



**BUILDING FEATURES**

- Above grade parking with car wash bay
- Approx. 10,000 s.f. of landscaped outdoor gardens
- Approx. 10,000 s.f. of private indoor amenity space for East Tower use only
- A designer appointed lobby
- Amenities include a party room with fireplace and floor to ceiling windows facing the lake and outdoor landscaped areas, full kitchen, library with gas fireplace, two furnished guest suites<sup>\*A</sup>, yoga studio, equipped fitness room, men’s and women’s change rooms, indoor pool, children’s play area and outdoor play patio, pet grooming area on ground floor.
- Outdoor gardens include BBQs, dining tables, seating arrangements, water feature, and natural plantings
- Concierge service 24 hours a day, 7 days a week
- Closed circuit video system on all main entrances and exits monitored
- Security access throughout all common areas
- Mailroom conveniently located on the main level near the elevators
- Car Share

**SUITE FEATURE**

- 9 foot ceilings on all floors except penthouse level at 10 foot ceilings\*\*\*
- Paint colour off-white.
- Smooth finish ceiling.
- Choice of plank pre-finished laminate flooring in entry corridor, living/ dining areas, bedrooms, kitchens and dens\*\*
- Laundry area floor finished in porcelain tile\*\*
- 4” baseboard with coordinating door casings
- Solid core suite entry door with deadbolt lock and security viewer
- Contemporary mirrored sliding doors on entry sliding door closets as per plan
- Sliding doors and/or swing doors in bedrooms except internal bedrooms which have clear glass sliding doors facing exterior glazing\*
- Brushed nickel contemporary hardware\*\*
- Wire shelving and rod in closets\*\*
- Balconies or terraces with sliding patio doors for access\*

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| <p><b><u>Domestic</u></b><br/><b><u>Deposit Structure</u></b></p> <p>\$5,000 on Signing<br/>Balance to 5% in 30 Days<br/>5% in 120 Days<br/>5% in 270 Days<br/>5% in 540 Days<br/>\$5,000 on Occupancy</p> | <p><b><u>International</u></b><br/><b><u>Deposit Structure</u></b></p> <p>\$5,000 on Signing<br/>Balance to 10% in 30 Days<br/>10% in 120 Days<br/>10% in 270 Days<br/>5% in 540 Days<br/>\$5,000 on Occupancy</p> | <p><b><u>Parking</u></b></p> <p>Parking Spot <b>INCLUDED</b> for Suites over 900 sq. ft. (Valued @ \$40,000)</p> <p>Reduced Parking Spot Price for Suites under 900 sq. ft. <b>\$30,000</b> (Valued @ \$40,000)</p> <p>Parking NOT available for models CE/CW or lower level BE/BW</p> <p><b><u>Locker</u></b></p> <p><b>\$5,000</b><br/>Locker NOT available for selected suites</p> | <p><b><u>Occupancy Date</u></b></p> <p>January 15, 2021</p> <p><b><u>Maintenance Fees</u></b></p> <p>\$0.571 psf + Monthly Common<br/>Bulk Internet per unit \$30.79</p> <p>\$0.52 psf for Suites PH01, PH05, PH06 &amp; PH09<br/>Hydro &amp; Water separately metered</p> <p><b><u>Taxes</u></b></p> <p>The 2017 City of Toronto Property Tax Rate for New Multi-Residential is 0.66%</p> |
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Floor premiums based on elevation and location.  
Price includes: HST & Appliances\*\*

Availability, Promotions and Prices are subject to change without notice.  
Please see a Sales Representative.



| <i>Model &amp; Unit</i> | <i>Size</i> | <i>Type</i> | <i>Exposure</i>                     | <i>From Floor</i> | <i>Priced From</i> |
|-------------------------|-------------|-------------|-------------------------------------|-------------------|--------------------|
| CE / CW                 | 457         | 1B          | E , W<br>With North View<br>Balcony | 18                | \$379,000          |
| BE / BW                 | 570         | 1B + DEN    | N/E , N/W                           | 12                | \$449,000          |
| A / K                   | 687         | 1B + DEN    | N                                   | 16                | \$489,000          |
| AB / KB                 | 700         | 1B + DEN    | N                                   | 30                | \$531,000          |
| GB                      | 700         | 1B + DEN    | S                                   | 33                | \$655,000          |
| J                       | 770         | 1B + DEN    | W                                   | 12                | \$560,000          |
| DE                      | 764         | 2B          | E                                   | 12                | \$575,000          |
| DW                      | 770         | 2B          | W                                   | 27                | \$592,000          |
| FMS2                    | 975         | 2B          | S/E                                 | 12                | \$935,000          |
| LNE                     | 977         | 2B + DEN    | N/E                                 | 42                | \$1,110,000        |
| EMSS                    | 764         | 2B +DEN     | E<br>With South View<br>Balcony     | 12                | \$650,000          |
| WMSS                    | 772         | 2B +DEN     | W<br>With South View<br>Balcony     | 12                | \$590,000          |
| LNW                     | 977         | 2B +DEN     | N/W                                 | 42                | \$1,100,000        |
| LW                      | 977         | 2B +DEN     | S/W                                 | 33                | \$930,000          |
| HS3                     | 975         | 3B          | S/W                                 | 16                | \$875,000          |
| HN3                     | 995         | 3B          | N/E                                 | 35                | \$1,000,000        |
| M3                      | 995         | 3B          | N/W                                 | 33                | \$850,000          |

\*Where applicable and as per plan.

\*\*As per Vendor's preselected standard finish packages and/or Vendor's samples, as the case may be.

\*\*\*Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.

<sup>A</sup> Refer to Mirabella Condominium Budget Statement

<sup>B</sup> Refer to Adjustments in the Agreement of Purchase and Sale

#### GENERAL

Without limiting the generality of anything contained in the Agreement:

Materials and finishes will be Vendor's preselected standard finish packages and/or Vendor's samples, as the case may be. Where indicated the choices noted may be chosen from Vendor's preselected standard finish packages and/or Vendor's samples, as the case may be, provided they have not yet been ordered or installed and that colours and materials are available from suppliers and provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the Closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 16(j) of Schedule "A" to the Agreement. All colour and material choices from Vendor's preselected standard finish packages and/or Vendor's samples, as the case may be, must be submitted to the Vendor within seven (7) days of notification by the Vendor's representative. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the suite before the Closing Date. The Vendor reserves the right to substitute any products or materials used in construction of the suite provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make changes or modifications in the plans and specifications at its discretion. Vendor is not responsible for shade differences occurring from different dye lots or for variations including without limitation, in size, colour, grain, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, railing, natural or manufactured stone, paint, trim and doors, as applicable and as per plan. Samples viewed when choices are made from Vendor's samples or Vendor's preselected standard finish packages are only a general indication of material selected. Details and location of windows, doors, lights and outlets may not be as shown on renderings, plans or sample boards. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request. References to model types or model numbers refer to current manufacturer's models, if applicable. If these types or models shall change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. Pursuant to this Agreement of Purchase and Sale or pursuant to a supplementary agreement, purchase order or request for extras, the Purchaser may have requested the Vendor to construct, supply and/or install an additional feature within the suite which is in the nature of an optional extra. If, as a result of building, construction, site conditions or conditions within the suite or the building, the Vendor is not able or willing to construct, supply and/or install such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct, supply and/or install the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects, this Agreement shall continue in full force and effect.

