

EHT GOODE

CONDOS IN THE DISTILLERY DISTRICT

EXCLUSIVE SUMMER INCENTIVES

Extended Deposit Structure

\$5,000 Deposit at Signing

Balance of 5% in 30 days (2022)

5% in 125 days (2022)

5% in 510 days (2023)

5% at Occupancy (2025)

Plus

- \$0 Assignment Fee**
- \$20,000 Credit on Closing ***
- Development Charges and Levies capped at:
\$ 12,000 Studios, 1B/1B + Den
\$ 16,000 2B/2B + Den/3 Bedroom/3 Bedroom + Den
- Amendment giving consent to lease during Occupancy****

Sales Representative:
Sophie Chan

Email: sophiechan@bakersales.info

Phone: 416-322-1666

**On the first Assignment for qualifying Assignee subject to Vendor's conditions for Assignments being met.

***Limited to the first 10 Deals.

****Available By Request.

Please speak to Sales Representative for full details.

Note: This limited time offer may be changed or withdrawn at any time without notice. Certain conditions apply. This Offer is only valid on a first come first serve basis. Please see Sales Representative for full details. E. & O.E. August 31, 2022.



Exclusive New Release of Suites FIRST COME, FIRST SERVED

This is to be communicated between you and your client. Pricing and floorplans are not to be posted on-line or shared with other Agents.

SUITE	MODEL	SUITE TYPE	APPROXIMATE SUITE SIZE (SQUARE FEET)	FLOOR	OUTDOOR SIZE (SQUARE FEET)	VIEW	EXCLUSIVE PRICE WITH LIMITED TIME OFFER
812	0M-T	Studio / 1	419 sf.	8	T 113	S	\$659,900
207	1A+D	1B+D / 1	506 sf.	2	0	E	\$765,900
509	1A+D	1B+D / 1	506 sf.	5	0	E	\$771,900
2805	1B+D	1B+D	536 sf.	28	0	W	\$841,900
419	1H+D	1B+D / 2	557 sf.	4	40	S	\$833,900
319	1H+D	1B+D / 2	557 sf.	3	40	S	\$839,900
1206	1F+D	1B+D / 1	560 sf.	12	0	W	\$845,900
713	2E	2B / 2	620 sf.	7	40	S	\$889,900
205	2D-T	2B / 2	621 sf.	2	T 255	N	\$929,900
3004	3A	3B	864 sf.	30	114	SW	\$1,227,900
226	3C-S	3B / 2	935 sf.	2	40	NE	\$1,154,900
528	3C	3B / 2	935 sf.	5	40	NE	\$1,175,900
208	3B-S	3B / 2	951 sf.	2	40	SE	\$1,184,900
310	3B	3B / 2	951 sf.	3	40	SE	\$1,186,900
510	3B	3B / 2	951 sf.	5	40	SE	\$1,190,900
218	3D-S	3B / 2	971 sf.	2	27	SW	\$1,214,900
320	3D	3B / 2	971 sf.	3	27	SW	\$1,216,900
326	3B+D	3B+D / 2	1179 sf.	3	27+27	NW	\$1,306,900
919	3A+D	3B+D / 2	1156 sf.	9	0	SW	\$1,470,900

Deposit Structure

\$5,000 with signing of Agreement
Balance of 5% in 30 days (2022)
5% in 125 days (2022)
5% in 510 days (2023)
5% on Occupancy (2025)

Taxes

Estimated at approximately 1 % of purchase price

Occupancy Commencing

May 1, 2025

All prices quoted include HST **

International Deposit

Structure 35% total
\$5,000 with signing of Agreement
Balance of 10% in 30 days
10% in 125 days
10% in 510 days
5% on Occupancy

Maintenance for Residential units:

\$0.63 per square foot
\$0.65 per square foot for Terrace Units with gas.
Hydro and Water individually metered.

Parking* WAITLISTED

\$80,000 per parking space
EV Parking*
\$90,000 per parking space
Parking Maintenance fee - \$100.00/month

Locker* WAITLISTED

\$6,000 per locker
Locker Maintenance - \$45.00/month

*Parking and Locker are subject to availability. See Sales Representative for details.

** As per the Agreement of Purchase and Sale.

This limited time offer is only valid on a first come, first served basis.

Premiums apply to floors, balconies, terraces, and views.

Please see Sales Representative for full details.

All prices, figures and materials are preliminary and are subject to change without notice. Square footages and dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. Note: Actual usable floor space may vary from the stated floor area. E. & O. E. August 31, 2022.

WORKSHEET

EMAIL: thegoode@bakersales.info

3 H T G O O D E

CONDOS IN THE DISTILLERY DISTRICT

BASE PURCHASE PRICE \$ _____

PARKING (WAITLISTED) YES _____ NO _____

LOCKER (WAITLISTED) YES _____ NO _____

TOTAL PURCHASE PRICE \$ _____

RIGHT TO LEASE DURING OCCUPANCY AMENDMENT:

YES _____ NO _____

Having this Amendment affects your HST rebate at closing.

Please speak to a Sales Representative for explanation.

REQUESTED SUITE:

MODEL	FLOOR

PURCHASER INFORMATION : PLEASE ENCLOSE CLEAR COPY OF PURCHASER PHOTO IDENTIFICATION

PURCHASER 1	PURCHASER 2
First Name:	First Name:
Last Name:	Last Name:
Address:	Address:
Suite #	Suite #
City: Province:	City Province:
Postal Code:	Postal Code:
Main Phone:	Main Phone:
Profession and Employer:	Profession and Employer:
Date of Birth:	Date of Birth:
S.I.N. #	S.I.N. #
Driver's Licence #	Driver's Licence #
Expiry Date:	Expiry Date:
Email:	Email:
PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)	
If self-employed, Nature of Business: Purchaser 1 Purchaser 2	
How many dependents?	Ages?
End User or Investor:	Marital Status:

Co-operating Broker: Please enclose Agent's business card.	
Name:	_____
Brokerage:	_____
Address:	_____
Mobile:	_____

