



  
**THE CARDIFF**  
 ON EGLINTON



urban living  
at its finest.

A boutique **mid-rise** condominium located in the **prestigious** Leaside neighbourhood. Take advantage of all that this **amenity-rich** area has to offer!

Surrounded by restaurants and shops, with the Eglinton LRT just steps away connecting you to the TTC subway system and all of Toronto. The Cardiff is set to impress!



**Norman Xu** 许诺

Broker, BBA, CFA, FRM  
 房地产经纪, 工商管理学士, 特许金融分析师, 金融风险管理师

*Your Financial Specialist – Assisting You With Your Real Estate Investments*

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8 Sampson Mews, Ste. 201 Toronto, Ontario M3C 0H5



Not intended to solicit those currently under contract with another brokerage.



# THE CARDIFF

ON EGLINTON

## PURCHASER INCENTIVES

### **\$10,000 DISCOUNT off**

- 1 Bedroom Suites
- 1 Bedroom + Den Suites

### **\$20,000 DISCOUNT off**

- 2 Bedroom Suites
- 2 Bedroom + Den Suites
- 3 Bedroom + Den Suites

### **\$30,000 DISCOUNT off**

- Townhomes

- **ONLY 10% DEPOSIT in the First Year**
- 5% in 30 days; 5% in 120 days; 5% in 380 days; 5% on occupancy

- **FREE ASSIGNMENT** (Just pay legal fee!)

- **FREE RIGHT TO LEASE DURING OCCUPANCY**

- **CAPPED DEVELOPMENT CHARGES & LEVIES**

\$10,900 for 1 Bedroom Suites

\$12,900 for 2 Bedroom Suites & Townhomes

\$13,900 for 3 Bedroom Suites & Townhomes

- **\$10,000 DISCOUNT off PARKING**

*Please speak to Sales Representative for more details. Some restrictions may apply. Incentive Program is a limited time offer.*

*Prices, Incentives and specifications are subject to change without notice E. & O.E.*

*April 18<sup>th</sup>, 2018*





# THE CARDIFF

ON EGLINTON

## PREVIEW PRICE LIST TOWNHOMES

TYPE	APPROX. SIZE	OUTDOOR SIZE	VIEW	PRICES STARTING FROM*	VIP DISCOUNT	VIP BROKER PRICES STARTING FROM
2B / 2.5b	1,102	pat 231 ter 35	S	<del>\$929,900</del>	\$30,000	\$899,900
3B / 2.5b	1,200	pat 228 ter 35	S	<del>\$1,019,900</del>	\$30,000	\$989,900
3B+D / 3b	1,325	pat 315 bal 45	W	<del>\$1,219,900</del>	\$30,000	\$1,189,900
3B+D / 2.5b	1,501	pat 240 ter 51	SE	<del>\$1,229,900</del>	\$30,000	\$1,199,900
3B+2D / 3b	1,550	pat 389 bal 53	W	<del>\$1,369,900</del>	\$30,000	\$1,339,900
3B+D / 3b	1,670	pat 362 bal 38	NW	<del>\$1,469,900</del>	\$30,000	\$1,439,900

\* Please see a Sales Representative for details.

<p><b>DEPOSIT STRUCTURE</b>            \$5,000 on Signing            5% in 30 days            5% in 120 days            5% in 380 days            5% on occupancy</p> <p><b>Parking: <del>\$69,900</del> \$59,900</b></p> <p><b>Storage Locker: \$7,500</b></p>	<p><b>INTERNATIONAL DEPOSIT STRUCTURE</b>            \$5,000 on Signing            10% in 30 days            10% in 120 days            10% in 380 days            5% on occupancy</p>	<p>Maintenance Fees:            \$0.51/sf            Utilities metered separately.</p> <p>Occupancy Commencing:  <b>Fall 2020</b></p> <p><b>TAXES</b>            Estimated at approximately 1% of Purchase Price</p> <p><i>Prices Include H.S.T.</i></p>
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All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. April 5<sup>th</sup>, 2018.

