

## Price List

SUITE TYPE	SUITE FEATURES	BALCONY CONDITION	EXPOSURE	STARTING PRICE
Studio	Spacious Balcony	Direct Walkout from Living Area	NW	\$680's - \$690's
1B	Spacious Living	Direct Walkout from Living Area	NW/SW/SE	\$740's - \$760's
1B+D (1 Bath)	Spacious Den 8'10" x 6'6"	Direct Walkout from Living Area	NW/SE	\$850's - \$870's
1B+D (2 Bath)	Spacious Den 9'5" x 7'2"	2 Balconies	NW	\$960's - \$980's
2B	Full Size Shower Design	Direct Walkout from Living Area	SE/NE	\$1 Mil - \$1.1 Mil
3B	270° Exposure	2 Balconies	SW/SE	\$1.2 Mil - \$1.3 Mil

\*Pricing and specifications subject to change without notice. E.&O.E

### Floor Premium:

Suites with 1 Bath: \$1,000/Floor  
Suites with 2 Bath: \$2,000/Floor

### Extended Deposit Structure

\$10K Bank Draft on Signing  
Balance of 5% upon Signing - 30 days  
~~5% in 120 days~~ 2.5% in 90 days  
~~5% in 270 days~~ 2.5% in 180 days  
~~5% in 450 days~~ 2.5% in 370 days  
2.5% in 540 days  
2.5% in 740 days  
2.5% in 900 days

### Deposit Payable To:

DENTONS CANADA LLP IN TRUST

### Tentative Occupancy Date:

Spring 2027

### Maintenance Fee:

Approx. \$0.72/sq.ft.  
(Hydro, Water, Heating/Cooling metered separately)

### Hydro Meter Connection Charge:

\$2,500 + HST

### Parking:

\$120K for Standard  
\$137K for EV  
(3Bs ONLY; Others will be on waitlist)

### Locker:

Waitlist

### In Person Signing

Digital signing could be available upon request

**Presentation Gallery:** 4954 Yonge St. North York

# ELEKTRA



Live Electric  
In The Heartbeat of Toronto

## Special Purchaser Incentives

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### 1. Extended Deposit Structure

#### Resident

\$10K Bankdraft upon Signing  
Balance of 5% ~~upon Signing~~ 30 days  
~~5% in 120 days~~ 2.5% in 90 days  
~~5% in 270 days~~ 2.5% in 180 days  
~~5% in 450 days~~ 2.5% in 370 days  
2.5% in 540 days  
2.5% in 740 days  
2.5% in 900 days

#### Non-Resident

\$10K Bankdraft upon Signing  
Balance of 10% in 30 days  
2.5% in 90 days  
2.5% in 180 days  
5% in 370 days  
5% in 540 days  
5% in 740 days  
5% in 900 days

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### 2. Capped Development Levies

1B+Den & Smaller: **\$13,000 + HST**

2B & Larger: **\$18,000 + HST**

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### 3. Right to Lease Upon Occupancy

#### 4. Free Assignment

#### 5. Free Vertical Blinds

#### 6. Bulk High Speed Internet

\$25 + HST / month



## Project Highlight

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- Designed by award winning **Giannone Petricone Associates**
- Breathes new life into one of the **city's most memorable heritage buildings**
- 48 storey tower comprise with **spacious balcony** design
- The **exterior metal ribbons** simulate the appearance of motion, emulating the fast-paced and evolving energy of the neighborhood
- **Sound Studio** equipped with a sound proof room, a designated area for a jam session as well as a **podcast room** for the conversationalists
- Fitness Studio equipped with kick-boxing, cardio and weight equipment as wells as a **yoga/virtual workout room**
- **Outdoor terrace** featuring lounge seating with communal BBQs and dining areas on the 2nd floor
- Intimate **outdoor fireplace lounge** on the 10th floor
- **Four** passenger elevators with **smartphone enabled access** and high-efficiency particulate air (HEPA) filtration system
- **Touchless elevator** with smartphone enabled access to building and amenity areas
- **Automated parcel locker** for package pick up convenience
- **Smartphone control** capable thermostat
- **USB duplex receptacle electrical outlet** to provide quick and convenient access for charging personal electronic devices