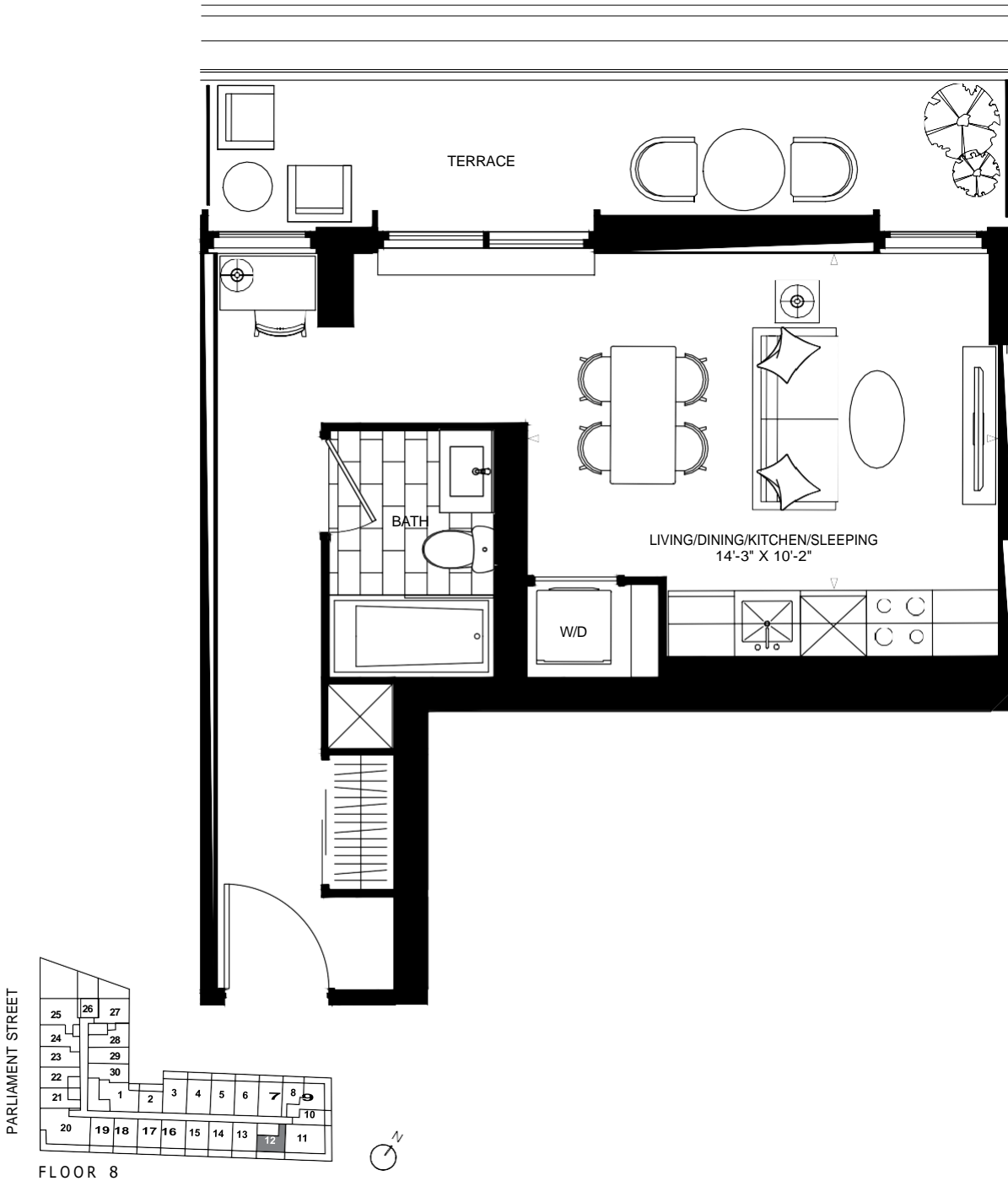


SUITE 0M-T

THE GOODE

CONDOS IN THE DISTILLERY DISTRICT

INTERIOR | 419 SQ. FT.
EXTERIOR | 113 SQ. FT.
TOTAL | 532 SQ. FT.



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SUITE 1A+D

ONE BEDROOM + DEN

INTERIOR | 506 SQ. FT.

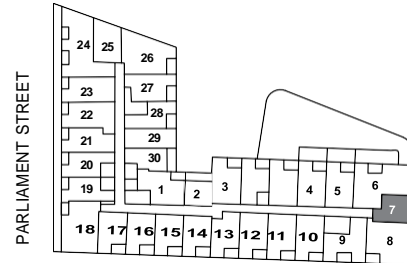
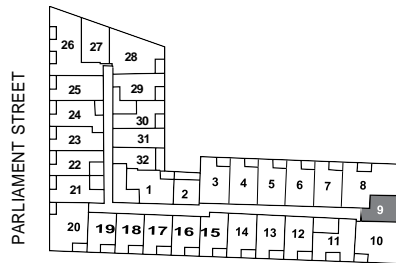
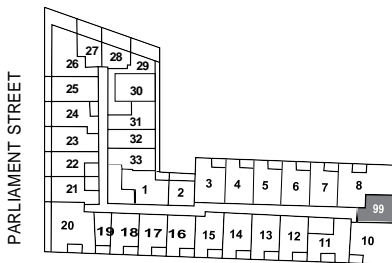
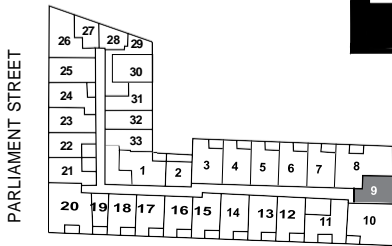
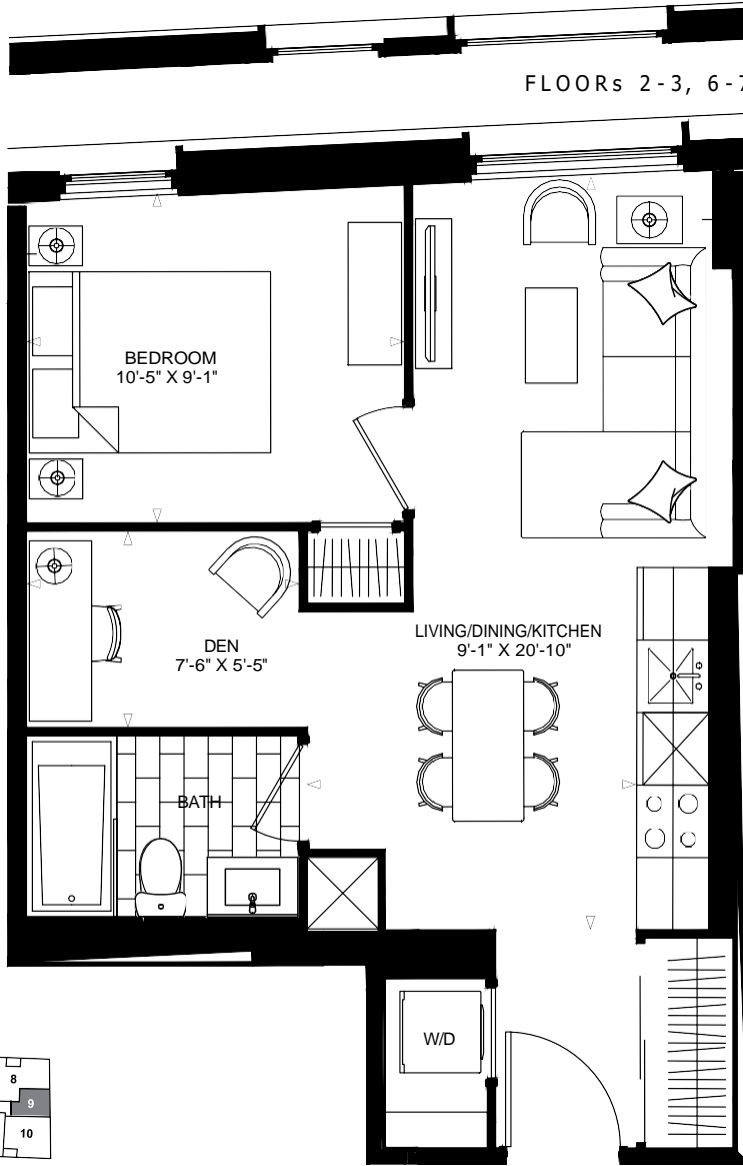
TOTAL | 506 SQ. FT.

