

FLOORS		PARAMOUNT	LAVISH	LUXE	RITZ	GRANDEUR	PRESTIGE <sup>BF</sup>	REGAL	REIGN II			
PH2	26	2bed 2bath 980 sq.ft. \$951,000	2bed 2bath 950 sq.ft. \$923,000	2bed 2bath 890 sq.ft. \$866,000	2bed 2bath 875 sq.ft. \$852,000	2bed 2bath 900 sq.ft. \$875,000	SOLD	SOLD	SOLD			
PH1	25	\$902,000	\$875,000	\$821,000	\$808,000	\$830,000	\$654,000	\$515,000	SOLD			
	24	PARAMOUNT 2bed 2bath 980 sq.ft. \$722,000	LAVISH 2bed 2bath 950 sq.ft. \$785,000	VELVET 1bed 1bath 610 sq.ft. SOLD	PLUSH 1bed 1bath 645 sq.ft. \$456,000	SEQUIN 1bed 1bath 565 sq.ft. SOLD	GRANDEUR 2bed 2bath 900 sq.ft. \$664,000	PRESTIGE <sup>BF</sup> 2bed 2bath 905 sq.ft. \$635,000	REGAL 1bed 1bath 720 sq.ft. SOLD	REIGN II 1bed 1bath 535 sq.ft. SOLD		
	23	\$717,000	\$780,000	SOLD	\$454,000	SOLD	\$659,000	\$630,000	\$484,000	SOLD		
	22	\$712,000	\$805,000	SOLD	\$452,000	SOLD	\$654,000	SOLD	\$481,000	SOLD		
	21	PARAMOUNT 2bed 2bath 980 sq.ft. \$707,000	CASHMERE 1bed 1bath 760 sq.ft. \$543,000	VELVET 1bed 1bath 610 sq.ft. \$427,000	PLUSH <sup>BF</sup> 1bed 1bath 645 sq.ft. \$450,000	SEQUIN 1bed 1bath 565 sq.ft. \$400,000	GRANDEUR 2bed 2bath 900 sq.ft. \$649,000	TAFFETA 2bed 2bath 715 sq.ft. \$507,000	LACE 2bed 2bath 905 sq.ft. \$644,000	REIGN II 1bed 1bath 535 sq.ft. SOLD		
	20	\$702,000	\$540,000	\$425,000	\$447,000	\$398,000	\$644,000	\$502,000	\$639,000	SOLD		
	19	POSH 1bed 1bath 675 sq.ft. SOLD	CHARM 2bed 2bath 1110 sq.ft. \$818,000	ELEGANCE <sup>BF</sup> 2bed 2bath 975 sq.ft. \$674,000	SEQUIN 1bed 1bath 565 sq.ft. \$396,000	GRANDEUR 2bed 2bath 900 sq.ft. \$639,000	TAFFETA 2bed 1bath 715 sq.ft. \$497,000	LACE 2bed 2bath 905 sq.ft. \$634,000	REIGN I 1bed 1bath 555 sq.ft. SOLD			
	18	SOLD	SOLD	\$669,000	\$393,000	\$634,000	\$492,000	\$629,000	SOLD			
	17	SOLD	\$808,000	\$664,000	SOLD	\$629,000	SOLD	\$624,000	SOLD			
	16	POSH 1bed 1bath 675 sq.ft. SOLD	CHARM 2bed 2bath 1110 sq.ft. SOLD	ELEGANCE <sup>BF</sup> 2bed 2bath 975 sq.ft. \$659,000	SEQUIN 1bed 1bath 565 sq.ft. SOLD	GRANDEUR 2bed 2bath 900 sq.ft. \$624,000	PRESTIGE <sup>BF</sup> 2bed 2bath 905 sq.ft. SOLD	REGAL 1bed 1bath 720 sq.ft. \$469,000	REIGN I 1bed 1bath 555 sq.ft. SOLD			
	15	POSH 1bed 1bath 675 sq.ft. \$459,000	JEWEL Studio 1 <sup>bath</sup> 490 sq.ft. \$351,000	GEM Studio 1 <sup>bath</sup> 420 sq.ft. SOLD	VELVET 1bed 1bath 610 sq.ft. SOLD	PLUSH <sup>BF</sup> 1bed 1bath 645 sq.ft. \$435,000	SILK <sup>BF</sup> Studio 1 <sup>bath</sup> 540 sq.ft. SOLD	GRANDEUR 2bed 2bath 900 sq.ft. \$621,000	FORTUNE 1bed 1bath 670 sq.ft. \$446,000	SPLENDOR 1bed 1bath 620 sq.ft. SOLD	CLASS Studio 1 <sup>bath</sup> 400 sq.ft. SOLD	SATIN Studio 1 <sup>bath</sup> 490 sq.ft. SOLD
	14	\$454,000	\$349,000	SOLD	SOLD	\$433,000	\$382,000	\$616,000	\$444,000	SOLD	SOLD	SOLD
	13	\$452,000	\$347,000	\$299,000	\$408,000	\$431,000	\$380,000	\$614,000	\$442,000	SOLD	SOLD	SOLD
	12	\$450,000	\$345,000	SOLD	\$406,000	\$429,000	\$378,000	\$612,000	\$440,000	SOLD	SOLD	SOLD
	11	\$448,000	\$343,000	SOLD	SOLD	\$427,000	\$376,000	\$610,000	\$438,000	SOLD	SOLD	SOLD
	10	\$446,000	\$341,000	SOLD	SOLD	\$425,000	\$374,000	\$608,000	\$436,000	SOLD	SOLD	SOLD
	9	\$444,000	\$339,000	SOLD	SOLD	\$423,000	\$372,000	\$606,000	\$434,000	SOLD	SOLD	SOLD
	8	\$442,000	\$337,000	SOLD	SOLD	\$421,000	\$370,000	\$604,000	\$432,000	SOLD	SOLD	SOLD
	7	\$440,000	\$335,000	SOLD	\$396,000	\$419,000	\$368,000	\$602,000	\$430,000	SOLD	SOLD	SOLD
	6	\$438,000	\$333,000	SOLD	\$394,000	\$417,000	\$366,000	\$600,000	SOLD	SOLD	SOLD	SOLD
	5	\$435,000	\$331,000	SOLD	SOLD	\$415,000	\$364,000	\$598,000	SOLD	SOLD	SOLD	SOLD
	4	\$434,000	\$329,000	SOLD	SOLD	\$413,000	\$362,000	\$596,000	SOLD <sup>T</sup>	SOLD <sup>T</sup>	SOLD	SOLD
	3	POSH 1bed 1bath 675 sq.ft. \$431,000	JEWEL Studio 1 <sup>bath</sup> 490 sq.ft. \$327,000	GEM Studio 1 <sup>bath</sup> 420 sq.ft. SOLD	VELVET 1bed 1bath 610 sq.ft. SOLD	PLUSH <sup>BF</sup> 1bed 1bath 645 sq.ft. \$411,000	SILK <sup>BF</sup> Studio 1 <sup>bath</sup> 540 sq.ft. \$360,000	GRANDEUR 2bed 2bath 900 sq.ft. \$594,000	REIGN I 1bed 1bath 555 sq.ft. SOLD			
	2	POSH MODIFIED 1bed 1bath 675 sq.ft. \$430,000	JEWEL MODIFIED Studio 1 <sup>bath</sup> 490 sq.ft. \$325,000	CHIFFON Studio 1 <sup>bath</sup> 480 sq.ft. \$319,000	VELVET 1bed 1bath 610 sq.ft. SOLD <sup>T</sup>							

