



EXCLUSIVE PLATINUM BROKER EVENT

BUILDING FEATURES*

Set on Kingston Road, overlooking Highland Creek, Perch is a highly anticipated project by Firmland. At 12-storeys, 168 suites, it's an intimate building that celebrates its stunning location. Right from its striking minimalist architectural design by the acclaimed Core Architects to its inspired amenities, every aspect of Perch showcases the serenity of ravine side living.

Amenities: 24-hour Concierge, Lobby Lounge, Fireside Lounge, Parcel Storage Room, Stroller Parking, Wine Tasting Room, Workshop Room, Karaoke Room, Pet Spa, Workspace and Wi-fi Lounge
Outdoor Amenities: Kids Play Area, Outdoor Pet Area, Lounge Area, Water Feature, Outdoor Dining, BBQ Area

Type	Bath	Model	Size	View	Balcony	Terrace	Floors From	Starting Price
1B	1B	Starflower	466	S	B-81	N/A	2	\$493,990
1B	1B	Wood Fern	471	S	B-105	N/A	2	\$493,990
1B	1B	Wintergreen	535	E	B-78-105	262	6 - 11	\$501,990
1B+D	1B	Bluebird	522	W	B-79-91	N/A	2 - 5	\$521,990
1B+M	1B	Waterleaf	562	N	B-79	N/A	3 - 5	\$533,990
1B+D	2B	Hummingbird	577	E	B-52-79	209	6 - 11	\$549,990
1B+D	2B	Oriole	577	E	B-52-105	209	6 - 10	\$552,990
1B+D	2B	Tanager	562	S	B-101	140	6 - 10	\$536,990
1B+D	2B	Redstart	654	N/W	B-52	N/A	3 – 5	\$572,990
1B+D	2B	Heron	611	S	B-49	307	6 - 10	\$563,990
1B+D	2B	Flicker	671	W	B-78-105	N/A	6 - 11	\$589,990
2B	1B	Ash	686	S	B-81	N/A	3-5	\$572,990
2B	2B	Cedar A	738	E	B-51	N/A	2 -5	\$607,990
2B	2B	Maple	753	S	B-87	N/A	2 - 5	\$604,990
2B	2B	Oak	749	W	B-66-79	N/A	2 - 5	\$624,990
1B+D	2B	Bunting	710	W	B-81-89	N/A	6 - 11	\$629,990
2B	2B	Sycamore	873	W	B-236	834	6 - 10	\$736,990
2B+D	2B	Crothers Woods	986	N/W	B-69	N/A	2 - 5	\$747,990
2B+D	2B	Townhomes	1,019 – 1,048	E	P-143	N/A	Ground	\$801,990
3B+D	2B	Highland	1,385	N/W	B192	404	6 - 10	\$930,990

<p>Tentative Occupancy Date August 31st, 2023</p> <p>Parking \$50,000 \$45,000 \$3,000 deposit on signing.</p> <p>Lockers \$5,900 \$1,000 Payable at closing no deposit required</p> <p>Assignment Fee \$5,000 \$1,000</p> <p>Right to Lease During Interim Occupancy Free Standard Kitchen Island*</p>	<p>Deposit Structure \$5,000 on Signing</p> <p>Balance to 5% in 30 Days</p> <p>2.5% in 90 days</p> <p>2.5% in 150 days</p> <p>2.5% in 365 days</p> <p>2.5% in 540 days</p> <p>2.5% on June 30, 2023</p> <p>2.5% Occupancy</p>	<p>International Deposit \$10,000 on Signing</p> <p>Balance to 10% in 30 Days</p> <p>10% in 150 Days 2021</p> <p>10% in 540 Days</p> <p>5% on Occupancy</p> <p>Taxes Property taxes are Estimated at approximately 1.0%</p>	<p>Maintenance Fees (Excludes Hydro, Water and Thermal Energy/BTU)</p> <p>Approx. \$0.59 per square foot</p> <p>Levies*</p> <p>1+ Den and Smaller \$14,000 \$9,000</p> <p>2 Bedroom and Larger \$18,000 \$13,000</p>
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Please make cheques payable to: Minden Gross LLP in TRUST

*Floor premiums based on elevation and location. Price includes 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 1, 2021



Sales Office: 4679 Kingston Road, Scarborough, ON M1E 2P8
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