THE GOODE

CONDOS IN THE DISTILLERY DISTRICT

FLOORS 4-5

FLOORS 2-3, 6-7



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SUITE 1B+D

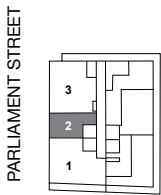
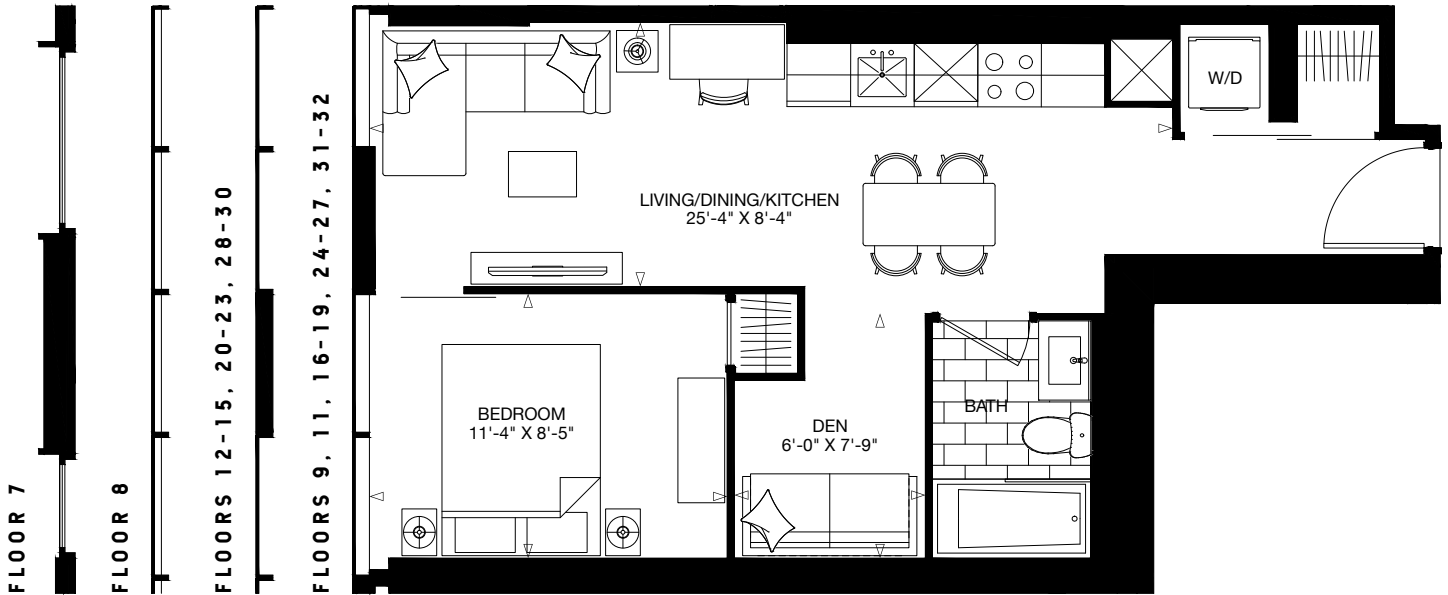
ONE BEDROOM + DEN

INTERIOR | 536 SQ. FT.

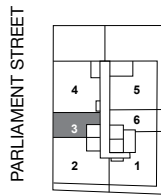
TOTAL | 536 SQ. FT.

EHTGOODE

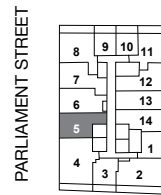
CONDOS IN THE DISTILLERY DISTRICT



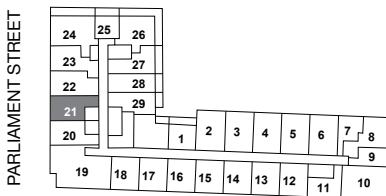
FLOOR 32



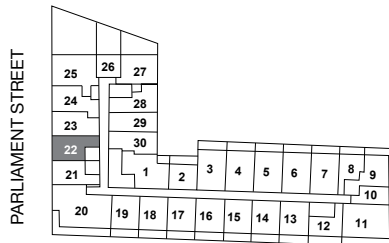
FLOOR 31



FLOOR 11-30



FLOOR 9



FLOOR 8



FLOOR 7



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SUITE 1H+D

ONE BEDROOM + DEN

INTERIOR | 557 SQ. FT.

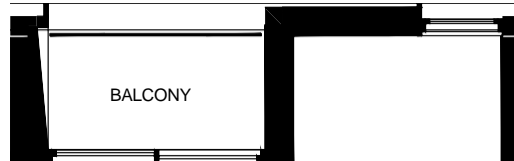
EXTERIOR | 40 SQ. FT.

TOTAL | 597 SQ. FT.

