

543 RICHMOND

RESIDENCES AT PORTLAND

BUILDING FEATURES*

Rising Fifteen Stories Above Richmond and Portland, These Elevated Condominium Residences Set a New Standard For Living in the City. A Modern Design Complements the Past and Pays Homage to the Historic Buildings Nearby, With Brick and Metal Creating a Refined Façade.

Exclusive Amenities: 24-Hour Concierge, 2nd Floor Rooftop Terrace with Outdoor Pool and BBQ, State-of-the-Art Gym, Two Party Room Rooms, Games Room, Video Room, 8th Floor Study & Rooftop Lounge.

SUITE FEATURES*

- 9' – Smooth Finish Ceiling
- Custom-style kitchen cabinetry Under
- Upper Cabinet Lighting
- Quartz Counter Top – Vanity, Kitchen, Window Sills
- Contemporary ceiling light fixture
- Four-Pipe Fan Coil System
- 5 1/2" Wide Laminate Flooring
- Stainless Steel Appliances
- Walk-in shower with glass enclosure and frameless door, as per plan
- Manual Roller Shades Included
- Suite entry alarm connected to 24-hour-a-day monitoring located at concierge desk

| Type | Floor | Size (sq.ft) | Starting Price |
|-----------------|-----------------------|--------------|----------------|
| Studios | 3 - 5 | 370 - 435 | High – 400's |
| 1 Bedroom | 2 nd – PH | 460 – 540 | High – 500's |
| 1 Bedroom + Den | 2 nd - PH | 520 – 805 | Low – 600's |
| 2 Bedroom | 2 nd - PH | 635 – 880 | Low – 700's |
| 2 Bedroom + Den | 2 nd - 12 | 800 – 920 | Mid – 800's |
| 3 Bedroom | 2 nd – PH | 820 – 1,015 | High – 800's |
| 3 Bedroom + Den | 11 th – PH | 1,045 | Low – 1,000's |

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| <p><u>Tentative Occupancy Date</u> November, 2021</p> <p><u>Parking</u> \$75,000 \$65,000 Parking Maintenance: \$54.27</p> <p><u>Lockers</u> Regular - \$6,900 Large - \$9,900 Locker Maintenance: Regular - \$10.81 Large - \$11.80</p> | <p><u>Deposit Structure</u></p> <p>\$5,000 on Signing Balance to 5% in 30 Days 5% in 120 Days 5% in 425 Days 5% in 540 Days</p> <hr/> <p>5% on Occupancy</p> | <p><u>International Deposit</u></p> <p>\$5,000 on Signing Balance to 10% in 30 Days 10% in 120 Days 10% in 425 Days 5% on Occupancy</p> <p><u>Taxes</u> Property taxes are Estimated at approximately 1.0%</p> | <p><u>Maintenance Fees</u> (Includes WIFI / Excludes Hydro) 370 to 699 Sq. Ft – Approx. \$0.60 700 to 999 Sq. Ft – Approx. \$0.58 Over 1,000 Sq. Ft – Approx. \$0.55</p> <p><u>Assignment*</u> Assignment Fee: \$2,500 (Valued at \$5,000)</p> <p><u>Levies*</u> Capped at \$6,510 Suites 1 BR + D and Smaller Capped at \$10,800 Suites 2 BR and Larger</p> |
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Please make cheques payable to: HARRIS SHEAFFER LLP IN TRUST

**Floor premiums based on elevation and location. Price includes Six Appliances & HST*

*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale. Availability, Features, Promotions and Prices are subject to change without notice.

Please see a Sales Representative for full details E. & O.E. August 30, 2018

TBD

Mon-Thurs: 12-6pm, Sat-Sun: 12-5pm, Fri & Holidays: Closed

