



AREA AMENITIES

There's something special in the air at Notting Hill Condominiums.

Notting Hill development is a master planned community located along Eglinton Avenue West and Royal York Rd which will ultimately contain 4 residential towers and midrise podiums, a retail street and retail stores, as well as a public park. The beautiful landscaped green space inspired by English gardens will invite you to sit a while among fragrant gardens, and when you're ready to leave, you are only moments from the city with the convenience of the TTC and the proposed future Eglinton West LRT. Highways 401 & 427 are a short drive away.

Inspired by the European retail streets in London's Notting Hill, the interaction with the sidewalk through terraces, patios, is intended to create an animated, safe and welcoming pedestrian experience. Designed by the award winning firm IBI Group, the elegant and slender 25 storey glass towers are combined with brick and precast podium levels. Special design features are used to identify the stores and entrances, planters and benches delineating patios and terraces, while brightly colored canopies offer the required weather protection.

LUXURY SUITE FINISHES & FEATURES

The residences of Notting Hill embody modern sophistication combined with the charm of the classic. The amenity space designed by award winning Studio Munge includes a stylish lobby with 24-hour concierge, an engaging wifi lounge dedicated to the residences to socialize, meet or simply get work done. The gym features top of the line equipment along with yoga/stretch room overlooking the park. Soak up the ambiance of pure leisure and luxury at the outdoor pool /hot tub located on the 7th floor which is flanked by cabanas, with his and her change rooms and dry sauna. A separate outdoor lounge area with BBQ's and private dining that connect to interior party room is ideal to entertain a large group. This floor also features a dedicated children's play area. Suite features include laminate flooring, porcelain tiles, kitchen granite countertops, ceramic tile backsplash and stainless steel and paneled appliances.

Deposit Structure
\$2,000 with the offer
Balance to 5% in 30 days
 5% in 90 days
 5% in 180 days
 5% in 270 days
 2% on occupancy

Off Shore Deposit Structure
\$5000 with the offer
balance to 7.5% in 30 days
 7.5% in 90 days
 7.5% in 180 days
 7.5% in 270 days
 5% on occupancy

Projected Occupancy Date:
Estimated Taxes:
Maintenance:
Parking: (not available for all suites)
Locker:

March 2024
 Approx. +/- 1% of Purchase Price
 \$0.64 cents per sq. ft. + Hydro & Water
 \$ 50,000
 \$ 5,000

<u>Type</u>	<u>Starting Sq. Ft.</u>	<u>Starting Price</u>
Studio	330	\$259,900
1 Bedroom	467	\$359,900
1 Bed + Den	539	\$414,900
2 Bedrooms	690	\$502,900
2 Bed + Den	799	\$576,900
2 Bed + Study	825	\$649,900
3 Bedrooms	926	\$684,900
3 Bed + Den	922	\$739,900

Office Hours:
Monday to Wednesday 12:00 p.m. to 6:00 p.m.
Saturday and Sunday 12:00 p.m. to 5:00 p.m.
Thursday, Friday & Holidays – CLOSED



Platinum Broker

FIRST LAUNCH SPECIAL PRICING
for limited time available to Platinum Brokers

Special \$10,000 discount on Parking
(Regular \$50,000)*

\$0 Assignment Fee

Deposit due in 180 days extended to 210 days

Deposit due in 270 days extended to 365 days

4% COMMISSION
1.5% paid in 120 days*

*Commission is paid as per the conditions in the Agreement to co-operate. *Not all suites qualify for parking. All promotions may be changed and/or cancelled at anytime without notice. Please speak to Sales Representative for details. E. & O. E. May 29, 2019.



Platinum Brokers

IMPORTANT DATES

June 3, 2019
Worksheet deadline

June 13, 2019
Official Platinum Broker Launch
50 Scollard Presentation Centre
6:30 p.m. to 9:30 p.m.

June 22, 2019
Sales Event
Signing day at the Condo Gallery
Bay & Wellesley – 11 AM to 7 PM

July 14, 2019
ON SITE CARNIVAL PARTY
Friends, family, clients and the neighbourhood!
Details and confirmation to follow.



