

FLEUR



FLEUR VISTA COLLECTION

Exclusive VIP RELEASE

Suite Features

Fleur Condos, Be at the centre of it all.

Fleur Condos, featuring **THE VISTA COLLECTION** with Soaring 8½" ft smooth finished ceilings; Awning-style expansive windows; Laminate wood flooring in foyer, living room, dining room, kitchen, den, and bedrooms; Solid core security entry door with designer hardware; Beautifully appointed custom kitchens with quartz counter tops and a choice of ceramic backsplash; Six (6) brand name appliances, including Energy Star custom integrated paneled-front refrigerator and dishwasher, wall mounted stainless steel oven with elegant drop-in smooth glass cooktop, front loading Energy Star stacked washer and dryer.

Building Features

Designed by architectsAlliance, Fleur Condos will be a 29-storey soaring glass tower in the heart of downtown core at **Church X Shuter**. The state-of-the-art amenities at Fleur will include a grand lobby with visitor seating lounge, 24-hour concierge, convenient on-site parcel/grocery delivery and storage service including refrigerated storage for food and perishable items, Wi-Fi in all amenity areas, and advanced TRX personal training system, alongside a separate yoga room, Wireless Media Lounge, Multi-purpose Party Room and dining room with professional-grade catering kitchen and bar, stunning landscaped terrace with spectacular city views, terrace BBQ facilities, Kids Room with child-friendly flooring and furnishings, luxurious hotel-inspired guest suite, and convenient on-site bicycle storage.

<p>VISTA COLLECITON VIP Deposit Structure</p> <p>\$10,000 upon signing APS</p> <p>Balance to 5% / 30 days after signing</p> <p>2nd Deposit 5% / 90 days after signing</p> <p>3rd Deposit 5% / 180 days after signing</p> <p>4th Deposit 5% / 365 days after signing</p> <p>5th Deposit 1% / On Occupancy</p>	<p>Maintenance</p> <p>Approx. \$0.64 per square foot Hydro and water metered separately</p> <p>Taxes</p> <p>Estimated at approx. 1% of purchase price. All prices quoted include H.S.T.</p> <p>Tentative Occupancy Date: April 15th 2020</p> <p>Professional Property Management Team: MENRES (Subsidiary of MENKES)</p>
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All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. Please see a Sales Representative for details. Suite features are available as per plan from Vendor's samples.

MENKES CONDO CENTRE - 770 Bay Street, Toronto

Phone Number: 416-591-7700 Email: fleur@menkes.com

Hours of operation: Mon. to Thurs. 12pm-6pm, Fridays Closed, Sat. & Sun. 12pm-5pm

Terms and Conditions of Offer are subject to change without prior notice. E. & O.E.

May 5th, 2017

Exclusive Listing Brokerage: Cornerstone Marketing Realty Inc., Brokerage



www.menkes.com

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Procedures For Buying

1. Please complete the attached Suite Request Form with your client indicating their **Top 3** selections. The form must be completed in full with both Brokerage and Purchaser details.
2. Email the completed Suite Request Form, along with a copy of each Purchaser's photo I.D. to Menkes Condo Centre at fleur@menkes.com, where they will be numbered, dated and time stamped as received.
3. Worksheets will be accepted as of **Monday May 8th 2017, 11:00 am**.
4. Once the suites are allocated you will be contacted by one of our Sales Representatives to confirm allocation and make arrangements for an appointment for contract signing. You must accompany your client to the Menkes Condo Centre, located at 770 Bay Street on the date and time of their appointment in order to verify Buyer Representation.
5. Every Purchaser must have a valid photo I.D and S.I.N. number (if applicable) presented at the time of contract writing. Power of Attorney will be accepted and **MUST** be notarized and original documentation is presented prior to preparation of the Agreement of Purchase of Sale. All purchases require one natural person on the Agreement of Purchase and Sale, and corporation could be added as 2nd purchaser.

NOTE: NOW Accepting – International Students & Non-Resident Buyer Requests.

6. An initial deposit cheque in the amount of **\$10,000.00** CAD, along with **ALL POST-DATED CHEQUES** must be presented at time of purchase. All Cheques should be made payable to "**DENTONS CANADA LLP IN TRUST**". (Total 5 Cheques)
7. A Mortgage Pre-Approval (minimum amount of 79% of the total Purchase Price) will also be required after purchase.
8. The Agreement of Purchase and Sale will be prepared in advance of the appointment. Please ensure the Suite Request Form is **Accurate and Legible** as any errors or missing information will result in lengthy waits for your client and yourself.