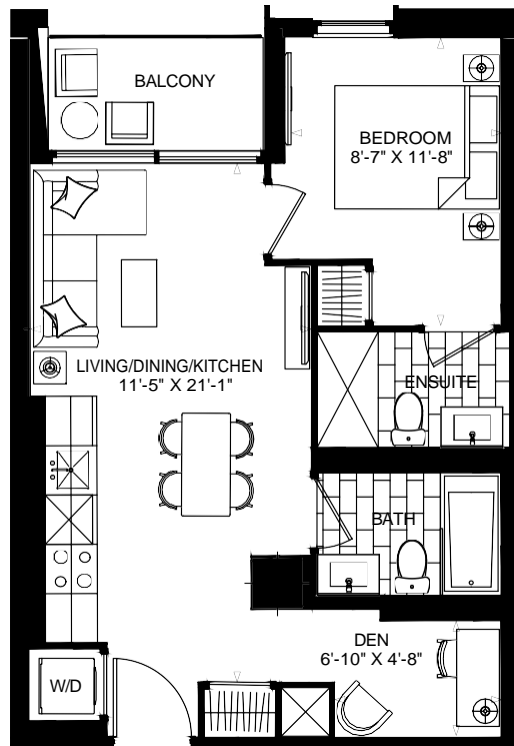
THE GOODE

CONDOS IN THE DISTILLERY DISTRICT

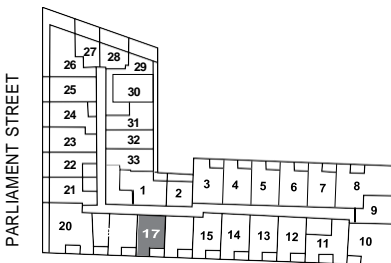
FLOORS 4-5



FLOORS 3 & 6-7



FLOOR 7



FLOOR 6



FLOOR 3-5



FLOOR 2



COLUMN PROTRUSION ONLY ON FLOORS 6-7 AND EAST UNIT, FLOORS 2-5



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SUITE 1F+D

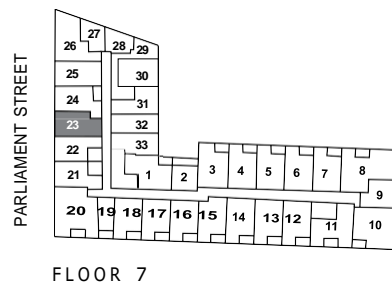
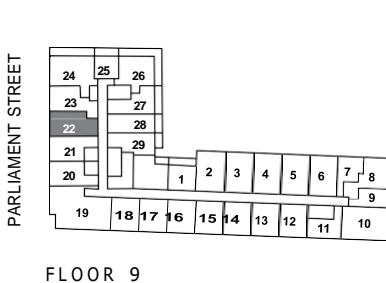
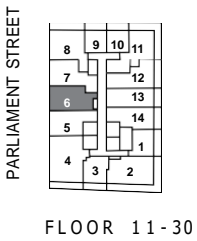
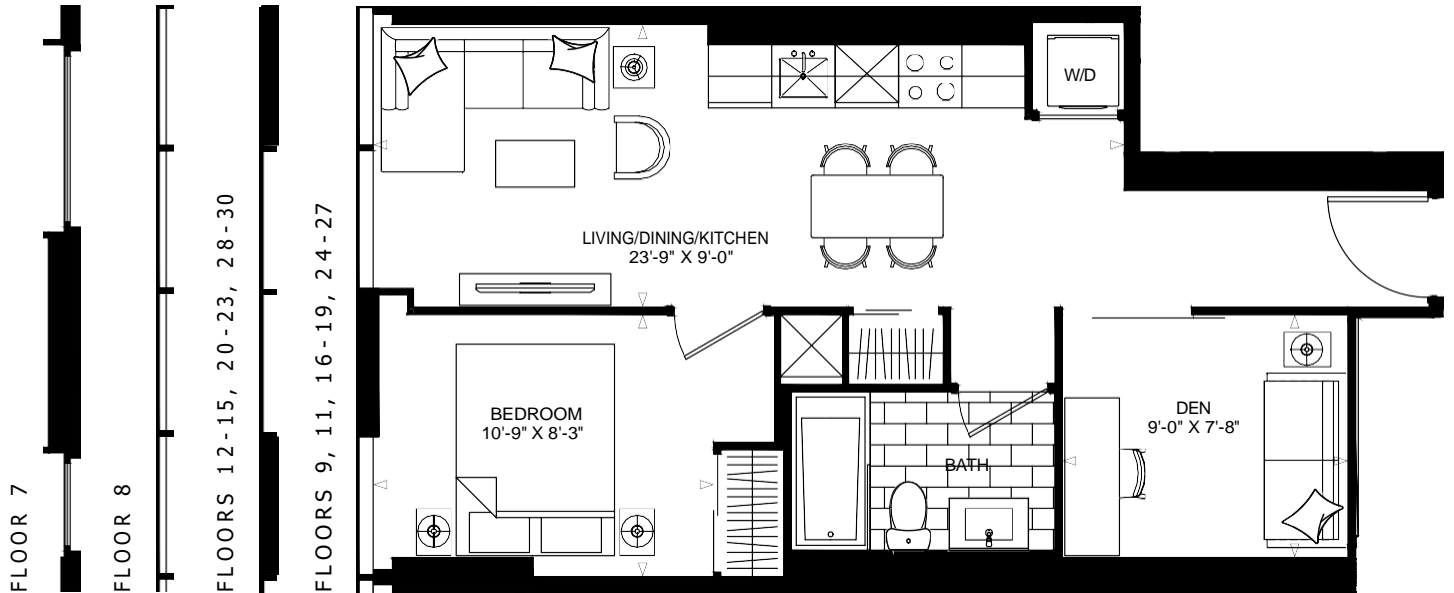
ONE BEDROOM + DEN

INTERIOR | 560 SQ. FT.

TOTAL | 560 SQ. FT.

THE GOODE

CONDOS IN THE DISTILLERY DISTRICT



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SUITE 2 E

TWO BEDROOM

INTERIOR | 620 SQ. FT.

EXTERIOR | 40 SQ. FT.

TOTAL | 660 SQ. FT.

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CONDOS IN THE DISTILLERY DISTRICT

