

THE
KEELEY
PARKYARD LIVING

INCENTIVE OFFERING

FOR A LIMITED TIME ONLY

**Parking
INCLUDED**

\$0 Assignment Fee

Permission to Lease During Occupancy

CAPPED Development Charges

1B, 1B+D capped at \$8,000
2B+ capped at \$10,000

Deposit Structures

Extended Deposit Structure

International Deposit Structure

Year 1 (Only Total 10%)

\$5000 on signing
Balance 5% in 30 days
1.25% 90 days
1.25% 180 days
1.25% 270 days
1.25% 330 days

Year 2 (additional 5%)

1.25% 450 days
1.25% 540 days
1.25% 630 days
1.25% 720 days

Occupancy

5% Occupancy

\$5,000 on Signing

Balance to 5% in 30 Days

5% in 90 Days

~~5% in 180 Days 270 Days~~

5% in ~~365 Days~~ 270 Days

~~10% in 540 Days~~ 9% in 360 Days

~~5%~~ 1% on Occupancy

*applies to a select limited suites

Restrictions may apply please see a sales representative for details.*

Telephone: 647-697-3100 **Email:** info@thekeeley.ca

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PARKYARD LIVING

Unit	Exposure	Model	Type	Size	Outside Space	Outdoor Size	Unit price
206	South	JR-07B	Studio	368	None	0	\$375,990
205	South	JR-09	Studio	412	None	0	\$393,990
1021	North	1B-44	1 Bed	556	Juliette	0	\$492,990
203	South	1B-49	1 Bed + Den	633	None	0	\$522,990
724	West	1B-38B	1 Bed + Den	617	Balcony	45	\$532,990
213	North/West	2B-62	2 Bed	682	None	0	\$592,990
338	North	2B-66	2 Bed	727	Terrace	45	\$607,990
1012	East	2B-78	2 Bed	633	Balcony	45	\$610,990
632	South/West	2B-08	2 Bed	732	Juliette	0	\$626,990
1101	West	2B-29	2 Bed	746	Balcony	45	\$640,990

Maintenance Fee

Approx. \$0.56 psf

Includes: Upkeep of common areas, building insurance and fund contribution;

Excludes: Hydro, Water, Gas

Extended Deposit Structure*

Year 1 (Only Total 10%)

\$5000 on signing
Balance 5% in 30 days
1.25% 90 days
1.25% 180 days
1.25% 270 days
1.25% 330 days

Year 2 (additional 5%)

1.25% 450 days
1.25% 540 days
1.25% 630 days
1.25% 720 days

Occupancy

5% Occupancy

*applies to a select limited suites

Parking

Included

Locker

\$7,000

Property Taxes

Estimated at approximately 1%

Tentative Occupancy Date

August 2022

Please make cheques payable to: **BRATTYS LLP, IN TRUST**

Floor premiums based on elevation and location. Purchase price includes six (6) appliances and HST.

Finishes from Vendor's Standard Samples and/or as provided in the Agreement of Purchase and Sale. Availability, features, promotions and prices are subject to change without notice. Some conditions apply. Please consult a Milborne Sales Representative for details E. & O.E. October 17th 2019

647 697 3100

TheKeeley.ca

3100 Keele St., North York, ON M3M 2H4



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Features & Finishes

Sustainability Features

- Integrated Energy Recovery Ventilators (ERVs) provided in each suite
- Energy efficient appliances, Energy Star® rated where applicable
- Water-efficient shower heads and faucets
- Individual metering of electricity, water, heating and cooling consumption
- Programmable thermostats in every suite

Standard Suite Features

- Individually-controlled HVAC units for heating and cooling
- Private balconies, terraces, patios (as per plan)
- Choice of designer-selected laminate flooring throughout (as per plan)
- Smooth finish painted ceilings

Kitchen

- Faucet with pull-out spray nozzle
- Choice of designer-selected stone countertops
- Choice of designer-selected 4" stone backsplash
- Choice of designer-selected contemporary cabinet finishes
- Soft-close door hinges and drawers
- Stainless steel, single bowl under-mount kitchen sink (as per plan)
- Ceiling-mounted track lighting

Appliances

- 18", 24" or 30" appliances (as per plan)
 - Stainless steel electric smooth-top range
 - Stainless steel refrigerator / freezer
 - Stainless steel dishwasher
 - Microwave with integrated hood fan

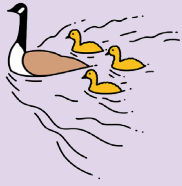
Bathroom(s)

- Choice of designer-selected vanity with white integrated sink
- Wall-mounted mirror
- 5' soaker bath tub (as per plan)
- Shower with framed glass enclosure (as per plan)
- Choice of designer-selected full-height porcelain wall tiles for tub-surround and shower walls (as per plan)
- High efficiency toilets
- Water-efficient shower heads and faucets
- Choice of designer-selected porcelain floor tiles with 4" baseboards

Laundry

- Stacked washer and dryer (as per plan)
- White porcelain tile flooring with 4" tile baseboard





