

CONFIDENTIAL

EXCLUSIVE LIMITED TIME INCENTIVES

FRIENDS & FAMILY PRICING

\$10,000 Off the Purchase Price of a Jr 1B/1B/1B+D*

\$20,000 Off the Purchase Price of a 2B/2B+D/3B*

EXTENDED DEPOSIT STRUCTURE

\$10,000 On Signing

Balance to 5% in 30 days

5% in ~~180 Days~~ **October 15, 2024**

5% in ~~540 Days~~ **January 15, 2026**

5% on Occupancy

Development Charges & Levies Capped
All Unit Types- \$15,000

FREE Terrace Gas Lines & Hose Bibs On Select Suites Only
(Value \$10,000)

FREE Right To Lease During Occupancy
(By Request Only)

FREE Assignments (+ \$950 Legal Fees)**
(Value at \$5,000)

*Reduction in price will occur at time of sale

**On the first Assignment for qualifying Assignee subject to Vendor's conditions for Assignments being met. Purchaser will be responsible for legal fees

***Available by request only

Please speak to Sales Representatives for full details

Note: This limited-time offer may be changed or withdrawn at any time without notice. Certain conditions apply. This offer is only valid for sales signed from October 21, 2023 to November 31, 2023. Please see Sales Representative for full details. Brokers Protected E. & O.E. October 2023 Sold Exclusively Through Graywood Sales Management Limited



JOE Godara
REALTOR®

📞 416-768-4576

✉️ joe@joegodara.com

🌐 joegodara.com

📱 f 📺 X 🎵 in
@joegodara

Maison Wellesley

TORONTO CONDOS

CONFIDENTIAL

EXCLUSIVE FRIENDS & FAMILY PRICING

This is to be communicated between you and your client. Prices and floorplans are not to be posted online or shared with other agents.

Model	Bed Type	Approx. Suite Size	Outdoor Size	View	Floor	Starting Price	Exclusive Friends & Family Price
ONE BEDROOM							
OB	JR 1B	408	N/A	E	3	\$677,990	\$667,990
OC	JR 1B	415	N/A	N	3	\$687,990	\$677,990
1C	1B	533	N/A	E	5	\$869,990	\$859,990
1B	1B	515	111	W	8	\$889,990	\$879,990
1F	1B	610	N/A	E	2	\$913,990	\$903,990
1J+S	1B+S	520	107	N	7	\$897,990	\$887,990
1O+S	1B+S	585	84	E	9	\$933,990	\$923,990
ONE BEDROOM + DEN							
1I+D	1B+D	500	115	W	7	\$889,990	\$879,990
1K+D	1B+D	525	111	W	7	\$910,990	\$899,990
1P+S	1B+D	600	N/A	E	3	\$949,990	\$939,990
1R+S	1B+D	620	N/A	E	2	\$953,990	\$943,990
2 BEDROOMS							
2C	2B/1Bath	636	N/A	W	2	\$1,030,990	\$1,010,990
2D	2B/2Bath	636	N/A	W	3	\$1,070,990	\$1,050,990
2H	2B/2Bath	690	N/A	W	2	\$1,129,990	\$1,109,990
2J-T	2B/2Bath	737	162	E	10	\$1,209,990	\$1,189,990
2B+S	2B/1Bath + S	633	N/A	W	4	\$1,038,990	\$1,018,990
2I+S	2B/2Bath + S	710	87	E	8	\$1,193,990	\$1,173,990
2T-T	2B/2Bath + S	860	436*	E	11	\$1,384,990	\$1,364,990
2 BEDROOM + DEN							
2P+D-J	2B+D	690	N/A	E	3	\$1,168,990	\$1,148,990
2M+D	2B+D	790	38	E	6	\$1,262,990	\$1,242,990
2S+D-T	2B+D	855	154	E	10	\$1,349,990	\$1,329,990
2V+D	2B+D	955	N/A	W	2	\$1,320,990	\$1,299,990
3 BEDROOM							
3A	3B	880	N/A	E	5	\$1,368,990	\$1,348,990
3D	3B	955	184	W	12	\$1,499,990	\$1,479,990
3G-T	3B	1,020	296*	E	11	\$1,569,990	\$1,549,990
3I+S	3B+S	1,190	N/A	E	3	\$1,735,990	\$1,715,990
2 STOREY HERITAGE LOFTS							
2W+D	2B/2Bath	1,220	N/A	E	2	\$1,895,990	\$1,875,990
3L+D	3B	1,440	N/A	E	2	\$2,170,990	\$2,150,990
SKY TOWNS							
3F+S	3B	1,005	240	W	13	\$1,654,990	\$1,634,990
3K+D	3B	1,360	299	W	13	\$2,155,990	\$2,135,990
3M+S	3B	1,525	340	W	13	\$2,319,990	\$2,299,990

*Terrace Suites with Gas Line & Hose Bib

<p>EXTENDED DEPOSIT PROGRAM \$10,000 on signing Balance to 5% in 30 days 5% in 180 Days October 15, 2024 5% in 540 Days January 15, 2026 5% on occupancy</p> <p>PAYABLE TO: BRATTY'S LLP IN TRUST</p> <p>Must comply with Prohibition on the Purchase of Residential Property by Non-Canadians Act.</p>	<p>DEVELOPMENT CHARGES - \$15,000 all units</p> <p>PARKING - \$169,000 (only available to 2B+D and larger) EV PARKING - \$185,000 (only available to 2B+D and larger) STORAGE LOCKER - \$12,000 (subject to availability)</p> <p>Maintenance Fees: \$.87/sq ft Parking Maintenance: \$125/month Locker Maintenance: \$50/month</p> <p>Estimated Occupancy Commencing – Fall 2027 Taxes – Approx 1% of Purchase Price</p> <p style="text-align: right;"><i>All prices include HST</i></p>
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*Brokers protected E. & O.E. Sold exclusively through Graywood Sales Management Limited

*This pricing only applies to floors and units that are released
 Floor, view, balcony, terrace premiums apply

All prices, figures and materials are preliminary and are subject to change without notice E. & O.E.

All areas and stated room dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations.

October 21, 2023



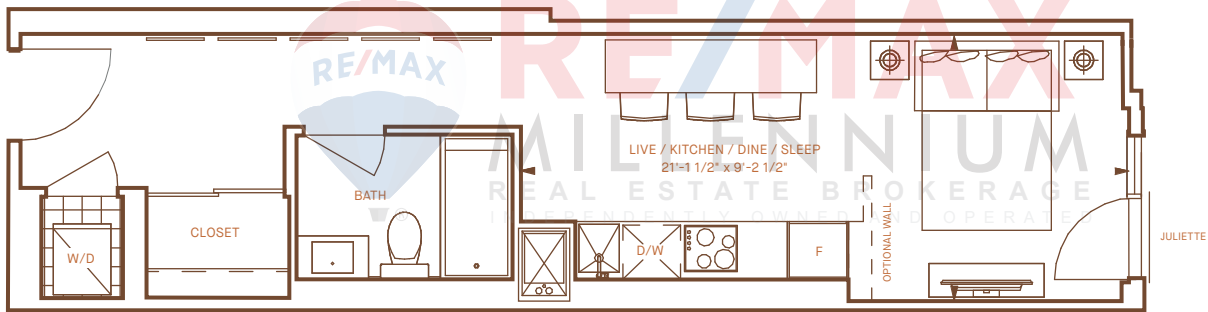
Maison Wellesley

Residences in the Core

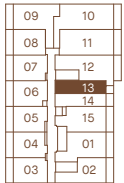
0B

JUNIOR 1 BEDROOM

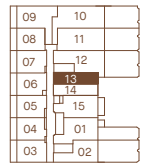
SUITE AREA: 408 SQ.FT.



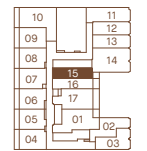
LEVELS 8 & 9



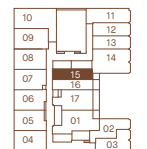
LEVEL 7



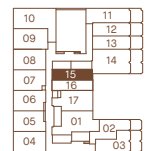
LEVEL 6



LEVEL 5



LEVEL 4



LEVEL 3



Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony and terrace area is approximate and may vary in size floor to floor due to architectural detail. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. See Sales Representative for full details. E. & O. E.



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AN INTELLIGENT MOVE

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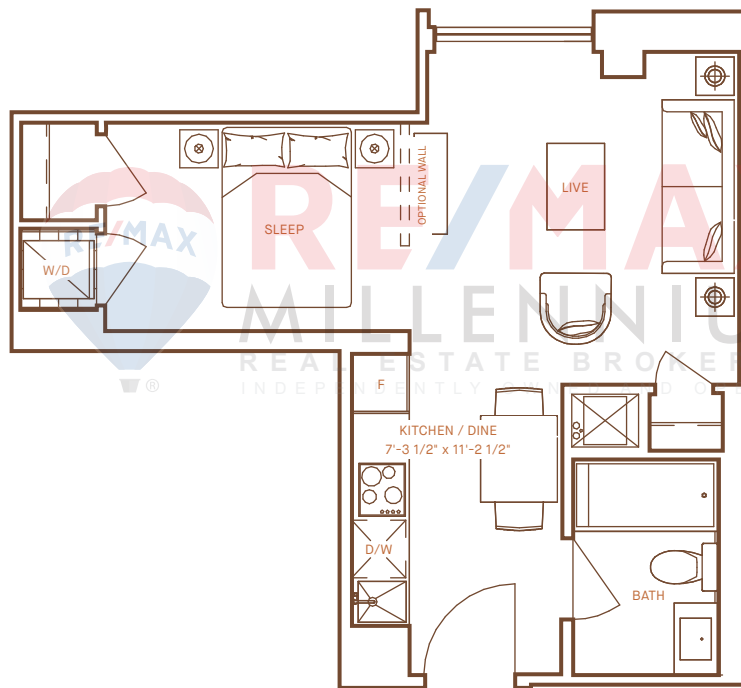
Residences in the Core

0C

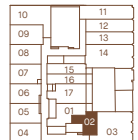
JUNIOR 1 BEDROOM

SUITE AREA: 415 SQ.FT.

DRAFT



LEVEL 3



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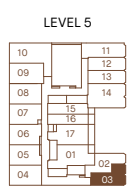
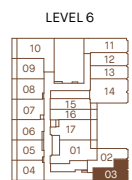
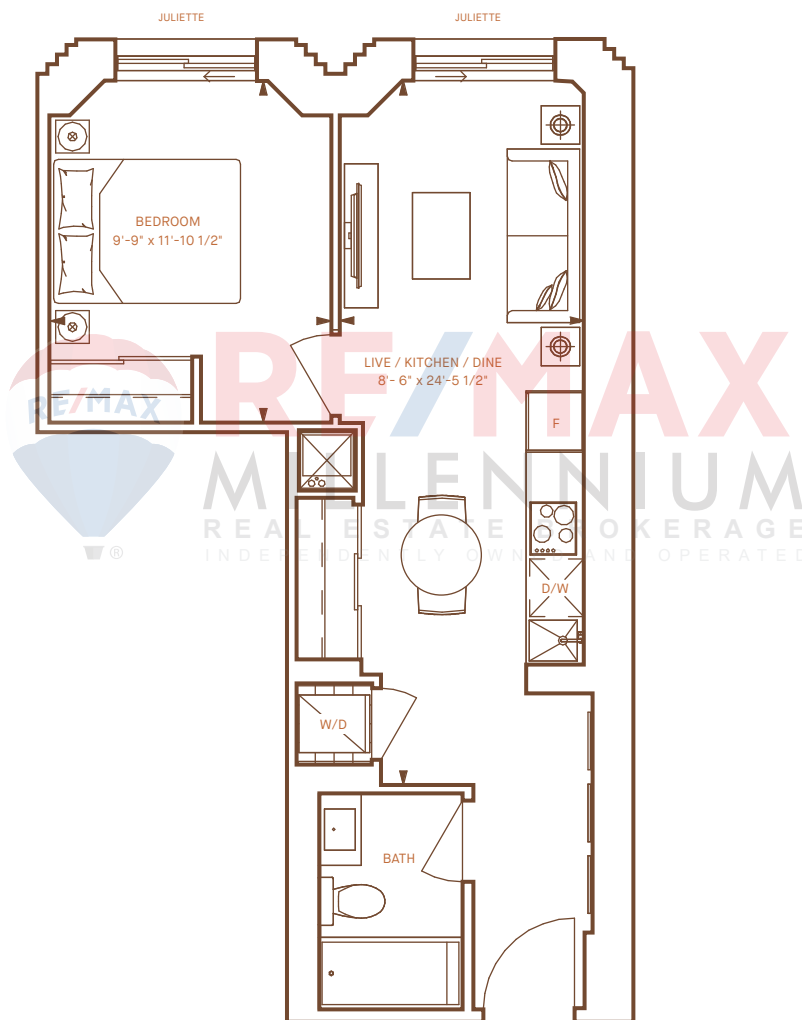
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Residences in the Core

1C

1 BEDROOM

SUITE AREA: 533 SQ.FT.



