108	3	<del>\$515,900</del>	\$20,000	\$495,900
Unit 29	2Bed / 2bath	800	S	34	3	<del>\$525,900</del>	\$20,000	\$505,900
2 BEDROOMS + MEDIA								
Unit 22	2Bed+Media / 2bath	770	SE	30	3	<del>\$515,900</del>	\$20,000	\$495,900
2 BEDROOMS + DEN								
Unit 64	2Bed+Den / 2bath	684	N	64	8	<del>\$485,900</del>	\$20,000	\$465,900
Unit 23	2Bed+Den / 2bath	866	S	19	3	<del>\$545,900</del>	\$20,000	\$525,900

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TERRACES

MODEL	TYPE	APPROX. SIZE	VIEW	OUTDOOR SIZE	FLOORS FROM	PRICE	VIP DISCOUNT	VIP PRICE
Unit 36	Studio / 1bath	404	N	74	5	<del>-\$301,900</del>	\$10,000	\$291,900
Unit 37	1Bed / 1bath	450	N	74	5	<del>-\$345,900</del>	\$10,000	\$335,900
Unit 34	1Bed / 1bath	467	N	74	5	<del>-\$355,900</del>	\$10,000	\$345,900
Unit 33	1Bed / 1bath	467	N	74	5	<del>-\$360,900</del>	\$10,000	\$350,900
Unit 67	1Bed / 1bath	431	SE	191	8	<del>-\$385,900</del>	\$10,000	\$375,900
Unit 38	1Bed+Den / 1bath	558	NE	70	5	<del>-\$401,900</del>	\$10,000	\$391,900
Unit 41	1Bed+Den / 2bath	565	W	37	6	<del>-\$405,900</del>	\$10,000	\$395,900
Unit 79	1Bed / 1bath	450	SE	178	9	<del>-\$405,900</del>	\$10,000	\$395,900
Unit 47	1Bed+Den / 1bath	553	S	149	6	<del>-\$415,900</del>	\$10,000	\$405,900
Unit 75	1Bed+Den / 1bath	532	N	46	9	<del>-\$415,900</del>	\$10,000	\$405,900
Unit 78	1Bed / 1bath	541	NE	44	9	<del>-\$415,900</del>	\$10,000	\$405,900
Unit 48	1Bed+Den / 1bath	592	S	149	6	<del>-\$425,900</del>	\$10,000	\$415,900
Unit 57	1Bed+Den / 1bath	508	S	120	7	<del>-\$425,900</del>	\$10,000	\$415,900
Unit 50	1Bed+Den / 1bath	572	S	160	6	<del>-\$435,900</del>	\$10,000	\$425,900
Unit 40	2Bed / 2bath	613	W	37	6	<del>-\$445,900</del>	\$20,000	\$425,900
Unit 76	1Bed+Den / 1bath	568	N	38 + 19	9	<del>-\$435,900</del>	\$10,000	\$425,900
Unit 32	2Bed / 1bath	627	N	108	5	<del>-\$455,900</del>	\$20,000	\$435,900
Unit 49	1Bed+Den / 2bath	594	S	152	6	<del>-\$445,900</del>	\$10,000	\$435,900
Unit 62	2Bed / 2bath	558	S	115	7	<del>-\$455,900</del>	\$20,000	\$435,900
Unit 43	2Bed / 2bath	576	S	224	6	<del>-\$465,900</del>	\$20,000	\$445,900
Unit 42	2Bed / 2bath	611	SE	230	6	<del>-\$485,900</del>	\$20,000	\$465,900
Unit 58	1Bed+Den / 2bath	560	S	120	7	<del>-\$475,900</del>	\$10,000	\$465,900
Unit 59	2Bed / 2bath	630	S	120	7	<del>-\$515,900</del>	\$20,000	\$495,900
Unit 77	2Bed / 2bath	660	N	39 + 19	9	<del>-\$525,900</del>	\$20,000	\$505,900
Unit 73	2Bed / 2bath	687	NW	44 B 90	9	<del>-\$525,900</del>	\$20,000	\$505,900
Unit 44	2Bed+Den / 2bath	655	S	224	6	<del>-\$535,900</del>	\$20,000	\$515,900
Unit 69	2Bed / 2bath	640	S	162	8	<del>-\$545,900</del>	\$20,000	\$525,900
Unit 83	2Bed / 2bath	733	S	218	9	<del>-\$545,900</del>	\$20,000	\$525,900
Unit 45	2Bed+Den / 2bath	706	S	224	6	<del>-\$555,900</del>	\$20,000	\$535,900
Unit 60	2Bed+Den / 2bath	708	S	120	7	<del>-\$575,900</del>	\$20,000	\$555,900
Unit 68	2Bed+Media / 2bath	685	S	323	8	<del>-\$575,900</del>	\$20,000	\$555,900
Unit 46	2Bed+Den / 2bath	776	S	224	6	<del>-\$595,900</del>	\$20,000	\$575,900
Unit 61	2Bed+Den / 2bath	755	S	120	7	<del>-\$605,900</del>	\$20,000	\$585,900
Unit 63	2Bed / 2bath	761	SW	290 B 36	8	<del>-\$625,900</del>	\$20,000	\$605,900
Unit 82	2Bed+Den / 2bath	831	S	312	9	<del>-\$655,900</del>	\$20,000	\$635,900
Unit 55	3Bed+Media / 2bath	897	NE	405 B 24	7	<del>-\$715,900</del>	\$20,000	\$695,900
Unit 51	3Bed / 2bath	972	SW	175 B 36	7	<del>-\$725,900</del>	\$20,000	\$705,900
Unit 72	3Bed / 2bath	910	SW	359 + 46	9	<del>-\$735,900</del>	\$20,000	\$715,900