As part of our PLATINUM SALES REPRESENTATIVE/BROKER, you and your clients are among the first to have an opportunity to purchase at Notting Hill Condominiums. Please ensure purchasers are present to sign on the sales event day(s) as we will not be able to hold any units. We look forward to working with you.

SIGNING DATE

June 22, 2019

LIGHT / REFRESHMENTS WILL BE SERVED - 12:00 P.M. to 5:00 P.M.

Please be patient and explain to your clients that the process may take some time as there will be many agreements to be prepared and signed that day. Lunch and refreshments will be served throughout the day to make your wait more comfortable. Please inform your clients that it could take most of the day and they should keep the day free.

1. **All agreements must be signed in the sales center on the sales days and final executed copies must be taken on the same day.** Agreements **cannot** be taken out of the sales center to be returned on another day. We **cannot** hold units that are not signed and picked up during this time as other purchasers are waiting for units.
2. **Current and All post dated cheques must be submitted along with photo ID.** Please do not give one cheque for total of all post dated cheques as this won't be accepted. Counter cheques will not be provided. *(We require 5 Cheques per agreement. Please inform your clients.)*
3. If a purchaser wishes to **consult with a lawyer**, they must do so immediately. **We cannot extend the 10 day rescission period for any legal requests.** If any legal requests are handed in, it must be at least 3 days prior to the 10 day rescission period allowing the Vendor 2 days to reply so that by the 10th day the deal is either firm or cancelled.
4. Due to the overwhelming response and while we are at opening sales we will ask that you have **a representative sign in trust on behalf of any overseas purchasers** or for clients that are not present. **Power of Attorney will not be accepted unless it is notarized and sealed.** The agreements must be signed, executed and picked up on the sales date as noted above as is required with local deals. All current and post dated cheques (additional deposits required for overseas purchasers) must be submitted for these agreements also. *(Wire transfers will NOT be acceptable at this time).*
5. **ONLY ONE NAME CHANGE WILL BE ALLOWED PER UNIT. NO EXCEPTIONS**



Verification of each Purchaser's Identity (when buyer is physically present)

An agreement of Purchase and Sale can only be generated after the Purchaser(s) have provided the following in person:

1. Valid Photo Identification (Name Spelling & Picture MUST match the Purchaser)
2. Occupation & place of employment
3. Determine Investor or End User for the subject property.
All photo Identification provided must include the following:

- Document Number
- Issuing Jurisdiction or Country
- Expiry Date

Worksheets submitted should include the following information:

- Occupation
- Place of Employment
- Investor/End User

In the event the **Purchaser is not physically present, a Mandatory Agreement must be signed by the outside agent representing the Purchaser in order to ascertain their identity. In addition, the Mandatory (Outside Agent) must sign off on the copy of the purchaser's photo I.D. with the following:*

Verified with the Original on Month, Day, Year

Mandatory Signature: _____

Mandatory Name: _____

Attached is a template for the Mandatory Agreement for your reference. We will prepare the form in the Sales Centre and send you a pdf when necessary or have you sign it in the office. The outside agent will need to sign. We will then submit it to Hunter Milborne for signature.

Third Party Verification

This is required with the use of a Power of Attorney, signing in trust, and/or if the provider of any of the deposit cheques are not the named purchaser(s) on the agreement of purchase and sale.

A valid photo I.D. must be provided for all third parties (Name Spelling & Picture MUST match third party) Copy of Third Party Verification is attached.

Corporate Identification

This is used when a corporation is one of the purchasers (A named person must accompany the corporation on an agreement so there would be a minimum of 2 purchasers). In most cases Purchaser 1 is the same person who will sign as a Director of the Corporation representing Purchaser 2.

A Certificate of Corporate Status AND the Articles of Incorporation MUST be provided. Please ensure the person signing on behalf of the corporation is a Director and that their Valid Photo Identification is also provided. Copy of Corporation/Entity Identification Information Record is attached for reference.

If you have any questions, please do not hesitate to call our Sales Representatives

info@nottinghillcondominiums.com

416 256 0559