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Residences in the Core

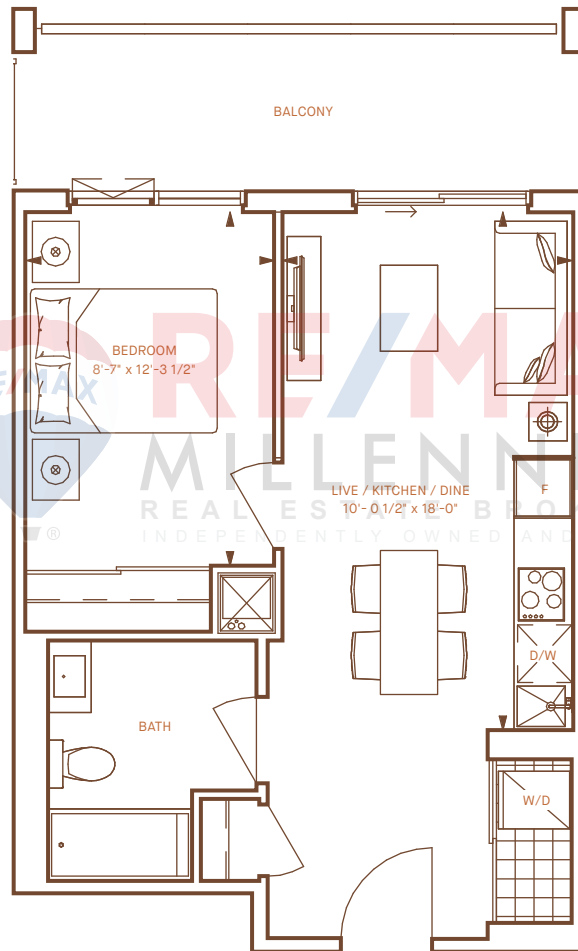
1B-BF

1 BEDROOM

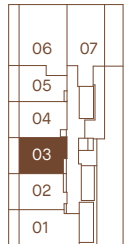
SUITE AREA: 515 SQ.FT.

OUTDOOR AREA: 111 SQ.FT.

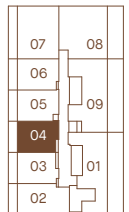
TOTAL AREA: 626 SQ.FT.



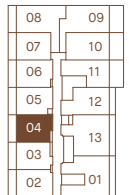
LEVEL 12



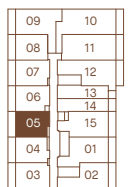
LEVEL 11



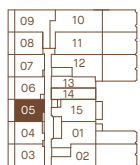
LEVEL 10



LEVELS 8 & 9



LEVEL 7



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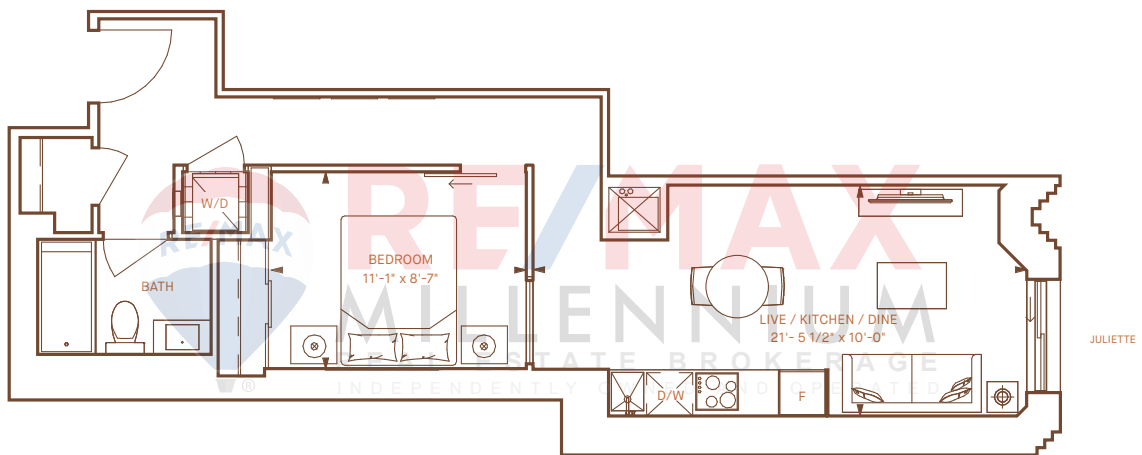
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Residences in the Core

1F

1 BEDROOM

SUITE AREA: 610 SQ.FT.



LEVEL 2



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Residences in the Core

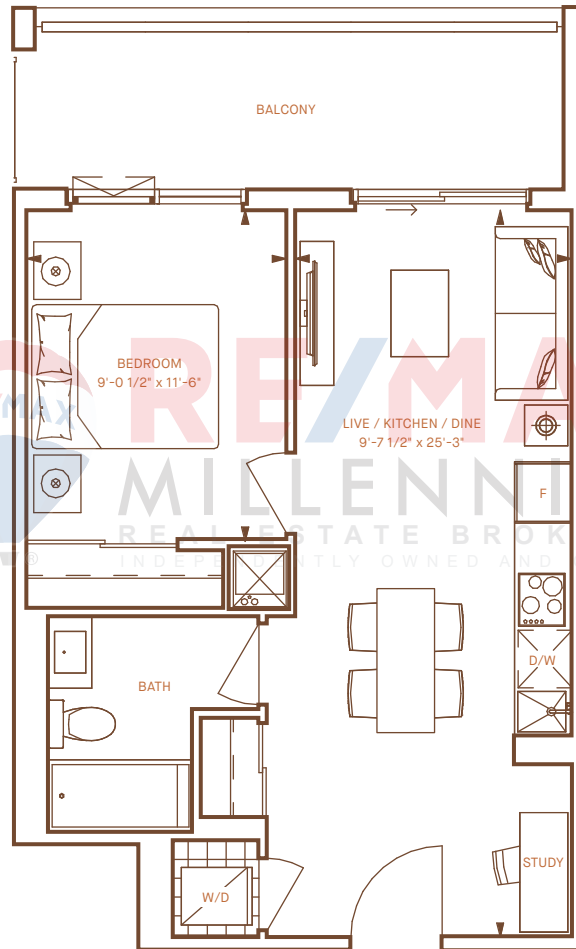
1J+S

1 BEDROOM + STUDY

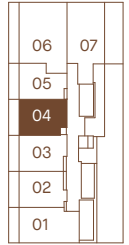
SUITE AREA: 520 SQ.FT.

OUTDOOR AREA: 107 SQ.FT.

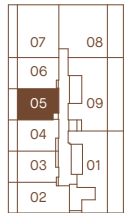
TOTAL AREA: 627 SQ.FT.



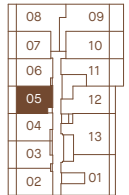
LEVEL 12



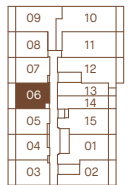
LEVEL 11



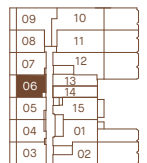
LEVEL 10



LEVELS 8 & 9



LEVEL 7



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Residences in the Core

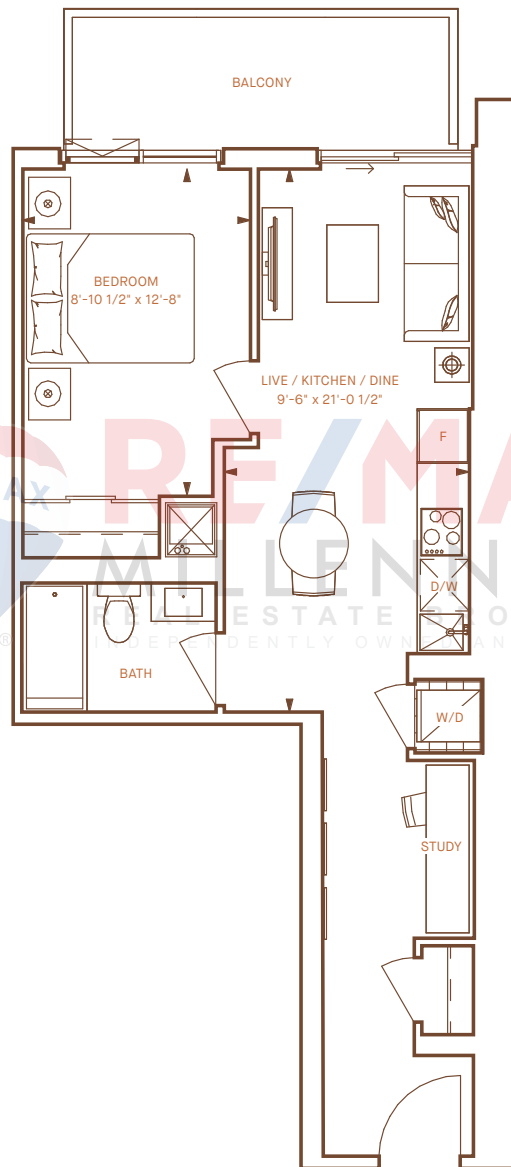
10+S

1 BEDROOM + STUDY

SUITE AREA: 585 SQ.FT.

OUTDOOR AREA: 84 SQ.FT.

TOTAL AREA: 669 SQ.FT.



LEVELS 8 & 9

09	10
08	11
07	12
06	13
05	14
05	15
04	01
03	02

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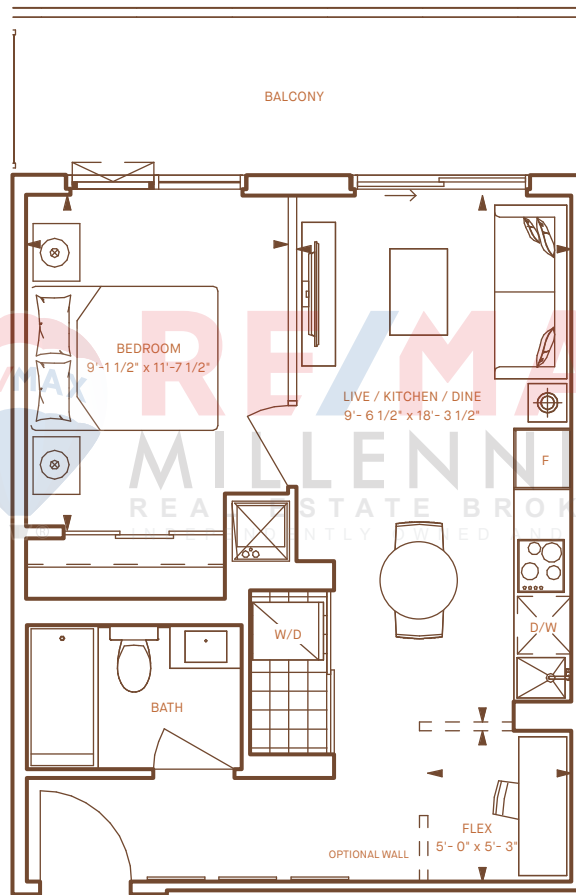
1I+D

1 BEDROOM + FLEX

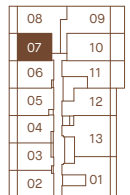
SUITE AREA: 500 SQ.FT.

