

LAUNCH PRICE LIST Feb 28, 2023

LSQ is a destination master-planned community on Sheppard Ave. East in North York with residential, office and retail buildings surrounding 1.2 acres of green space. Over 1.5 million square feet of more possibilities to live, work, dine and enhance your world. Destined to become a 24/7 community, LSQ will bring thousands of new residences with wellness-based amenities to the neighbourhood. As a master-planned community, it will provide many exciting employment opportunities, office spaces, vibrant shopping and dining experiences, as well as an intimate connection to nature through its impressive central park, outdoor private spaces, bike trails and walking paths.

SAMPLE PREVIEW PRICING: (VARIETY OF OTHER FLOORPLANS ARE AVAILABLE)

1 BEDROOM						
UNIT MODEL	UNIT TYPE	UNIT SIZE	EXPSOURE	STARTING FLOOR	STARTING PRICE	LAUNCH PRICE
A-A8	1BR	459	S/E	4	\$569,900	\$559,900
A-A1	1BR	488	W	6	\$609,900	\$599,900
1 BEDROOM + DEN						
A-A2	1BR+D	508	W	6	\$634,900	\$624,900
A-AD9	1BR+D	599	S/E	2	\$744,900	\$734,900
1 BEDROOM + FLEX						
A-A3	1BR+F	520	N	6	\$654,900	\$642,900
A-AD8-A	1BR+F	568	W	2	\$709,900	\$697,900
A-AD1	1BR+F	551	E	6	\$689,900	\$677,900
A-AD2	1BR+F	573	S	6	\$729,900	\$717,900
A-AD4	1BR+F	603	S	6	\$754,900	\$742,900
A-AD10	1BR+F	626	S/E	2	\$764,900	\$752,900
2 BEDROOM						
A-B1	2BR	672	N/W	6	\$899,900	\$795,900
A-B2	2BR	748	S/W	6	\$899,900	\$885,900
A-B12	2BR	692	N	3	\$899,900	\$795,900
2 BEDROOM + DEN						
A-B6	2BR+D	803	E	2	\$919,900	\$905,900
A-B8	2BR+D	897	S/E	3	\$1,001,900	\$987,900
2 BEDROOM + FLEX						
A-B9	2BR+F	803	W & S/E	4	\$949,900	\$933,900
A-BD3	2BR+F	983	S/E	6	\$1,129,900	\$1,113,900
3 BEDROOM						
A-C1	3BR	908	N/E	6	\$1,049,900	\$1,029,900
A-C2	3BR	987	N	2	\$1,129,900	\$1,109,900
A-CD3 (+Den)	3BR+D	1077	N/E	2	\$1,189,900	\$1,169,900
A-CD4 (+Flex)	3BR+F	1077	W & S/E	2	\$1,229,900	\$1,207,900
A-CD5	3BR	1134	N/W	2	\$1,269,900	\$1,239,900

INCENTIVE SUMMARY:

Launch Only Platinum Deposit Structure - Only 5% Down Per Year!
 Only 5% Down Per Year!*
 \$10,000 Upon Signing
 Balance to 5% in 30 days
 5% in 120 365 days
 5% in 365 720 days

Capped Development Charges*:
 Studio/1BR/1BR+Den - \$14,500 | 2BR/2BR+Den/2BR+Flex/3BR - \$17,500

Future Proofed Parking Spaces:
 All Parking Spaces Include EV Charging Station Rough-In!
 Parking - \$80,000 \$65,000
 Electric Vehicle Parking + Charger \$45,000 \$10,000
 (Parking available for units over 628 Sq. Ft.)

Free Right to Lease During Occupancy*

Free Assignment*

Tentative Occupancy Date:
 January 2028

*By Bank Draft made to Robins Appleby LLP In Trust.
 †An additional 5% due on occupancy.

Maintenance:
 \$0.61/sq.ft.

Excluding: Water, Hydro, Gas

Almadev Link: \$62.15
 High Speed Internet and Smart Home Technology

Parking: \$59.95/month Locker: Waitlist

Property Taxes Per City of Toronto Posted Rates

almadev

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