

SOUTHPORT

IN SWANSEA

PRICE LIST – TOWER COLLECTION

ONE BEDROOM SUITES

MODEL	SQ. FT.	BALCONY SQ. FT.	VIEW	FLOORS	STARTING PRICE*
1E	390	70	W	19 – 21	\$687,900
1A	477	114	N	3 – 27	\$749,900
1F	470	220	NW	6 – 25	\$759,900

ONE BEDROOM + DEN SUITES

MODEL	SQ. FT.	BALCONY SQ. FT.	VIEW	FLOORS	STARTING PRICE*
1A+D	536	121	N	2 – 27	\$801,900

ONE BEDROOM + FLEX + TWO BATHROOM SUITES

MODEL	SQ. FT.	BALCONY SQ. FT.	VIEW	FLOORS	STARTING PRICE*
1B+D	600	124 - 140	N	3 – 27	\$849,900

TWO BEDROOM SUITES

MODEL	SQ. FT.	BALCONY SQ. FT.	VIEW	FLOORS	STARTING PRICE*
2C	643	121	S	3 – 26	\$919,900
2B	643	121	S	4 , 6	\$922,400
2D	665	138	S	3 – 23	\$939,900
2E	665	138	S	3 – 26	\$939,900
2Z	691	128	SW	6 – 27	\$979,900

TWO BEDROOM + DEN SUITES

MODEL	SQ. FT.	BALCONY SQ. FT.	VIEW	FLOORS	STARTING PRICE*
2C+D	802	200	NE	2 – 23	\$1,119,900
2A+D	812	112	SE	3 – 9	\$1,176,900

Deposit Structure*

\$10,000 on Signing
 Balance to 5% in 30 Days
 5% in ~~90~~ 120 Days
~~5%~~ 2.5% in 300 Days
 2.5% in 500 Days
 5% on Occupancy

Cheques made payable to
HARRIS, SHEAFFER LLP IN TRUST

Non-resident Deposit Structure*

\$10,000 on Signing
 Balance to 10% in 30 Days
 10% in ~~90~~ 120 Days
~~10%~~ 5% in 300 Days
 5% in 500 Days
 5% on Occupancy

First Tentative Occupancy Date*

January 2026

Parking*

~~\$79,900~~ \$64,900
 Available for units 601 sq ft and larger

Maintenance Fees*

Approximately
 \$0.63/sf per month
 Excludes: water, hydro

Approximately
 \$57.00 + HST per month
 High Speed Internet + Smart Home System

Parking:

Approx. \$55.79/ month



* Unit prices, programs and incentives are subject to change without notice. Price inclusive of HST. Subject to floor premiums. View premiums of \$15,000 - \$45,000 where applicable. Vendor reserves the right to withdraw or change any programs and incentives at its sole discretion at any time. E. & O.E. August 16, 2022.

Exclusive Listing Brokerage: Pivot Real Estate Group, Brokers Protected.

SOUTHPORT

IN SWANSEA

PRICE LIST – BRIDGEPORT COLLECTION

ONE BEDROOM SUITES

MODEL	SQ. FT.	BALCONY SQ. FT.	VIEW	FLOORS	STARTING PRICE*
1D	507	50	S	3 – 4	\$799,900

TWO BEDROOM SUITES

MODEL	SQ. FT.	BALCONY SQ. FT.	VIEW	FLOORS	STARTING PRICE*
2P	590	45	S	3 – 4	\$822,900
2N	594	50	S	2 , 4	\$826,900
2J	620	100 - 233	S	2 – 4	\$870,900
2L	624	50	S	2	\$871,900
2M	630	50	S	2 – 4	\$873,900
2G	632	50	N	2	\$877,900
2H	643	50	N	2 – 3	\$880,900
2K	660	54	S	3 – 4	\$900,900
2V	664	45	N	2	\$907,400
2T	674	50	N	3	\$910,900
2S	674	50	N	2 – 3	\$913,900
2F	772	220 - 276	NW	2 – 4	\$1,086,900

