

LUMINA

EMERALD CITY

INFORMATION FOR VIP AGENTS

Suite Finishes

- Suites have approximately 9 ft. ceiling heights.*
- Selection of laminate flooring in Living/Dining Room, Kitchen, Den, Flex, Bedrooms, Media area and Foyer including Foyer closet where offered on plan. **
- Selection of flat paneled contemporary cabinets and finishes with solid surface countertops in the Kitchen. **
- Stainless steel appliances including 30" refrigerator, 24" wall oven, 24" cooktop, dishwasher and 30" microwave combo hood fan located above the stove, in selected suites. **
- Stacked washer and dryer. **
- Contemporary vanity with below sink storage and a selection of finishes in the Bathroom. **

Building Features

- Elegant ground floor lobby with sitting area, mail room and parcel storage. Concierge services.
- Gathering lounge.
- Landscaped outdoor terrace with outdoor dining and barbeque area. *(Shared amenity located on Block C)****
- Multipurpose room with common lounge and billiard table. *(Shared amenity located in The Point)****
- Guest suite. ***
- Indoor pool, his and hers change rooms, showers, sauna and hot tub. *(Shared amenity located in The Peak) ****

Special Deposit Structure \$5,000 with signing of Agreement Balance of 5% in 30 days 5% in 120 150 days 5% in 370 days 5% on Interim Occupancy Taxes Estimated at approximately 1 % of purchase price Occupancy Commencing February 15, 2021**** All prices quoted include HST ****	International Deposit Structure 35% total \$5,000 with signing of Agreement Balance of 5% in 30 days 5% in 90 days 10% in 270 days 10% in 540 days 5% on Interim Occupancy	Maintenance for Residential units \$0.56 per square foot Plus Hydro, Water and Heating/Cooling Parking \$45,000 per parking space (Available for purchase on all suites 581 square ft. and above) Parking Maintenance fee - \$52.95/month Locker \$6,000 per locker Special VIP Agent Incentive Program: \$6,000-\$1,000=\$5,000 per locker (Available for purchase on all suites 603 square ft. and above) Locker Maintenance - \$21.95/month
---	---	--

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

* Ceiling heights are measured from the finished concrete floor slab to the underside of the concrete slab above. In areas where bulkheads or dropped ceilings are required, the ceiling height will be less than the specified 9'.

** From Vendor's standard samples. As per plan. Please see Sales Representative for details.

*** Amenities to be shared by residents of all three (3) condominiums proposed to be constructed on the block, including residents of Lumina. These amenities are proposed at this time but are not guaranteed as the designs for the condominiums are still in progress and subject to review and approval by the City.

****As per the Agreement of Purchase and Sale.

All prices, features and specifications are approximate only and are subject to change without notice E. & O. E.

February 27, 2018

Sales Centre: Sheppard Ave East, Across from Fairview Mall (Next to 80 Forest Manor Road)

Telephone: 416-492-0001, Fax: 416-492-9375 Email: lumina@bakersales.info

ELAD CANADA

Baker
Real Estate
Incorporated