**TERRACES
FLATS**

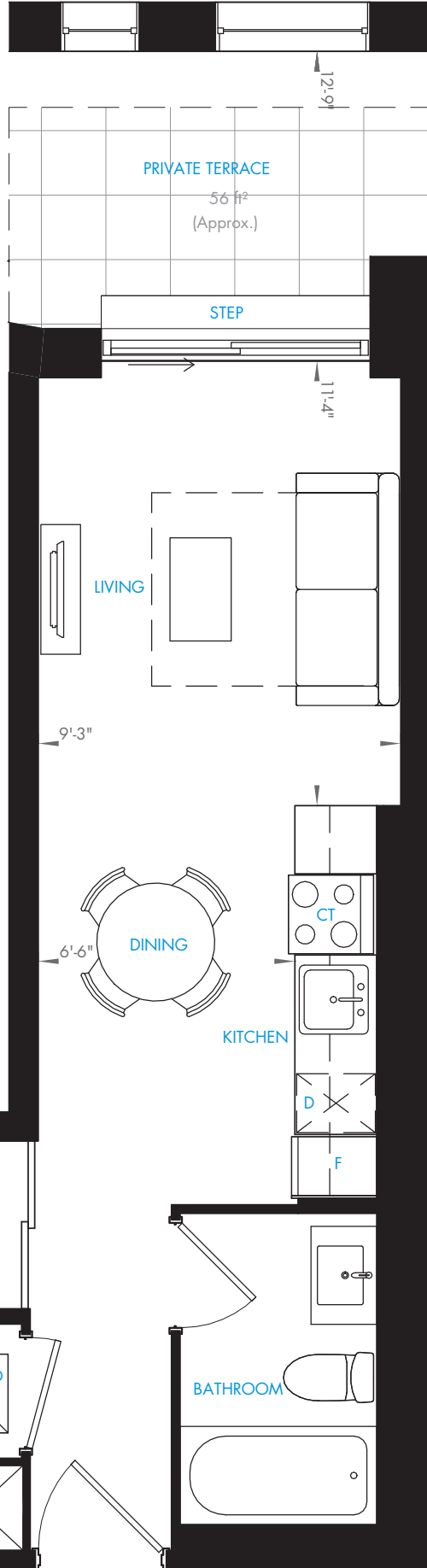
JR-07

STUDIO, 1 BATH

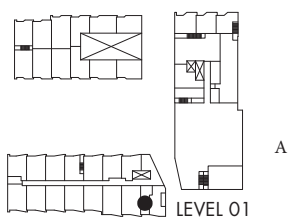
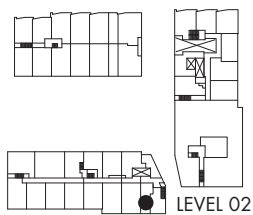
347 SQ.FT. INTERIOR

56 SQ.FT. EXTERIOR

LEVEL 2



LEVEL 1



THE
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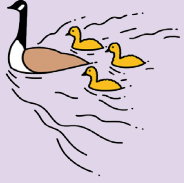


Shaping
Beautiful
Cities



Materials, specifications, floor plans and dimensions are subject to change without notice. Window size and type may vary. Actual usable floor space may vary from the stated floor area. Landscaping, patio and balcony areas subject to change. E.&O.E.



