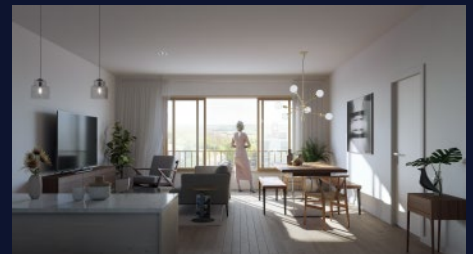


EAST CITY CONDOS

Brand New Luxury Condominiums & Townhomes in Peterborough

Real Estate Investors

Unique Opportunity



- 93 Total Units (87 Condos + 6 townhomes + 1 commercial space)
- 1, 2, 3 bedroom layouts from 600 to 1979 sq.ft
- Located on the South-west corner of Armour Rd. + Hunter Street E.
- 100% Brand New Construction
- Assigned underground parking (1 per unit, optional)
- Fitness Facility, Meeting Room, Dog wash, Bicycle Storage
- 8th Floor Indoor / Outdoor Shared Amenity Space
- Juliette + Walkout Balconies, Rooftop Terraces
- Occupancy Summer 2022 (projected)



EAST CITY CONDOS

Investor Suites

| SUITE NAME | SUITE # | BED | AREA (sq.ft) | PRICE |
|------------|---------|-----|--------------|---------|
| Munroe | 509 | 1 | 777 | 359,900 |
| Munroe | 609 | 1 | 777 | 369,900 |
| Beverly | 108 | 1 | 899 | 379,900 |
| James | 708 | 1 | 782 | 394,900 |
| Munroe | 709 | 1 | 777 | 394,900 |
| Driscoll | 803 | 1 | 856 | 454,900 |
| Robinson | 804 | 1 | 856 | 454,900 |
| James | 805 | 1 | 782 | 424,900 |
| Munroe | 806 | 1 | 777 | 424,900 |
| Armour | 305 | 2 | 1068 | 479,900 |
| Armour | 705 | 2 | 1068 | 499,900 |
| Armour | 802 | 2 | 1068 | 529,900 |
| Powell | 207 | 2 | 1265 | 529,900 |
| Powell | 312 | 2 | 1265 | 549,900 |



CALL 705-876-0817 OR EMAIL BRANDON@EASTCITYCONDOS.COM

Parking: \$20,000/Per • Locker: \$3000/Per || Estimated Occupancy: Summer 2022 || Maintenance: \$0.31 per sq.ft.

Deposit Structure • 5% on Signing • 5% in 60 Days • 5% in 120 Days • 5% on Occupancy || HST included in Purchase Price

Prices are subject to change without notice, E.O. & E., June/July, 2020.

Features & Finishes

BUILDING FEATURES:

- Set in the heart of East City, Peterborough, the 9 storey tower designed by Toronto based firm BNKC architecture + urban design is a testament to modern elegance.
- Private outdoor glass or Juliet balconies as per plan
- Dramatic entrance and lobby designed by TACT Interior Design of Toronto, featuring lounge and table-side seating, large windows, and greenery.
- Thoughtful streetscape design by Basterfield & Associates of Peterborough enhances the natural beauty of East City and offers a warm and inviting entrance.
- Intelligently designed parcel delivery and storage areas.
- Twin elevators with custom-designed cabs
- Convenient, underground parking with direct building access. (Parking not included in price)
- Easily accessible lockers and bicycle storage located in the garage
- WiFi Enabled main floor common areas
- Fitness room with space for circuit training and yoga.
- Main floor corporate-style boardroom with a separate management office
- Exclusive 8th-floor amenity space featuring a stylish bar lounge, private dining area, and a two-sided fireplace. Walkout to an outdoor oasis with breathtaking panoramic views of Peterborough,
- Pet wash/grooming station located at the rear of the lobby.
- Accessible washroom at lobby level

SUITE FEATURES & FINISHES:

- Private outdoor glass or Juliet balconies as per plan
- Smooth painted ceilings throughout.
- Soaring 9-foot ceiling heights in principal rooms (floors 2 - 8), 10 feet + ceiling heights on floors 1 and 9. (Ceiling heights lowered for bulkheads in certain areas, ceiling heights are approximate)**
- Select your interior finishes* from four professionally curated interior colour design palettes.
- All interior walls and ceilings primed and painted in off-white latex paint. All trim and interior doors painted with a white semi-gloss paint.
- Designer grade engineered hardwood flooring throughout with high-grade porcelain marble tile in kitchens/bathrooms/laundry.
- Secure solid core entry door with contemporary hardware.
- All closets to include space saving shelving with a closet rod.
- Individually controlled HVAC for year-round comfort
- Separately metered suites for hydro consumption.

LAUNDRY SPECIFICATIONS

- Full-size stackable washer & dryer (white)

ELECTRICAL AND MECHANICAL SPECIFICATIONS

- Conveniently located telephone and cable outlets (vendor pre-determined locations)
- Pot lights (as per plan)
- All enclosed showers to include a waterproof pot light.
- White decora style switches and receptacles throughout.

KITCHEN SPECIFICATIONS

- Modern style kitchen cabinetry with extended ceiling height uppers, undermount lighting, smooth flat-slab, swing interior doors, sleek brushed chrome hardware.
- Sleek quartz countertop with designer pull-out faucet and undermount stainless-steel sink
- Stylish kitchen islands or peninsula with cantilevered eating counter (in select suites - as per plan)
- Upgraded Stainless Steel Appliances including:
 - 33" wide French-door refrigerator in stainless steel with exterior ice and water
 - 30" wide self-cleaning electric range
 - 2.0 cubic foot over-the-range microwave built-in hood fan
 - 24" wide top control built-in dishwasher

BATHROOM SPECIFICATIONS

- Modern twelve inch by twenty-four-inch (12"x 24") imported porcelain tile for flooring, shower enclosures and tub surrounds.
- Quartz countertop with porcelain undermount sink(s) and designer single lever faucet
- Pressure balanced chrome finished valve and showerhead (and bathtub spout if applicable, as per plan)
- Elegant frameless glass shower stall and tiled walls (only if applicable, as per plan)
- Contemporary chrome finished bathroom accessories
- Elegant vanity (double vanity, applicable as per plan), wall mounted vanity light-fixture in all bathrooms.
- Bathroom exhaust fans ducted to the building exterior
- Privacy locks on all bathroom doors

SAFETY & SECURITY:

- All entrances, exits, and elevators are integrated into a secure access control system.
- Fire detection, protection, and sprinkler systems as per Ontario Building Code
- Smoke and heat detector(s) as per Ontario Building Code
- Building provision for high-speed access for internet, interactive TV, and telephone services

*Colour and styles for these finishes and features are to be selected from Vendor's samples.

**Ceiling Heights are approximate only measured from concrete floor slab to unfinished ceiling slab and may be lowered in certain areas due to construction variation, bulkheads, chases, etc., as set out in agreement. Principal rooms include only Living/Dining room and Master Bedroom.

NOTE: Specifications are subject to change without notice. Vendor may substitute materials for those shown in the plans and specifications, provided such materials in the sole opinion of the Vendor's consultant are of at least comparable quantity. Model suites, displays and marketing materials may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be available. Presentation centre kitchen is not necessarily representative of a kitchen to be installed in all the Units. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Appliance locations shown may vary. All dimensions stated herein are approximate only. Presentation Centre display furnishings and decorations are not included. Errors and omissions are excepted.