



## INCENTIVES

**OPENING WEEKEND ONLY - ONE LOCKER INCLUDED WITH ALL SUITES!**

### Extended Deposit Structure

Only 5% per Year + 5% on Occupancy

#### Resident Buyer

- \$10,000 due on signing
- Balance to 5% due in 30 days (2021)
- 2.5% due in 180 days (2022)
- 2.5% due in 365 days (2022)
- 5% due in 540 days (2023)
- 5% due on occupancy (Summer 2025)

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REQUIRED BY  
THE  
DEVELOPER**

### PARKING INCLUDED (\$69,900 Value)

One parking space included for all suites 560 sq.ft. & larger.

### LOCKER INCLUDED (\$7,500 Value)

One above-grade and/or on floor storage locker included for all suites.

### REDUCED ASSIGNMENT FEE

\$5,000 \$1,000 (excluding legal fees)

### DEVELOPMENT, EDUCATION & TRANSIT CHARGES CAPPED

One Bedroom & One+Den Suites - \$12,000

Two Bedroom & Two+Den Suites - \$15,000

Three Bedroom Suites - \$17,000

### OPTION TO LEASE DURING INTERIM OCCUPANCY

**2 YEAR FREE RENTAL SERVICES AND PROPERTY MANAGAMENET BY STARION**

\*Prices, sizes and specifications are subject to change without notice. Please speak to a sales representative for details. Floor and exterior space premiums apply. E. & O. E. October 2021.

## PROJECT DETAILS

### VERGE East Building

341 Units  
17 Storeys

#### Ceiling heights (smooth finish)

9ft - Floors 3-8, 10-16  
10ft - Floors 2 and 17  
10.4ft - Floor 9

### Size & Price Range (parking included with all suites 560 sf+)

#### 1 Bedroom

- 476 sf – 596 sf
- \$574,900 - \$748,900

#### 1 Bedroom + Den

- 543 sf – 652 sf
- \$642,900 - \$792,900

#### 2 Bedroom

- 657 sf – 908 sf
- \$779,900 - \$994,900

### Suite Exteriors

All suites include an outdoor space - balcony or terrace, as per plan.

### Gas Lines

Included with all terrace suites on floors 2 and 11,  
and on select terrace suites on floor 6.

### Monthly Maintenance Fees

Common expenses \$0.61/sf (individually metered for hydro and water)

Parking \$69.95

Locker \$19.95

1Valet & Bulk Rogers Hi-Speed Internet \$53.52 +HST

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## DEPOSITS

### Extended Deposit Structure Only

5% per Year + 5% on Occupancy

#### 1 BR, 1+D, 2BR Suites

- \$10,000 due on signing
- Balance to 5% due in 30 days (2021)
- 2.5% due in 180 days (2022)
- 2.5% due in 365 days (2022)
- 5% due in 540 days (2023)
- 5% due on occupancy

#### 2+D & 3 BR Suites

- \$10,000 due on signing
- Balance to 5% due in 30 days
- 2.5% due in 180 days
- 2.5% due in 365 days
- 2.5% due in 540 days
- 2.5% due in 720 days
- 5% due on occupancy

#### International Buyer

- 5% due on signing
- 10% due in 120 days
- 10% due in 270 days
- 10% due in 365 days

#### Occupancy

Summer 2025

Deposits payable to **HARRIS SHEAFFER LLP IN TRUST**  
Deposit cheque delivery to the Verge Presentation Gallery at  
728 The Queensway, Toronto, ON, M8Y 1L5.

Wire Transfer Instructions available upon request.

## TEAM

- Developer: RioCan Living
- Interior Design: DesignAgency
- Architects: Turner Fleischer
- Landscape Architects: Forrec
- Creative Agency: Gladstone Media Inc.
- Sales and Marketing: Austin Birch

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## AMENITIES

### Building Amenities

- 1Valet Integrated Smart Living throughout all suites.
- Hi-Speed Internet

### Ground Level

- Double Height Lobby with 24hr Concierge
- State-of-the-art Parcel Room
- Co-working Space
- Pet & Bike Wash Station

### Level 2

- Kid's Studio
- Fitness Studio
- Two Interactive Private Fitness Studios
- Golf Simulator

### Level 9

#### Outdoor

- Expansive Terrace
- Co-working Spaces and Cabanas
- Lounge Seating & Fire Pits
- BBQ's & Outdoor Dining

#### Indoor

- Party Room and Kitchen
- Games Room

### Level 11

- Outdoor Terrace with Lounge Seating
- Putting Green

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