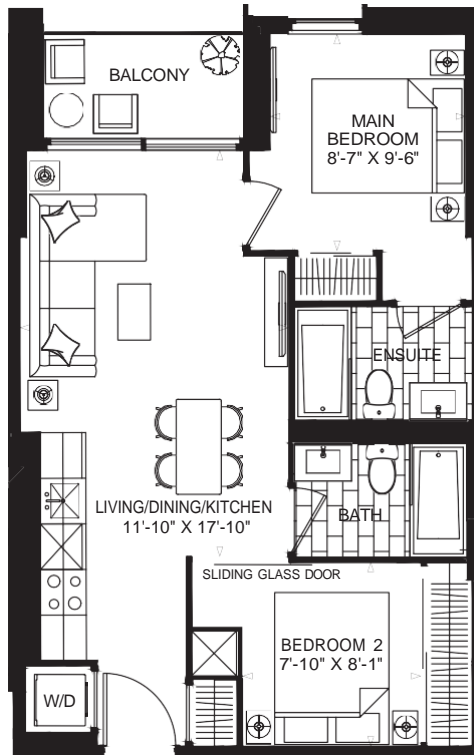
FLOOR 2



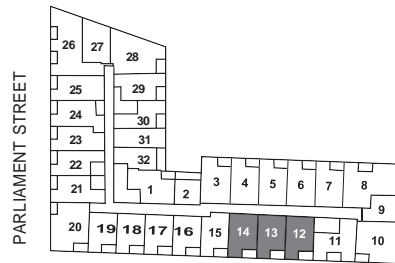
FLOORS 4-5



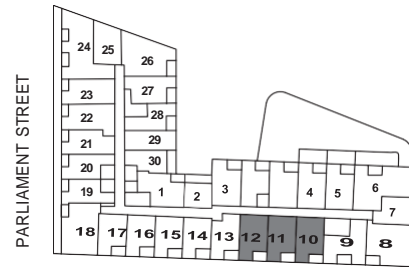
FLOOR 3



FLOOR 7



FLOOR 8-5



FLOOR 2



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SUITE 2D-T

THE GOODE

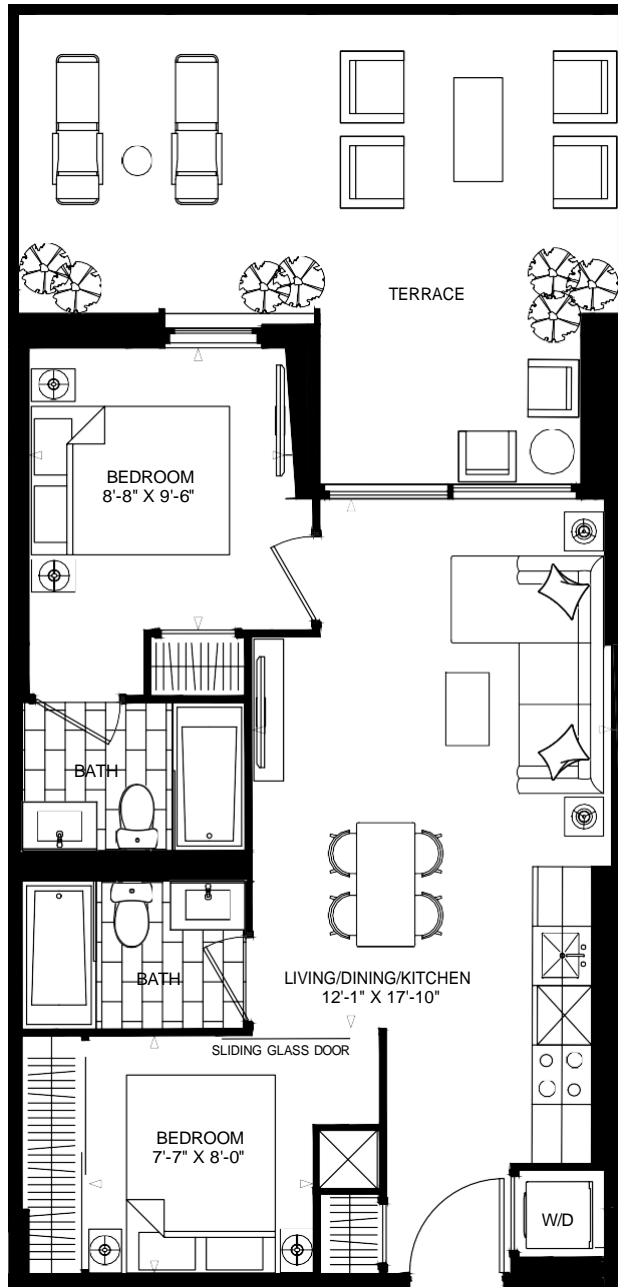
CONDOS IN THE DISTILLERY DISTRICT

TWO BEDROOM

INTERIOR | 621 SQ. FT.

EXTERIOR | 255 SQ. FT.

TOTAL | 876 SQ. FT.



FLOOR 2



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SUITE 3A

THREE BEDROOM

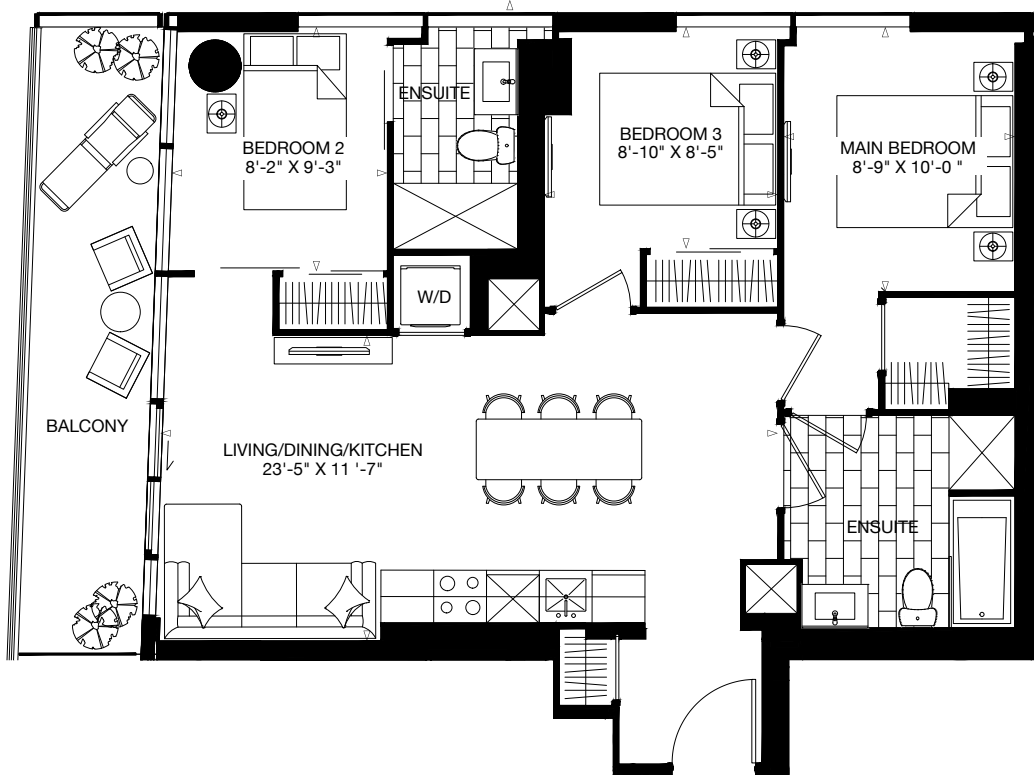
INTERIOR | 864 SQ. FT.
EXTERIOR | 114 SQ. FT.
TOTAL | 978 SQ. FT.

