



# KINGSWAY BY THE RIVER

CONDOMINIUMS & TOWNS

## BUILDING FEATURES\*

Kingsway Towers is a proposed Wallman Architects designed 21-storey glass and aluminum tower at the heart of the Kingsway. Perched on the edge of the Humber River, the tower is surrounded by extensive green space offering residents spectacular river, garden & park views. The building interior, designed by the award winning Bryan Patton holds a grand 2-storey lobby with a fireplace lounge and an executive concierge. Exclusive amenities are anticipated to include a ground floor retreat with fireplace, bar and adjacent garden terrace, a 2nd floor fitness facility with cardio machines and free weights, 7th floor event space with a lounge, bar & private dining room with kitchen and a 7th floor terrace overlooking the river Valley with barbecues, outdoor dining and lounges. The building comes with ample parking and bicycle spots located in a brightly lit underground garage serviced by all 3 of the buildings elevators.

## SUITE FEATURES\*

- Bryon Patton custom designed suites with choice of finishes from designers curated selection
- Ceiling heights of approximately 9'0" with smooth finish and 5 1/2" high paint grade baseboards throughout (except tiled areas).
- Oversized balcony or terrace at every suite as per plan
- High-performance wide plank laminate wood flooring in all living areas and bedrooms.
- Custom designed entry doors with privacy locks.
- Rough-in for in-suite security
- Pre-wired for telephone and cable outlets in living areas and bedrooms with high speed internet access available
- Custom Bryon Patton designed kitchen cabinetry and backsplash from designer's curated selections with stone countertop
- Stainless steel appliances in 30" and 24" packages including fridge, oven, dishwasher, microwave, range hood and washer dryers (as per plan)
- Bathrooms come with Bryon Patton custom designed vanities with under-mount sinks, Caesarstone countertops, and contemporary single-lever faucets from designer's curated selections
- Porcelain floor and wall tiles and frameless glass enclosures for showers (as per plan)
- Contemporary low flush toilets and exterior vented exhaust fan
- Individually controlled year round heating or cooling

<u>Occupancy Date</u> July 2 <sup>nd</sup> 2020	<u>Deposit Structure</u> For all other suites	<u>Deposit Structure</u> For T02-T08 & all GL & PT Suites	<u>Maintenance Fees</u>
<u>Parking</u> One Parking Space Included Extra Parking for \$50,000	\$5,000 on Signing Balance to 5% in 30 Days	\$5,000 on Signing Balance to 5% in 30 Days	\$0.49/psf + \$31.09 for Internet (Hydro, Water and Gas separately metered)
<u>Locker</u> \$5,000	5% in 150 Days 5% in 365 Days 5% on Occupancy	5% in 150 Days 5% in 365 Days 5% in 540 days 5% on Occupancy	<u>Taxes</u> The current City of Toronto Tax Rate is approximately 0.8%
Floor premiums based on elevation and location. Price includes Six Appliances & HST*			

\*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.