



PLATINUM FEATURE SHEET

Groove Urban Condominiums invites a modern lifestyle expression celebrating its own unique grooves in a stylish 15-storey building with 152 suites and amenities that turn up the volume on life. Located in the heart of Humewood-Cedarvale, an up-and-coming niche neighborhood neatly tucked in along Vaughan Road just off the bustling Bathurst St. and St. Clair Ave. W, the area is intimate yet closely connected to a dynamic destination booming with energy, diversity, and plenty of choice when it comes to finding your lifestyle niche.

BUILDING AMENITIES

Lobby with Smart Lockers, Fitness Centre, Party Room with Games Lounge, Indoor & Outdoor Kids Zones, Outdoor Patio with Co-Working Terrasse, Ground floor BBQ Stations & Dining Area, 12th floor Terrace with BBQ, Dining & Sundeck Lounge.

SUITE TYPES	SIZE RANGES (SQ. FT.)	STARTING PRICES
1 Bed, 1 Bed + Study	416 - 551	Mid \$600's
1 Bed + Den	509 - 679	Mid \$700's
2 Bed, 2 Bed + Study	628 - 805	High \$800's
2 Bed + Den	817 - 872	Low \$1M
3 Bed	925 - 1105	High \$1M
3 Bed + Den	997 - 1200	Mid \$1.1M

<p>PARKING Available for 2B and larger (>\$910k) \$95,000 \$84,990</p> <p>E.V. PARKING Available for 2B and larger (>\$910k) \$99,000 \$95,990</p> <p>LOCKER Available for 1B+D and larger (>\$800k) \$15,000 \$9,990</p>	<p>LOCAL DEPOSIT STRUCTURE \$5,000 on signing 5% in 30 days Balance to 2.5% in 30 days 2.5% in 90 days 5% in 90 days 2.5% in 150 days 2.5% in 210 days 5% in 180 days 2.5% in 540 days 2.5% in 720 days 5% upon occupancy</p>	<p>OCCUPANCY DATE September 2024</p> <p>MAINTENANCE FEES Condos - \$0.69/Sq.Ft. (excludes water & hydro)</p> <p>Parking - \$35/mo Locker - \$14/mo</p>
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