EHTGOODE

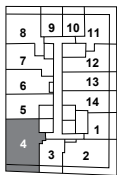
CONDOS IN THE DISTILLERY DISTRICT

FLOORS 12-15, 20-23, 28-30

FLOORS 11, 16-19, 24-27



PARLIAMENT STREET



FLOOR 11-30



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SUITE 3C

THREE BEDROOM

INTERIOR | 935 SQ. FT.

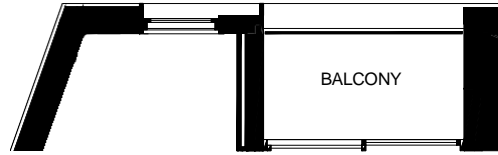
EXTERIOR | 40 SQ. FT.

TOTAL | 975 SQ. FT.

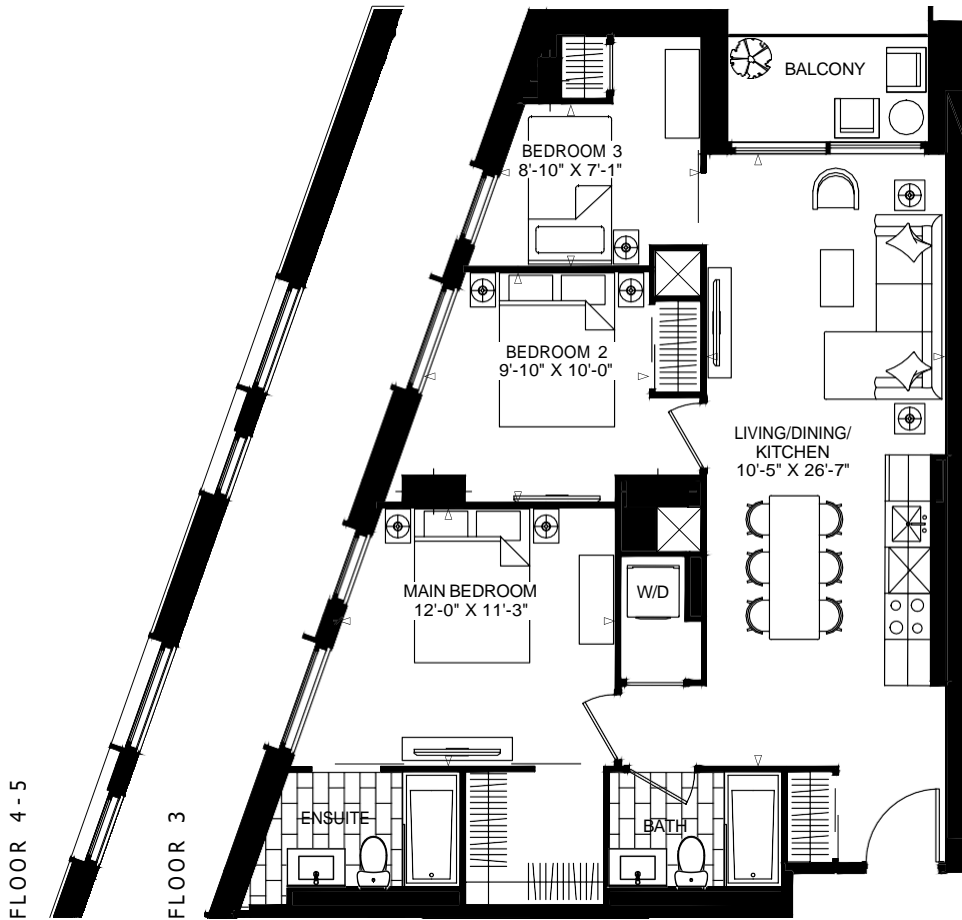
EHTGOODE

CONDOS IN THE DISTILLERY DISTRICT

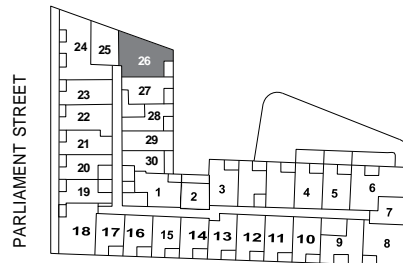
FLOOR 4-5



FLOOR 3



FLOOR 3-5



FLOOR 2



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SUITE 3 B

THREE BEDROOM

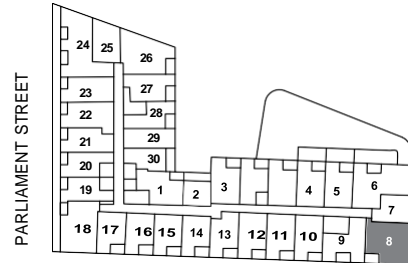
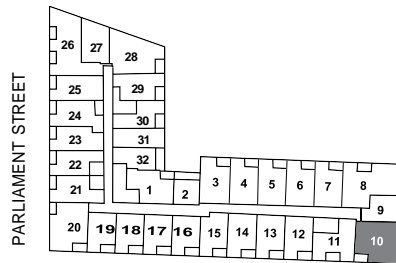
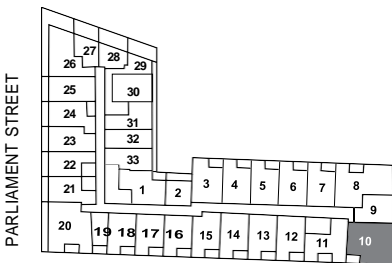
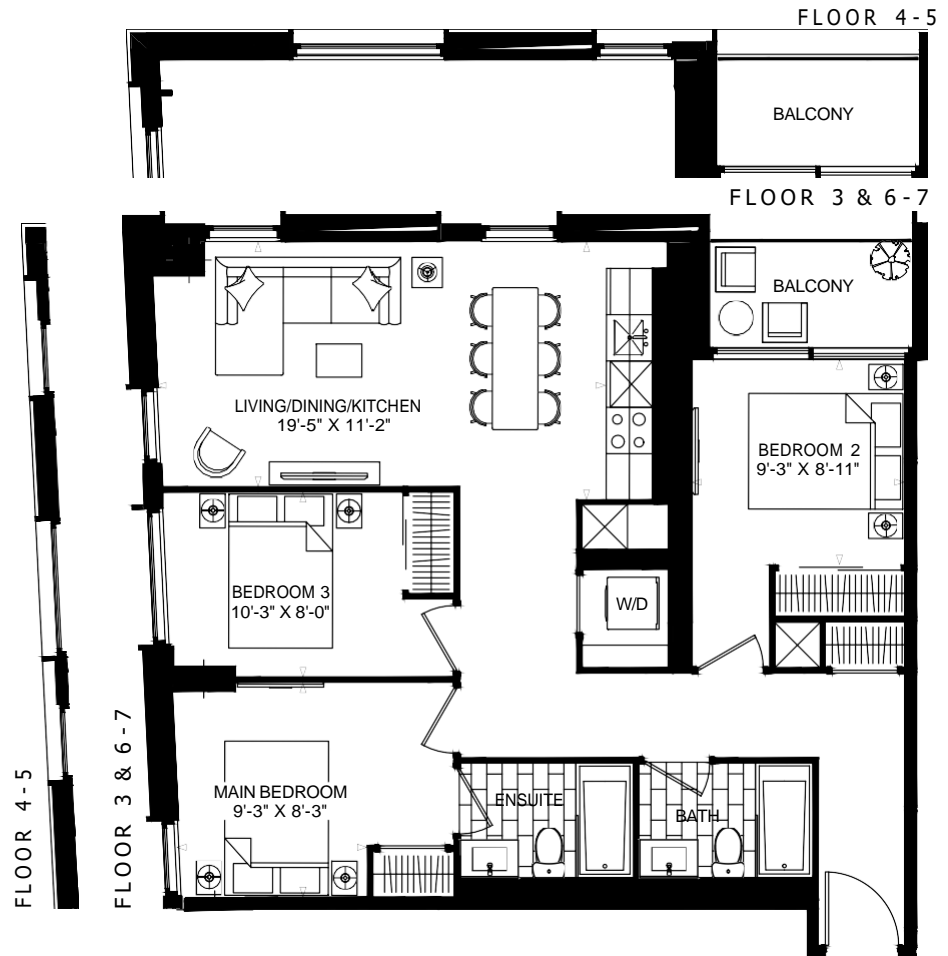
INTERIOR | 951 SQ. FT.