TWO BEDROOM + DEN SUITES

MODEL	SQ. FT.	BALCONY SQ. FT.	VIEW	FLOORS	STARTING PRICE*
2D+D	742	145	N	4	\$1,019,900

Deposit Structure*

\$10,000 on Signing
Balance to 5% in 30 Days
5% in ~~90~~ 120 Days
~~5%~~ 2.5% in 300 Days
2.5% in 500 Days
5% on Occupancy

Cheques made payable to
HARRIS, SHEAFFER LLP IN TRUST

Non-resident Deposit Structure*

\$10,000 on Signing
Balance to 10% in 30 Days
10% in ~~90~~ 120 Days
~~10%~~ 5% in 300 Days
5% in 500 Days
5% on Occupancy

First Tentative Occupancy Date*

January 2026

Parking*

~~\$79,900~~ \$64,900
Available for units 601 sq ft and larger

Maintenance Fees*

Approximately
\$0.63/sf per month
Excludes: water, hydro

Approximately
\$57.00 + HST per month
High Speed Internet + Smart Home System

Parking:

Approx. \$55.79/ month

STATE
BUILDING GROUP

* Unit prices, programs and incentives are subject to change without notice. Price inclusive of HST. Subject to floor premiums. View premiums of \$15,000 - \$45,000 where applicable. Vendor reserves the right to withdraw or change any programs and incentives at its sole discretion at any time.
E. & O.E. August 16, 2022.

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SPECIAL INCENTIVE PROGRAM

FOR YOUR CLIENTS

ASSIGNMENT*

PERMISSION TO LEASE DURING OCCUPANCY*

CAPPED DEVELOPMENT CHARGES

\$16,000 PLUS HST for all suites

EXTENDED DEPOSIT STRUCTURE

\$10,000 on signing

Balance to 5% in **30** days

5% in ~~90~~ **120** days

~~5%~~ 2.5% in **300** days

2.5% in **500** days

5% on Occupancy

PARKING

~~\$79,900~~ \$64,900

Available for units over 601 sq. ft.

*Subject to the terms and conditions outlined in the Agreement of Purchase and Sale. See Sales Rep for details.



Exclusive Listing Brokerage: Pivot Real Estate Group, Brokers Protected.

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, E. & O.E. July 22, 2022.

FEATURES & FINISHES

BUILDING

- Contemporary, elegant condominium community
- Located in the premier Swansea neighbourhood close to transit, shopping, cafés, parks, nature, fitness trails, Lake Ontario, and the Gardiner Expressway
- Beautifully landscaped circular driveway with interlocking stone and gracious glass canopy
- Spacious outdoor balconies and terraces as per plan
- Elegant finishing details in corridors and at suite entrance doorways
- Stunning grand hotel-style lobby with concierge
- Three convenient elevators in Phase 1
- Parking for visitors
- EV parking spots available for purchase

AMENITIES

- Spectacular amenities are located on the ground floor, 2nd floor, and 5th floor podium roof-top

GROUND FLOOR

- Convenient pet washing area in lobby with separate vestibule and direct street access
- Private athletic centre complete with a yoga studio, and lockers and change area (Phase 2)
- Media room complete with lounge seating, television, tables and chairs
- Electronic gaming rooms
- Family lounge
- Management office
- Secured package storage room
- Sports lounge (Phase 2)
- Social gathering lounge with a caterer's kitchen (Phase 2)

SECOND FLOOR

- Private dining lounge
- Fireside lounge
- Outdoor terrace with landscaped area for grilling, dining, and lounging
- Co-working space
- Private meeting rooms
- Green screen studio
- Kid's learning centre with attached outdoor kid's play area
- Two furnished guest suites for overnight guests

FIFTH FLOOR

- Open, landscaped, rooftop terrace
- Seasonal outdoor pool and pool deck lounge
- Lockers and change rooms
- Barbeque and outdoor dining areas
- Open sitting area
- Outdoor kids playground
- Kids recreation room (Phase 2)

