

Claridge Plaza 4

	The Tribeca 1415 sq ft	The Wall Street 985 sq ft 2 Bed +Den	The Times Square 960 sq ft 2 Bed	The Bowery 675 sq ft 1 Bed	The Canal 665 sq ft 1 Bed	The Soho 1170 sq ft 2 Bed +Den	PARKING NOW INCLUDED WITH JETER AND YANKEE UNITS					
Ph 2	SOLD	SOLD	SOLD	\$365,000	\$362,000	SOLD						
	The Tribeca w/ 480 sq ft Terrace 1415 sq ft	The Wall Street 985 sq ft 2 Bed +Den	The Times Square 960 sq ft 2 Bed	The Bowery 675 sq ft 1 Bed	The Canal 665 sq ft 1 Bed	The Soho w/ 335 sq ft Terrace 1170 sq ft 2 Bed +Den						
PH 1	SOLD	SOLD	SOLD	\$345,000	SOLD	SOLD						
	The Jeter 1280 sq ft 2 Bed +Den	The Yankee 940 sq ft 2 Bed +Den	The Howston 660 sq ft 1 Bed +Den	The Howston 660 sq ft 1 Bed +Den	The Fulton 625 sq ft 1 Bed	The Bowery 675 sq ft 1 Bed	The Canal 665 sq ft 1 Bed	The Broadway 440 sq ft Studio	The Franklin 740 sq ft 2 Bed			
26	SOLD	SOLD	SOLD	SOLD	SOLD	\$335,000	\$331,000	SOLD	SOLD			
25	SOLD	SOLD	SOLD	SOLD	SOLD	\$333,000	\$329,000	FURNISHED \$251,000*	SOLD			
24	SOLD	SOLD	SOLD	SOLD	SOLD	AIP	AIP	SOLD	\$387,000			
23	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	AIP	SOLD	\$385,000			
22	SOLD	SOLD	SOLD	SOLD	SOLD	\$327,000	AIP	SOLD	\$383,000*			
21	SOLD	SOLD	SOLD	SOLD	SOLD	\$325,000	AIP	SOLD	SOLD			
20	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	\$319,000	SOLD	\$379,000			
19	\$594,000	SOLD	SOLD	SOLD	SOLD	AIP	SOLD	SOLD	\$377,000			
18	SOLD	SOLD	SOLD	SOLD	SOLD	AIP	AIP	SOLD	SOLD			
17	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD			
16	\$583,000	SOLD	SOLD	SOLD	SOLD	AIP	SOLD	SOLD	SOLD			
15	\$582,000	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD			
14	\$581,000	\$479,000	SOLD	SOLD	SOLD	AIP	AIP	SOLD	SOLD			
13	\$580,000	\$478,000	SOLD	SOLD	SOLD	\$307,000	SOLD	SOLD	SOLD			
12	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD			
11	\$578,000	SOLD	SOLD	SOLD	SOLD	SOLD	AIP	SOLD	SOLD			
10	\$577,000	FURNISHED \$490,000	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD			
9	\$576,000	\$474,000	SOLD	\$321,000	SOLD	SOLD	SOLD	SOLD	SOLD			
8	\$575,000	\$473,000	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD			
7	\$574,000	\$472,000	SOLD	\$319,000	SOLD	SOLD	SOLD	SOLD	SOLD			
6	\$573,000	\$471,000	SOLD	\$318,000	SOLD	SOLD	SOLD	SOLD	SOLD			
5	\$572,000	SOLD	SOLD	\$317,000	SOLD	AIP	SOLD	SOLD	SOLD			
4	\$571,000	\$469,000	FURNISHED \$326,000	\$316,000	SOLD	SOLD	SOLD	SOLD	SOLD			
3	\$570,000	AIP	AIP	AIP	AIP	AIP	SOLD	SOLD	SOLD			
	The Jeter w/40 sq ft Terrace 1280 sq ft 2 Bed +Den	The Yankee w/105 sq ft Terrace 940 sq ft 2 Bed +Den	The Howston w/80 sq ft Terrace 660 sq ft 1 Bed +Den	The Howston w/80 sq ft Terrace 660 sq ft 1 Bed +Den	The Fulton w/ Terrace 625 sq ft 1 Bed	The New Jackson 890 sq ft 2 Bed	*Model unit					
2	\$570,000	\$469,000	AIP	AIP	SOLD	\$418,000	AIP Available Income Property - See supplemental price list for more details					

SALES REPRESENTATIVE
Susan Martin
613-241-3235
claridgeplaza@claridgehomes.com

OFFICE HOURS
Monday-Thursday: 12pm-7pm
Friday: Closed
Saturday-Sunday: 12pm-5pm

claridgeplaza4.com

E. & O. E Updated August 9, 2017



Condo Fees

Claridge Plaza 4
28 Storeys
232 Suites

Parking
Parking is available for \$35,000/spot
Maintenance fees \$42.36/month

Locker
Storage lockers are included in the purchase price.
Maintenance fees \$7.19/month

Maintenance Fees
Includes: Building Insurance, Reserve Fund Contribution, Upkeep of Common Areas, Water, Heating / Air Conditioning, Snow Removal.
The fees do not include individual electricity consumption.

