

THE
CAPITOL

YONGE AT CASTLEFIELD



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GALLERY SUITES

MODEL TYPE	SQ. FT. RANGE	STARTING PRICE*
1 BEDROOM	480	\$949,900
1 BEDROOM + DEN	535	\$999,900
1 BEDROOM + OFFICE	775	\$1,349,900
2 BEDROOM	770 – 1,000	\$1,349,900
2 BEDROOM + DEN	810 – 1,185	\$1,399,900
3 BEDROOM	945 – 1,195	\$1,779,900

MARQUEE ESTATE SUITES

MODEL TYPE	SQ. FT. RANGE	STARTING PRICE*
2 BEDROOM	1,225 – 1,375	\$1,799,900
2 BEDROOM + OFFICE	1,300 – 1,730	\$1,999,900
3 BEDROOM	1,385 – 1,910	\$2,599,900

PREMIER PENTHOUSE SUITES

MODEL TYPE	SQ. FT. RANGE	STARTING PRICE*
2 BEDROOM + OFFICE	1,785 – 2,165	\$4,199,900

<p>Deposit Structure*</p> <p>\$10,000 on Signing Balance to 5% in 30 Days 5% in 90 Days 5% in 500 Days 5% on Occupancy</p> <p style="text-align: center;">Cheques made payable to "DELZOTTO, ZORZI LLP IN TRUST"</p>	<p>Non-resident Deposit Structure*</p> <p>\$10,000 on Signing Balance to 10% in 30 Days 10% in 90 Days 10% in 500 Days 5% on Occupancy</p>	<p>First Tentative Occupancy Date*</p> <p>July 2025</p> <p>Parking*</p> <p>\$99,000 Available for units 2 Bedroom and larger</p> <p>Locker*</p> <p>\$6,000</p> <p>Parking with Attached Locker*</p> <p>\$129,000 Available for units priced at \$3m or higher</p>	<p>Maintenance Fees*</p> <p>Approximately \$0.85/sf per month</p> <p>Includes: High Speed Internet + Smart Home System Excludes: water, hydro, gas</p> <p>Parking:</p> <p>Approx. \$100.00/ month</p> <p>Locker:</p> <p>Approx. \$44.00/ month</p> <p>Parking with Attached Locker:</p> <p>Approx. \$160.00/ month</p>
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SALES REPRESENTATIVES

Daniele Mothe & Tania Waheed

PRESENTATION CENTRE

150 Eglinton Ave. E., Toronto, ON M4P 1E8

OFFICE HOURS:

Monday – Thursday: 12PM – 7PM

Friday: By Appointment Only

Weekends & Holidays: 11AM – 6PM



About The Capitol

The legendary Capitol Theatre returns as an epic new residence. Retaining the original marquee façade, this midtown Toronto landmark builds on its iconic heritage, stepping up its star power with ascending sun-steeped landscaped terraces and an estate-style garden boasting a greenhouse of delights.

Open the door to one, two and three-bedroom residences sized and designed for the grandness of life. Experience indoor and outdoor amenities that exceed your greatest expectations, including a speakeasy-inspired golf simulator and a playroom for kids of every generation. Revel in an abundance of on-site parking, shopping, and dining options.

If all the world's a stage, Act 1 starts at The Capitol.

THE STAGE IS SET

TheCapitolResidences.ca

The Basics

- 2500 Yonge Street
- Yonge at Castlefield, Toronto
- 14 storey residential building
- 145 units
- One, two and three bedroom Residences and Townhomes
- 10' ceiling heights
- Extensive private terraces and oversized balconies throughout the building
- High-end retail located on Yonge Street

The Amenities

- 24/7 Concierge
- Automated parcel storage
- Golf simulator and lounge area
- Gym with private workout areas
- The Social Club featuring a lounge, dining and servery
- Extensive outdoor lounge and dining area
- Kids play area
- Residential guest suite
- Pet spa

The Team

Developed by

MADISON
GROUP



Architect

HARIRI PONTARINI
ARCHITECTS

TURNER
FLEISCHER

Designed by award-winning Hariri Pontarini Architects & Turner Fleischer Architects

Interior Design

STUDIO
MUNGE

Interiors and amenity spaces designed by award-winning Alessandro Munge

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FOR YOUR CLIENTS

FREE ASSIGNMENT*

(Regular Assignment Fee of \$10,000)

PERMISSION TO LEASE DURING OCCUPANCY*

CAPPED DEVELOPMENT CHARGES

- \$12,500 PLUS HST FOR 1 BEDROOM+DEN AND SMALLER
 - \$18,000 PLUS HST FOR 2 BEDROOM AND LARGER

EXTENDED DEPOSIT STRUCTURE

\$10,000 on signing
Balance to 5% in **30** days
5% in **90** days
5% in **500** days
5% on Occupancy

*Certain terms and conditions may apply. See Sales Rep for details.

RULES & PROCEDURES

MADISON
GROUP



Programs and Incentives are subject to change without notice. Vendor reserves the right to withdraw or change any programs and incentives at its own discretion. See Sales Representative for details, Brokers Protected, E. & O.E. June 27, 2022.

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1. All worksheets must be submitted ONLINE at TheCapitol@madisongroup.ca.
2. Sales are limited to a maximum of two (2) units per household.
3. You will **ONLY** be contacted if we provide you with an allocation.
4. When we contact you with an allocation, please provide us with the required items for your purchaser(s):
 - I. **TWO (2)** valid government-issued photo identifications:
 - Driver Licence or Photo ID card
 - Passport*, Permanent Residence card* or Citizenship card*
*Proof of address is required for these types of I.D. if a Driver Licence or Photo ID card is not provided
 - Health card will not be accepted
 - II. Purchaser email address, phone numbers, occupation, and employer.
 - III. Your purchaser will be provided with a deposit schedule to fill in the cheques at the time of signing.
 - The first deposit must be a **\$10,000 bank draft** payable to **DELZOTTO, ZORZI LLP IN TRUST**
 - All cheques must be dropped off within 24 hours of signing to the following location: **150 Eglinton Ave E., Toronto, ON M4P 1E8**
Drop off hours: Monday – Thursday 12pm – 7pm
 Saturday – Sunday 12pm – 6pm
 - NO Agent cheques allowed, **ALL** cheques submitted **MUST** be in the name of the purchaser (family member's cheques will require cheque holder's I.D., relationship to the purchaser, occupation, and employer)
5. Once we receive all required information and documents from you for your client(s), the Agreement of Purchase and Sale will be sent to your client for digital signing. Please assist your client through this process. Zoom virtual signing appointments will be available by request only.



Why PreCon



Calltoddsmith.ca
I'll Be Your
RE-Location Advocate

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



Uniquely licensed salesperson with all three independently owned & operated brokerages above. For more information email: todd@calltoddsmith.ca

todd@calltoddsmith.ca