

# BIRCHLEY PARK

**EXCLUSIVE BUY.FLY.SAVE. INCENTIVES\***



\$30,000 Credit on closing on Studios

\$40,000 Credit on closing on 1 Bed

\$50,000 Credit on closing on 2 Bed

\$60,000 Credit on closing on 3 Bed

\*All prices, promotions, incentives, and specifications are subject to change without notice and are available for a limited time only.

Terms and conditions apply. Please speak to our sales representative for more details. Barrier free suites available for specific units only.

Not all units can be designed to accommodate barrier free requirements. \*\*Additional fees apply (\$100 per postdated cheque fee required from our lawyer)

All areas and stated room dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations.

This pricing only applies to floors and units that are released. Premiums apply to floors, balconies, patios, terraces, ceiling heights and views. E.&O.E. January 15, 2025

All Purchasers must meet the eligibility requirements set out in the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

# BIRCHLEY PARK

## **EXCLUSIVE CLIENT INCENTIVES – LIMITED TIME OFFER\***

### **Free Assignment (\$5,000 Value)**

\*\$500 admin fee plus HST+ legal fee plus HST

### **Free Right to Lease on Occupancy (\$2,500 Value)**

\*\$500 admin fee plus HST+ legal fee plus HST

### **Capped Development Charges**

\$15,000 for 1B+D and smaller units

\$18,000 for 2B and larger units

### **SPECIAL EXTENDED DEPOSIT STRUCTURE \***

\$10,000 Bank Draft on Signing

Balance to 5% in 30 days

Optional (\$1,000 per month\*\* until April 2025)

Balance to 5% on May 2025

5% 90 Days Prior to First Tentative Occupancy Date

5% on Occupancy

## **Extended Tentative Occupancy Date: June 2028**

### **Standard Parking: \$69,000**

EV Parking: Waitlist

Parking Restrictions: Any suite 2B  
and larger eligible  
to purchase a parking spot

### **Locker: \$6,900**

Locker Restriction: Any suite 667 sq ft and  
larger is eligible to purchase a locker

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