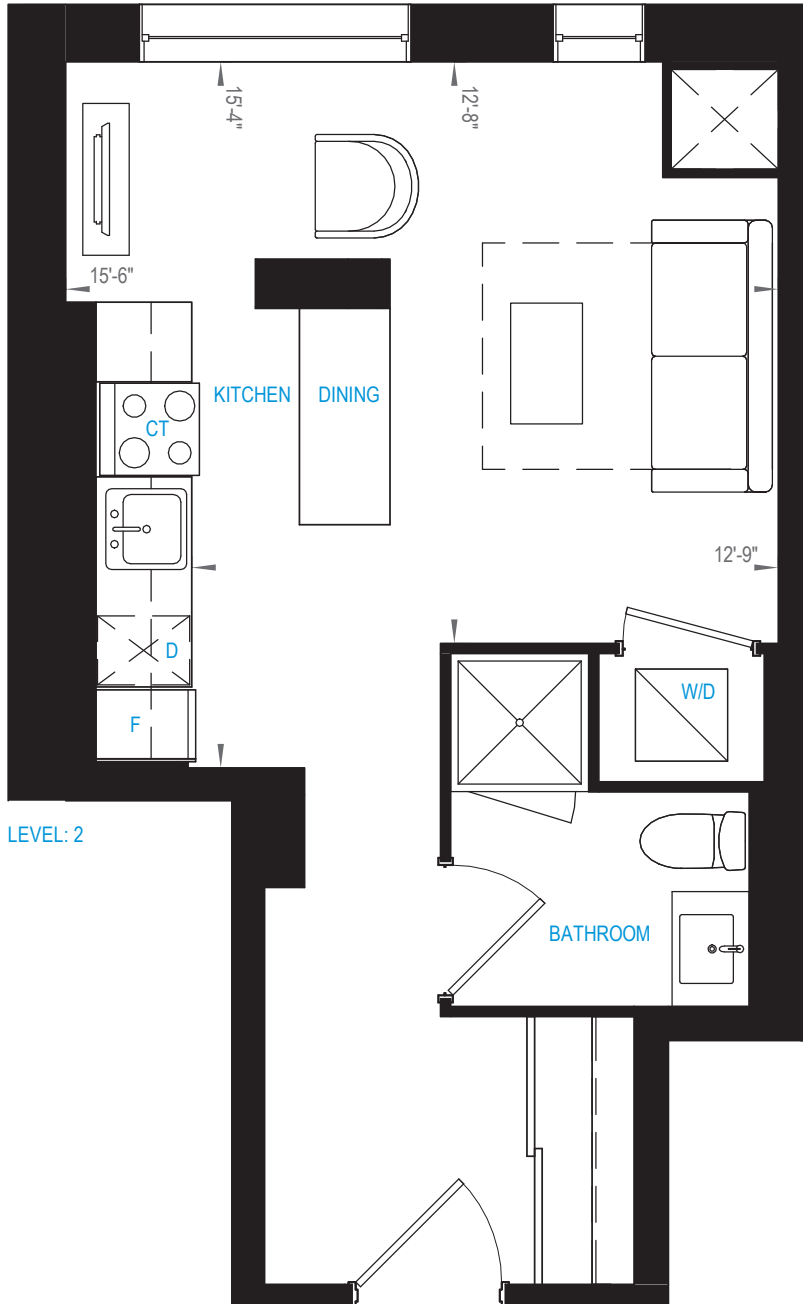


**TERRACES
FLATS**

JR-09

STUDIO, 1 BATH

412 SQ.FT. INTERIOR



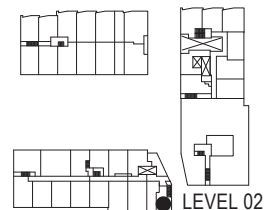
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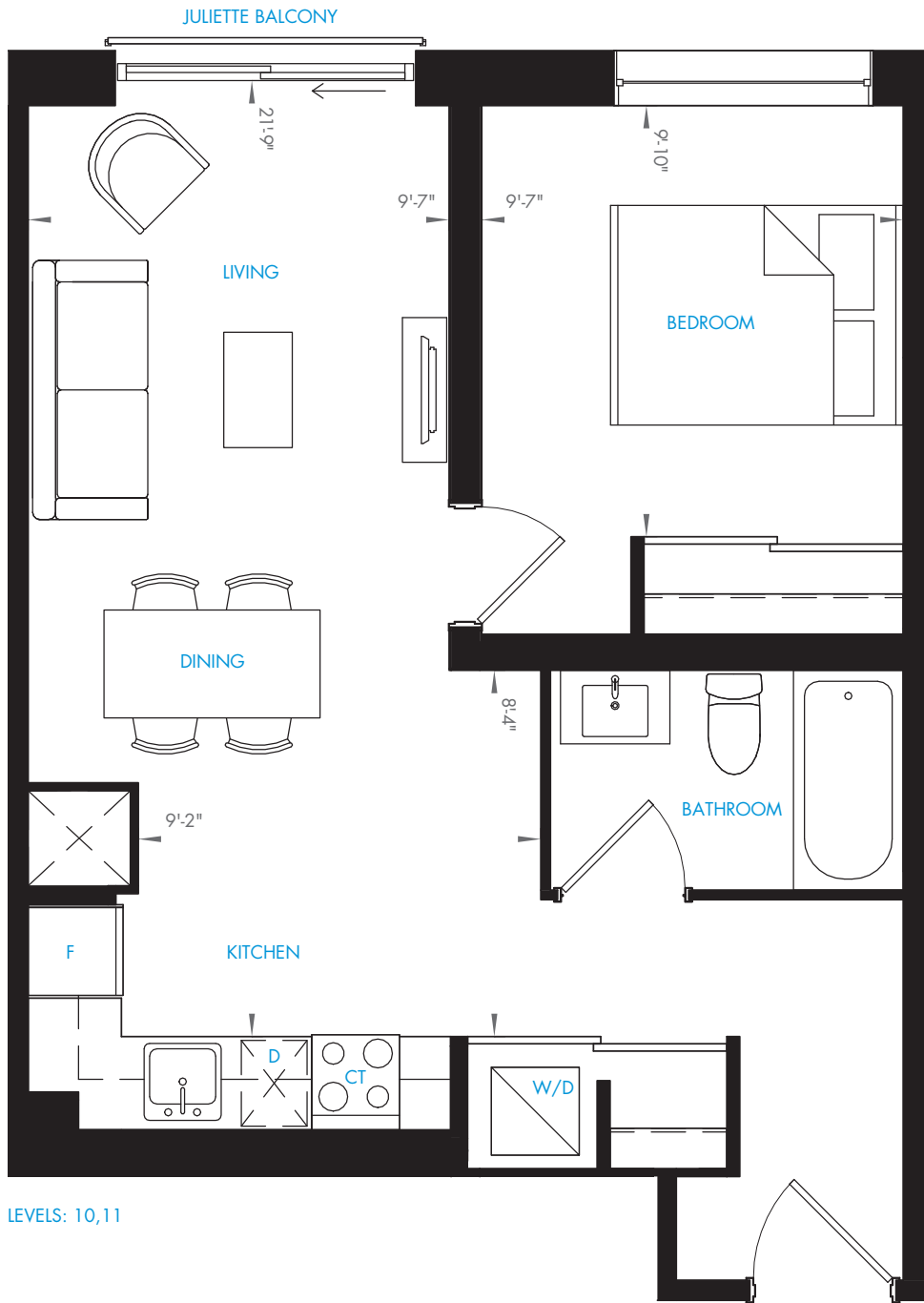


