



Under Construction

BUILDING FEATURES*

Coming to the heart of Stouffville, 9th and Main by Pemberton Group will bring an elegant 8-storey residence featuring condominium suites, 2 storey lofts and townhomes.

Exclusive Amenities: Exclusive Amenities: 24-Hour Concierge, Large multi-purpose party room, Landscaped outdoor terrace with seating, Multi Functional Fitness Centre, Steam Room, Entertainment Theatre, Library Lounge, Media Lounge, Virtual Golf Simulator, Children's Play Room, Boardroom Workspace, Guest Suites, Pet Wash Stations.

SUITE FEATURES*

- Custom-Designed Kitchen Cabinets
- Quartz Counter Top – Vanity, Kitchen, Window Sills
- Stainless Steel Appliances
- Gas Cooktop in Kitchen
- 9' or 10' Ceilings (As Per Plan) – Smooth Finish
- Roller Shades Included In All Suites
- Gas Outlet on Balcony, Patio or Terrace
- High Speed Unlimited Wi-Fi Service
- Four-Pipe Fan Coil System
- 7" Wide Plank Engineered Water Resistant Flooring
- 27" Front Load Washer and Dryer
- Frameless Glass Shower
- Parking, Locker and Roller Shades are Included

Type	Size (sq.ft)	*Starting Price From
2 Bedroom	1,245 – 1,250	\$883,990
2 Bedroom + Den	1,165 – 1,555	\$930,990
3 Bedroom + Den	1,555 – 2,055	\$1,063,990

<u>Deposit Structure</u> \$5,000 on Signing Balance to 5% in 30 Days 10% on Occupancy	<u>International Deposit Structure</u> \$5,000 on Signing Balance to 10% in 30 Days 10% in 180 Days 10% in 540 Days 5% on Occupancy	<u>Incentives</u> Assignment Fee \$5,000 \$2,500 Capped Levies \$7,500
<u>Tentative Occupancy Date</u> July 2022 <u>Taxes</u> Property taxes are Estimated at Approximately 0.85%	<u>Maintenance Fees</u> (Excludes Hydro) Units from 630 to 1,170 sq.ft. Approx. \$0.49 Units from 1,245 to 1,290 sq.ft. Approx. \$0.47 Units from 1,425 to 1,600 sq.ft. Approx. \$0.44 Units from 1,601+ sq.ft. Approx. \$0.42	<u>Parking & Locker</u> 1 Parking Stall & 1 Locker included with every home *2nd Parking Spot Included for Townhomes, Lofts and Condo Suites larger than 1,600 sq.ft. Parking Maintenance \$32.10/month Locker Maintenance \$10.85/month

Price includes, parking, storage locker, 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. April 10, 2021.
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