OUTDOOR AREA: 115 SQ.FT.

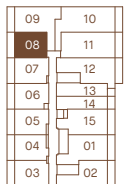
TOTAL AREA: 615 SQ.FT.



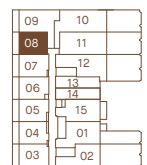
LEVEL 10



LEVELS 8 & 9



LEVEL 7



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Residences in the Core

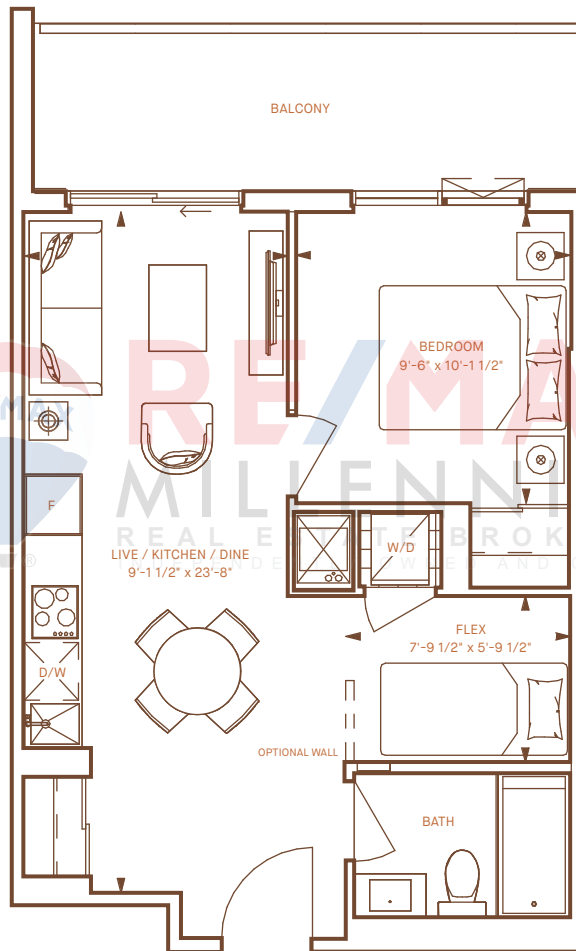
1K+D

1 BEDROOM + FLEX

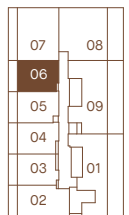
SUITE AREA: 525 SQ.FT.

OUTDOOR AREA: 111 SQ.FT.

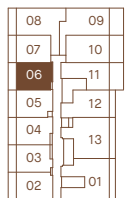
TOTAL AREA: 636 SQ.FT.



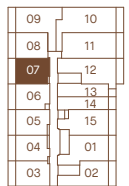
LEVEL 11



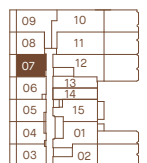
LEVEL 10



LEVELS 8 & 9



LEVEL 7



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AN INTELLIGENT MOVE

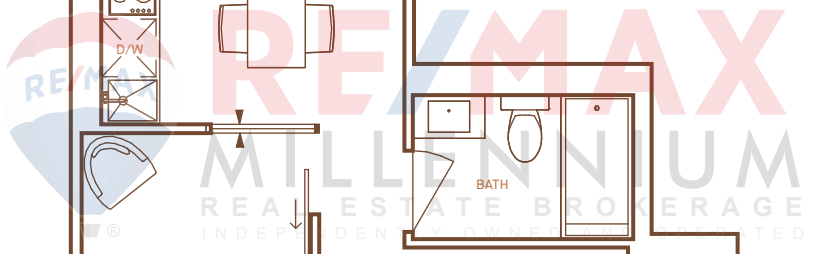
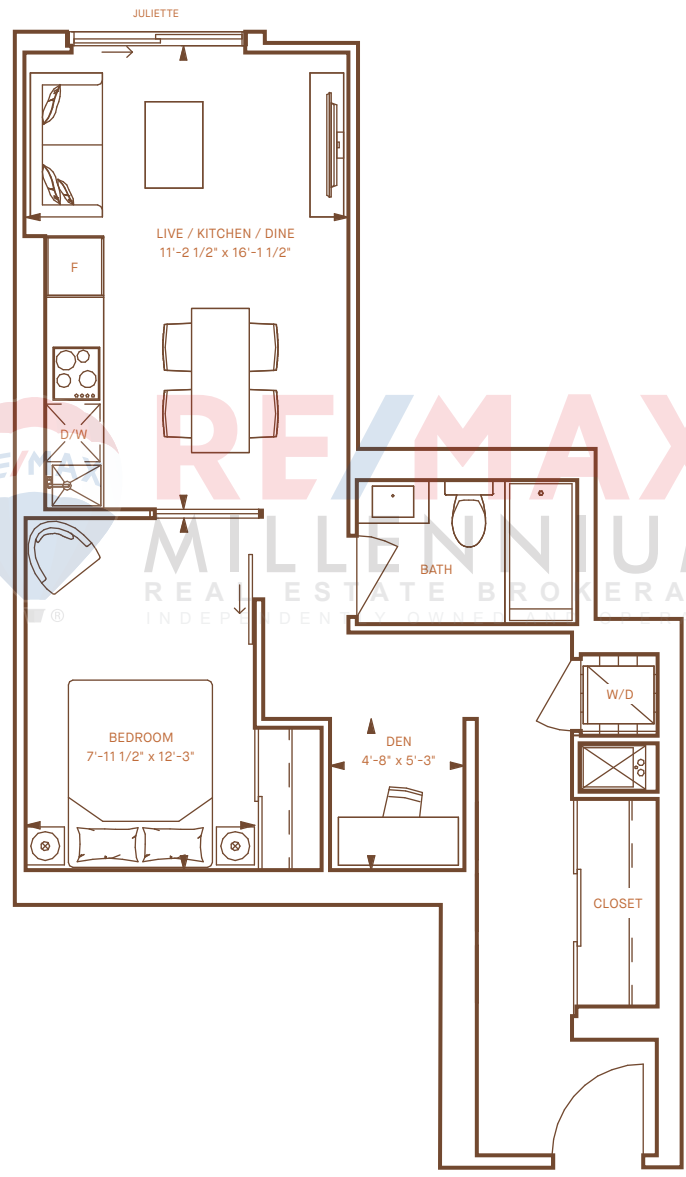
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Residences in the Core

1P+S

1 BEDROOM + DEN

SUITE AREA: 600 SQ.FT.



LEVEL 3



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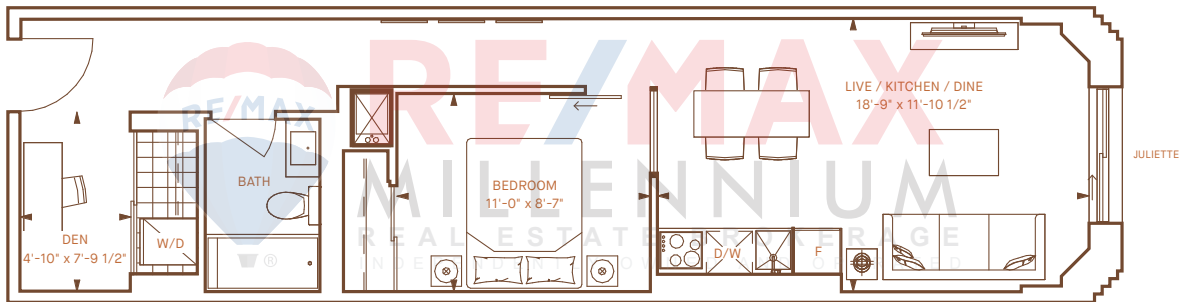
Maison Wellesley

Residences in the Core

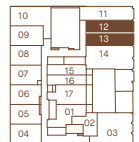
1R+S

1 BEDROOM + DEN

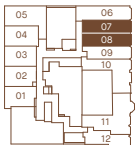
SUITE AREA: 620 SQ.FT.



LEVEL 3



LEVEL 2



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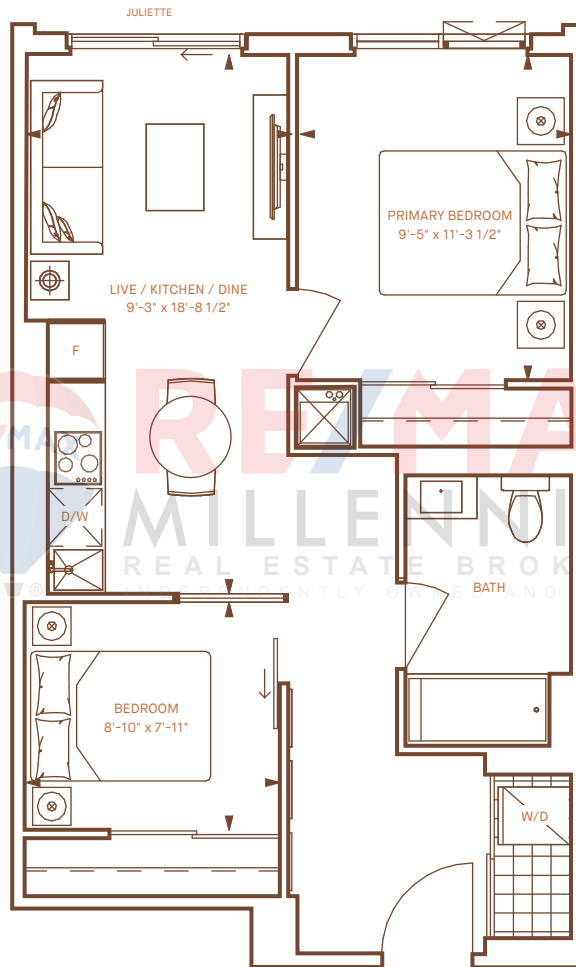
Maison Wellesley

Residences in the Core

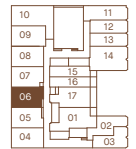
2C-BF

2 BEDROOM

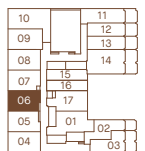
SUITE AREA: 636 SQ.FT.