URBAN
FLATS

1B-44

1 BEDROOM, 1 BATH

556 SQ. FT. INTERIOR



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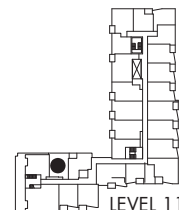
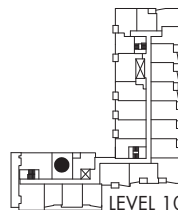


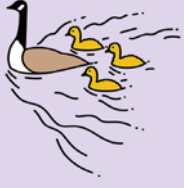
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Cities



FIERA
PROPERTIES

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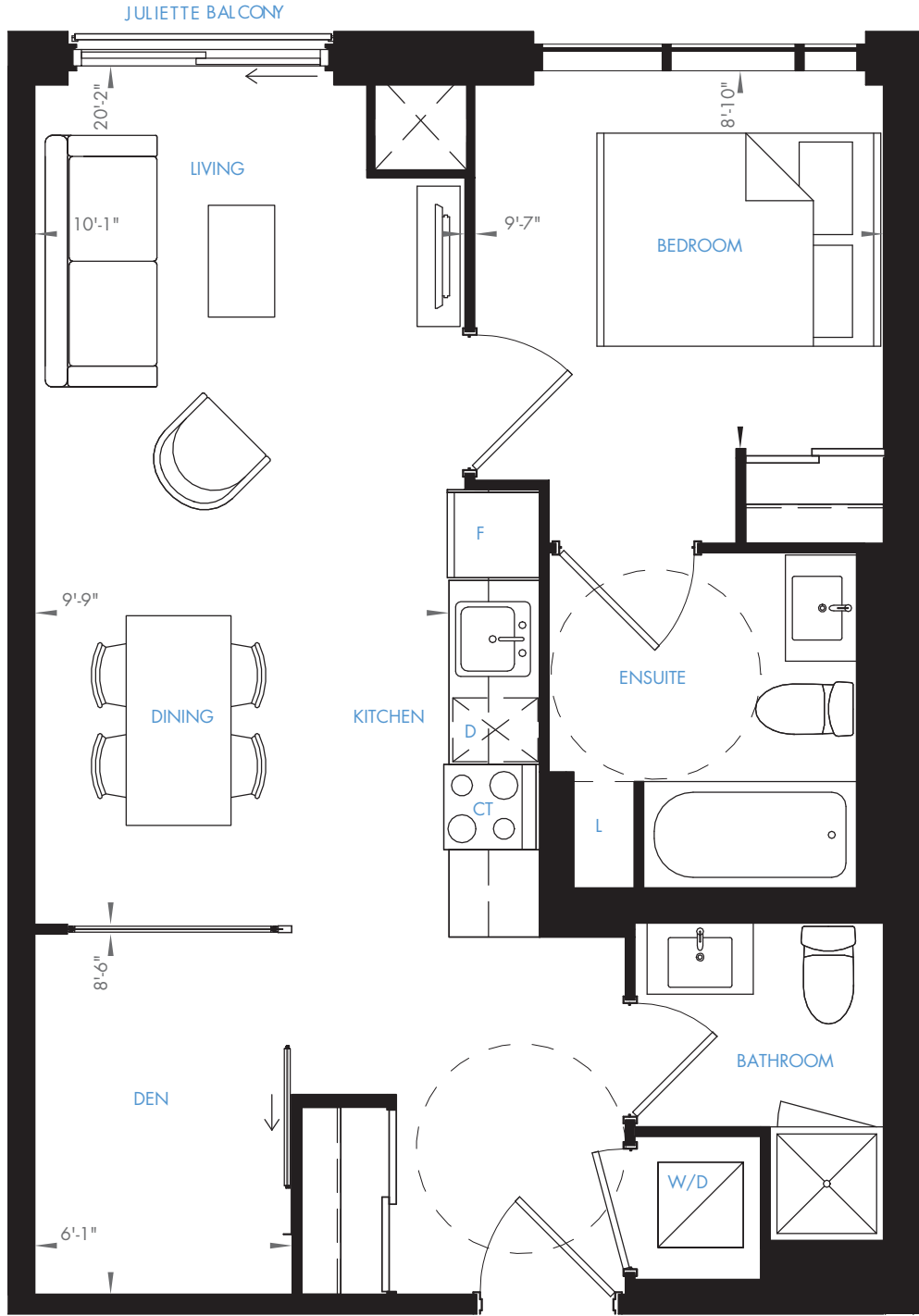


**TERRACES
FLATS**

1B-49

1 BEDROOM + DEN, 2 BATH

633 SQ. FT. INTERIOR



LEVEL: 2

THE
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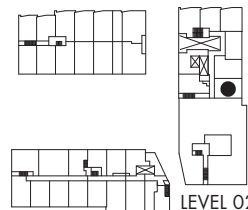