EXTERIOR | 40 SQ. FT.

TOTAL | 991 SQ. FT.

THE GOODE

CONDOS IN THE DISTILLERY DISTRICT



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SUITE 3 D

THREE BEDROOM

INTERIOR | 971 SQ. FT.

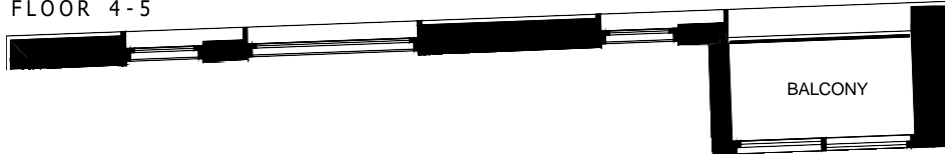
EXTERIOR | 27 SQ. FT.

TOTAL | 998 SQ. FT.

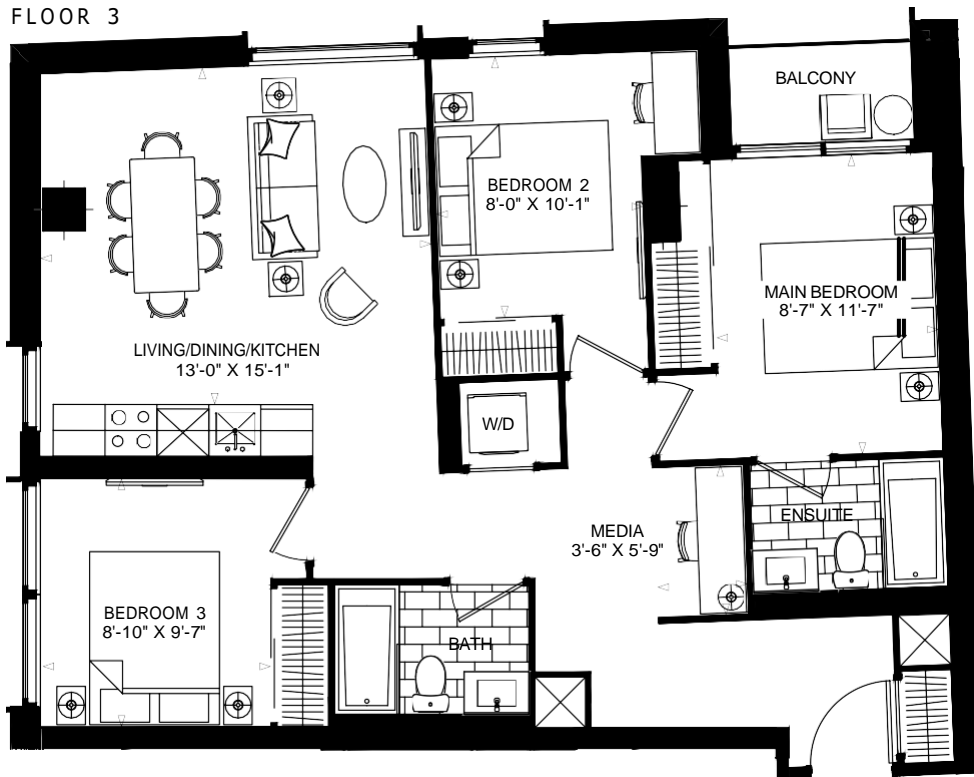
THE GOODE

CONDOS IN THE DISTILLERY DISTRICT

FLOOR 4-5



FLOOR 3



FLOOR 3-5



FLOOR 2



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SUITE 3B+D

THREE BEDROOM + DEN

INTERIOR | 1,179 SQ. FT.

EXTERIOR | 54 SQ. FT.

TOTAL | 1,233 SQ. FT.

