



# LAKESIDE

RESIDENCES

## PARK SUITES FAQs

- **Developer:** Greenland Group
- **Architect:** Hariri Pontarini Architects
- **Interior Design:** Cecconi Simone Inc.
- **Building Height:** 49 Storeys (Park Suites: Floors 2-15)
- **Total Number of Residential Suites in Building B:** 590 approx.
- **Total Number of Residential Park Suites:** 266 approx.
  - Suite Sizes Range from 505 sqft 1B to 1,006 sqft 3B+Den
- **Price of Parking:** \$65,000 (\*1B+2 Dens and larger eligible only)
  - Parking Maintenance Fee: \$70.05/monthly
- **Price of Locker:** \$7,500
  - Locker Maintenance Fee: \$13.80/monthly
- **Tentative Occupancy Date:** July 2022
- **Levy Caps:** \$10,000 1B to 1B+2D; \$13,500 2B+
  
- **Deposit Structure:**
  - \$5,000 on Signing
  - Balance to 5% in 30 days
  - 5% in ~~90~~ 180 days
  - 5% in 365 days
  - 5% in 720 days
  - 1% ~~5%~~ on occupancy
  
- **Floor premiums vary** from \$1,000-\$5000 per floor, depending on suite size.
- **View premiums vary** from \$10,000-\$25,000, depending on suite.
- **Maintenance Fees:** \$0.59/ sqft (excludes hydro and water)
- **Park Suites Incentives:** Right to Lease During Interim Occupancy, Free Assignment, Free Window Coverings, Extended Deposit Structure, Capped Development Levies.

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## Features & Finishes

- 9ft high Smooth Ceilings in principal rooms
- Floor to Ceiling Windows, as per plan
- Designer Selected Pre-Finished Laminate Flooring (ceramic tiles in laundry area as per plan)
- Porcelain Tiled Flooring in bathrooms
- Granite countertops in kitchen and bathrooms
- 24" integrated refrigerator – 24" integrated dishwasher – 24" electric cook top – 24" convection oven with hood fan – stainless steel freestanding microwave
- Individually controlled year round heating and cooling

## Amenities

- Party room with kitchenette and washroom
- Fitness studio with equipment and free weights
- Yoga, pilates and dance room
- Party room with fireplace lounge, kitchen and dining area
- Media room with games and theatre area
- Meeting room
- Children's play room
- Change rooms with women's and men's sauna and steam rooms
- Outdoor terrace with gas barbecues, fire pits and lounge area
- Outdoor pool

\*Some conditions apply. Details and specifications approximate. Please refer to the Agreement of Purchase and Sale and Condominium Documents for full details. E.&O.E. April 20, 2018.

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## Neighbourhood

- 93 Walk Score, 98 Transit Score, 100 Bike Score
- Toronto's Waterfront Revitalization: \$30 Billion Dollars in Funding, Approx. 25 years of Transformation, 40,000 Residents, One million sq. metres of Employment space and 300 hectares of Parks and Public spaces.
- Smart City: 50,000 Job Opportunities, 3.3 million square feet of Residential, Office and Commercial Space over 12 acres immediately next door
  - East Harbour: a 60-acre master planned community bringing 50,000 plus Job Opportunities, 11 million square feet of Commercial/Office/Retail Space and a brand new Transit Hub.
- Don River Park Revitalization: or Port Lands Flood Protection Program will be one of the biggest infrastructure projects undertaken in Toronto. With more than \$2 billion dollars of funding and a completion of approx. 7 years, the Don River Park Program will bring more than 80 acres' worth of new parks, roads, bridges, river valleys and an island just east of the downtown core.

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