



## AT YONGE

Era at Yonge – Building D

### BUILDING FEATURES

Pemberton Group proudly introduces a whole new way of thinking and living in the heart of Richmond Hill. Welcome to Era Condominiums. The dawn of a new era in sophisticated urban living is coming to the vibrant Yonge and Highway 7 area. Inspired by the culture, energy and dynamism of its iconic setting, Era will redefine condominium living in Richmond Hill City Centre. Experience a lifestyle surrounded by the arts, culture, shopping, dining and entertainment, parks and recreation. Era is part of Pemberton's iconic master-planned community at Yonge Street and Highway 7, just steps from the York Region Transit hub, and everything you love.

Exclusive amenities include a suite entry alarm connected to 24-hour concierge service, fitness centre equipped with the latest cardio, weights, yoga room and aerobics equipment, indoor pool, his and her change rooms with saunas, party room with fireplace and bar, games room, landscaped courtyard garden, and outdoor terrace with fireplace, and barbecues.

Model	Size	Type	Exposure	Floors	Starting From
1A	575	1BR	East	5 - PH	\$389,990
1B+D	660	1BR + DEN	West	5 - PH	\$429,990
1C+D	695	1BR + DEN	West	5 - PH	\$459,990
1D+D	695	1BR + DEN	West	5 - PH	\$459,990
2C	785	2BR	East	5 - PH	\$524,990
2B-R	785	2BR	East	5 - PH	\$524,990
2A	820	2BR	Northeast	5 - PH	\$535,990
2A+D	935	2BR + DEN	Northwest	5 - PH	\$585,990
2C+D	945	2BR + DEN	Southwest	5 - PH	\$620,990
2B+D	970	2BR + DEN	Southeast	5 - PH	\$605,990

<p><b><u>Maintenance Fees</u></b></p> <p>Approx. \$0.55 psf for units below 820 sq.ft Approx. \$0.54 psf for units over 900 sq.ft (Excludes Hydro)</p> <p>Parking \$32.62/month Locker \$12.20/month</p> <p><b><u>Tentative Occupancy Date</u></b> January 2021</p>	<p><b><u>Deposit Structure</u></b></p> <p>\$5,000 on Signing Balance to 5% in <b>30 Days</b> 5% in <b>120 Days</b> 5% in <b>425 Days</b> 5% in <b>540 Days</b> 5% on Occupancy</p>	<p><b><u>International Deposit</u></b></p> <p>\$5,000 on Signing Balance to 10% in <b>30 Days</b> 10% in <b>120 Days</b> 10% in <b>425 Days</b> 5% on Occupancy</p>	<p><b><u>Parking and Locker Included</u></b> (Second Parking \$35,000)*</p> <p><b><u>Taxes</u></b> Property taxes are Estimated at approximately 1.0%</p> <p><b><u>Capped Levies</u></b> \$6,000 – 1B/1B+D \$8,000 – 2B/2B+D</p> <p><b><u>Assignment Fee</u></b> <del>\$5,000</del> Reduced to \$2,500</p>
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Please make cheques payable to: **BRATTYS LLP IN TRUST**

Floor premiums based on elevation and location. Price includes Six Appliances & HST

\*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale. Availability, Features, Promotions and Prices are subject to change without notice. Some conditions apply.

Please see a Sales Representative for details E. & O.E. January 18, 2018



**Pemberton**  
Everything a home should be