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LEVEL 02





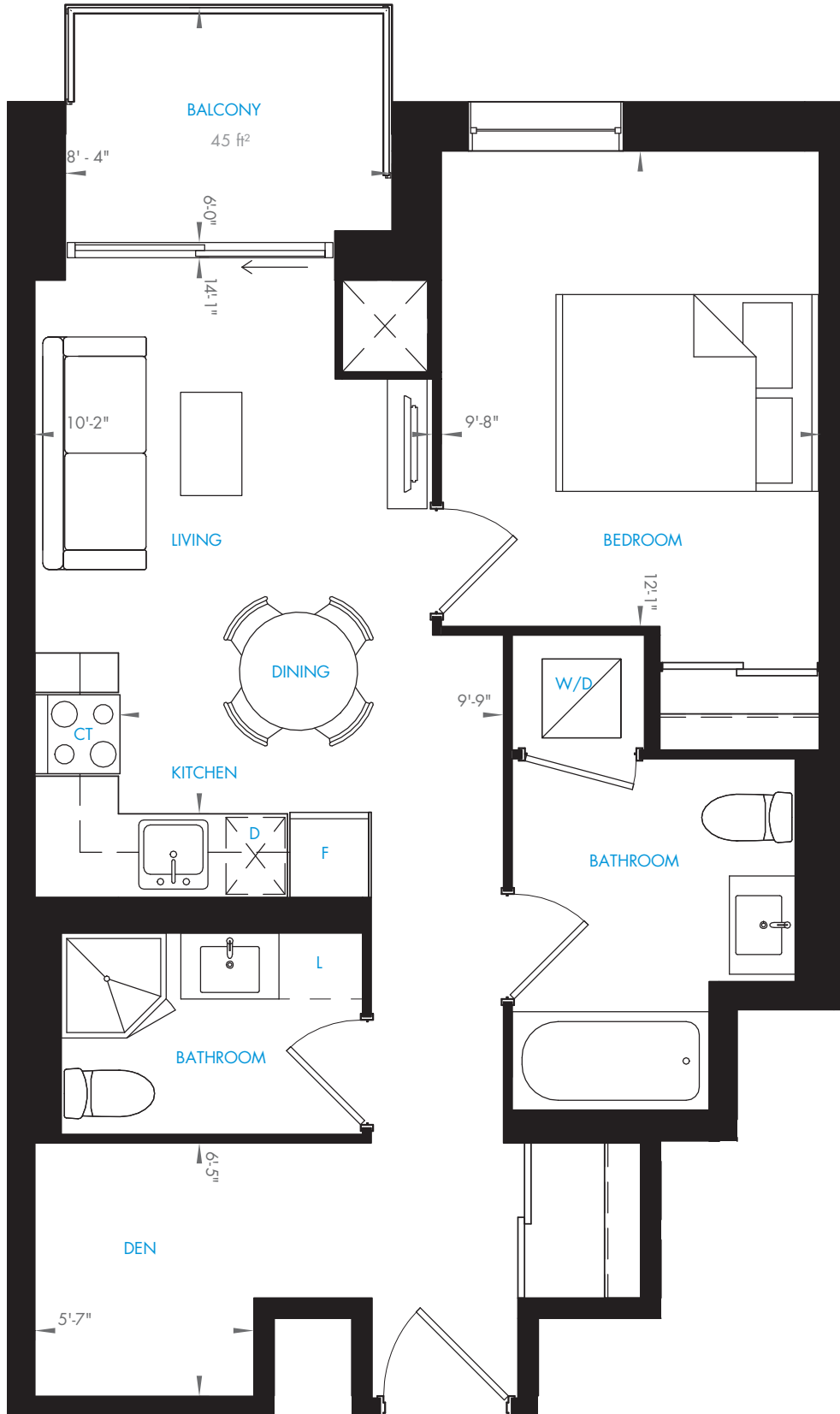
URBAN
FLATS

1B-38-B

1 BEDROOM + DEN, 2 BATH

866 SQ.FT. INTERIOR

45 SQ.FT. EXTERIOR



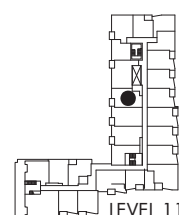
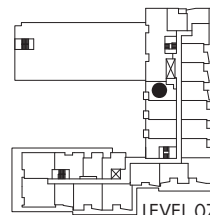
LEVELS: 7, 11

