



EXCLUSIVE INCENTIVE

CAPPED DEVELOPMENT CHARGES AND LEVIES

Studio, 1 Bedroom, 1 Bedroom + Den for \$14,000+HST 2 Bedrooms, 2 Bedrooms + Den for \$16,000+HST 3 Bedrooms for \$18,000+HST

STANDARD PARKING \$85,000 (\$95,000) EV PARKING \$95,000

- Parking available for 2B & Up Suites -

*FREE ASSIGNMENT (Value of \$10,000) * upon request

*FREE RIGHT TO LEASE (Value of \$10,000) * upon request



Todd Smith, REALTOR Civil Engineering Technologist ABR | SRS | CNE | SRES | SRS | RENE

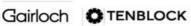






Uniquely licensed salesperson with all three brokerages. For more information email; todd@calltoddsmith.ca









PRICE LIST

BEDROOM TYPE	INTERIOR SIZE (SQ FT)	OUTDOOR SIZE (SQ	EXPOSURE	PRICE RANGE
STUDIO	411	23	w	From high \$600,000's
ONE BEDROOM	488 - 594	0 - 359	S, SW, W, E	From mid \$700,000's
ONE BEDROOM + DEN	516 - 751	21 - 172	S, SE, E, N, W	From high \$700,000's
TWO BEDROOMS	690 - 923	30 - 439	NW, N, NE, S,SE	From \$1 Million's
TWO BEDROOMS + DEN	730 - 999	32 - 251	S, SE, N, NE, E, W	From \$1 Million's
THREE BEDROOMS	959 - 1318	161 - 351	SW, SE, W	From \$1.2 Million's
THREE BEDROOMS + DEN	820 - 1,235	65 - 268	NE, NW, SE, SW	From \$1.3 Million's

DEPOSIT STRUCTURE

\$10,000 with offer (must be a bank draft)

Balance to 5% in 30 days 5% in 120 Days 2.5% in 375 Days 2.5% in 725 days 5% on Occupancy

All cheques made payable to "Harris, Sheaffer LLP in Trust"

PROJECT OCCUPANCY MAINTENANCE FEES

SPRING 2025 \$0.69/sq.ft (exclude Hydro & Water)

PARKING (available for 2B & Up Suites) LOCKERS Standard Parking \$85,000 \$95,000 Wait-list

EV Parking \$95,000

1VALET SMART HOME & HIGH-SPEED INTERNET ESTIMATE TAXES

\$48.95/month Approximately 1% of Purchase Price. Subject

to adjustments.





FEATURES + FINISHES

Crafted by Mason Studio, Craft's interiors balance timeless beauty with modern functionality. There is a sense of continuity between the architecture and interiors in both materiality and form. Like the facade, each living space is founded on linear design, creating a minimalist and contemporary aesthetic. A palette of natural materials is complemented by an ever-present view to the landscaping, intentionally connecting residents to the natural environment.

SUITE FEATURES

- · Wide-plank engineered hardwood floors
- · High-quality, slab-style interior swing doors
- · Solid core entry door with security viewer
- Ceilings heights of 9' in principal rooms, smooth-painted*
- Exhaust fans in bathrooms and kitchens, with dryer exhaust vented to exterior
- · Efficient, Energy Star-certified washer and dryer
- · Standard natural gas connection and water bib on terraces†
- · Power outlets on suite balconies and terraces, as per plant
- Advanced, individually-controlled HVAC units with fresh air ventilation system (ERV) for healthy indoor air quality
- · Operable windows and sliding doors, as per plan[†]
- · Wire shelving in closets, as per plant
- Prewired for high-speed internet, smart home system, cable and telephone
- · Backup building generator

KITCHEN

- Custom-designed European kitchen with soft-closing doors and drawers**
- · Stylish 36" built-in gas cooktop and modern 30" built-in oven
- · Luxurious 36" paneled refrigerator
- · Integrated 24" dishwasher
- · Built-in microwave and hood fan
- Designer-selected natural stone countertop with stainless steel single bowl under mount sink
- · Designer-selected kitchen faucet
- · Designer-selected natural stone backsplash
- · Convenient valance LED lighting
- · Designer-selected ceiling-mounted track light
- · Custom island with natural stone countertop

MASTER BATHROOM

- Custom single- or double-bathroom vanity[†] with curved detail, soft-closing doors or drawers
- · Natural stone countertop
- · Designer-selected rain shower head
- · Designer-selected undermount sink
- · Designer-selected matte black faucet
- Natural stone tile on bathroom floor and shower wall
- · Frameless glass shower enclosure

2ND AND 3RD* BATHROOM(S)

- Custom single-bathroom vanity[†] with curved millwork detail, soft-closing doors or drawers
- · Designer-selected rain shower head
- · Designer-selected undermount sink
- · Contemporary mirror and lights above vanity
- · Designer-selected matte black faucet
- · Natural stone countertop and backsplash**
- Natural stone tile on bathroom wall and shower wall**
 Alcove tub with apron or shower, as per plan†

SUSTAINABILITY

- Energy Recovery Ventilator (ERV) HVAC system for each suite with programmable thermostat
- $\cdot\,$ Hydro, water and gas to be separately metered for each suite
- · Modern, energy-efficient appliances and fixtures
- · Electric vehicle charging available
- · Green roof
- · Energy saving lights in common areas
- · Low-E windows

SAFETY & SECURITY

- Smart home technology including smart door lock, programmable thermostat and app integration with building security and property management system
- Smart building system with automated access control, parcel management system, remote elevator control integrated into smart home system
- · Sprinkler system, smoke and carbon monoxide detectors
- · Smart parking stacker system

craftresidences.ca