

PROJECT DETAILS



VERGE East Building

341 Units
17 Storeys

Ceiling heights (smooth finish)

9ft - Floors 3-8, 10-16
10ft - Floors 2 and 17
10.4ft - Floor 9

Size & Price Range (parking included with all suites 560 sf+)

1 Bedroom

- 476 sf – 596 sf
- \$574,900 - \$748,900

2 Bedroom + Den

- 845 sf – 909 sf
- \$894,900 - \$949,900

1 Bedroom + Den

- 543 sf – 652 sf
- \$642,900 - \$792,900

3 Bedroom

- 799 sf – 972 sf
- \$889,900 - \$1,114,900

2 Bedroom

- 657 sf – 908 sf
- \$779,900 - \$994,900

Suite Exteriors

All suites include an outdoor space - balcony or terrace, as per plan.

Gas Lines

Included with all terrace suites on floors 2 and 11, and on select terrace suites on floor 6.

Monthly Maintenance Fees

Common expenses \$0.61/sf (individually metered for hydro and water)

Parking \$69.95

Locker \$19.95

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

*Prices, sizes and specifications are subject to change without notice. Please speak to a sales representative for details. Floor and exterior space premiums apply. E. & O. E. October 2021.

DEPOSITS

Extended Deposit Structure Only

5% per Year + 5% on Occupancy

1 BR, 1+D, 2BR Suites

- \$10,000 due on signing
- Balance to 5% due in 30 days (2021)
- 2.5% due in 180 days (2022)
- 2.5% due in 365 days (2022)
- 5% due in 540 days (2023)
- 5% due on occupancy

2+D & 3 BR Suites

- \$10,000 due on signing
- Balance to 5% due in 30 days
- 2.5% due in 180 days
- 2.5% due in 365 days
- 2.5% due in 540 days
- 2.5% due in 720 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

Occupancy

Summer 2025

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.

TEAM

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

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AMENITIES

Building Amenities

1Valet Integrated Smart Living throughout all suites.
Hi-Speed Internet

Ground Level

- Double Height Lobby with 24hr Concierge
- State-of-the-art Parcel Room
- Co-working Space
- Pet & Bike Wash Station

Level 2

- Kid's Studio
- Fitness Studio
- Two Interactive Private Fitness Studios
- Golf Simulator

Level 9

Outdoor

- Expansive Terrace
- Co-working Spaces and Cabanas
- Lounge Seating & Fire Pits
- BBQ's & Outdoor Dining

Indoor

- Party Room and Kitchen
- Games Room

Level 11

- Outdoor Terrace with Lounge Seating
- Putting Green

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