



KINGSWAY BY THE RIVER

CONDOMINIUM LOFTS

PRICE GUIDE

AVAILABLE SUITES					
Type	Model	Size	View	Suite #	Price
Two Bedroom & Den	T06	1009 Sq. Ft.	South/East	606	\$1,059,900

Floor premiums based on elevation and location. Price includes Six Appliances & HST*

Availability, Promotions and Prices are subject to change without notice.

**Includes 1 parking spot and 1 locker.



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BUILDING FEATURES*

This Wallman Architect designed, 8 storey midrise boutique building is elegant and contemporary in design in Toronto’s coveted Kingsway neighbourhood. Intimate in size, this modern metal, glass and masonry building with only 137 suites offers remote video concierge and approximately 15,000 square feet of ground floor retail. K2 is the final phase of this master planned community. Club K2 amenities offer the perfect setting to enjoy quality time inside and out. Host a dinner party in the private dining room with service kitchen. Relax in the lounge with multiple sitting areas and a bar. Enjoy the outdoors on the landscaped terrace. Celebrate with friends in the private party room with lounge seating, firepit, barbecue stations, and dining tables. Fully-equipped, fitness centre with cardio, free weights and exercise machines.

SUITE FEATURES*

- Ceiling heights of approximately 9’0” feet on Floors 3, 4 & 5 in principal rooms excluding mechanical system bulkheads*
- Ceiling heights of approximately 10’0” feet on Floors 2, 6, 7, & 8 in principal rooms excluding mechanical system bulkheads*
- Oversized balcony or terrace at every suite as per plan
- Wide plank laminate wood flooring in all living areas and bedrooms
- Rough-in for in-suite security
- Pre-wired for telephone and cable outlets in living areas and bedrooms with high speed internet access available
- Energy star rated Appliances where applicable
- Individually controlled heating and cooling
- Custom designed kitchen cabinetry and backsplash from designer’s curated selections
- Stone countertop from designer’s curated selections and Under-mount stainless steel sink with single lever pull out faucet
- Custom designed vanities for bathroom with under-mount sinks, stone countertops, and contemporary single-lever faucets from designer’s curated selections
- Energy efficient in-suite HVAC system with energy recovery ventilator (ERV) reduces heating and cooling costs and brings fresh air directly into the suite

<p><u>Occupancy Date</u> Move in Now</p> <p><u>Parking</u> Two Parking Spaces Included (Valued at \$50,000 each)</p> <p><u>Locker</u> One Locker Included (\$7,500 value)</p>	<p><u>Deposit Structure</u> 5% on Signing Balance on closing</p>	<p><u>International Deposit Structure</u> N/A</p>	<p><u>Maintenance Fees</u> \$0.63/PSF (Hydro, Water and Gas separately metered)</p> <p><u>Taxes</u> The current City of Toronto Tax Rate is approximately 0.8%</p>
<p>Floor premiums based on elevation and location. Price includes Six Appliances & HST*</p>			

*As per plan from Vendor’s Standard Samples and/or as provided in Agreement of Purchase and Sale. Availability, Promotions and Prices are subject to change without notice. Please see a Sales Representative For details E. & O.E. January 23, 2023

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