**Exclusive Listing:** Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.





# THE CARDIFF

ON EGLINTON

## PREVIEW PRICE LIST

TYPE	APPROX. SIZE	VIEW	OUTDOOR SIZE	FLOORS STARTING FROM*	PRICES STARTING FROM*	PLATINUM BROKER DISCOUNT	PLATINUM BROKER PRICES STARTING FROM
1B+D / 1b	585	S	bal 24	3	<del>\$509,900</del>	\$10,000	\$499,900
1B+D / 1b	611	NE	bal 51	5	<del>\$539,900</del>	\$10,000	\$529,900
1B+D / 2b	680	SW	bal 47	2	<del>\$629,900</del>	\$10,000	\$619,900
2B / 2b	790	NE	bal 53	6	<del>\$749,900</del>	\$20,000	\$729,900
2B / 2b	860	SE	bal 30	3	<del>\$749,900</del>	\$20,000	\$729,900
2B+D / 2b	830	S	bal 30	9	<del>\$809,900</del>	\$20,000	\$789,900
2B+M / 2b	881	NE	ter 195	5	<del>\$849,900</del>	\$20,000	\$829,900
3B / 2b	990	NW	bal 46	3	<del>\$867,900</del>	\$20,000	\$847,900
2B+D / 2b	902	NW	bal 135	9	<del>\$879,900</del>	\$20,000	\$859,900
2B / 2b	950	NE	bal 57	9	<del>\$909,900</del>	\$20,000	\$889,900
2B+D / 2b	1,012	SW	bal 89 bal 31	9	<del>\$949,900</del>	\$20,000	\$929,900
3B+D / 2b	1,136	SE	bal 56	9	<del>\$1,089,900</del>	\$20,000	\$1,069,900

