

METROPIA

PRESENTS

THE HILL

RESIDENCES AT YONGE & ST. CLAIR

EXCLUSIVE VIP PRICE LIST

OVER 300 UNITS UNDER \$699,999

OVER 100 JUNIOR ONE BEDROOMS UNDER \$599,900

SUITE TYPE	SIZE (SF)	VIEW	STARTING FROM FLOOR	STARTING FROM PRICE
Jr. 1 Bedroom	306	N	19 TH	\$549,900
Jr. 1 Bedroom	307	N	19 TH	\$549,900
Jr. 1 Bedroom	314	SW	6 TH	\$549,900

*Floor and View Premiums apply. Prices include HST.

OVER 200 ONE BEDROOMS UNDER \$699,900

SUITE TYPE	SIZE (SF)	VIEW	STARTING FROM FLOOR	STARTING FROM PRICE
One Bedroom	439	E	7 th	\$665,900
One Bedroom	459	E	7 th	\$669,900
One Bedroom	416	E	7 th	\$679,900
One Bedroom	448	W	7 TH	\$679,900
One Bedroom	475	W	7 th	\$679,900
One Bedroom	437	E	19 th	\$681,900
One Bedroom	439	E	19 th	\$681,900
One Bedroom	498	E	7 th	\$689,900

*Floor and View Premiums apply. Prices include HST.

*Please speak to our Sales Representatives for details. All prices, figures and materials are preliminary and are subject to change without notice E. & O. E.

All areas and stated room dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations.

The contents of this document are not intended to solicit interest from ineligible individuals or entities (non-Canadians, unless exempt) as defined by the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

October 4, 2023.

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

Baker
Real Estate Incorporated

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JUNIOR TWO BEDROOMS STARTING AT \$799,900

SUITE TYPE	SIZE (SF)	VIEW	STARTING FROM FLOOR	STARTING FROM PRICE
Jr. 2 Bedroom	563	W	6 th	\$799,900
Jr. 2 Bedroom	585	SW	6 th	\$829,900

*Floor and View Premiums apply. Prices include HST.

CORNER SUITES STARTING FROM \$700,000s

SUITE TYPE	SIZE (SF)	VIEW	STARTING FROM FLOOR	STARTING FROM PRICE
1 Bedroom	472	SE	6 TH	\$738,900

*Floor and View Premiums apply. Prices include HST.

DEPOSIT STRUCTURES *

EXTENDED DEPOSIT STRUCTURE

\$10,000 Bank draft on Signing
Balance to **2.5%** in 30 days

2.5% on January 10, 2024
2.5% on April 1, 2024

2.5% on January 10, 2025
2.5% on April 1, 2025

2.5% on January 10, 2026
5% on Occupancy

CANADIAN NON-RESIDENT DEPOSIT STRUCTURE

\$10,000 Bank draft on Signing
Balance to **10%** in 30 days

10% on April 1, 2024

5% on October 1, 2024

5% on April 1, 2025

5% on Occupancy

ALL DEPOSITS TO BE MADE PAYABLE TO: OWENS WRIGHT LLP IN TRUST

**Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.*

OCCUPANCY COMMENCING

2028

MAINTENANCE FEES

Approx. \$0.76/SF
(Excludes Utilities)

METROPIA INTELLIGENT HOME

\$49.99 + HST/month
Rogers Unlimited Internet + 1Valet Fee

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