Thank you for your cooperation.
THE CONDO CENTRE SALES TEAM

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Purchaser Incentives



FREE DESIGNER VERTICAL BLINDS

- Available for all Floor Plans in the VISTA Collection



DEFERRED DEPOSIT STRUCTURE:

\$10,000 upon signing APS

Balance to 5% / 30 days after signing

2nd Deposit 5% / 90 days after signing

3rd Deposit 5% / 180 days after signing

4th Deposit 5% / 365 days after signing

1% / On Occupancy



INT'L STUDENT/NON-RESIDENT DEPOSIT STRUCTURE:

**NOW
ACCEPTING**

Initial \$20,000 On Signing

Balance of 15% / 10 days after signing

2nd Deposit 15% / 90 days after signing

3rd Deposit 10% / 180 days after signing

4th Deposit 10% / 365 days after signing

1% / On Occupancy



\$2,000 ASSIGNMENT RIGHT:

- Able to assign unit upon 90% Sales of Project and Commencement of Construction.



CAP AMENDMENTS:

- **Connection / Meter Charges @ \$1,000**
- **Development Levy / Charges Cap Amendment**
 - **\$7,500** – 1 BEDROOM, 1 BEDROOM + DEN
 - **\$10,000** – 2 BEDROOMS or 3 BEDROOMS

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Suites	Area (s.f.)	Exposure	Suite Type	Starting...	Floors
BLOSSOM	454	East	1 Bed	\$ 618,990	28-31
BIRCH	894	South East	2 Bed + Den	\$ 1,218,990	28-31
CEDAR	647	South	1 Bed + Den (1 Bath)	\$ 899,990	28-31
CRANBERRY	686	South	1 Bed + Den (1 Bath)	\$ 954,990	28-31
ELDERBERRY	1125	South West	3 Bed	\$ 1,552,990	28-31
LAVENDER	659	West	1 Bed + Den (2 Bath)	\$ 908,990	28-31
LILAC	782	North West	2 Bed + Den	\$ 1,072,990	28-31
LILY	456	North	1 Bed	\$ 628,990	28-31
MARIGOLD	430	North	1 Bed	\$ 598,990	28-31
ORCHID	681	North East	2 Bed	\$ 937,990	28-31
PANSY	525	East	1 Bed + Den (1 Bath)	\$ 724,990	28-31

Prices starting from the 28th floor (Subject to availability).

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May 5th, 2017

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Suite Allocation Request Form

Phone: 416-591-7700

E-Mail: fleur@menkes.com

**NOW ACCEPTING
INT'L STUDENTS &
NON-RESIDENT BUYERS**

Suite:	# _____	O f f i c e l y U s e
Price:	\$ _____	
Parking:	\$ _____	
Locker Waitlist:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total Price:	\$ _____	
Manager Signature:	_____	

Please Indicate Your Top Three Choices

- 1) _____
- 2) _____
- 3) _____

PURCHASER 1:

*FIRST NAME
*LAST NAME
SIN #
*DOB (MM/DD/YY)
*ADDRESS
*CITY/PROVINCE
*POSTAL CODE
*HOME/MOBILE:
OFFICE:
*E-MAIL:
*OCCUPATION:

PURCHASER 2:

*FIRST NAME
*LAST NAME
SIN #
*DOB (MM/DD/YY)
*ADDRESS
*CITY/PROVINCE
*POSTAL CODE
*HOME/MOBILE:
OFFICE:
*EMAIL:
*OCCUPATION:

COOPERATING BROKER:

Place Business Card

VISTA COLLECTION INCENTIVES:

**NOW ACCEPTING
INT'L STUDENTS &
NON-RESIDENT BUYERS**

\$2,000 LIMITED RIGHT OF ASSIGNMENT
DESIGNER WINDOW COVERINGS
OCCUPANCY: APRIL 2020
MAINTENANCE FEE: Approx. \$0.64 per square foot
Hydro and water metered separately

RESIDENT DEPOSIT STRUCTURE:

\$10,000 upon signing APS
Balance to 5% / 30 days after signing
2nd Deposit 5% / 90 days after signing
3rd Deposit 5% / 180 days after signing
4th Deposit 5% / 365 days after signing
5th Deposit 1% / On Occupancy

NON-RESIDENT DEPOSIT STRUCTURE:

\$20,000 upon signing APS
Balance to 15% / 10 days after signing
2nd Deposit 15% / 90 days after signing
3rd Deposit 10% / 180 days after signing
4th Deposit 10% / 365 days after signing
5th Deposit 1% / On Occupancy

* PARKING : \$75,000 (2 OR 3 BEDROOMS); OTHER SUITES ON WAITLIST IF NEEDED.

* PLEASE MAKE CHEQUES PAYABLE TO: DENTONS CANADA LLP IN TRUST

* PLEASE ENCLOSE CLEAR COPY OF GOVERNMENT ISSUED IDENTIFICATION

* PLEASE FILL OUT ALL MANDATORY FIELDS

* EXCLUSIVE LISTING BROKERAGE: CORNERSTONE MARKETING REALTY INC., BROKERAGE

* NOW ACCEPTING UNION PAY