LEVEL 5



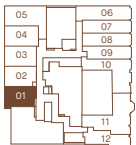
LEVEL 4



LEVEL 3



LEVEL 2



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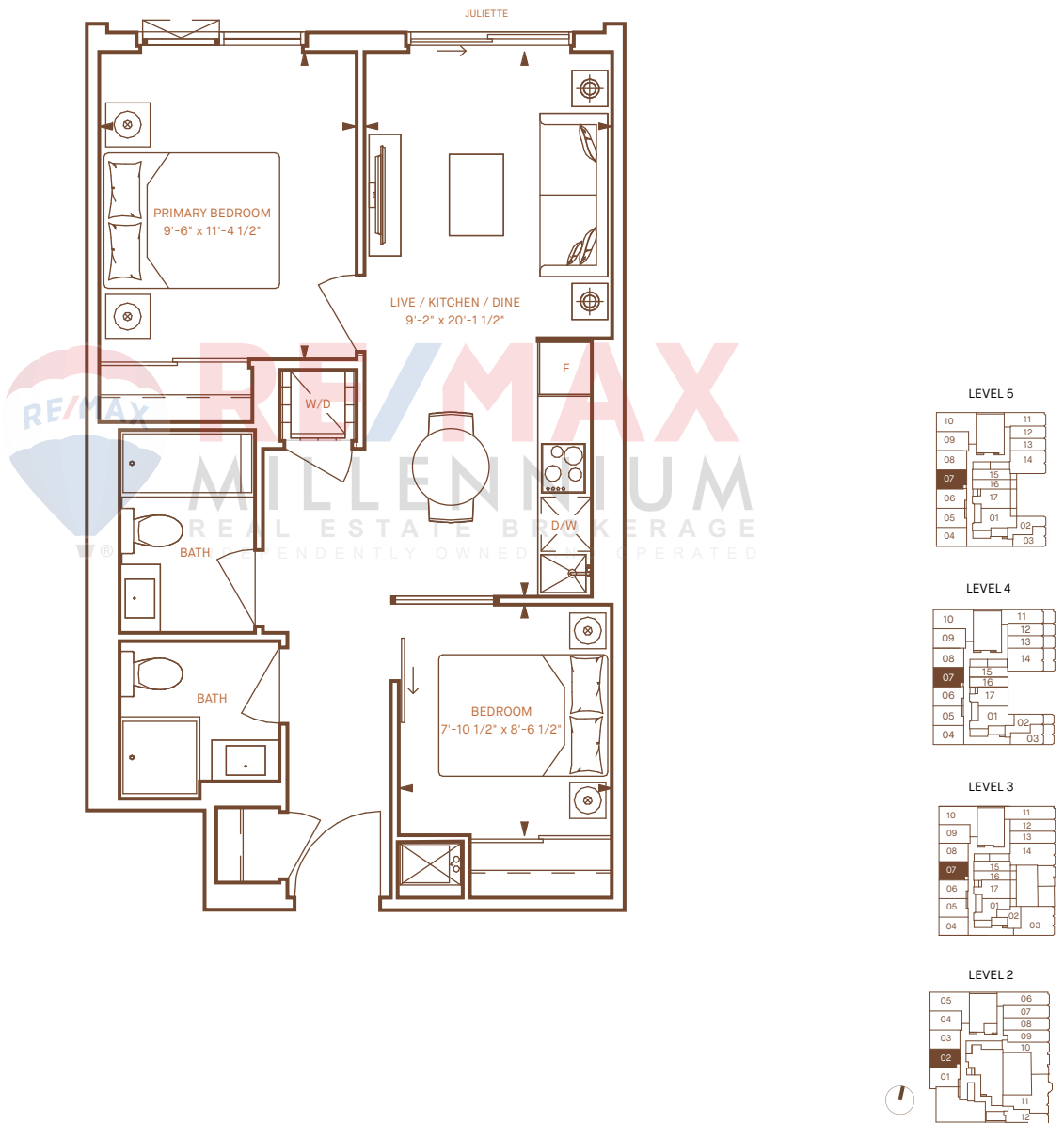
Maison Wellesley

Residences in the Core

2D

2 BEDROOM

SUITE AREA: 636 SQ.FT.



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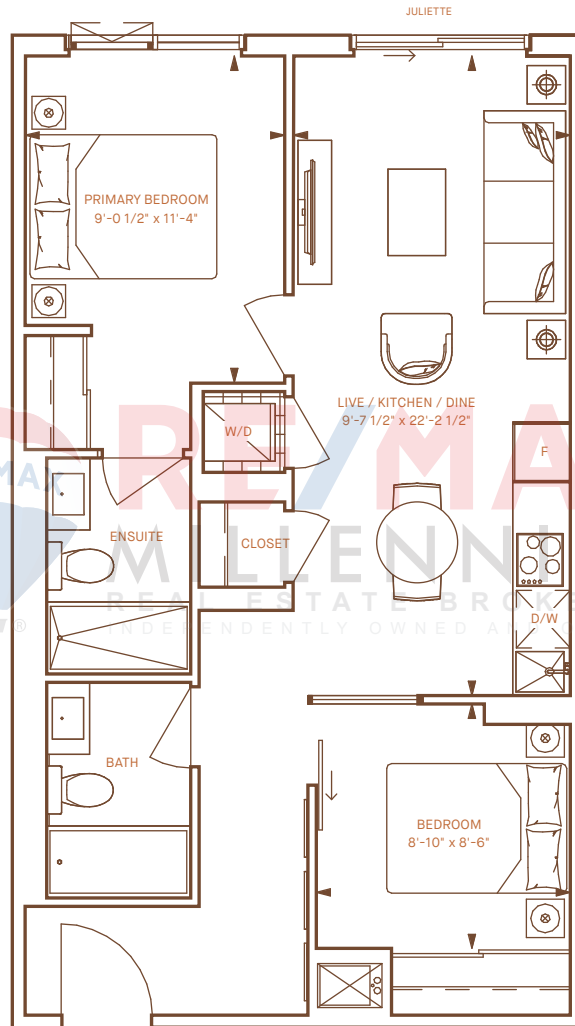
Maison Wellesley

Residences in the Core

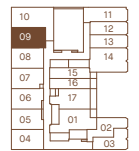
2H

2 BEDROOM

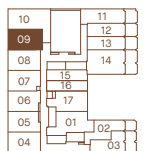
SUITE AREA: 690 SQ.FT.



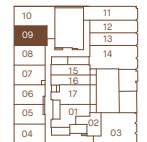
LEVEL 5



LEVEL 4



LEVEL 3



LEVEL 2



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Maison Wellesley

Residences in the Core

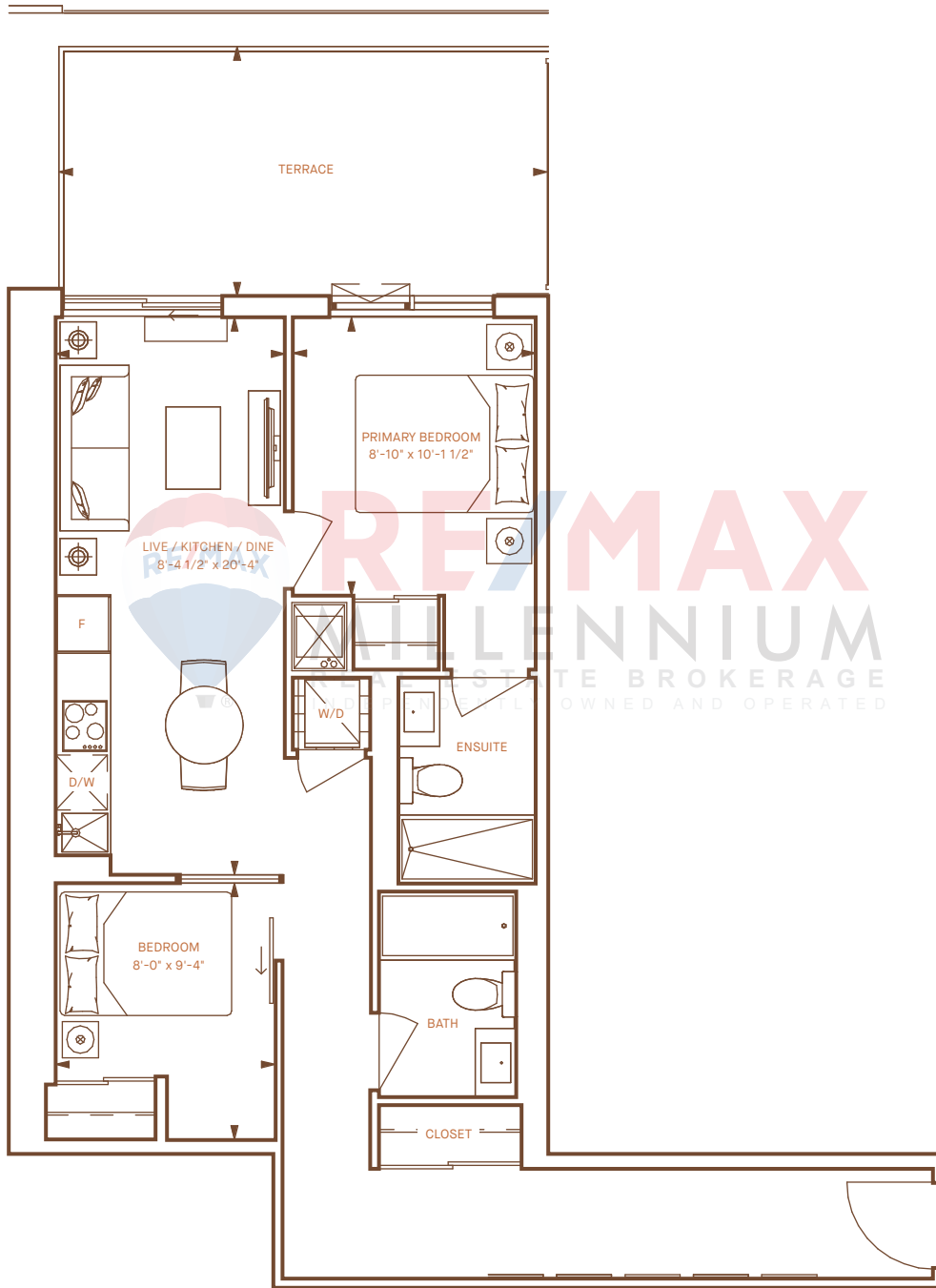
2J-T

2 BEDROOM

SUITE AREA: 737 SQ.FT.

OUTDOOR AREA: 162 SQ.FT.

TOTAL AREA: 899 SQ.FT.



LEVEL 10

08	09
07	10
06	11
05	12
04	13
03	
02	01

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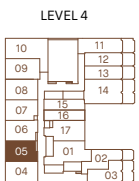
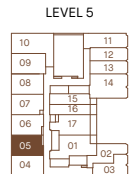
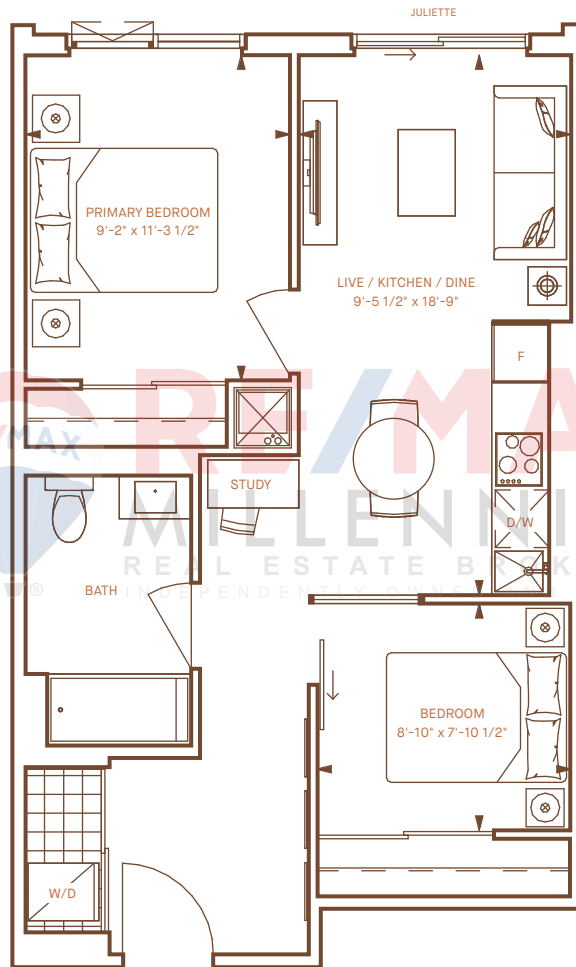
Maison Wellesley

Residences in the Core

2B+S-BF

2 BEDROOM + STUDY

SUITE AREA: 633 SQ.FT.



