

valera



ADI

EXCLUSIVE INCENTIVES FOR YOUR CLIENTS

30" premium stainless steel refrigerator, electric range with ceran top and hood fan, 24" dishwasher, and stacked washer and dryer (in white)

Wide plank laminate floating floors throughout entries, kitchens and principal living areas.

\$7,500 cap utilities installation and charges and municipal levies for 2 bedroom / 3 bedroom

Free Assignment* (~~\$5,000~~)

Free right to lease during occupancy* (~~\$2,500~~)



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Back to Back Townhomes

<i>Model</i>	<i>Type</i>	<i>Location</i>	<i>Indoor Sq.Ft</i>	<i>Balcony Sq.Ft</i>	<i>Total Living Area</i>	<i>Starting Price</i>
<i>Dove 01</i>	2B	Interior	1260	63	1323	\$649,990
<i>Heron 01</i>	2B	Interior	1320	72	1392	\$660,990
<i>Wren 01</i>	2B	Interior	1374	54	1428	\$662,990
<i>Sparrow 01</i>	3B	End	1473	66	1539	\$697,990
<i>Starling 01</i>	3B	End	1475	52	1527	\$708,990

Condominium Townhomes

<i>Model</i>	<i>Type</i>	<i>Location</i>	<i>Indoor Sq.Ft</i>	<i>Balcony Sq.Ft</i>	<i>Total Living Area</i>	<i>Starting Price</i>
<i>Robin 01</i>	2B+D	Interior	1632	32	1664	\$741,990
<i>Cardinal 01</i>	3B	End	1788	100	1888	\$799,990
<i>Hummingbird 02</i>	3B	Corner	1788	100	1888	\$799,990

Freehold Townhomes

<i>Model</i>	<i>Type</i>	<i>Location</i>	<i>Indoor Sq.Ft</i>	<i>Balcony Sq.Ft</i>	<i>Total Living Area</i>	<i>Starting Price</i>
<i>Robin 01</i>	2B+D	Interior	1632	32	1664	\$790,990
<i>Cardinal 01</i>	3B	End	1788	100	1888	\$849,990
<i>Hummingbird 02</i>	3B	Corner	1788	100	1888	\$849,990

HST Included. Premiums may apply, please see sales representative for details.

<i>Deposit Structure</i>				<i>Maintenance Fee</i>	<i>First Occupancy Date</i>
Dates:	Back to Backs:	Condo:	Freehold:	Condo Back to Back & Standard Townhomes with Back Yard: \$129.00/month Freehold Townhomes: None	February 2021
With Offer:	\$ 5,000	\$ 5,000	\$ 5,000		
30 Days:	\$10,000	\$10,000	\$10,000		
90 Days:	\$10,000	\$10,000	\$10,000		
180 Days:	\$10,000	\$15,000	\$20,000		
270 Days:	\$10,000	\$15,000	\$20,000		
370 Days:	\$ 5,000	\$ 5,000	\$ 5,000		
Total:	\$50,000	\$60,000	\$70,000		

<i>Presentation Centre</i>	<i>Sales Representatives</i>
4880 Valera Road Burlington, Ontario L7M 0H4 (905) 467-5338 valera@adidevelopments.com	Bill Diamond Diane Natalizio Nadia Di Ilio Sales Representatives PMA Brethour Real Estate Corporation Inc, Brokerage

<i>Presentation Centre Hours</i>
Monday-Thursday 2pm-7pm Friday (Closed) Saturday, Sunday & Holidays 12pm-5pm

Prices, Sizes, and Specifications subject to change without notice. E & O.E. October 16, 2018
 Exclusive Listing PMA Brethour Real Estate Corporation Brokerage, Brokers Protected