SUITES

- Approximately 9'0" high ceilings in principal rooms*
- Approximately 10'0" high ceilings in principal rooms on floors 2, 4 (tower suites only**), 27 and 28 only*
- Solid core entry doors with smart locks
- Expansive windows (as per plan) offering an abundance of natural light and panoramic views
- Sliding glass door to balconies or terraces, as per plan
- Designer-selected, pre-engineered laminate flooring for suite foyer, hallway, kitchen, bedroom(s), den, and dining/living areas
- Porcelain flooring in bathrooms(s), laundry areas, as per plan
- Smooth ceiling finishes throughout
- Designer-selected 4" baseboards and 3" door casings
- All drywall and trim primed and painted in an off-white
- Stacked washer/dryer with exterior venting, as per plan

KITCHEN

- Designer-selected kitchen cabinetry and hardware with undermount lighting
- Designer-selected quartz countertops
- Mirror kitchen backsplash
- Cabinetry with extended height upper cabinets
- Ceiling mounted contemporary track lighting fixture, where applicable
- Undermount, single-basin, stainless steel sink with single lever pull-out faucet
- Quality European integrated appliance package includes:
 - o Refrigerator with bottom mount freezer with integrated panel
 - o Dishwasher with integrated panel
 - o Built-in microwave hood fan
 - o Cook-top
 - o Oven

BATHROOMS

- Designer-selected porcelain floor tiles
- Designer-selected porcelain shower wall tiles
- Designer-selected quartz countertop with undermount sink
- Designer-selected vanity cabinetry
- Glass shower enclosure in primary ensuite as per plan
- Low flow, dual flush white toilet
- Pressure balanced valve for tub and shower
- Designer-selected vanity mirror
- Exterior vented exhaust fan
- Privacy lock on bathrooms doors

LIGHTING, ELECTRICAL AND SUITE SYSTEMS

- Smart Home Package
- Individually controlled programmable smart thermostats
- Light fixtures provided in foyer, kitchen, bedrooms, bathrooms, and den if applicable
- Capped ceiling outlet in kitchen/living area
- Duplex electrical outlet(s) at counter level in kitchen and bathroom(s)
- All balcony areas to have one electrical outlet, as per plan
- Individual metering of in-suite electricity and water
- Electric service panel with circuit breaker
- Cable television outlets located in living room, primary bedroom, secondary bedroom, and den, if applicable
- Telephone outlets in living room, primary bedroom, secondary bedroom and den, if applicable

SAFETY AND SECURITY

- Controlled electronic access system provided at main building entry points, parking garage, amenity areas, and other common areas
- Concierge monitored two-way communication in selected key common areas
- Fire detection, protection and sprinkler systems as per Ontario Building Code
- In-suite sprinkler system, smoke and heat detector, and hard-wired fire alarm speaker as per Ontario Building Code
- Brightly painted and illuminated underground garage, with sprinklers containing several strategically located cameras monitored by the concierge, and connected to a central recording device
- Emergency call stations strategically located on each parking level to enable two-way communication with the concierge
- Stand by generator to provide emergency lighting in common areas

WARRANTY

- All suites are protected under the Tarion Warranty Corporation

ALL SELECTIONS ARE FROM VENDOR'S STANDARD SAMPLES. FEATURES AND FINISHES VARY BY SUITE DESIGN AND PLAN.

* Height of ceiling may vary due to height of floor finishes and noise attenuation features. Some areas will have dropped ceilings or bulkheads to accommodate HVAC, mechanical, insulation and structural requirements, and will result in lower ceiling heights.

** Suites 401-409, 424 and 425 only.

Plans and specifications are subject to change without notice. Builder may substitute materials provided such materials are of equal or better quality than the material provided in the plans and specifications. Purchaser shall only be entitled to make selections provided that the items are not already ordered or installed. Decorative upgrade items displayed in sales office or furnished model are for display purposes only and are not included in the purchase price. E. & O.E. May 2022.

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

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