\* Please see a Sales Representative for details. \$2,000 premium per floor, South facing units have a \$3,000 premium.

<p><b>DEPOSIT STRUCTURE</b>  \$5,000 on Signing  5% in 30 days  5% in 120 days  5% in 380 days  5% on occupancy</p> <p><b>Parking: <del>\$69,900</del> \$59,900</b></p> <p><b>Storage Locker: \$7,500</b></p> <p>Parking &amp; Storage Lockers are only available for suites 700 sf and larger</p>	<p><b>INTERNATIONAL DEPOSIT STRUCTURE</b>  \$5,000 on Signing  10% in 30 days  10% in 120 days  10% in 380 days  5% on occupancy</p>	<p><b>Maintenance Fees:</b>  \$0.56/sf for units under 1,000 sf  \$0.55/sf for units 1,000 – 1,099 sf  \$0.51/sf for units over 1,100 sf</p> <p>Utilities are metered separately.</p> <p>Occupancy Commencing:  <b>Fall 2020</b></p> <p><b>TAXES</b>  Estimated at approximately 1% of Purchase Price</p> <p><i>Prices Include H.S.T.</i></p>
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# THE CARDIFF

ON EGLINTON

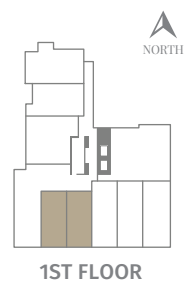
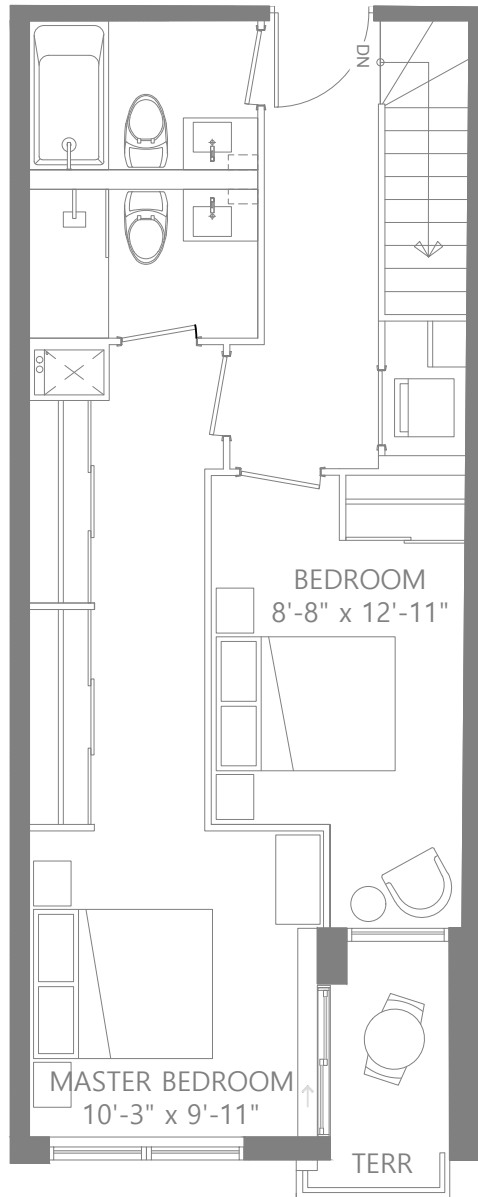
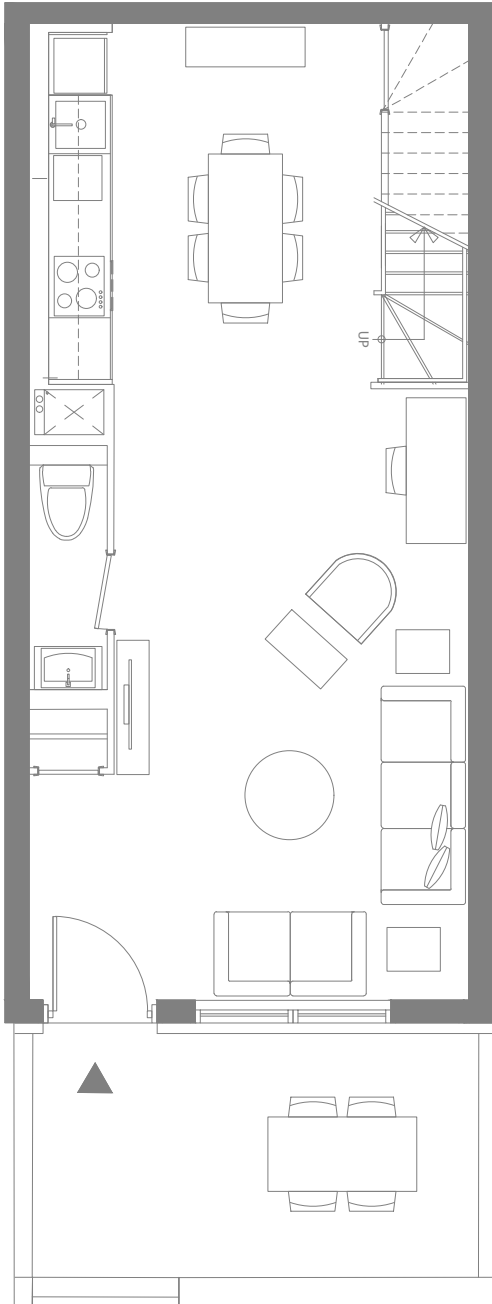
## 2 BEDROOM