Property Taxes
Estimated at 1.2% of total purchase price per year.

HST Rebate
The HST rebate is applicable if the buyer or an immediate family member will be residing in the unit for the first year, in which case, the Purchaser assigns the Rebate to the Builder on closing and obtains a credit for the rebate on the Statement of Adjustments. It is also applicable if the unit will serve as a rental property. However the rebate cannot be credited to the Purchaser on closing by the Vendor and the Purchaser must meet the requirements of and make an application to the Canada Revenue Agency for the rebate within two (2) years after the house purchase closes.

Deposit Structure
\$10,000 due at the time of signing

All deposits are held in an interest bearing trust account.

Occupancy
immediate occupancy available

The Tribeca w/ 480 sq ft Terrace	The Wall Street	The Times Square	The Bowery	The Canal	The Soho w/ 335 sq ft Terrace				
\$559.49	\$389.38	\$379.53	\$266.86	\$262.87	\$462.57				
The Jeter	The Yankee	The Howston	The Howston	The Fulton	The Bowery	The Canal	The Broadway	The Franklin	
\$506.05	\$371.63	\$260.92	\$260.92	\$247.08	\$266.86	\$262.87	\$173.97	\$292.58	
The Jeter w/40 sq ft Terrace	The Yankee w/105 sq ft Terrace	The Howston w/80 sq ft Terrace	The Howston w/80 sq ft Terrace	The Fulton w/ Terrace	The New Jackson				
\$506.05	\$371.63	\$260.92	\$260.92	\$247.08	\$351.85				

*Parking maintenance fees \$42.36/month

**Storage locker maintenance fees \$7.19/month

Inventory upgrades now featuring: *granite vanities, hardwood in bedrooms, potlights, valance lighting, stainless steel appliances and upgraded finishes.*

See Sales Agent for full details!

Sales Representative: Susan Martin T: 613-241-3235
Office Hours: Mon- Thurs 12pm- 7pm
Thurs-Fri Closed
Sat-Sun 12pm- 5pm
claridgehomes.com



CLARIDGE
H O M E S

E. & O. E.
Updated: March 27, 2017

Claridge Plaza 4 Income Properties

Supplemental Price List

LEASED UNITS - Purchase a unit with a qualified tenant in place

UNIT	NAME	BEDS	SQ FT.	PRICE	LEASE START DATE	RENT
203	Howston	1 Bed + Den	660 sq ft	\$316,000	29-Aug-17	\$1650/month
204	Howston	1 Bed + Den	660 sq ft	\$316,000	29-Jul-17	\$1650/month
302	Yankee	2 Bed + Den	940 sq ft	\$468,000	15-Aug-17	\$2500/month
303	Howston	1 Bed + Den	660 sq ft	\$316,000	01-May-17	\$1500/month
304	Howston	1 Bed + Den	660 sq ft	\$316,000	01-May-17	\$1550/month
305	Fulton	1 Bed	625 sq ft	\$299,000	01-May-17	\$1500/month
306	Bowery	1 Bed	665 sq ft	\$287,000	01-Sep-17	\$1500/month
506	Bowery	1 Bed	675 sq ft	\$299,000	01-May-17	\$1471.75/month
1107	Canal	1 Bed	665 sq ft	\$304,000	01-Apr-17	\$1471.75/month
1406	Bowery	1 Bed	675 sq ft	\$311,000	01-Oct-16	\$1550/month
1407	Canal	1 Bed	665 sq ft	\$308,000	Month to Month	\$1522.50/month
1606	Bowery	1 Bed	675 sq ft	\$315,000	Month to Month	\$1471.75/month
2107	Canal	1 Bed	665 sq ft	\$321,000	01-Sep-16	\$1550/month
2207	Canal	1 Bed	665 sq ft	\$323,000	15-Aug-16	\$1550/month
2307	Canal	1 Bed	665 sq ft	\$325,000	01-Sep-16	\$1550/month
2406	Bowery	1 Bed	675 sq ft	\$331,000	01-Sep-16	\$1550/month
2407	Canal	1 Bed	665 sq ft	\$327,000	01-Sep-16	\$1550/month

Landord is responsible for Condo fees & Taxes.

Tenants pay hydro/phone/internet

Parking is available for designated units at \$35,000 (HST not included in parking) . Purchase price includes HST.

Susan Martin
613-241-3235

Mon - Thurs 12pm to 7pm
Sat - Sun 12pm to 5pm

E. & OE
27-Jul-17