

# UNDER CONSTRUCTION

## BUILDING FEATURES\*

Coming to the heart of Stouffville, 9th and Main by Pemberton Group will bring an elegant 8-storey residence featuring condominium suites, 2 storey lofts and townhomes.

**Executive Amenities:** 24-Hour Concierge, Large Multi-Purpose Party Room, Landscaped Outdoor Terrace with seating, Multi functional Fitness Centre, Steam Room, Entertainment Theatre, Library Lounge, Media Lounge, Virtual Golf Simulator, Children's Play Room, Boardroom Workspace, Guest Suites, Pet Wash stations

## SUITE FEATURES\*

- Custom Designed Kitchen Cabinets
- Quartz Countertop - Vanity, Kitchen, Window Sills
- Stainless Steel Appliances
- Gas Cooktop in Kitchen
- 9' or 10' Smooth Finish Ceilings (As per plan)
- Roller Shades included in All Suites
- Gas Outlet on Balcony, Patio or Terrace
- High Speed Unlimited Wi-Fi Service
- Four-Pipe Fan Coil System
- 7" Wide Plank Engineered Water Resistant Flooring
- 27" Front Load Washer and Dryer
- Frameless Glass Shower
- Parking, Locker and Roller Shades are included

Type	Size (sq.ft)	*Starting Price From
2 Bedroom	1,245 - 1,655	\$825,990
2 Bedroom + Den	1,165 - 1,565	\$799,990
3 Bedroom + Den	1,555- 1,865	\$1,063,990
2 Storey Lofts	2,055	\$1,379,990

<p><b><u>Deposit Structure</u></b></p> <p>\$5,000 on Signing Balance to 5% in 30 days 10% on Occupancy</p>	<p><b><u>International Deposit Structure</u></b></p> <p>\$5,000 on Signing Balance to 10% in 30 days 10% in 180 days 5% on Occupancy</p>	<p><b><u>Incentives</u></b></p> <p>Assignment Fee <del>\$5,000</del> \$2,500</p> <p>Capped Levies \$7,500</p>
<p><b><u>Tentative Occupancy Date</u></b></p> <p>July 2022</p> <p><b><u>Taxes</u></b></p> <p>Property taxes are Estimated at Approximately 0.85%</p>	<p><b><u>Maintenance Fees</u></b></p> <p>(Excludes Hydro) Units from 630 to 1,170 sq.ft. Approx. \$0.49</p> <p>Units from 1,245 to 1,290 sq.ft. Approx. \$0.47</p> <p>Units from 1,425 to 1,600 sq.ft. Approx. \$0.44</p> <p>Units from 1,601+ sq.ft. Approx. \$0.42</p>	<p><b><u>Parking &amp; Locker</u></b></p> <p>1 Parking Stall &amp; 1 Locker included with every home</p> <p>*2nd Parking Spot included for Townhomes, Lofts and Condo Suites larger than 1,600 sq.ft</p> <p><b>Parking Maintenance</b> \$32.10/Month</p> <p><b>Locker Maintenance</b> \$10.85/Month</p>

Price includes parking, storage locker, six appliances & HST. As per plan from Vendor's Standard Samples and/or as provided in the Agreement of Purchase and Sale. Features, Promotions and Prices are subject to change without notice. Please see a Sales Representative for full details. E. & O.E. August 7, 2021.

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