



## HIGH 5 LIMITED TIME INCENTIVE

Featuring

### THE EMERALD Townhomes

FOR YOUR CLIENTS:

**5% Extended Deposit Structure Tower**

**“D & E”**

\$5,000 on Signing

(Initial Deposit must be a certified cheque or bank draft payable to

**BRATTYS LLP in Trust)**

Balance of 2.5% in 60 days

2.5% in on February 28, 2025

+

**5% Cash Back On Closing \*\***

(net of HST)

+

**\$0 Development Charges and Levies\*\***

+

**\$0 Occupancy Fees\*\***

+

**Tandem Parking included\*\***

(Valued at \$85,000)

\*\*\*For applicable suites only

+

**FREE LOCKER**

(Valued at \$5,000)

+

**Free Assignment**

(Valued at \$9,000)

Legal & Administrative fees are additional

\*One Percent (1%) in sixty (60) days after the expiry of the rescission period provided the Vendor is in receipt of all the of the following: A fully executed copy of the Agreement of Purchase and Sale together with all post-dated cheques, purchaser's mortgage approval and all purchaser's information. Deposits totaling not less than two and one half percent (2.5%) of the Purchase Price, (cheques to have cleared Vendor's Bank); Four Percent (4%) payable upon final closing of the unit provided that deposits totaling not less than ten percent (10%) of the Purchase Price have cleared Vendor's Bank. \*\*Purchasers Incentive Program is for a LIMITED TIME only. Programs and Incentives are subject to change without notice. E. & O. E. See Sales Representative for details. June 4th, 2024.



Price List  
Townhomes

Suite	Model	Tower	Exposure	Interior SQFT	Bdrm	Bath	Exterior	Price	\$/PSF
101	The Emerald	E	East	1438	2+1T	2.5	Patio	\$1,293,990	\$899
102	The Emerald	E	East	1438	2+1T	2.5	Patio	\$1,293,990	\$899
103	The Emerald	E	East	1438	2+1T	2.5	Patio	\$1,293,990	\$899
104	The Emerald	E	East	1438	2+1T	2.5	Patio	\$1,293,990	\$899
105	The Emerald	D	East	1438	2+1T	2.5	Patio	\$1,293,990	\$899
106	The Emerald	D	East	1438	2+1T	2.5	Patio	\$1,293,990	\$899

Prices do not include the 5% (net of HST) Cash Back on Closing Incentive  
Occupancy/ Final Closing: Tower D & Tower E Summer 2025

DEPOSIT STRUCTURE	MAINTENANCE	LIMITED TIME INCENTIVE
<p>\$5,000 on Signing (Initial deposit must be a certified cheque or bank draft)</p> <p>Balance of 2.5% in 60 days</p> <p>2.5% on February 28, 2025</p>	<p>Approximately \$0.63/Sq. Ft (Plus Utilities)</p> <p><b>Additional Maintenance:</b> Tandem Parking \$89.93/m Bicycle/Storage Locker \$20.95/m</p> <p><b>Taxes:</b> Estimated at approx. 1% of Purchase Price</p>	<p><b>Tandem Parking Included (valued at \$85,000)</b></p> <p><b>PLUS</b></p> <p><b>FREE LOCKER (valued at \$5,000)</b></p>

All Deposits Payable to: BRATTYS LLP in Trust

LIMITED TIME OFFER: TANDEM PARKING AND LOCKER INCLUDED IN PURCHASE PRICE.  
NOTE: All prices, incentives, figures and materials are preliminary and are subject to change without notice.  
Brokers Protected. June 4<sup>th</sup>, 2024