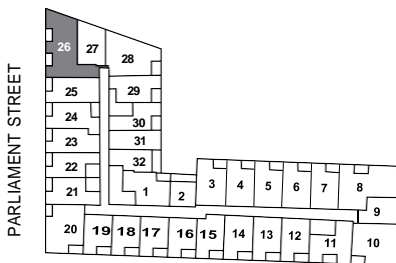
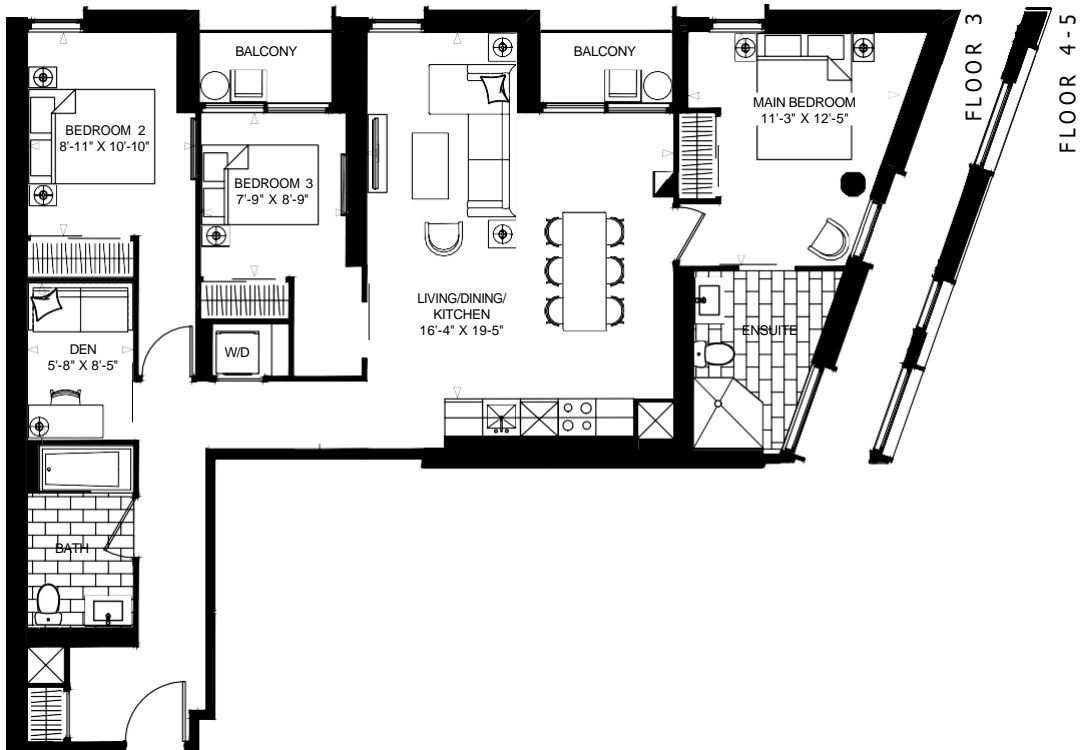
THE GOODE

CONDOS IN THE DISTILLERY DISTRICT

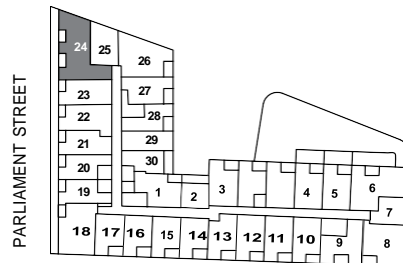
FLOOR 4-5



FLOOR 3



FLOOR 3-5



FLOOR 2



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SUITE 3A+D

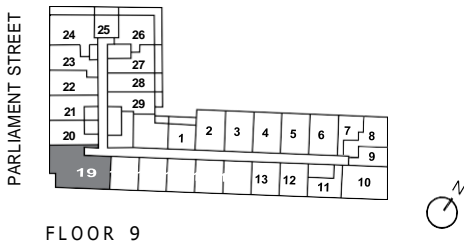
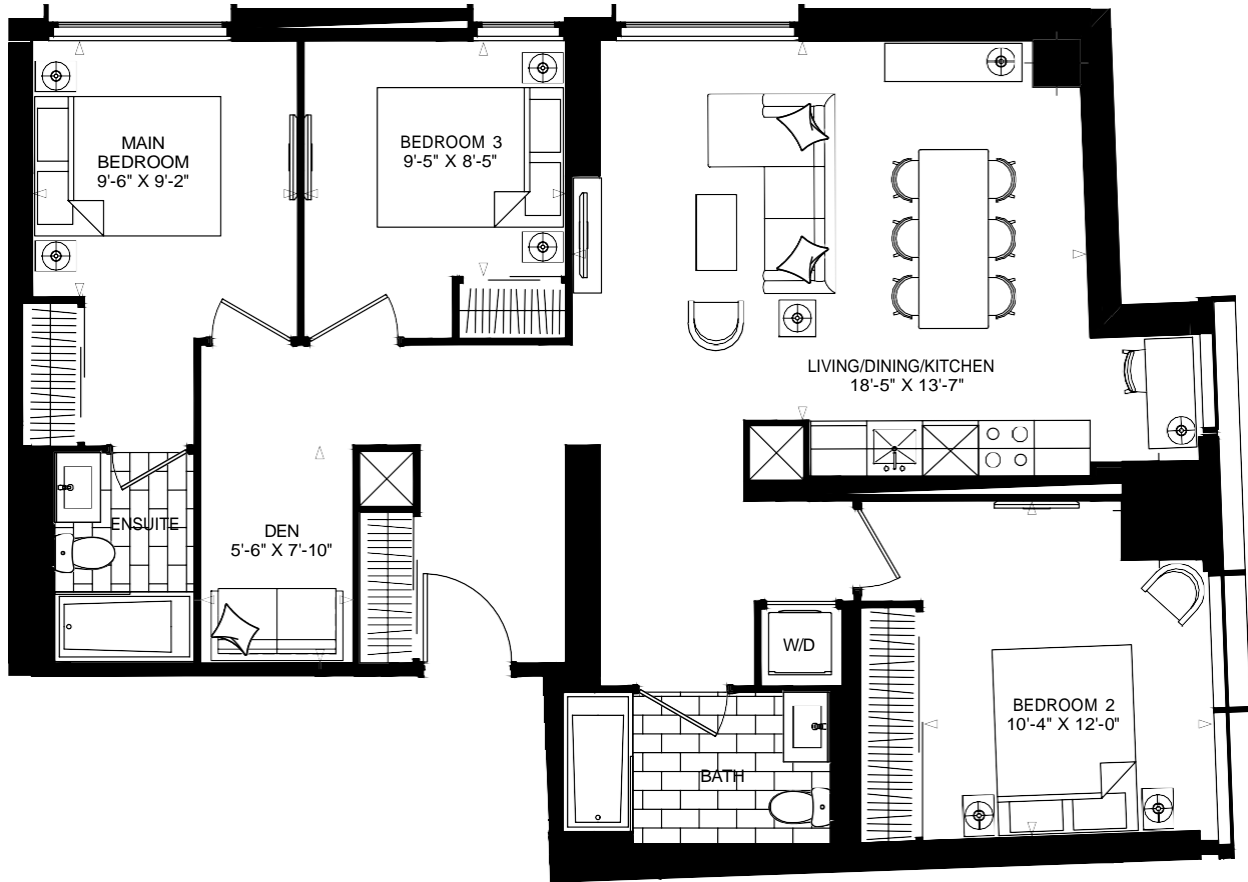
THREE BEDROOM + DEN

INTERIOR | 1,156 SQ. FT.

TOTAL | 1,156 SQ. FT.

THE GOODE

CONDOS IN THE DISTILLERY DISTRICT



FLOOR 9



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