

## FACT SHEET

### VERGE West Building

203 Units

10 Storeys

Ceiling heights (smooth finish)

- Floors 2-8,10 – 9ft
- Floor 9 – 10ft

For amenities on the 1st and 9th floors, refer to amenities below.  
Visitor parking & retail parking available.

### Size Ranges & Underground Parking

1 Bedroom

- 438 sf – 610 sf (parking included with 560 sf+)

1 Bedroom + Den

- 558 sf – 678 sf (parking included with 560 sf+)

2 Bedroom

- 696 sf – 851 sf (parking included)

3 Bedroom

- 798 sf – 1,077 sf (parking included)

### Balconies

All units include varying sized balconies or terraces as per plan.

### Gas Lines

Included with all terrace suites on floors 2 and 6.

### Lockers

Waitlist.



## **Maintenance Fees**

Common expenses \$0.68

Parking \$69.95

Locker \$19.95

1Valet & Bulk Rogers Hi-Speed Internet \$53.52 +HST

## **Deposit Structure**

### **Local Buyer**

- \$10,000 due on signing
- Balance to 5% due in 30 days
- 2.5% due in 180 days
- 2.5% due in 365 days
- 5% due in 540 days
- 5% due on occupancy

### **International Buyer**

- 5% due on signing
- 10% due in 120 days
- 10% due in 270 days
- 10% due in 365 days

Deposits payable to **HARRIS SHEAFFER LLP IN TRUST**

Deposit cheque delivery to the Verge Presentation Gallery at  
728 The Queensway, Toronto, ON, M8Y 1L5.

Wire Transfer Instructions available upon request.

## **Occupancy**

Spring 2025

## **Amenities**

1Valet Integrated Smart Living throughout.

### **Ground Floor**

- Double height lobby with 24hr concierge
- State-of-the-art parcel room
- Fitness facility and Yoga room
- Content studio
- Co-working space
- Pet & Bike wash station

### **9th Floor**

#### **Outdoor**

- Expansive outdoor terrace with games area
- Kids' play area
- Lounge seating & fire pits
- BBQs & Outdoor dining

#### **Indoor**

- Party room and Kitchen
- Cocktail Lounge

### **Team**

- Developer: RioCan Living
- Interior Design: DesignAgency
- Architects: Turner Fleischer
- Landscape Architects: Forrec
- Creative Agency: Gladstone Media Inc.
- Sales and Marketing: Austin Birch