

— 101 —
SPADINA
TORONTO

Limited-Time Promotions for Priority Registrants

Extended Deposit Structure

\$10,000 on Signing

Balance to 5% in 15 Days

5% in May 2025 (380 days)

0% in 2026 (730 days)

5% in May 2027 (1,100 days)

5% on Occupancy (2028)

\$0 Assignment*

(\$0 Vendor Fee + \$750 + HST Solicitor Fee)

Permission to Lease During Interim Occupancy

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NEIGHBOURHOOD

101 Spadina, a home for those who expect more, is located at Spadina Ave and Adelaide Ave W. 101 Spadina is 39 storeys, with classic architecture of traditional stone masonry, with thoughtfully designed spaces framed by comfort. It features a perfect transit score and is only steps to the Entertainment District, Financial District, and Toronto's top restaurants and shops.

FAST FACTS

Building Location | 101 Spadina Avenue

Occupancy | Q4 2028

Presentation Centre Address | 106 Spadina Avenue

Developer | Devron Developments

Architects | Audax Architecture

Interior Design | II BY IV DESIGN

Sales | RDS

Building Height | 39 Storeys

Residential Units | 371

Size Range | 441 to 6250

Elevators | 4

Parking | 110

Visitor Paid Parking | 70

BUILDING AMENITIES

Over 12,000 square feet of amenity space

- Media Lounge
- Fitness Studio
- Yoga Studio
- Kids Zone
- Rooftop Terrace
- Rooftop Double Height Dining & Lounge
- Rooftop Outdoor Dining & Lounge
- Multipurpose Lounge and Bar
- Private Dining Lounge
- Co-working Library Lounge
- Steam Sauna Rooms

COMMUNITY

- Located in the bustling area at the intersection of major several districts and neighbourhoods
- The newly opened The Well shopping district is a short 4-minute walk away
- Minutes away from Kensington Market, one of the most unique areas of Toronto
- Neighboring The Fashion District along King West, home to Toronto's nightlife
- To the North, Queen West is a premier shopping district, that features local independently owned retailers

FAQ'S

- Satisfactory Mortgage pre-approval is required within 30 days of signing APS
- One unit per name
- Assignments Permitted

LOCATION

- Located on the southeast corner of Spadina Ave. and Adelaide St W
- 2-minute walk to the new Subway station at Spadina and Queen (under construction)
- 7-minute walk to the new Go Station at the Gardiner and Front Street.
- 4 minutes to Gardiner Expressway
- Dedicated streetcar route on Spadina Ave.

ENTERTAINMENT

Located minutes away from top restaurants in the city.

- 5 minutes to TIFF Bell Lightbox
- 7-minute walk to Scotiabank Theatre
- 9 minutes to Royal Alexander Theatre
- 10-minute walk to Roy Thomson Hall

Nestled near some of Toronto's best restaurants and cuisines:

- 4-minute walk to Le GOURMAND
- 5-minute walk to Alder
- 8-minute walk to Gusto 101
- 10-minute walk to Bar Raval

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E&O.E April 13, 2024

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BUILDING FEATURES

- Thirty-nine-storey building with traditional stone construction
- Geothermal heating and cooling
- Concierge 24 hours per day, 365 days per year.
- 4 faster premium elevators
- Rooftop Terrace, Outdoor Dining and Lounge, Multipurpose Lounge and Bar
- Rooftop Double Height Ding and Lounge
- Co-working Library Lounge
- Media Lounge, Fitness and Yoga Studio, Steam Sauna Rooms

SUITE FEATURES

- Approximately 9' smooth ceiling throughout suites
- Doors open to Terrace or Julie Balcony*
- 4" high baseboards
- Windows with interior black frame colour
- Leak detection sensors in every suite
- High-efficiency heat pumps with integrated energy-recovery ventilators looped into the geothermal system
- Pre-wired communication outlets*
- Pre-finished water-resistant luxury vinyl tile floors in living areas***
- Better kitchen features (Undercabinet lighting, Full pull-out pantry* or Half-height spice rack*)
- Paneled interior doors with contemporary hardware and privacy sets in bathrooms
- Wood shelf and rod in all closets
- Pot Lights in living area standard in all suites*

KITCHEN FEATURES

- Custom-designed kitchen cabinetry in a selection of door finishes
- Soft-close door hinges and draws
- Surface-mounted lighting in the kitchen
- Quartz surface countertop and matching backsplash
- Single bowl under-mounted stainless steel sink
- Full pull-out pantry or Half-height spice rack

APPLIANCES

- MIELE or equivalent Panelled 24" or 30" refrigerator
- MIELE or equivalent Panelled 18" or 24" dishwasher
- Over-the-range (OTR) or under-counter microwave
- MIELE or equivalent stainless steel electric built-in oven, electric built-in cooktop
- Stacked or side-by-side washer and dryer

BATHROOMS

- Custom-designed bathroom vanity in a selection of door finishes
- Quartz surface countertop
- Wall-mounted mirror with wall sconce
- Choice of designer-selected full-height porcelain wall tiles for tub surround and shower walls
- Frameless glass enclosure in shower
- 5' soaker bathtub as per plan
- Pot light over the bathtub and/or shower stall
- Pot lights in the washroom
- Vinyl wall covering in master ensuite and powder

COMFORT SYSTEMS

- Each suite to have individually metered, controlled heating and cooling system providing heat and air conditioning all year round.

Deposit Structure	Incentives	Maintenance Fees
<p>Extended Deposit Structure \$10,000 on Signing Balance to 5% in 15 Days 5% in May 2025 (380 days) 0% in 2026 (730 days) 5% in May 2027 (1,100 days) 5% on Occupancy (2028)</p> <p>Occupancy Q4 2028</p>	<p>Standard Parking: \$195,000 Available to Suites 900 sqft and above</p> <p>Standard Locker: \$15,000</p> <p>\$0 Assignment* (\$0 Vendor Fee + \$750 + HST Solicitor Fee)</p> <p>Permission to Lease During Interim Occupancy</p>	<p>Approximately \$0.75 per square foot Excludes: Hydro, Water and Gas</p> <p>Parking: \$98/Monthly</p> <p>Locker: \$65/Monthly</p> <p>\$67.80/monthly bulk internet package + One Valet Smart System</p> <p>Property Taxes: See City of Toronto's Posted Rates</p>

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5 HOME FLOOR

Model	Type	Size	View	Price
D993	2BR	993	NorthEast	\$1,659,000
E1169	3BR	1169	NorthWest	\$2,169,000
E1100	3BR	1100	South	\$2,249,000
E1446	3BR	1446	SouthEastNorth	\$2,949,000
E1466	3BR	1466	SouthWest	\$3,049,000

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Model	Type	Size	View	Price
D690	2BR	689	North	\$1,164,000
D762	2BR	762	NorthEast	\$1,329,000
D712	2BR	712	NorthWest	\$1,349,000
D949	2BR	949	South	\$1,709,000
D1044	2BR	1044	South	\$1,809,000
D957	2BR	957	SouthWest	\$1,899,000
E990	3BR	990	SouthEastNorth	\$1,909,000

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Model	Type	Size	View	Price
C509	1BR+D(l)	509	South	\$821,000
B441	1BR	441	South	\$824,000
B464	1BR	464	South	\$849,000
B457	1BR	457	North	\$849,000
B483	1BR	483	South	\$854,000
B469	1BR	469	NorthEast	\$889,000
C532	1BR+D	532	North	\$919,000
D713	2BR	713	NorthWest	\$1,289,000
E981	3BR	981	SouthEastNorth	\$1,689,000
D957	2BR	957	SouthWest	\$1,689,000

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