



THE TAILOR
QUEENSWAY RESIDENCES

EXCLUSIVE PLATINUM FEATURE SHEET

Building Features*

Find Your Perfect Fit In An Intimate Collection Of Boutique Residences That Offers Both Privacy And Community. The Tailor Includes 142 Boutique Residences Over 10 Stories Of Contemporary, Inspired Architectural Design . Minutes From Your Favourite Shops, And Only Moments From The Lake. A Home That's Away From The Crowd, And Far From Ordinary. With Marlin Spring's Pendant For Imagination, Innovation And Inspiration, We Invite You To Be One Of A Few, Rather Than One Of Many.

Exclusive Amenities: Executive Concierge Service, Parcel Storage, Pet Wash, Lobby Lounge, Event Space And Library Lounge With Outdoor Access, Wellness Centre With Integrated Training System, Yoga, Cardio & Weight Training Areas, Rooftop Terrace With BBQ And Dining Area

Suite Features*

- 9' ceilings with smooth finish
- Individual in-suite controlled seasonal heating and cooling system
- Laminate flooring in living, dining and sleeping spaces
- Modern bathroom vanity with quartz countertop and vessel sink
- Contemporary kitchen cabinetry
- Premium quartz countertop
- Energy-efficient kitchen appliances
- Full-height ceramic wall tile surrounding bathtub and in separate shower stall
- Chrome-framed clear glass shower enclosure

Model	Exposure	Type	Approx. Interior (S.F)	Approx. Outdoor	Approx. Total	Floors From	Starting Prices
O1a	West	1 Bed	486	50	536	3-6	\$468,990
O2b	East	1 Bed	504	N/A	504	M-6	\$454,990
O4	East	1+Den	560	N/A	560	2-6	\$490,990
O6	West	1+Den	613	88	701	7-10	\$573,990
T4	North	2 Bed	677	35	712	2-6	\$576,990
T6	West	2 Bed	691	50	741	7-10	\$613,990
T14	East	2+Den	818	74	892	7-8	\$711,990
F1	North/West	3 Bed	928	35	963	2-6	\$779,990
F3a	North/East	3 Bed	942	35	977	2-6	\$780,990

<u>Tentative Occupancy Date</u>	<u>Deposit Structure</u>	<u>International Deposit</u>	<u>Maintenance Fees</u>
May, 2023	\$5,000 on Signing Balance to 5% in 30 Days	\$5,000 on Signing Balance to 10% in 30 Days	Approx. \$0.68 PSF (Hydro & Water Excluded)
<u>Parking (2 Bed+)</u> \$50,000 \$43,500	2.5% in 60 days on Nov. 2, 2020 2.5% in 90 days on Jan. 4, 2021 5% in 365 days on Jan 4, 2022	5% in 60 days on Nov. 2, 2020 5% in 90 days on Jan. 4, 2021 10% in 365 days on Jan 4, 2022	<u>Levies*</u> Development Charges \$15,000 \$12,000 Suites 1+Den and Smaller \$18,000 \$15,000 Suites 2 Bed and Larger
<u>Locker</u> \$7,000	5% in 540 days on Occupancy	5% in 540 days on Occupancy	<u>Taxes</u> Property Taxes Approx. 1%
<u>Assignment*</u> \$5,000 \$2,500	<u>Deposit Incentive Program:</u> 5% with offer = Locker \$7,000 \$6,000 10% with offer = Locker \$7,000 \$6,000 + \$2,500 Free Assignment		

Please make cheques payable to: MINDEN GROSS LLP IN TRUST

**Floor premiums based on elevation and location. Price includes Six Appliances & HST*
*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale.
Availability, Features, Promotions and Prices are subject to change without notice.
Please see a Sales Representative for full details E. & O.E. May 21, 2020

MARLIN
SPRING


MILBORNE
GROUP