



# VIP PRICING

Model	Size (Sq. Ft.)	Type	Floors	View	Balcony	Market Price	Launch Price*
AMBITION	414	Junior 1 Bedroom	2-21	E	Yes	<del>\$441,990</del>	\$429,990
BELIEVE	414	Junior 1 Bedroom	2-10	E	Yes	<del>\$441,990</del>	\$429,990
COURAGE	562	1 Bedroom	2-8	S	Yes	<del>\$599,990</del>	\$588,990
DESIRE	562	1 Bedroom + Den	2-21	S	Yes	<del>\$602,990</del>	\$589,990
ENERGY	562	1 Bedroom + Den	9-21	S	Yes	<del>\$602,990</del>	\$589,990
FOCUS	664	2 Bedroom	2-3	N	Yes	<del>\$684,990</del>	\$643,990
GRACEFUL	676	2 Bedroom	3-21	W	Yes	<del>\$690,990</del>	\$646,990
INSPIRE	679	2 Bedroom	4-21	N	Yes	<del>\$694,990</del>	\$652,990
LIVE	679	2 Bedroom	2-21	N	Yes	<del>\$694,990</del>	\$652,990
MOTIVATION	748	2 Bedroom	2-5	N	Yes	<del>\$750,990</del>	\$691,990
OPTIMISM	756	2 Bedroom + Den	3-5	W	Yes	<del>\$758,990</del>	\$693,990
PASSION	756	2 Bedroom	2-3	NW	Yes	<del>\$756,990</del>	\$693,990
RADIANT	796	2 Bedroom + Den	2-21	SE/SW	Yes	<del>\$798,990</del>	\$729,990
SERENITY	800	2 Bedroom	6-21	NE/NW	Yes	<del>\$800,990</del>	\$729,990
TRANQUILITY	846	2 Bedroom	2-5	NE	Yes	<del>\$837,990</del>	\$755,990
VITALITY	928	2 Bedroom	1	E	Yes	<del>\$900,990</del>	\$804,990
WISDOM	971	3 Bedroom	1	SE	Yes	<del>\$940,990</del>	\$839,990

Deposit Structure

\$5,000 on signing  
Balance to 5% in 30 days  
5% in 120 days  
5% in 360 days

Cheques Payable To

Scarfone Hawkins LLP, In Trust

Closing Adjustments

Jr. 1 Bedroom, 1 Bedroom, 1 Bedroom + Den:  
Capped at \$12,700

2 Bedroom, 2 Bedroom + Den, 3 Bedroom:  
Capped at \$18,000

Maintenance Fees

Approx. \$0.40 / Sq. Ft.  
(In-suite water, hydro & gas separately metered)

Parking - \$64,900\*\*

Maintenance Approx. \$45/month

Locker – INCLUDED

Maintenance Approx. \$20/month

Property Tax Mill Rate

1.209% (2021)\*\*\*

Floor Premium

\$1,250/floor from 4<sup>th</sup> Floor

Assignment Allowed

Free Assignments\*\*\*\*

Estimated Occupancy

April 30<sup>th</sup>, 2025

\*All pricing is approximate and this document subject to change without notice. September 1<sup>st</sup>, 2022. \*\*Parking spaces initially available to purchase for suites that are 796 sq. ft. & larger. \*\*\*Based on a recent MPAC evaluation of a new condominium building in the neighbourhood, property taxes estimated to be \$0.57/sq. ft./month. \*\*\*\*Assignment fee discounted from \$25,000 to \$0.00 for APEX Condos VIPs. Restrictions apply. Refer to Agreement of Purchase and Sale for more details.



# COLETARA VALUE ADVANTAGE

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UP TO **\$35,000**  
IN UPGRADES INCLUDED WITH YOUR PURCHASE!

- Premium Suite Fixtures and Finishes Included**  
Each suite comes with a selection of one of four stunning designer packages featuring hard surface countertops, tile backsplash, luxury vinyl wide-plank flooring, and modern fixtures.  
*Value: \$10,000 - \$15,000 (depending on suite type)*
- Stainless Steel Appliances Included**  
Each suite comes with Stainless Steel Fridge, Stove and Dishwasher, PLUS in-suite stackable white Washer/Dryer set.  
*Value: \$5,500*
- 9 Foot Ceilings\***  
Offering soaring ceilings as a standard feature, all the way up to 13 feet in select suites.  
*Value: \$10,000 (\*ceiling heights are approximate and can vary +/- 6")*
- In-Suite A/C Included**  
Cooling and heating system included in each suite at no additional charge.  
*Value: \$2,750*
- Storage Locker Included**  
Storage locker included in the purchase price of your suite.  
*Value: \$7,500*
- Spectacular Common Amenities Featuring Shared Workspace and Fitness Centre**  
Modern and thoughtfully planned spaces have been created for your personal use. Common spaces include: lobby, shared workspace, party room, outdoor terrace, and fitness centre.  
*Value: Invaluable*
- Developer with Excellent Tarion Record**  
Coletara's impeccable track record of over 20 years ensures we will deliver a home that not only meets the Tarion New Home Warranty standards, but surpasses them.  
*Value: Invaluable*
- Premium Location With Access to Future LRT**  
Strategically located at the corner of Main and Queen, APEX is within walking distance of Downtown and the future LRT stop a block away.  
*Value: Invaluable*
- Low Condo Fees**  
Coletara individually meters heating/air conditioning, electricity, and water usage. Only pay for what you use, not what others use.  
*Value: Invaluable*
- Zoned & Site Plan Approved**  
With a fully Zoned and Site Plan-approved property, we are ready to build APEX Condos.  
*Value: Invaluable*

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