THE KEELEY

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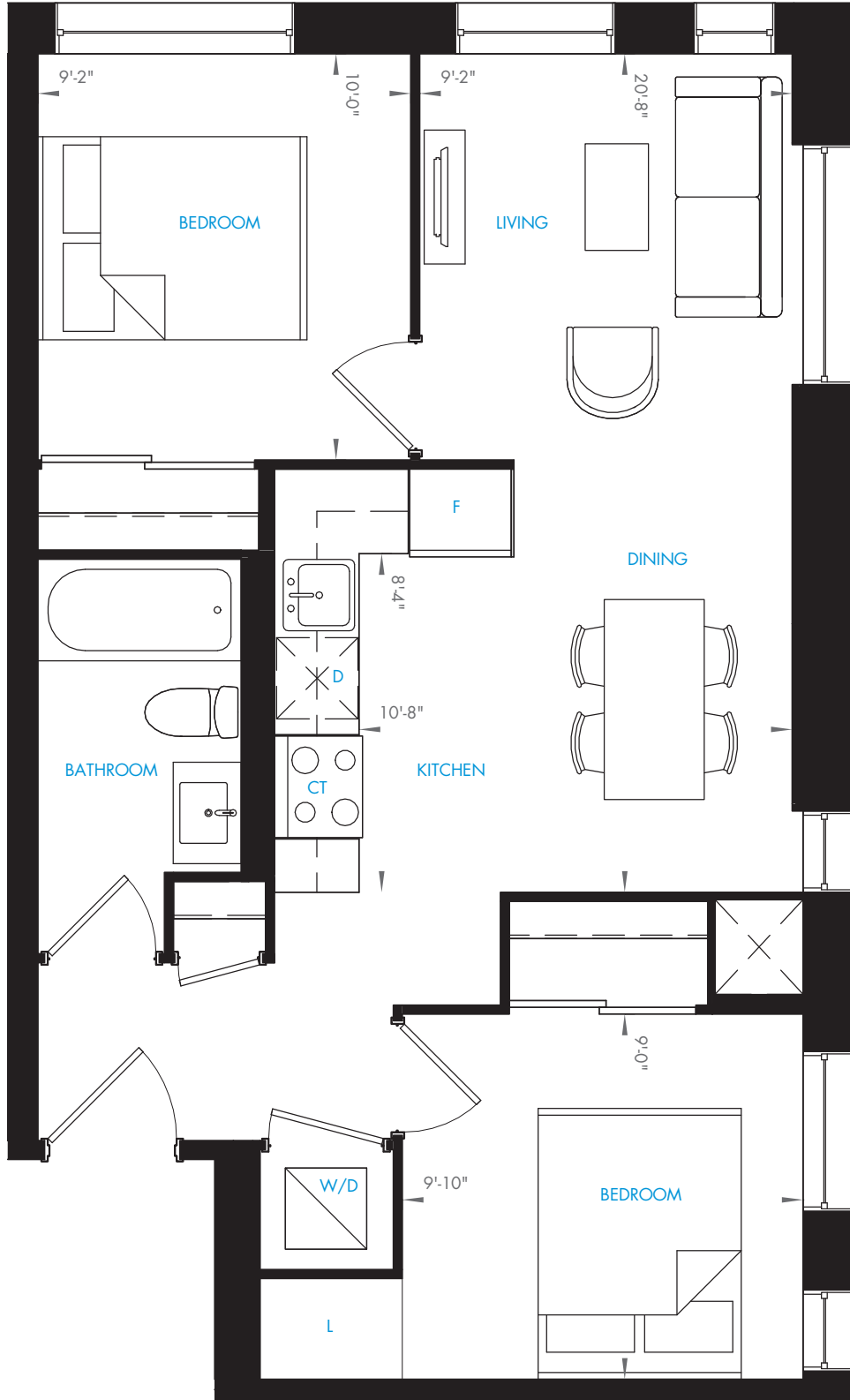