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## TOWNHOMES

MODEL	TYPE	APPROX. SIZE	VIEW	OUTDOOR SIZE	FLOORS FROM	PRICE	VIP DISCOUNT	VIP PRICE
Unit 9	2Bed+Media / 2bath	795	S	P 160	1	<del>\$575,900</del>	\$20,000	\$555,900
Unit 10	2Bed+Den / 2bath	970	S	P 183	1	<del>\$675,900</del>	\$20,000	\$655,900
Unit 5	2Bed+Den / 2bath	1046	S	P 125	1	<del>\$675,900</del>	\$20,000	\$655,900
Unit 3	2Bed+Den / 2bath	1104	SE	P 139	1	<del>\$715,900</del>	\$20,000	\$695,900
Unit 6	2Bed+Den / 2bath	1120	S	P 130	1	<del>\$725,900</del>	\$20,000	\$705,900
Unit 7	2Bed+Den / 2bath	1173	S	P 125	1	<del>\$745,900</del>	\$20,000	\$725,900
Unit 8	2Bed+Den / 2bath	1228	S	P 119	1	<del>\$745,900</del>	\$20,000	\$725,900

## LIVework

MODEL	TYPE	APPROX. SIZE	VIEW	OUTDOOR SIZE	FLOORS FROM	PRICE	VIP DISCOUNT	VIP PRICE
Unit 96	Livework / 1bath	920	N	0	1	<del>\$601,900</del>	\$10,000	\$591,900
Unit 97	Livework / 1bath	1039	N	0	1	<del>\$669,900</del>	\$10,000	\$659,900
Unit 98	Livework / 1bath	1177	NE	0	1	<del>\$755,900</del>	\$10,000	\$745,900
Unit 94	Livework / 1bath	1178	N	0	1	<del>\$756,900</del>	\$10,000	\$746,900
Unit 95	Livework / 1bath	1290	N	0	1	<del>\$823,900</del>	\$10,000	\$813,900

## TWO STOREY UNITS

MODEL	TYPE	APPROX. SIZE	VIEW	OUTDOOR SIZE	FLOORS FROM	PRICE	VIP DISCOUNT	VIP PRICE
Unit 91	1Bed+Media / 1bath	599	N/S	227 B 30	10	<del>\$475,900</del>	\$10,000	\$465,900
Unit 81	2Bed / 2bath	810	S	172 + 166	9	<del>\$665,900</del>	\$20,000	\$645,900
Unit 90	2Bed+Den / 2bath	835	N/S	227 B 30	10	<del>\$665,900</del>	\$20,000	\$645,900
Unit 89	3Bed / 2bath	901	N/S	227 B 30	10	<del>\$715,900</del>	\$20,000	\$695,900
Unit 87	3Bed+Den / 2bath	1014	N/S	182 B 30	10	<del>\$725,900</del>	\$20,000	\$705,900
Unit 85	3Bed / 2bath	1024	NW	60 + 100	10	<del>\$735,900</del>	\$20,000	\$715,900
Unit 88	3Bed / 2bath	967	N/S	229 B 30	10	<del>\$755,900</del>	\$20,000	\$735,900
Unit 86	3Bed+Media / 2bath	1084	NW	60 + 100	10	<del>\$785,900</del>	\$20,000	\$765,900
Unit 80	3Bed+Den / 2bath	1078	S	208 + 328	9	<del>\$855,900</del>	\$20,000	\$835,900

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<p><b>Deposit Structure</b> \$5,000 on Signing 5% in 30 days 5% in 120 days 5% in 380 days 5% in 960 days</p> <p><b>Parking</b> <b>\$45,000</b> Parking are only available for suites 475 sf and larger.</p> <p><b>Storage Locker</b> <b>\$8,000</b> Available on 1B+D and larger</p>	<p><b>INTERNATIONAL DEPOSIT STRUCTURE</b> \$5,000 on Signing 10% in 30 days 10% in 120 days 10% in 380 days 5% on occupancy</p> <p><b>TAXES</b> Estimated at approximately 1% of Purchase Price</p> <p><i>Prices Include H.S.T.</i></p>	<p><b>Maintenance</b> *Approx. \$0.55 per sq. ft Utilities are metered separately.</p> <p><b>Parking Maintenance:</b> \$52.84/month</p> <p><b>Locker Maintenance:</b> \$27.95/month</p> <p><b>Occupancy Commencing:</b> <b>Spring 2022</b></p>
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*Sales Representative*

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