

# nørdic condos

## BUILDING FEATURES

- Transit Score: 98/100
- Steps to the Wilson Subway entrance
- Landscaped public park with walking pathways
- Outdoor courtyard amenity with BBQ areas, wood decking and calisthenics, kid's play area with eco-friendly turf
- 11,000 sf of indoor amenity space includes a co-working space, multi-purpose room for entertaining guests, fitness centre with Yoga and Pilates studio, convenient pet washing room
- 4 high-speed elevators
- Geothermal system reducing carbon emissions by 70%
- Sustainable green roof areas
- High performance thermal envelope
- In-suite energy recovery ventilators
- LED lighting in common areas
- Tri-sorter disposal and recycling system
- Parcel room designed for future demand

## SUITE FEATURES

- 8'6" to 9'8" smooth ceilings (as per plan)
- Innovative suite layouts with split bedroom designs (as per plan)
- Balcony and terraces (as per plan)
- Contemporary kitchen cabinets with laundry integration\*
- Stone countertops
- Designer selected backsplash
- Energy Star® certified appliances
- Spa-inspired bathrooms with quartz countertops and undermount sink
- Porcelain floor tiles
- Framed glass shower enclosure (as per plan)
- Wide plank pre-engineered laminate flooring
- Programmable thermostats
- Individually controlled heating and cooling system

Suite Type	Size Range	Starting From
1 Bedroom	376 to 498	\$459,990
1 Bedroom + Den	450 to 580	\$499,990
2 Bedroom	557 to 684	\$549,990
2 Bedroom + Den	608 to 713	\$599,990
3 Bedroom	713 to 925	\$649,990

<p><b>Maintenance Fees</b> \$0.57/sf Hydro, water, heating &amp; cooling individually metered</p> <p>Rogers 1 Gb/30Mb High Speed Internet Services to all residential suites Years 1 &amp; 2 at \$24.95/month</p> <p>Parking: \$59.99/month Locker: \$19.99/month</p>	<p><b>Standard Deposit Structure</b></p> <p>\$5,000 with offer</p> <p>Balance to 5% in 30 days</p> <p>5% in 90 days</p> <p>5% in 365 days</p> <p>5% in 450 days</p>	<p><b>Parking</b> \$50,000</p> <p><b>Locker</b> \$6,000</p> <p><b>Occupancy Date</b> January 31, 2023</p> <p><b>Property Taxes</b> See City Posted Rates</p>
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\*Finishes from Vendor's Standard Samples. Availability, features, promotions and prices are subject to change without notice. Some conditions apply. Please consult a Milborne Sales Representative for details.  
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## PLATINUM PROMOTIONS

Parking: ~~\$50,000~~ \$45,000

Locker: ~~\$6,000~~ \$4,000

### Reduced Deposit Structure

- \$5,000 on signing
- Balance to 5% in 30 days
- ~~5% in 90 days~~ 5% in 180 days
- ~~5% in 365 days~~ 5% in 450 days
- ~~5% in 450 days~~ 5% at Occupancy

Right to lease during Occupancy

### One-Time Assignment

- ~~\$3,000~~ \$1,500 admin fee + \$750 legal fee

Capped Developments Charges\*

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MILBORNE  
GROUP