**URBAN
FLATS**

2B-62

2 BEDROOM, 1 BATH

682 SQ. FT. INTERIOR

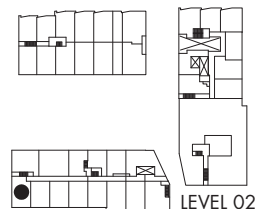


LEVEL: 2

THE
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LEVEL 02





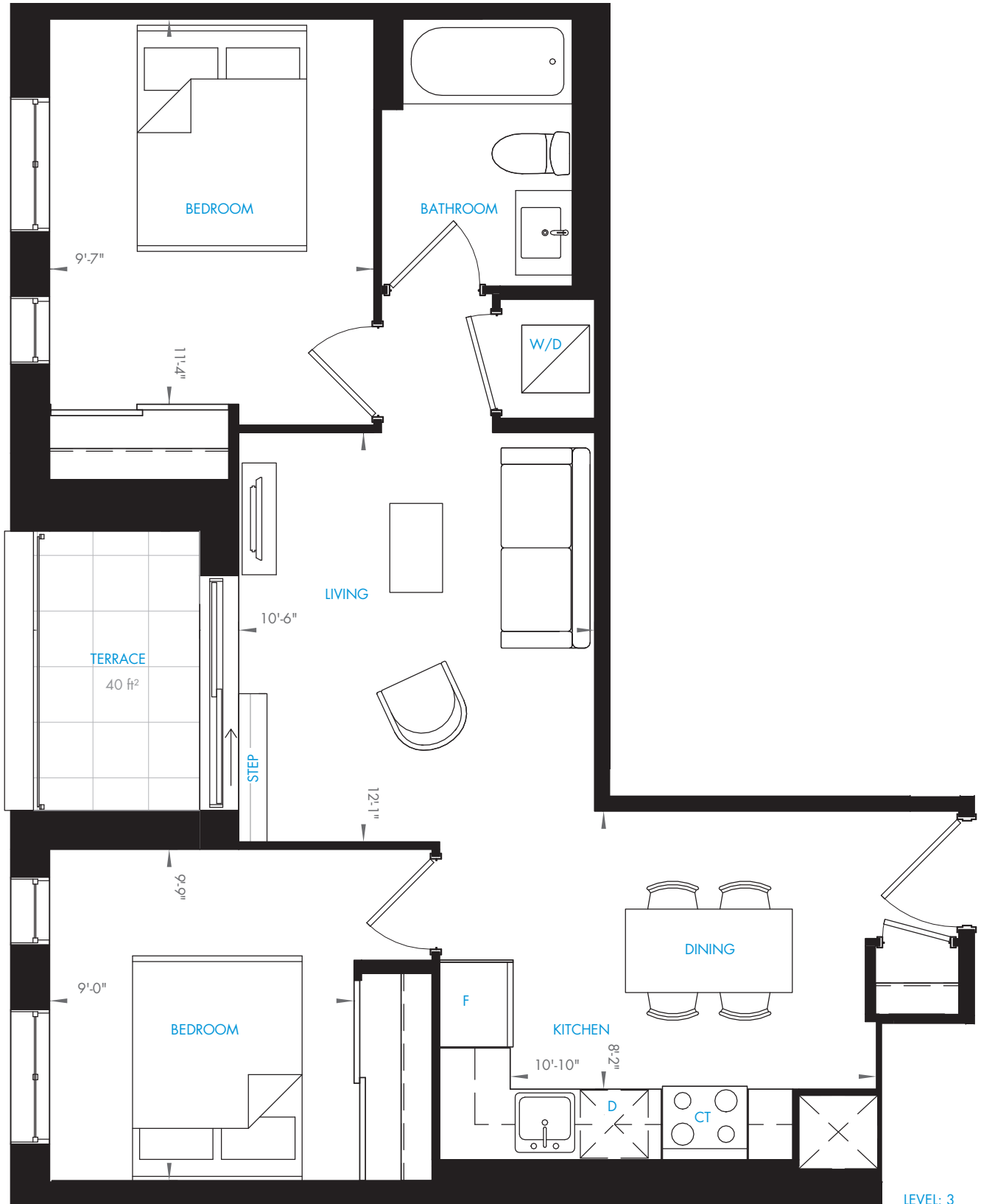
**URBAN
FLATS**

2B-66

2 BEDROOM, 1 BATH

727 SQ. FT. INTERIOR

40 SQ. FT. EXTERIOR



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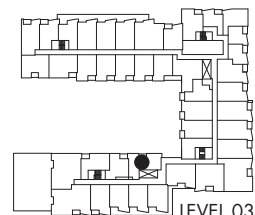


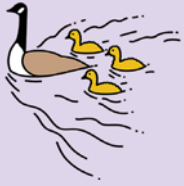
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**FIERA
PROPERTIES**

