



### **AREA AMENITIES**

3018 Yonge in Lawrence Park is inspired by its superb location, right across from Toronto's most prestigious park. The neighborhood is graced with beautiful ravines and trails, distinguished clubs, gourmet restaurants and more. To the south and east is the scenic Blythwood Ravine surrounded by acres of lush parklands. Just minutes away, the elegant Rosedale Golf Club and the exclusive Granite Club are both symbols of aristocratic grandeur, with a range of upscale fitness and recreational amenities. The vibrant Yonge Street corridor is Toronto's main business and lifestyle artery, and offers a fascinating variety of shopping and fine dining choices. Lawrence Park subway station is just across the road and offers speedy connections to uptown and downtown. Highways 401 and 404 are also mere minutes away, making this location easily accessible from every direction.

### **LUXURY FEATURES & AMENITIES**

3018 Yonge is a boutique midrise condominium with contemporary urban exterior architecture, characterized by extensive glazed surfacing and accented with precast framing elements. Residents and visitors will be welcomed in a grand Lobby, professionally designed with an elegant seating Lounge and 24-hour Concierge. A stunning array of amenity spaces includes the multipurpose party Room with bar, kitchen facility and dining room; outdoor amenity terrace with barbeque area; rooftop outdoor pool and hot tub with fireplace; steam room and fitness facility overlooking Lawrence Park with men's and women's change rooms; ground floor boardroom and pet spa. Most suites come with spacious balconies or terraces overlooking the lush parklands. Elegant finishes include engineered hardwood flooring in living areas, granite kitchen counters, Miele appliances and designer cabinetry, luxurious ensuite with marble floors and Kohler fixtures, and more.

#### **Deposit Structure**

\$2000 with the offer  
Balance to 5% in 30 days  
5% in 120 days  
5% in 270 days  
5% on occupancy

#### **Off Shore Deposit Structure**

\$2000 with the offer  
Balance to 7.5% in 30 days  
7.5% in 120 days  
7.5% in 270days  
7.5% on occupancy

**Projected Occupancy Date:**

January 2015

**Estimated Taxes:**

Approx. +/- 1% of Purchase Price

**Maintenance:**

\$0.61 psf.+ Hydro

**Locker:**

**\$5,000**

**Parking:**

**\$35,000**