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9 Storey Condominium

Model	Type	Floors	Indoor Sq. Ft.	Outdoor Sq. Ft.	Total living area	Starting Price
Cherry Blossom 01	1 Bed	2-8	497	116	613	\$353,990 CAD
Daffodil	1 Bed	2-5	497	116	613	\$353,990 CAD
Bergamot	1 Bed + Media	2-8	517	116	633	\$365,990 CAD
Rose	1 Bed + Media	2-7	523	116	639	\$369,990 CAD
Sunflower	1 Bed + Den	1-3, 5-7	589	43 - 116	632 - 705	\$400,990 CAD
Tulip	1 Bed + Den	1-4	591	116 - 142	707 - 733	\$401,990 CAD
Clover 02	1 Bed + Den	1-4	600	116 - 142	716 - 742	\$407,990 CAD
Lily	1 Bed + Den	1-8	609	116 - 142	725 - 751	\$407,990 CAD
Hazel	1 Bed + Den	5-8	600	37 - 43	637 - 643	\$415,990 CAD
Spruce 01	2 Bed	1-8	631	116 - 142	747 - 773	\$423,990 CAD
Elderberry	2 Bed	2-4	628	116	744	\$423,990 CAD
Birch	2 Bed	1-7	636	116 - 142	752 - 778	\$424,990 CAD
Lavender	2 Bed	2	676	97	773	\$452,990 CAD
Pine	2 Bed	3	730	133	863	\$481,990 CAD
Marigold	2 Bed	1-3, 5-7	756	127 - 747	883 - 1503	\$520,990 CAD
Wild Ginger	2 Bed	2	813	84	897	\$523,990 CAD
Mayflower	2 Bed	4 & 8	719	668 - 874	1387 - 1593	\$531,990 CAD
Orchid	2 Bed	4-7	773	127 - 134	900 - 907	\$535,990 CAD
Maple	2 Bed	4-8	766	208 - 358	974 - 1124	\$542,990 CAD
Daisy	2 Bed	9	761	258	1019	\$542,990 CAD
Fern	2 Bed + Den	2	847	115	962	\$544,990 CAD
Aspen	3 Bed	1-3	850	163 - 177	1013 - 1027	\$568,990 CAD
Poplar	3 Bed	8	874	178	1052	\$582,990 CAD
Sassafras	3 Bed	5-7	850	245 - 765	1095 - 1615	\$588,990 CAD
Oak	3 Bed	4 & 8	821	887 - 978	1708 - 1799	\$592,990 CAD
Magnolia	3 Bed + Media	9	867	258	1125	\$600,990 CAD
Cedar	3 Bed	9	877	361	1238	\$601,990 CAD
Violet	3 Bed	9	886	258	1144	\$612,990 CAD
Peony	3 Bed	9	895	362	1257	\$612,990 CAD
Mulberry	3 Bed	8	919	186	1105	\$616,990 CAD
Willow	3 Bed	1	989	221	1210	\$629,990 CAD
Ironwood	3 Bed	1	1057	251	1308	\$660,990 CAD
Water Lily 01	3 Bed	9	1168	1006	2174	\$812,990 CAD

Balcony sizes may vary
HST Included. Premiums may apply, please see sales representative for details.

Deposit Structure	Maintenance Fee	Occupancy Date
\$5,000 with offer Balance to 5% in 30 days 5% in 90 days 5% in 270 days 5% at occupancy <small>(See Sales Representative for deposit structure for International Buyers)</small>	\$0.52 sq. ft. monthly maintenance fees (Applies to indoor sq.ft only. Excludes in suite Hydro, water, and heating and cooling) Parking Maintenance Fee: \$49.95/month Storage Locker Maintenance Fee: \$19.95/month Bulk internet \$65.00 + hst (1.5 gb download and 750 mbps upload speed)	December 2022

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30" premium stainless steel refrigerator, electric range with ceran top and hood fan, 24" dishwasher, and stacked washer and dryer (in white)

Wide plank laminate floating floors throughout entries, kitchens and principal living areas.

\$6,500 cap on utilities installation and charges and municipal levies for 1 bedroom/1 bedroom + den/1 bedroom + media

\$7,500 cap utilities installation and charges and municipal levies for 2 bedroom/2 bedroom + den/3 bedroom

1 parking spot included

Free Assignment* (~~\$5,000~~)

Free right to lease during occupancy* (~~\$2,500~~)

BUILDING FEATURES & AMENITIES

Concrete-built for safety, durability and peace of mind

Protected with the Adi HOME+ smart-suite technology with keyless entry, climate control, security and mobile app-enabled convenience

Open double height luxurious lobby with 24 hour concierge

Party room and games area, separate dining/meeting room with kitchenette and private outdoor terrace

Change rooms with co-ed sauna and steam rooms

Outdoor rooftop pool with lounge and outdoor bbq area

Pet Spa

Fully equipped functional fitness centre with yoga space

On Site Car Share Program