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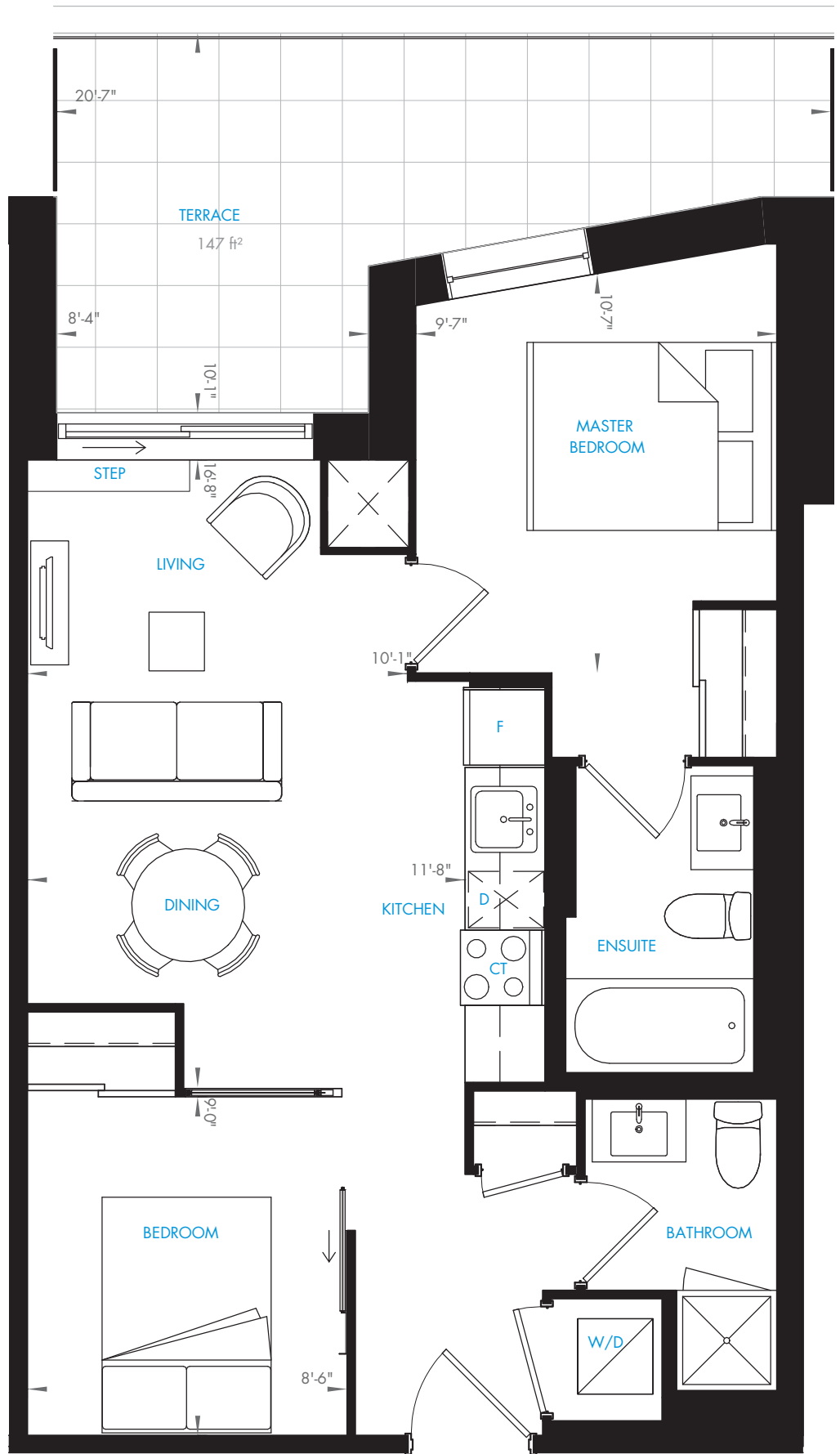
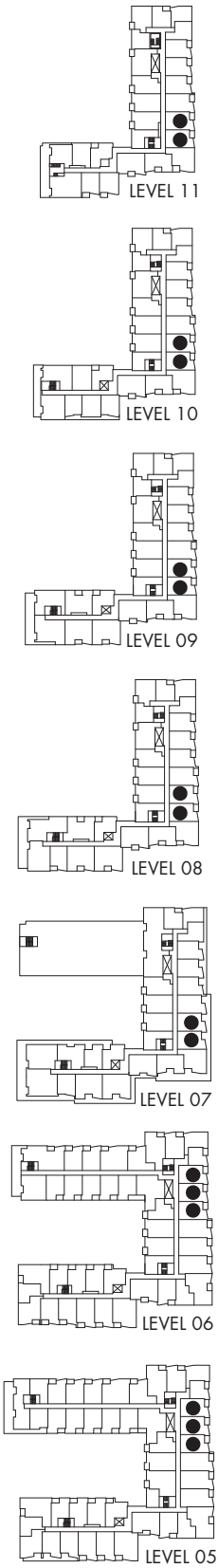
**TERRACES
FLATS**

2B-78

2 BEDROOM, 2 BATH

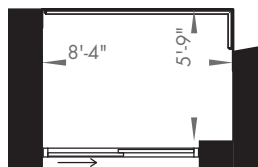
633 SQ.FT. INTERIOR

147 SQ.FT. TERRACE | **45** SQ.FT. BALCONY



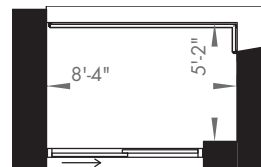
LEVEL: 7

BALCONY
45 sq ft



LEVELS: 5, 6, 8, 9, 10, 11

BALCONY
45 sq ft



LEVELS: 5, 6, 8, 10, 11

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**URBAN
FLATS**

2B-08

2 BEDROOM, 2 BATH

732 SQ.FT. INTERIOR

92 SQ.FT. EXTERIOR



LEVEL: 6



THE
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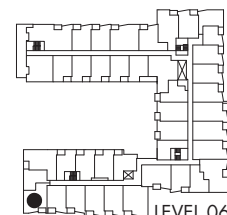
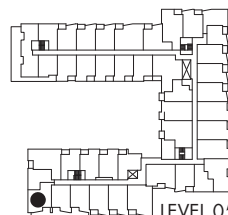


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FIERA
PROPERTIES

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**URBAN
FLATS**

2B-29

2 BEDROOM, 2 BATH

746 SQ.FT. INTERIOR

45 SQ.FT. EXTERIOR



LEVEL: 10, 11



LEVEL: 9



THE KEELEY

PARKYARD LIVING

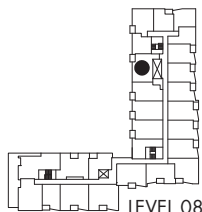


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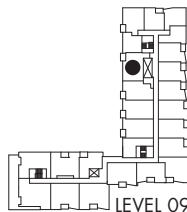


FIERA
PROPERTIES

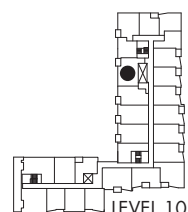
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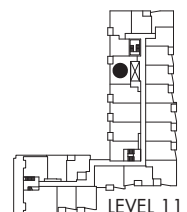
LEVEL 08



LEVEL 09



LEVEL 10



LEVEL 11

