

GORDON SQUARE III CONDOMINIUMS – 1 BED PODIUM COLLECTION

 GORDON SQUARE III	Description	Suite Sq ft	Terrace Sq ft	Unit #	Starting Price FROM <small>*Floor Premiums Apply</small> <small>*Terrace Premiums Apply</small>	Approx. Monthly Condo Fees
1B-13 <sub>(W)</sub>	1 Bedroom	440	-	223	\$317,000	\$177.69
1B-13 <sub>(W)</sub>	1 Bedroom	440	55	118	\$330,000	\$177.69
1B-14a <sub>(W)</sub>	1 Bedroom	765	40	224	\$459,000	\$308.94
1B-7 <sub>(S)</sub>	1 Bedroom	760	65	114, 115, 219, 220	\$474,000	\$306.92
1B-11 <sub>(N)</sub>	1 Bedroom	795	55	103, 208*	\$ 477,000	\$321.05
1B-10 <sub>(N)</sub>	1 Bedroom	845	55	102, 207*	\$499,000	\$341.24
1B-15 <sub>(W)</sub>	1 Bedroom + Den	1080	-	203	\$579,000	\$436.14
1B-6 <sub>(E)</sub>	1 Bedroom + Den	1010	45 + 50	215	\$612,000	\$407.88
1B-12 <sub>(E)</sub>	1 Bedroom + Den	1175	40	109	\$639,000	\$474.51
1B-16 <sub>(SW)</sub>	1 Bedroom + Den	1165	45	222	\$699,000	\$470.47

Price Chart above indicates starting base price for all suites – floor & terrace premiums will apply;  
Special VIP Sales Event pricing applies.  
Prices are current as of May 23, 2025, and are subject to change without notice.. E. & O.E. ©The Tricar Group  
Prices shown are available only during the May 31st launch event

- Parking**
- One underground parking space is included in the purchase price.
  - Limited additional parking available for suites over 1,275 sq. ft.
  - 2<sup>nd</sup> underground space: \$40,000
  - Upgrade single space to a tandem: \$15,000
  - Upgrade to an electric vehicle space \$10,000

**Monthly Condo Fees**  
The condo fees include the heating, water, use of the amenity spaces, common element maintenance and service, management, insurance on the building and reserve fund. Personal hydro is not included, and is separately metered.

**Storage Lockers – 3 sizes**  
Small (min 12 sqft)- \$4,500  
Medium min 22 sqft) - \$6,000  
Large (min 28 sqft) - \$7,500

**Occupancy Dates**  
1st Floor - September 2025  
2nd Floor - October 2025  
3rd Floor - November 2025  
4th Floor - December 2025  
5th Floor - January 2026  
6th Floor - February 2026  
7th Floor - March 2026  
8th Floor - April 2026  
\*See Sales Rep. for individual suite occupancy date

**Deposit**  
A total deposit of \$40,000 is required for the purchase of each suite due at the time of signing the Agreement of Purchase and Sale.