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Maison Wellesley

Residences in the Core

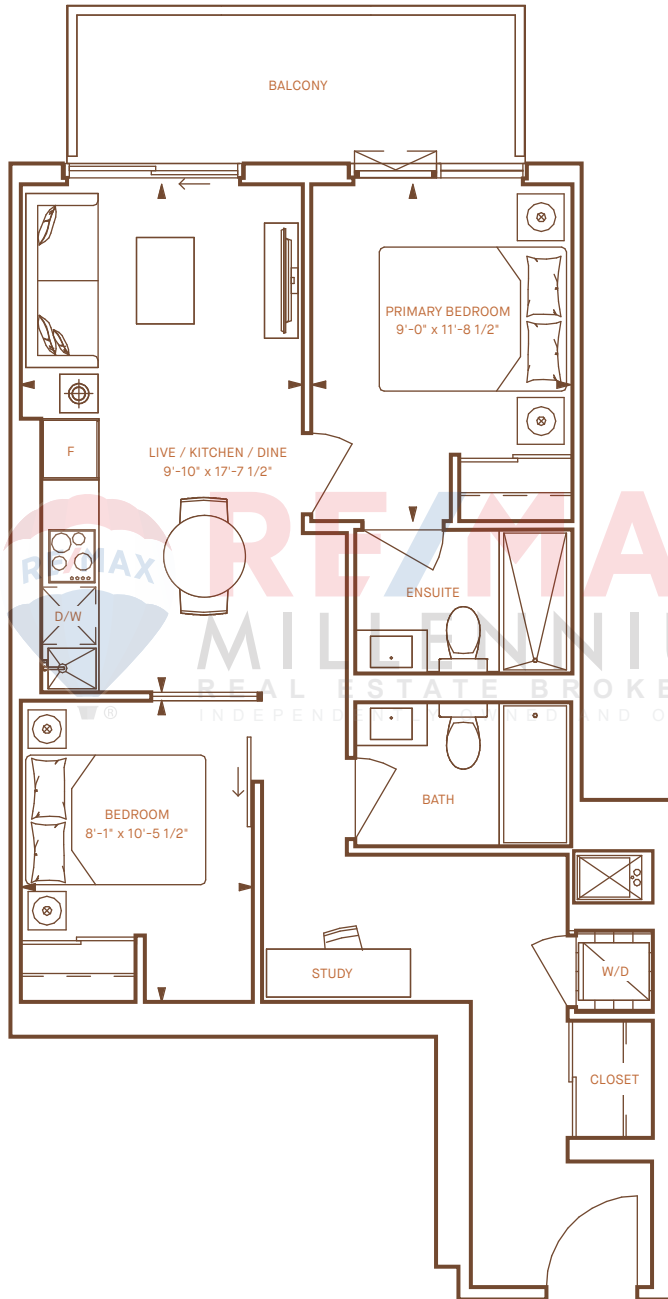
2I+S

2 BEDROOM + STUDY

SUITE AREA: 710 SQ.FT.

OUTDOOR AREA: 87 SQ.FT.

TOTAL AREA: 797 SQ.FT.



LEVELS 8 & 9

09	10
08	11
07	12
06	13
05	14
04	15
03	01
	02

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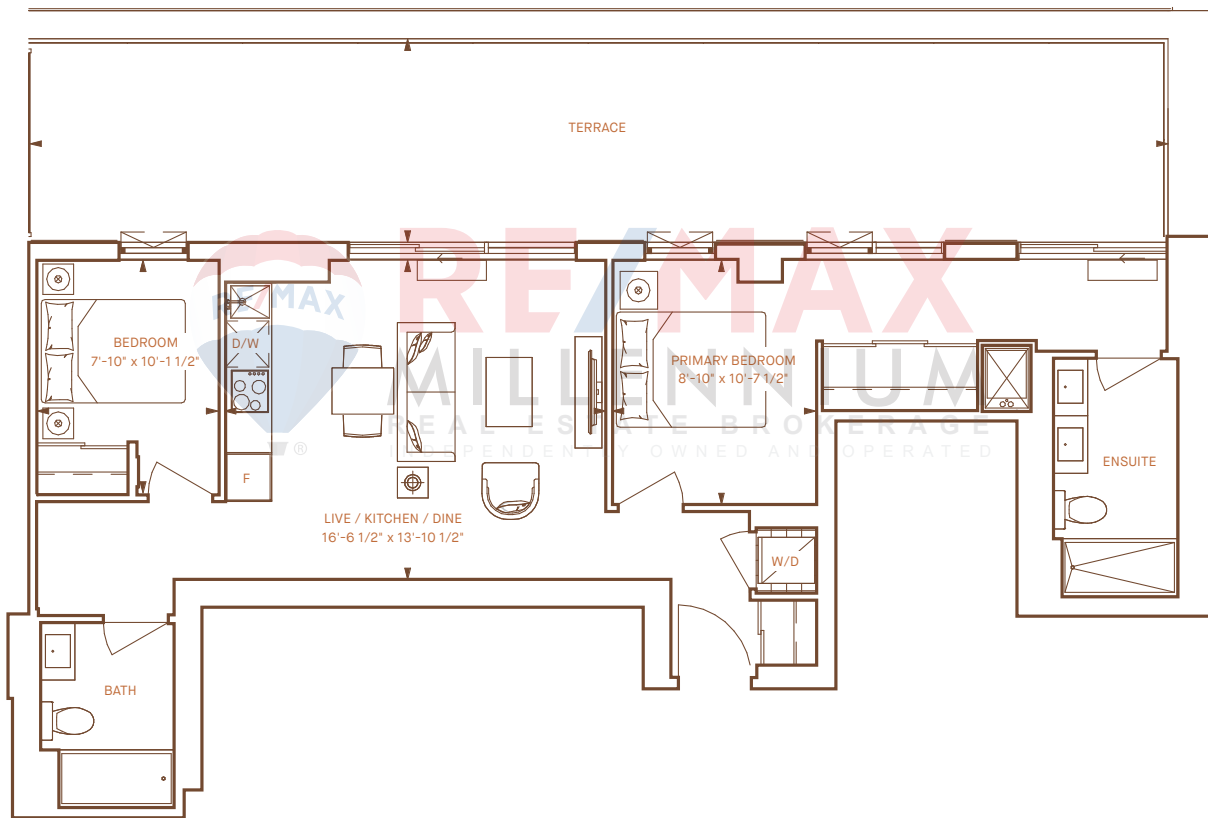
Maison Wellesley

Residences in the Core

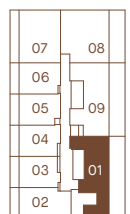
2T-T

2 BEDROOM

SUITE AREA: 860 SQ.FT. OUTDOOR AREA: 436 SQ.FT. TOTAL AREA: 1,296 SQ.FT.



LEVEL 11



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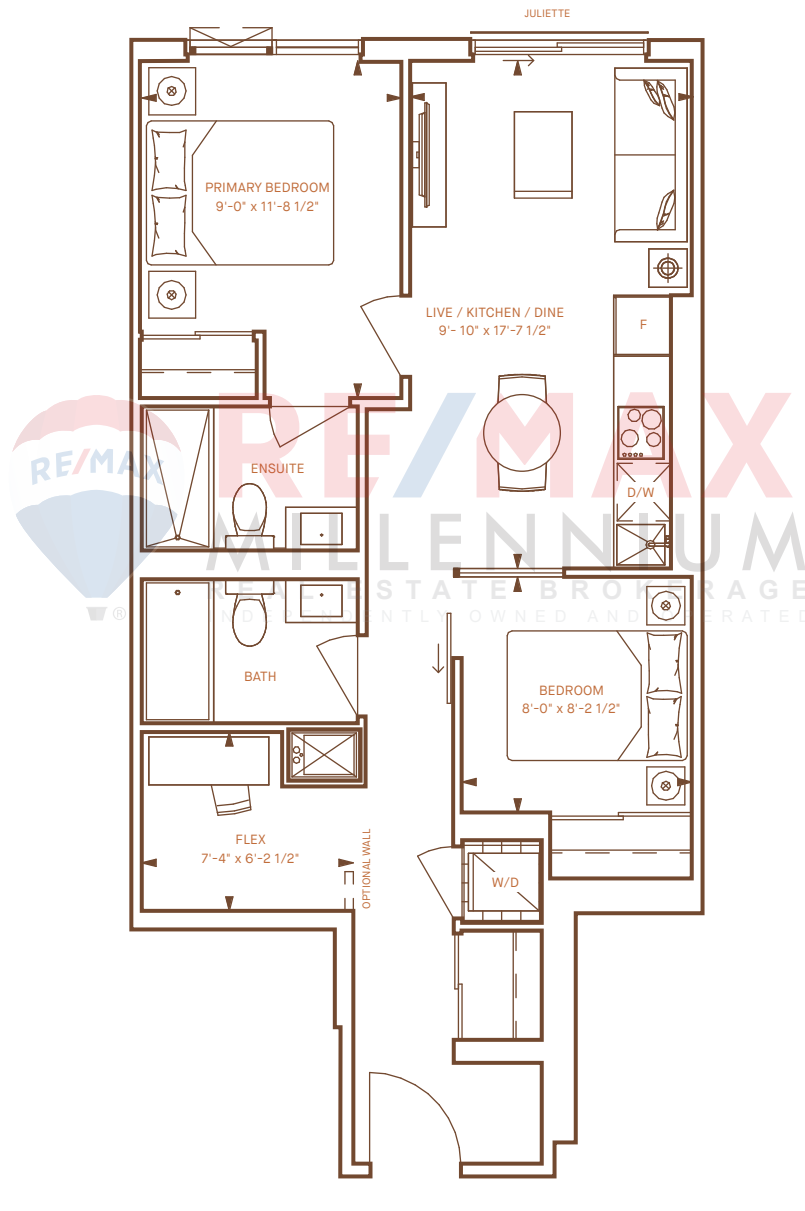
Maison Wellesley

Residences in the Core

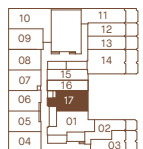
2P+D-J

2 BEDROOM + FLEX

SUITE AREA: 690 SQ.FT.



LEVEL 4



LEVEL 3



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Maison Wellesley

Residences in the Core

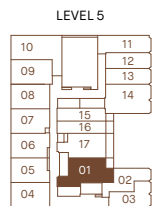
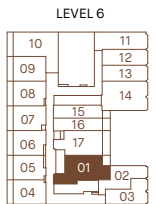
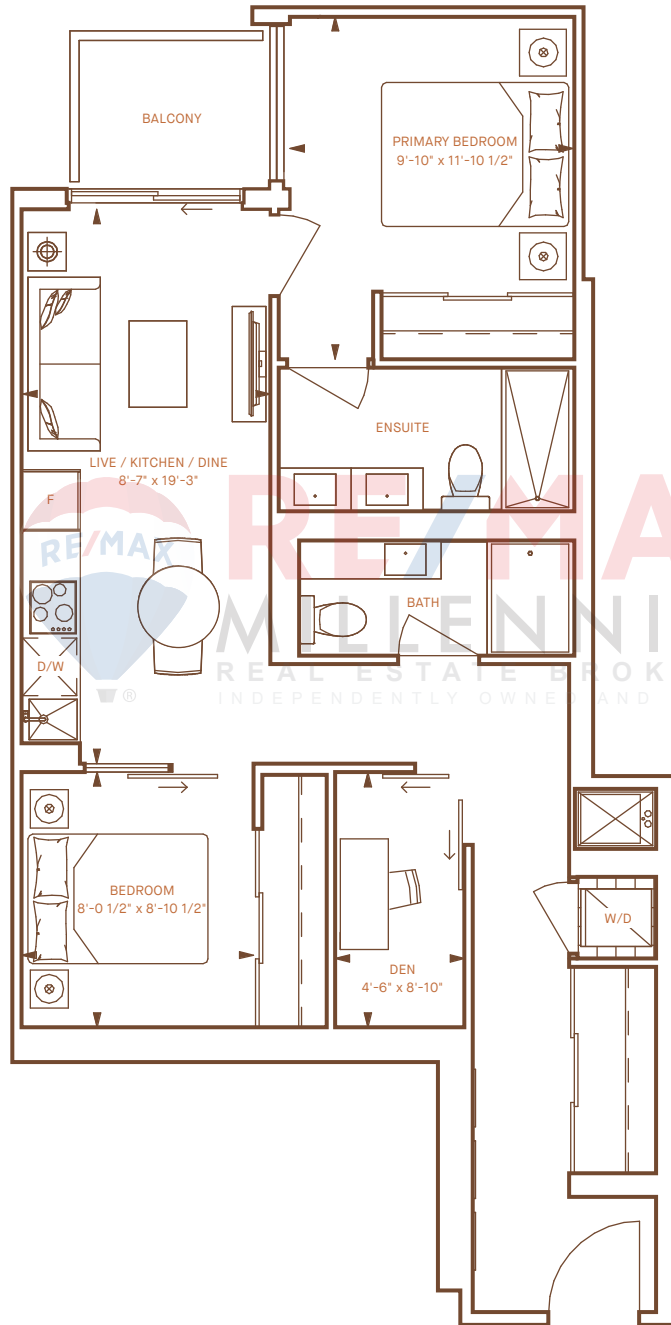
2M+D

2 BEDROOM + DEN

SUITE AREA: 790 SQ.FT.

