



VIP PRICING

| Model | Size (Sq. Ft.) | Type | Floors | View | Balcony | Market Price | Launch Price* |
|-------------|----------------|-----------------|--------|-------|---------|----------------------|---------------|
| FOCUS | 664 | 2 Bedroom | 2-3 | N | Yes | \$684,990 | \$643,990 |
| GRACEFUL | 676 | 2 Bedroom | 3-21 | W | Yes | \$690,990 | \$646,990 |
| HARMONY | 678 | 2 Bedroom | 4-5 | NW | Yes | \$693,990 | \$652,990 |
| INSPIRE | 679 | 2 Bedroom | 4-21 | N | Yes | \$694,990 | \$652,990 |
| LIVE | 679 | 2 Bedroom | 2-21 | N | Yes | \$694,990 | \$652,990 |
| MOTIVATION | 748 | 2 Bedroom | 2-5 | N | Yes | \$750,990 | \$691,990 |
| OPTIMISM | 756 | 2 Bedroom + Den | 3-5 | W | Yes | \$758,990 | \$693,990 |
| PASSION | 756 | 2 Bedroom | 2-3 | NW | Yes | \$756,990 | \$693,990 |
| RADIANT | 796 | 2 Bedroom + Den | 2-21 | SE/SW | Yes | \$798,990 | \$729,990 |
| SERENITY | 800 | 2 Bedroom | 6-21 | NE/NW | Yes | \$803,990 | \$729,990 |
| TRANQUILITY | 846 | 2 Bedroom | 2-5 | NE | Yes | \$837,990 | \$755,990 |
| VITALITY | 928 | 2 Bedroom | 1 | E | Yes | \$900,990 | \$804,990 |
| WISDOM | 971 | 3 Bedroom | 1 | SE | Yes | \$940,990 | \$839,990 |

Deposit Structure

\$5,000 on signing
 Balance to 5% in 30 days
 5% in 120 days
 5% in 180 days
 5% in 240 days**

Cheques Payable To

Scarfone Hawkins LLP, In Trust

Closing Adjustments

Jr. 1 Bedroom, 1 Bedroom, 1 Bedroom + Den:
 Capped at \$12,700

2 Bedroom, 2 Bedroom + Den, 3 Bedroom:
 Capped at \$18,000

Maintenance Fees

Approx. \$0.40 / Sq. Ft.
 (In-suite water, hydro & gas separately metered)

Parking - \$64,900***

Maintenance Approx. \$45/month

Locker – INCLUDED

Maintenance Approx. \$20/month

Property Tax Mill Rate

1.209% (2021)****

Floor Premium

\$1,250/floor from 4th Floor

Assignment Allowed

\$2,500 fee*****

Estimated Occupancy

April 30th, 2025

*All pricing is approximate and subject to change without notice. May 26th, 2022. **Last deposit cheque cancelled if mortgage pre-approval for 80% of purchase price provided within 10 days of signing (to bring deposit down to 15%). ***Parking spaces initially available to purchase for suites that are 796 sq. ft. & larger. ****Based on a recent MPAC evaluation of a new condominium building in the neighbourhood, property taxes estimated to be \$0.57/sq. ft./month. *****Assignment fee discounted from \$25,000 to \$2,500 for APEX Condos VIPs. Restrictions apply. Refer to Agreement of Purchase and Sale for more details.



COLETARA VALUE ADVANTAGE

UP TO **\$35,000**

IN UPGRADES INCLUDED WITH YOUR PURCHASE!

- Premium Suite Fixtures and Finishes Included**
Each suite comes with a selection of one of four stunning designer packages featuring hard surface countertops, tile backsplash, luxury vinyl wide-plank flooring, and modern fixtures.
Value: \$10,000 - \$15,000 (depending on suite type)
- Stainless Steel Appliances Included**
Each suite comes with Stainless Steel Fridge, Stove and Dishwasher, PLUS in-suite stackable white Washer/Dryer set.
Value: \$5,500
- 9 Foot Ceilings***
Offering soaring ceilings as a standard feature, all the way up to 13 feet in select suites.
*Value: \$10,000 (*ceiling heights are approximate and can vary +/- 6")*
- In-Suite A/C Included**
Cooling and heating system included in each suite at no additional charge.
Value: \$2,750
- Storage Locker Included**
Storage locker included in the purchase price of your suite.
Value: \$7,500
- Spectacular Common Amenities Featuring Shared Workspace and Fitness Centre**
Modern and thoughtfully planned spaces have been created for your personal use. Common spaces include: lobby, shared workspace, party room, outdoor terrace, and fitness centre.
Value: Invaluable
- Developer with Excellent Tarion Record**
Coletara's impeccable track record of over 20 years ensures we will deliver a home that not only meets the Tarion New Home Warranty standards, but surpasses them.
Value: Invaluable
- Premium Location With Access to Future LRT**
Strategically located at the corner of Main and Queen, APEX is within walking distance of Downtown and the future LRT stop a block away.
Value: Invaluable
- Low Condo Fees**
Coletara individually meters heating/air conditioning, electricity, and water usage. Only pay for what you use, not what others use.
Value: Invaluable
- Zoned & Site Plan Approved**
With a fully Zoned and Site Plan-approved property, we are ready to build APEX Condos.
Value: Invaluable

All specifications are approximate and subject to change without notice. May 26th, 2022.