



98% SOLD! ONLY **3** UNITS AVAILABLE!

EACH READY FOR IMMEDIATE OCCUPATION!

List prepared according to availability of units as of February 9th, 2018. Subject to any change without prior notice.

UNIT #	PH-516	PH-612	PH-618
MODEL	M1	M2	M2
TYPE	2 level Penthouse	3 level Penthouse	4 level Penthouse
GROSS INTERIOR AREA (SQ. FT.)	1181	1142	1142
NET INTERIOR AREA (SQUARE METERS)	95,6	91,0	92,2
CEILING HEIGHT	9' 0"	9' 0"	9' 0"
ADDITIONAL AREA: BALCONY	43	82	82
STORAGE SPACE	inside condo	inside condo	inside condo
# OF BEDROOMS	2	2	2
# OF BATHROOMS	2	2	2
NEW ENGINEERED HARDWOOD FLOORS	OAK	OAK	OAK
QUARTZ COUNTERTOPS KITCHEN/BATHROOM(S)	YES	YES	YES
6 FRIGIDAIRE BRAND APPLIANCES	YES	YES	YES
WALLMOUNT AMANA A/C UNIT WITH WALL CONTROL	YES	YES	YES
PLANS DE GARANTIE ACQ REGISTRATION UNIT / BUILDING	125654 / 6397	125668 / 6397	125672 / 6397
INTERIOR PARKING SPACE INCLUDED IN PRICE BELOW	<u>2</u>	<u>1</u>	<u>1</u>

END OF PROJECT REDUCED SALE PRICES

SELLING PRICE BEFORE APPLICABLE GST/QST SALES TAXES:	\$498,000	\$468,000	\$468,000
GST - FEDERAL GOODS AND SERVICES SALES TAX (5%) :	\$24,900	\$23,400	\$23,400
QST - PROVINCIAL SALES TAX (9,975%) :	\$49,676	\$46,683	\$46,683
SALE PRICE INCL. GST AND QST SALES TAXES :	<u>\$572,576</u>	<u>\$538,083</u>	<u>\$538,083</u>
SALE PRICE WITH GST TAX REBATE - IF USED AS MAIN RESIDENCE BY BUYER:	N/A	N/A	N/A

EXPENSES AND MUNICIPAL ASSESSMENTS FOR CONDO AND INTERIOR PARKING

2017-2019 MUNICIPAL ASSESSMENT	\$601,200	\$516,100	\$561,700
MONTHLY CONDO FEES ACCORDING TO 2017-2018 BUDGET	\$291.89	\$284.66	\$287.07
2017 ANNUAL MUNICIPAL TAX	\$4,922	\$4,228	\$4,599
2017 ANNUAL SCHOOL TAX	\$1,063	\$908	\$989

* OPTIONAL for units 612, 618: If available, 2nd interior parking space at extra cost of 30,000\$ + applicable Gst/Qst.

BUILDING IN PRIME LOCATION OF QUARTIER DES SPECTACLES, RESIDENTIAL AREA, (VILLE-MARIE), MONTRÉAL, QC

LARGE COMMON HALLWAYS AND HIGH CEILINGS IN BUILDING	TOTAL OF 143 UNITS IN A CONCRETE STRUCTURE BUILDING
ACCESS TO GROUND FLOOR GYM OF BUILDING	SUPERIOR SOUNDPROOFING
ACCESS TO MEETING ROOM ON GROUND FLOOR (THROUGH SYNDICATE)	TWO (2) ELEVATORS IN BUILDING FOR ALL LEVELS
ACCESS TO ROOFTOP TERRACE OF BUILDING OFFERING PANORAMIC VIEWS	GARBAGE CHUTE ON EACH FLOOR, RECYCLING IN GARAGE
METRO STATIONS AND BUS STOPS CLOSEBY (ST-LAURENT, BERRI/UAQAM, PLACE D'ARMES)	INTERCOM SYSTEM AT ENTRANCE (WORKS WITH TEL. OR CELL. PHONES)
UNIVERSITIES, OLD MONTREAL, OLD PORT, STE-CATHERINE ST. SHOPPING, HOSPITAL,	GENERATOR, FIRE SAFETY SYSTEM, SPRINKLERS
CLINICS, RESTAURANTS, FESTIVALS AND GROCERY STORES: ALL ONLY A FEW STEPS AWAY	

FOR INFORMATION:

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