<sup>BF</sup> = Barrier-Free Unit  
<sup>T</sup> = Unit with Terrace

#### DISCLAIMER

Actual usable floor space may vary from the stated floor area. All dimensions are subject to normal construction variances. Sizes and specifications are subject to change without notice. Some features may vary by suite design. E. & O. E.  
Updated: May 25, 2020

  
**CLARIDGE**  
**CONDO ROYALE FEES**

<b>PARAMOUNT</b> \$659.48	<b>LAVISH</b> \$511.44	<b>LUXE</b> \$598.92	<b>CASHMERE</b> \$511.44	<b>LACE</b> \$619.11	<b>RITZ</b> \$588.82	<b>GRANDEUR</b> \$605.65
<b>REGAL</b> \$484.52	<b>REIGN I</b> \$373.48	<b>REIGN II</b> \$360.02	<b>SEQUIN</b> \$380.21	<b>TAFFETA</b> \$481.15	<b>PLUSH</b> \$434.05	<b>PRESTIGE</b> \$609.01
<b>CHARM</b> \$746.96	<b>ELEGANCE</b> \$656.12	<b>VELVET</b> \$410.49	<b>FORTUNE</b> \$450.87	<b>POSH</b> \$454.24	<b>SPLENDOR</b> \$417.22	
<b>SILK</b> \$363.39	<b>CLASS</b> \$269.18	<b>SATIN</b> \$329.74	<b>JEWEL</b> \$329.74	<b>GEM</b> \$282.64	<b>CHIFFON</b> \$323.01	

#### CLARIDGE ROYALE

26 Storeys  
237 Suites  
26 Unique Plans

#### PARKING

Parking is available for \$45,000/spot  
Parking fee: \$77.64/month per parking spot

#### LOCKER

One storage locker included in the purchase price.

#### MAINTENANCE FEES

Includes: Building Insurance, Reserve Fund Contribution, Upkeep of Common Areas, Water, Heating / Air Conditioning, Snow Removal.  
The fees do not include individual electricity consumption.

#### TENTATIVE OCCUPANCY

September 2023

#### PROPERTY TAXES

Estimated at 1.2% of total purchase price per year.

#### HST REBATE

Prices shown are “net HST rebate” for owner occupied units. If you are purchasing as an investment property, the unit does not qualify for the HST rebate at closing; therefore the amount of the rebate is due on closing and payable to the vendor. Once there is a signed lease in place, the purchaser may then apply on their own to recapture the rebate (within 2 years from closing). See sales agent for more details.

#### DEPOSIT STRUCTURE

20% Total Deposit

1. \$20,000 at the time of signing
2. 10% (less the \$20,000 deposit) - 30 days from signing
3. 5% - 120 days from signing
4. 5% - at interim occupancy

All deposits are held in trust.

#### INTERIM OCCUPANCY

Interim occupancy is the period of time where the purchaser(s) takes possession of the unit until the time the building is registered. Title is not transferred until building is registered. Once the building is registered, title can be transferred and mortgage registered. It takes approx 6 months to register the building after interim occupancy.

#### INTERIM OCCUPANCY FEES (MONTHLY)

1. Condo fees
2. Property taxes (approx 1.2% of total purchase price; refundable if they receive a tax bill covering the occupied period) divided by twelve months
3. Mortgage component calculated on the balance owing (less deposits)  
Rate “1 year closed mortgage” rate (divided by 12 for monthly figure)

Sales Centre Hours  
Monday—Thursday: 12—7 pm  
Weekends: 12—5 pm



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