



THE TAILOR  
QUEENSWAY RESIDENCES

## FREQUENTLY ASKED QUESTIONS

**DEVELOPER:** MARLIN SPRING

**ARCHITECT:** GRAZIANI + CORAZZA ARCHITECTS

**INTERIOR DESIGN:** MASON STUDIO

**PROPERTY MANAGEMENT:** DUKA PROPERTY MANAGEMENT

**PROJECT SOLICITORS:** MINDEN GROSS LLP

**BUILDING ADDRESS:** 1197 THE QUEENSWAY

**VIRTUAL APPOINTMENTS:** SEE SALES AGENT FOR DETAILS

**HEIGHT:** 10 STOREYS

**PENTHOUSES:** PH (10)

**RESIDENTIAL UNITS:** 142

**SUITE SIZES:** 329 – 1,196 SQ. FT.

**TOTAL AMENITY SPACE:** ~ 7,000 SQ. FT.

**HEATING SYSTEM:** INDIVIDUAL IN-SUITE CONTROLLED SEASONAL HEATING AND COOLING

**ELEVATORS:** TWO

**CEILING HEIGHTS:** 9' – SMOOTH FINISH CEILING\*

**MAINTENANCE FEES:** .68 CENTS PSF (EXCLUDING HYDRO, WATER)

**PARKING MAINTENANCE:** \$36 PER MONTH

**LOCKER MAINTENANCE:** \$21 PER MONTH

**ASSIGNMENTS** – PENDING DEVELOPER APPROVAL. \$2,500 WITH \$1K LEGAL FEES VALID UP TO 30 DAYS PRIOR TO CLOSING

**LEASE DURING OCCUPANCY** – PERMITTED (WITH SCHEDULE)

**AMENITIES** – EXECUTIVE CONCIERGE SERVICE, PARCEL STORAGE, PET WASH, LOBBY LOUNGE, EVENT SPACE & LIBRARY LOUNGE W/ OUTDOOR ACCESS, WELLNESS CENTRE W/ INTEGRATED TRAINING SYSTEM, YOGA, CARDIO, WEIGHT TRAINING AREA, ROOFTOP TERRACE W/ BBQ AND DINING AREA

**DEVELOPMENT CHARGES** - ~~\$15K~~ \$12K FOR 1 + DEN & SMALLER / ~~\$18K~~ \$15K FOR 2 BED+

**ELECTRONIC SIGNING** – BUILDER USES AN ONLINE PLATFORM FOR ALL AGREEMENTS OF PURCHASE AND SALE

**CHEQUES:** ALL CHEQUES MUST BE DROPPED OFF PRIOR TO EXECUTION. SEE SALES AGENT FOR ADDRESS

**EV CHARGING STATION / STALL**– AVAILABLE FOR PURCHASE. SEE SALES AGENT FOR DETAILS

**CRITICAL DATES:** OCCUPANCY: MAY, 2023

### LOCAL DEPOSIT STRUCTURE:

\$5,000 ON SIGNING

BALANCE TO 5% IN 30 DAYS

2.5% ~~IN 60 DAYS~~ ON **NOV. 2, 2020**

2.5% ~~IN 90 DAYS~~ ON **JAN. 4, 2021**

5% ~~IN 365 DAYS~~ ON **JAN 4, 2022**

5% ~~IN 540 DAYS~~ ON **OCCUPANCY**

### INTERNATIONAL DEPOSIT STRUCTURE:

\$5,000 ON SIGNING

BALANCE TO 10% IN 30 DAYS

5% ~~IN 60 DAYS~~ ON **NOV. 2, 2020**

5% ~~IN 90 DAYS~~ ON **JAN. 4, 2021**

10% ~~IN 365 DAYS~~ ON **JAN 4, 2022**

5% ~~IN 540 DAYS~~ ON **OCCUPANCY**

\*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.

Please see a Sales Representative for full details E. & O.E. May 21, 2020

MARLIN  
SPRING

