

RIVER & FIFTH

FEATURE SHEET

BUILDING FEATURES*

Located in the Heart of Corktown, River & Fifth by Broccolini Brings a 37-Storey Modern, Sophisticated Urban Oasis Minutes from East Harbour City Centre and Transit Hub, Financial Core, Riverdale Parks and Trails.

Exclusive Amenities: 24-Hour Concierge, 12th Floor Rooftop Terrace with Outdoor Pool and Cabanas, Large Multi-Purpose Party Room, Private Dining Room, Multi Functional Fitness Centre, Co-Working Space, Games Room, Yoga Room, Children's Playground, Guest Suite, Pet Wash Stations.

SUITE FEATURES*

- 9' – Smooth Finish Ceiling*
- Quartz Countertop – Vanity, Kitchen*
- Wide Plank Laminate Flooring*
- Contemporary-Designed Kitchen Cabinetry by U31*
- Energy Efficient Appliances in Matte Black Finish*
- Walk-in Shower with Glass Enclosure, as Per Plan
- Contemporary Fixtures in Matte Black Finish*
- In-Suite ERV (Energy Recovery Ventilation) Unit(s)*

<u>Tentative Occupancy Date</u>	<u>Deposit Structure</u>	<u>International Deposit</u>	<u>Maintenance Fees</u>
May 1 st , 2023			Approx. \$0.59 (Hydro & Water Excluded)
<u>Parking (Waitlist Only)</u> Standard - \$60,000 EV - \$65,000	\$10,000 on Signing Balance to 5% in 30 Days 5% in 180 Days 5% in 540 Days 5% in 720 Days	\$10,000 on Signing Balance to 10% in 30 Days 10% in 180 Days 10% in 540 Days 5% on Occupancy	<u>Assignment*</u> Assignment Fee: \$2,500 (Valued at \$5,000)
<u>Locker</u> \$7,000			<u>Levies*</u> Capped at \$10,000 Suites 1 BR + D and Smaller Capped at \$15,000 Suites 2 BR and Larger
<u>Taxes</u> Property taxes are estimated at approximately 1%			

*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. October 22nd, 2019

Contact: Maryna Premyslova | Broker | ReMax Realtron Realty

Email: info@condocompas.ca

BROCCOLINI



MILBORNE
GROUP