

# ARCADIA DISTRICT

*Residences at* BLOOR & KIPLING

## DIWALI EVENT Exclusive Pricelist & Incentives NO FLOOR PREMIUMS October 27, 2024

TYPE	MODEL	LEVEL	UNIT SIZE	EXPOSURE	STARTING PRICE	NEW PRICE	SAVE UP TO*
1B+F	Norseman	8-20	544	North	\$684,990	\$658,990	<b>\$53,000</b>
1B+F	Aberfoyle	8-20	576	East & West	\$740,990	\$699,990	<b>\$73,000</b>
2B	Stockbridge	8-20	655	South	\$823,990	\$756,990	<b>\$104,000</b>
2B	Lorahill	8-20	707	North/West	\$848,990	\$808,990	<b>\$58,000</b>
2B	Kenway	8-20	694	North/East	\$846,990	\$808,990	<b>\$56,000</b>
3B	Meadowvale	8-20	854	South/West	\$921,990	\$921,990	<b>\$24,000</b>

### DEPOSIT STRUCTURE

\$10,000 *Bank Draft* with signing  
Balance of 5% in 30 Days  
5% in 270 Days  
2.5% in 540 Days  
2.5% in 720 Days  
Additional 5% Due on Occupancy  
*Bank Draft* made payable to **Owens Wright LLP in Trust**

### INCENTIVES

**CAPPED DEVELOPMENT CHARGES**  
1 BEDROOM + D & SMALLER - CAPPED AT \$45,500 **\$8,000**  
2 BEDROOM & LARGER - CAPPED AT \$49,000 **\$10,000**

**LUXURY VINYL PLANK FLOORING INCLUDED**  
(Upgrade Value of \$4,000).

**RIGHT TO LEASE DURING OCCUPANCY\*\***  
**FREE ASSIGNMENT\*\***

**LUXURY SMEG KITCHEN APPLIANCE PACKAGE**  
(Designed & Made in Italy)

**1-Year FREE maintenance + 1-Year FREE property tax**

**PARKING**  
(Available for purchase of 2B+)

**STANDARD PARKING**  
\$85,000 \$75,000  
**ELECTRIC VEHICLE PARKING**  
\$95,000 \$85,000

**LOCKER**  
\$40,500 **\$7,500**

**MAINTENANCE FEE**  
**\$0.69/sq.ft.**  
*Hydro, Water, Heating/Cooling metered separately*

**TENTATIVE OCCUPANCY DATE**  
Q2 2027

Prices and specifications are subject to change without notice. E & O.E, dated October 27, 2024. This limited time offer may be changed or withdrawn at any time without notice. This offer may not be combined with any other offer or promotion. Certain Conditions apply. Please speak to a sales representative for details.

\*Savings amount to be offered as a Credit on Closing. Vendor reserve the right to alter or remove any incentives at anytime at their sole and absolute discretion, dated October 27, 2024.

\*\*Legal fees may apply. Vendor reserve the right to alter or remove any incentives at anytime at their sole and absolute discretion, dated October 27, 2024.

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