OUTDOOR AREA: 38 SQ.FT.

TOTAL AREA: 828 SQ.FT.



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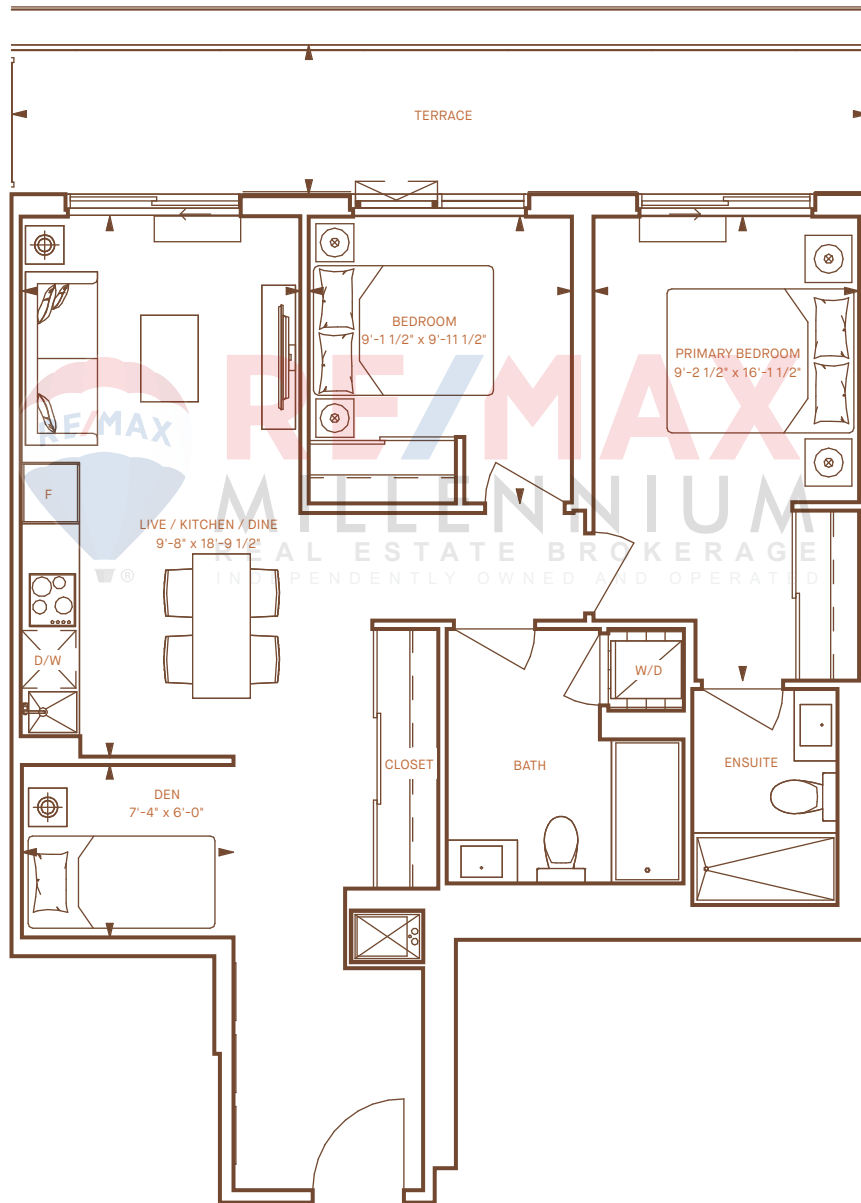
Maison Wellesley

Residences in the Core

2S+D-BF-T

2 BEDROOM + DEN

SUITE AREA: 855 SQ.FT. OUTDOOR AREA: 154 SQ.FT. TOTAL AREA: 1,009 SQ.FT.



LEVEL 10

08	09
07	10
06	11
05	12
04	13
03	
02	01

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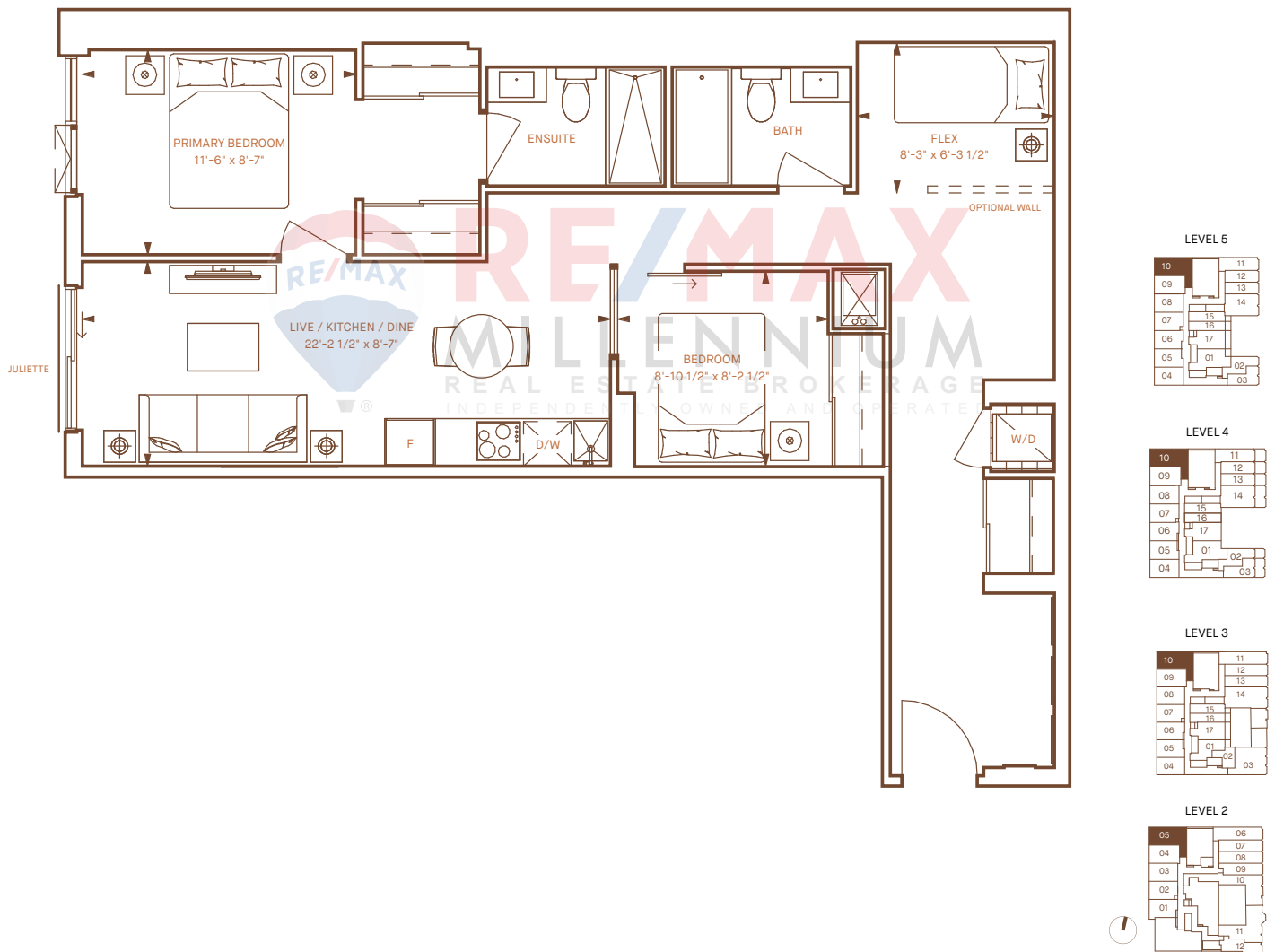
Maison Wellesley

Residences in the Core

2V+D

2 BEDROOM + FLEX

SUITE AREA: 955 SQ.FT.



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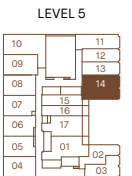
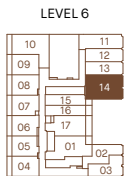
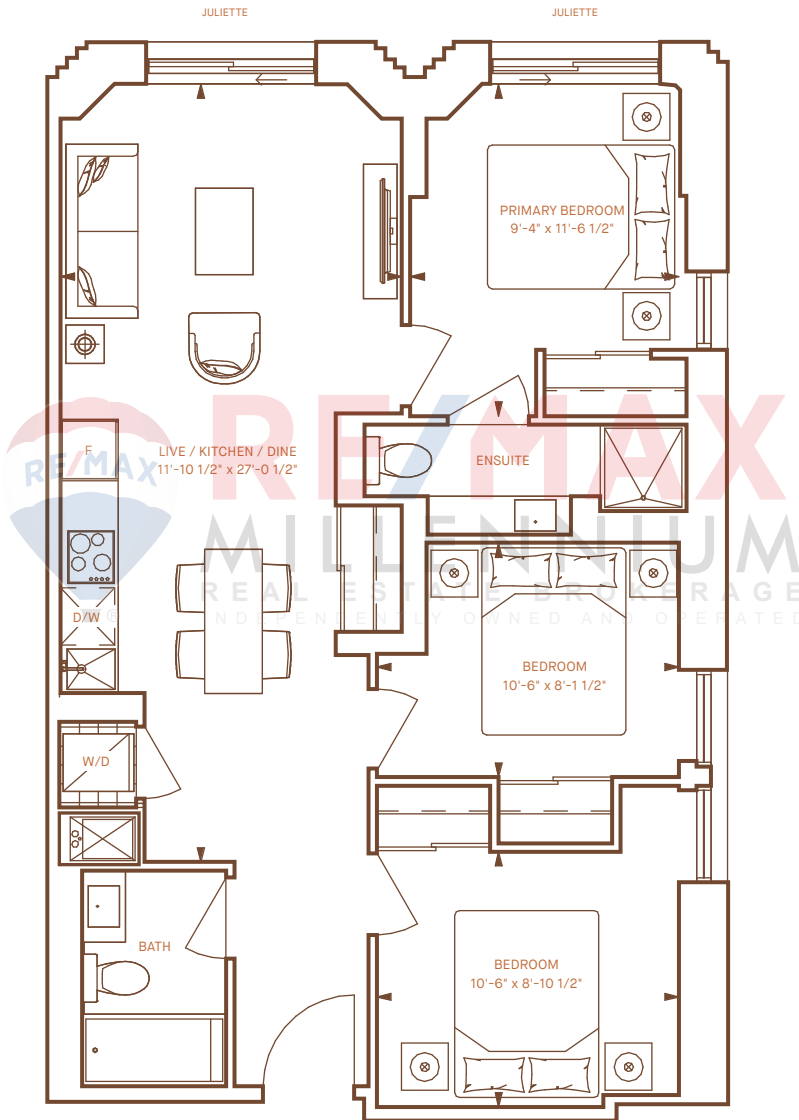
Maison Wellesley

Residences in the Core

3A

3 BEDROOM

SUITE AREA: 880 SQ.FT.



