

# BIRCHLEY PARK

## Exclusive Price List

JR 1-BEDROOM SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
923	JR 1B	1	374	52	S-CY	\$552,900
105	JR 1B	1	420	P 69	SE	\$546,900
305	JR 1B	1	432	42	E-CY	\$531,900

1-BEDROOM SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
106	1B	1	479	P 69	S	\$626,900
524	1B	1	503	T 108	N	\$647,900
902	1B	1	532	35	E-CY	\$661,900

1-BEDROOM + DEN SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
412	1B+D	1	532	49	SE	\$662,900
110	1B+D	2	605	P 81	S	\$676,900
220	1B+D	2	653	T 45	W	\$716,900
732	1B+D	2	715	T 121	SE-CY	\$825,900

\*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.

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2-BEDROOM SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
240	2B	2	665	94	S	\$760,900
507	2B	2	716	60	S	\$819,900
414	2B	2	718	T 54	S	\$841,900

2-BEDROOM + DEN SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
811	2B+D	2	739	49	W	\$851,900
328	2B+D	2	813	92	NW	\$875,900
219	2B+D	2	850	T 37	SW	\$914,900

3-BEDROOM SUITES						
Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
1102	3B	2	877	57	E-CY	\$952,900
608	3B	2	874	43	SW	\$958,900
1204	3B	2	896	37	E-CY	\$988,900

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<b>SPECIAL EXTENDED DEPOSIT STRUCTURE *</b> \$10,000 Bank Draft on Signing Balance to 5% in 30 days Optional \$1,000 per month** until April 2025 Balance to 5% in May 2025 5% on 90 Days prior to First Tentative Occupancy Date 5% on Occupancy	<b>PARKING AND LOCKER</b>  Standard Parking: \$69,000 EV Parking: Waitlist Parking restrictions: Any suite 2B and larger is eligible to purchase a parking spot  Locker: \$6,900 Locker Restriction: Any suite 667 sq ft and larger is eligible to purchase a locker
<b>BANK DRAFTS PAYABLE TO: BENNETT JONES LLP IN TRUST</b>	
<b>MAINTENANCE FEES</b>  Approx. \$0.69/sq ft. per month *includes gas, geothermal heating and cooling + \$60 LiveWell (Smart Home & Bulk Internet)  Parking: \$79.95/month      Locker: \$24.95	
<b>EXTENDED OCCUPANCY DATE: June 2028</b>	

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