



PROJECT 98% SOLD! ONLY 3 UNITS AVAILABLE!

EACH READY FOR IMMEDIATE OCCUPATION!

List prepared according to availability of units as of April 29th, 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 (SQ.FT.): 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 ACO REGISTRATION UNIT / BUILDING	125654 / 6397	125668 / 6397	125672 / 6397
INTERIOR PARKING SPACE INCLUDED IN PRICE BELOW	1	0*	1

* OPTIONAL for unit 612 and for 2nd space for units 516 & 618: interior parking at extra cost of 34,900\$ + applicable Gst/Qst.

END OF PROJECT <u>REDUCED</u> SALE PRICES			
SELLING PRICE BEFORE APPLICABLE GST/QST SALES TAXES:	\$434,800	\$399,900	\$434,800
GST - FEDERAL GOODS AND SERVICES SALES TAX (5%) :	\$21,740	\$19,995	\$21,740
QST - PROVINCIAL SALES TAX (9,975%) :	\$43,371	\$39,890	\$43,371
SALE PRICE INCL. GST AND QST SALES TAXES :	<u>\$499,911</u>	<u>\$459,785</u>	<u>\$499,911</u>
SALE PRICE WITH GST TAX REBATE - IF USED AS MAIN RESIDENCE BY BUYER:	\$498,954	\$456,629	\$498,954



WOW!

EXPENSES AND MUNICIPAL ASSESSMENTS FOR CONDO AND INTERIOR PARKING			
2017-2019 MUNICIPAL ASSESSMENT	\$558,700	\$473,600	\$561,700
MONTHLY CONDO FEES ACCORDING TO 2017-2018 BUDGET	\$267.77	\$260.54	\$287.07
2018 ANNUAL MUNICIPAL TAX	\$4,573	\$3,879	\$4,599
ACTUAL ANNUAL SCHOOL TAX	\$983	\$833	\$989

BUILDING IN PRIME LOCATION OF QUARTIER DES SPECTACLES, IN A 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 THE 8 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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