

# BIRCHLEY PARK

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

### **ONE PRICE WITH ONE PARKING PROMO\***

**\$799,900**

**2B+D - 732 SQ FT. – NO FLOOR PREMIUMS**

\*This one-price promotion cannot be combined with the Buy. Fly. Save. incentive.

#### **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

Extended Tentative Occupancy Date: June 2028

Suite No.	Bed Type	Bath	Approx. Suite Size	Outdoor Size	View	Price
222	2B+D	2	732	T 45	W	\$799,900
323	2B+D	2	732	38	W	\$799,900
423	2B+D	2	732	45	W	\$799,900
511	2B+D	2	732	38	W	\$799,900
612	2B+D	2	732	45	W	\$799,900

\*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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<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% 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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