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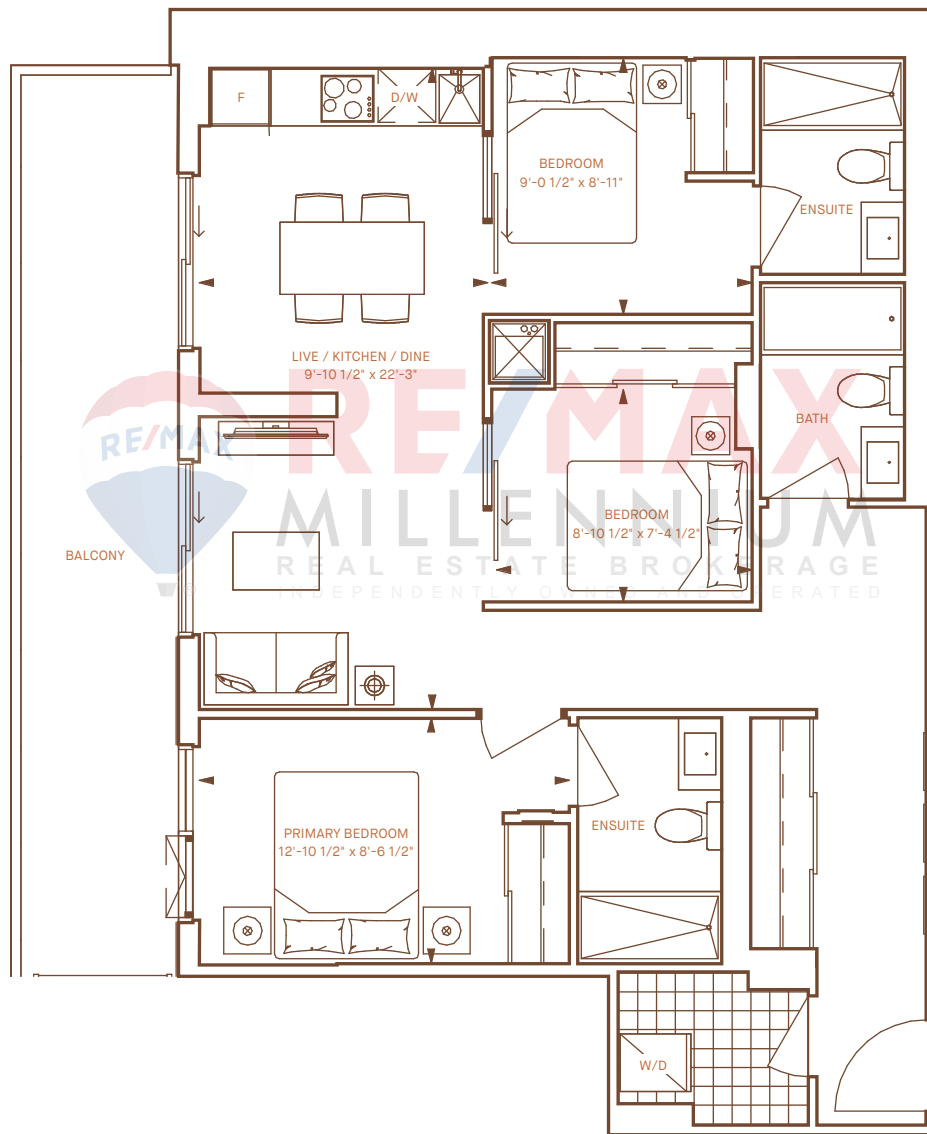
Maison Wellesley

Residences in the Core

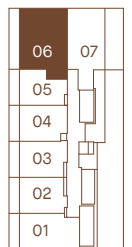
3D

3 BEDROOM

SUITE AREA: 955 SQ.FT. OUTDOOR AREA: 184 SQ.FT. TOTAL AREA: 1,139 SQ.FT.



LEVEL 12



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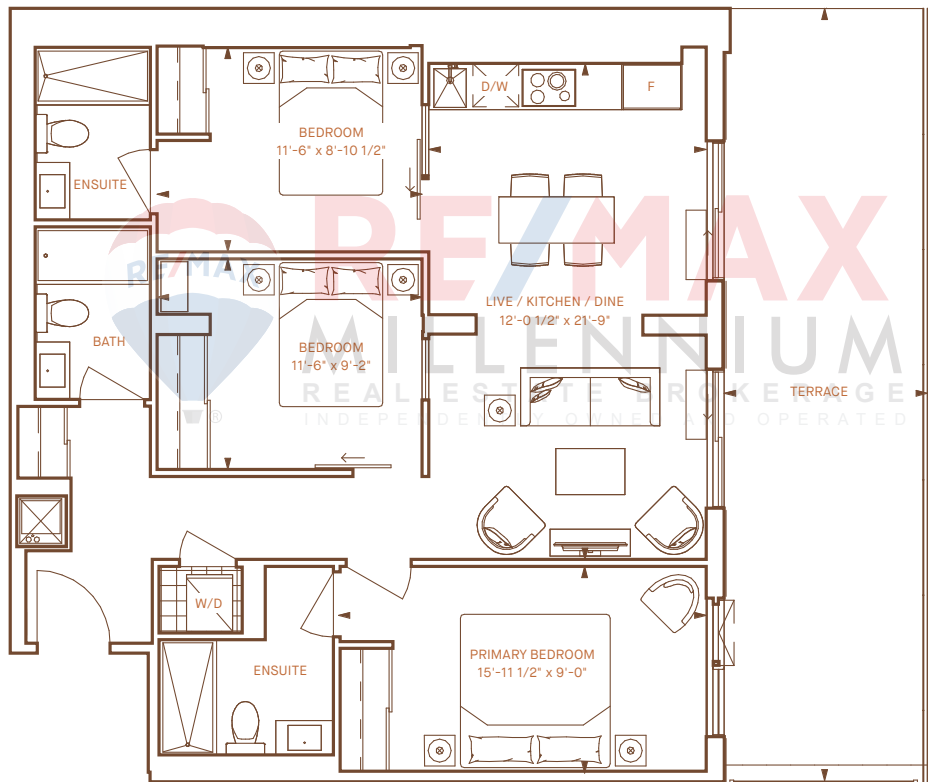
Maison Wellesley

Residences in the Core

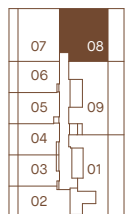
3G-T

3 BEDROOM

SUITE AREA: 1,020 SQ.FT. OUTDOOR AREA: 296 SQ.FT. TOTAL AREA: 1,316 SQ.FT.



LEVEL 11



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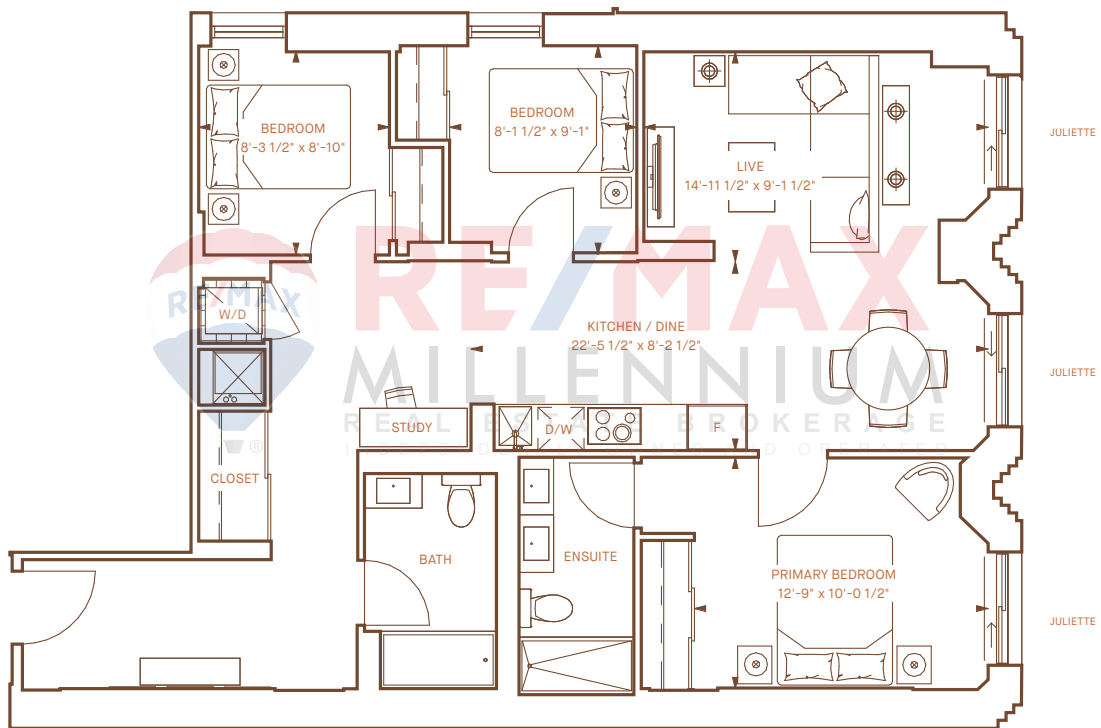
Maison Wellesley

Residences in the Core

3I+S-BF

3 BEDROOM + STUDY

SUITE AREA: 1,190 SQ.FT.



LEVEL 3



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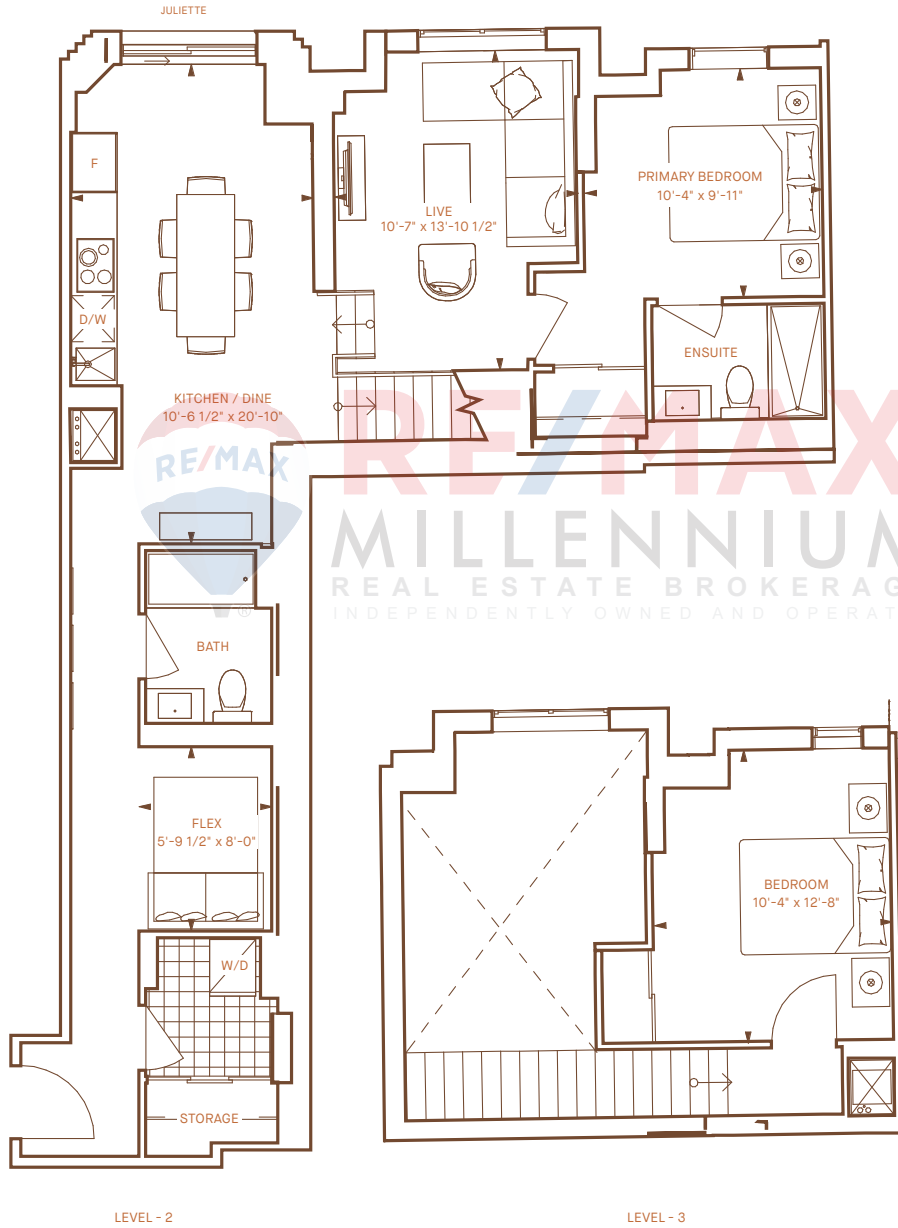
Maison Wellesley

Residences in the Core

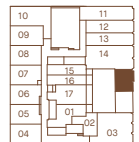
2W+D

2 BEDROOM + FLEX

SUITE AREA: 1,220 SQ.FT.



LEVEL 3



LEVEL 2



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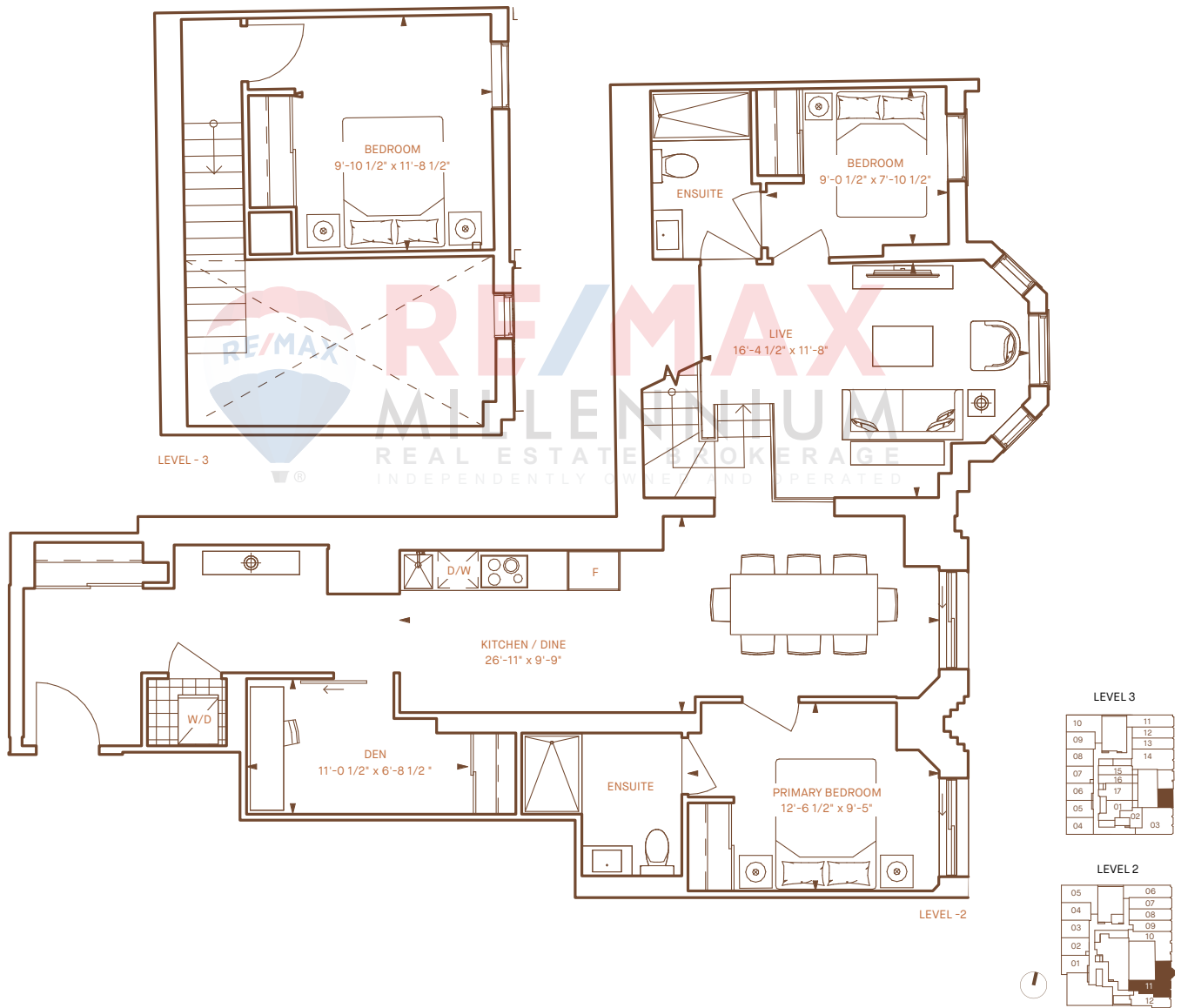
Maison Wellesley

Residences in the Core

3L+D

3 BEDROOM + DEN

SUITE AREA: 1,440 SQ.FT.



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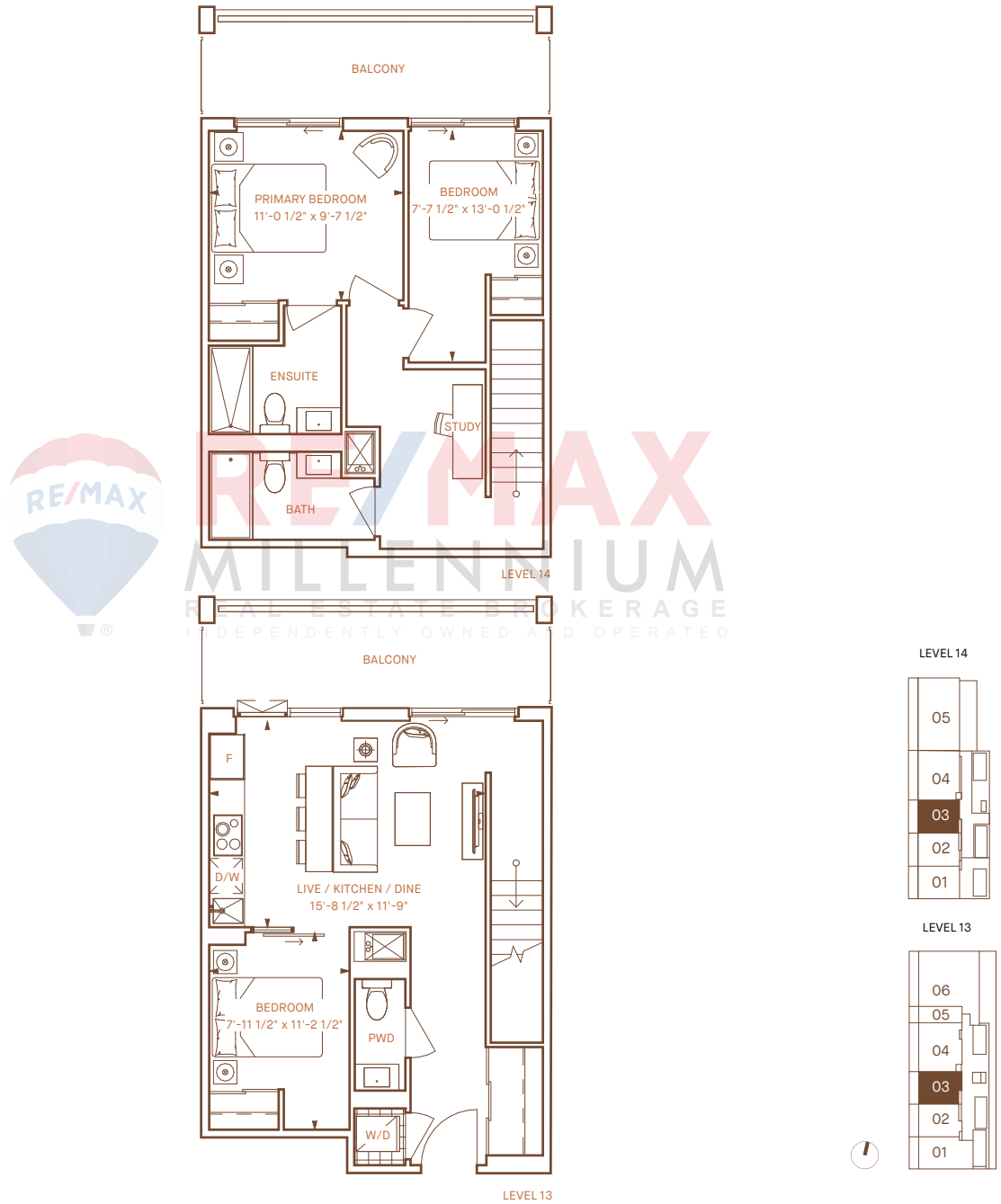
Maison Wellesley

Residences in the Core

3F+S

3 BEDROOM + STUDY

SUITE AREA: 1,005 SQ.FT. OUTDOOR AREA: 240 SQ.FT. TOTAL AREA: 1,245 SQ.FT.



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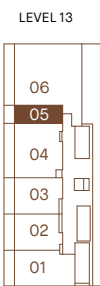
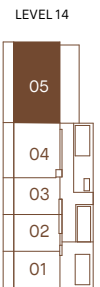
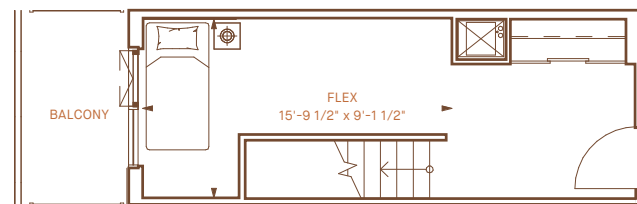
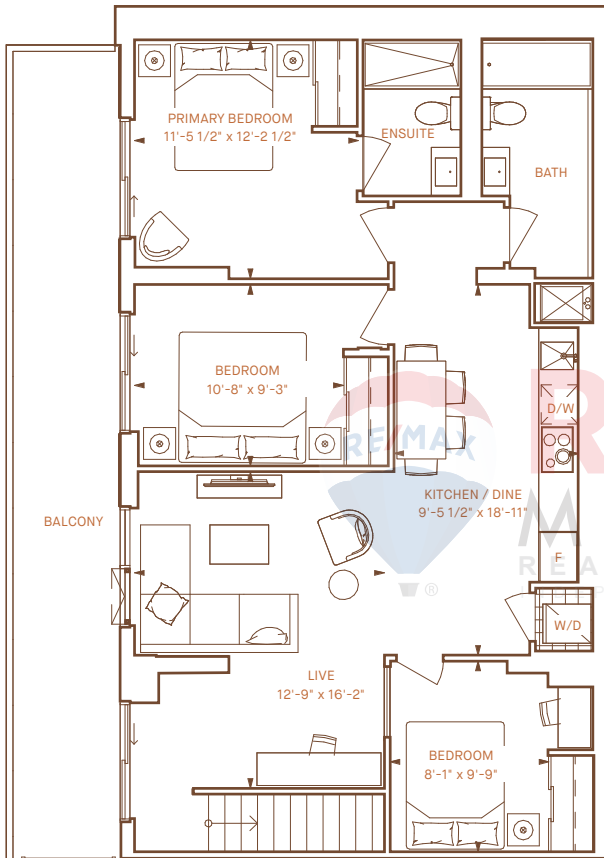
Residences in the Core

3K+D

3 BEDROOM + FLEX

SUITE AREA: 1,360 SQ.FT. OUTDOOR AREA: 299 SQ.FT. TOTAL AREA: 1,659 SQ.FT.

DRAFT



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