**1102 SQ. FT. LIVING**

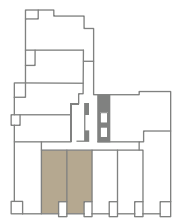
+ 231 SQ. FT. PATIO

+ 35 SQ. FT. TERRACE

SUITES 104 & 105



1ST FLOOR



2ND FLOOR

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# THE CARDIFF

ON EGLINTON

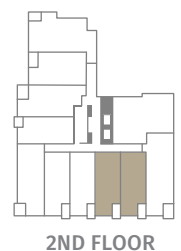
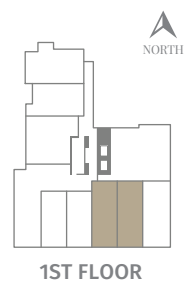
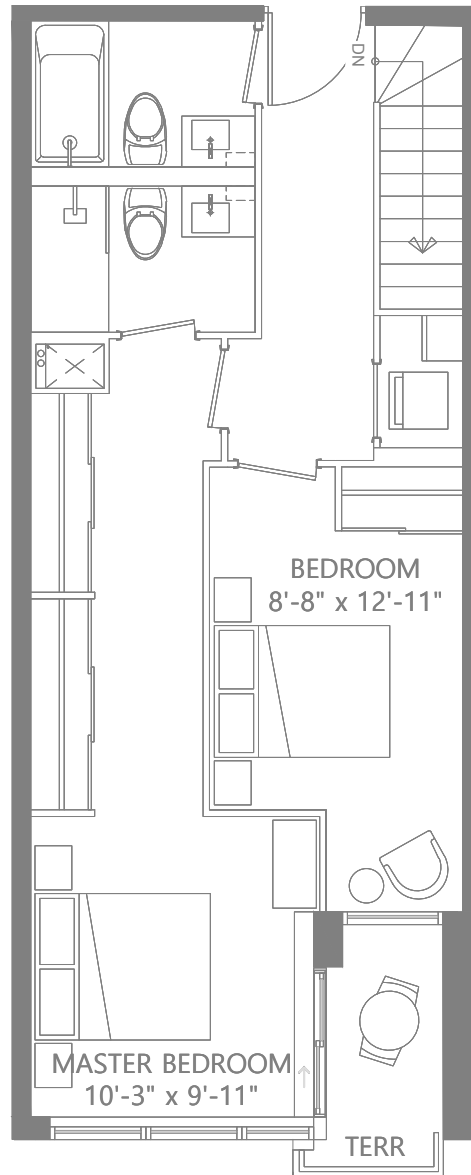
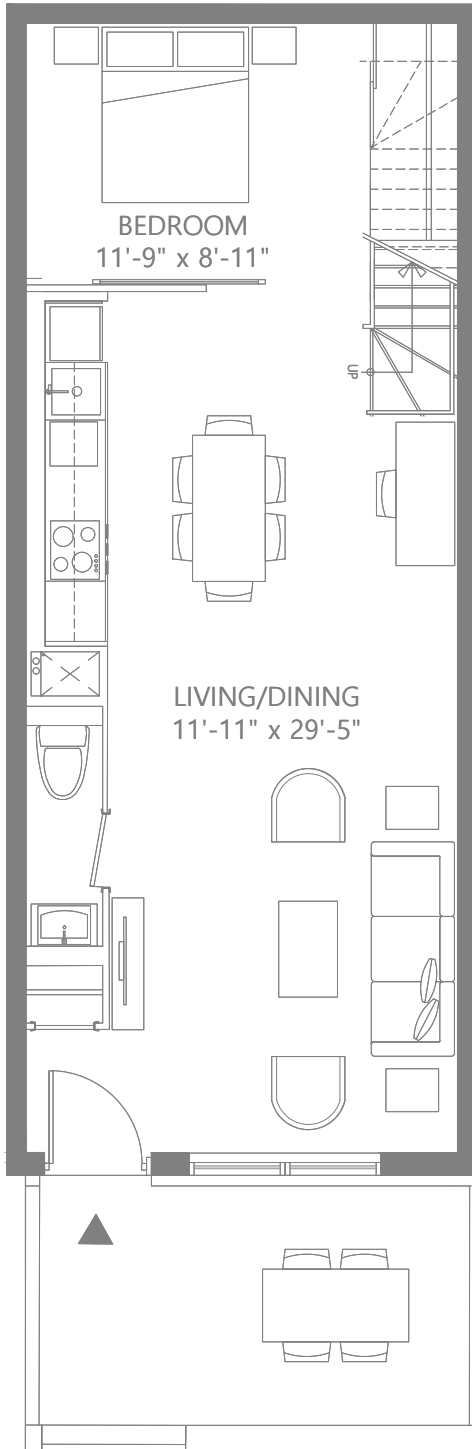
## 3 BEDROOM

**1200 SQ. FT. LIVING**

+ 228 SQ. FT. PATIO

+ 35 SQ. FT. TERRACE

SUITES 102 & 103



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# THE CARDIFF

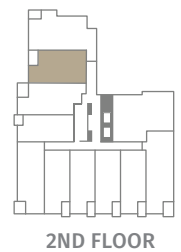
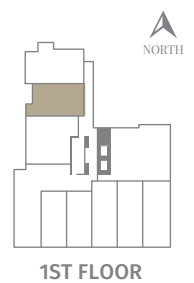
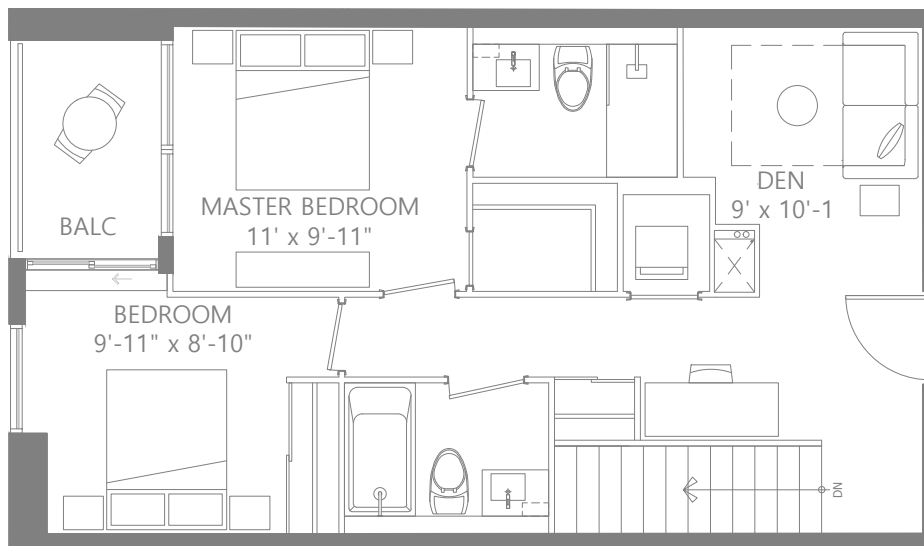
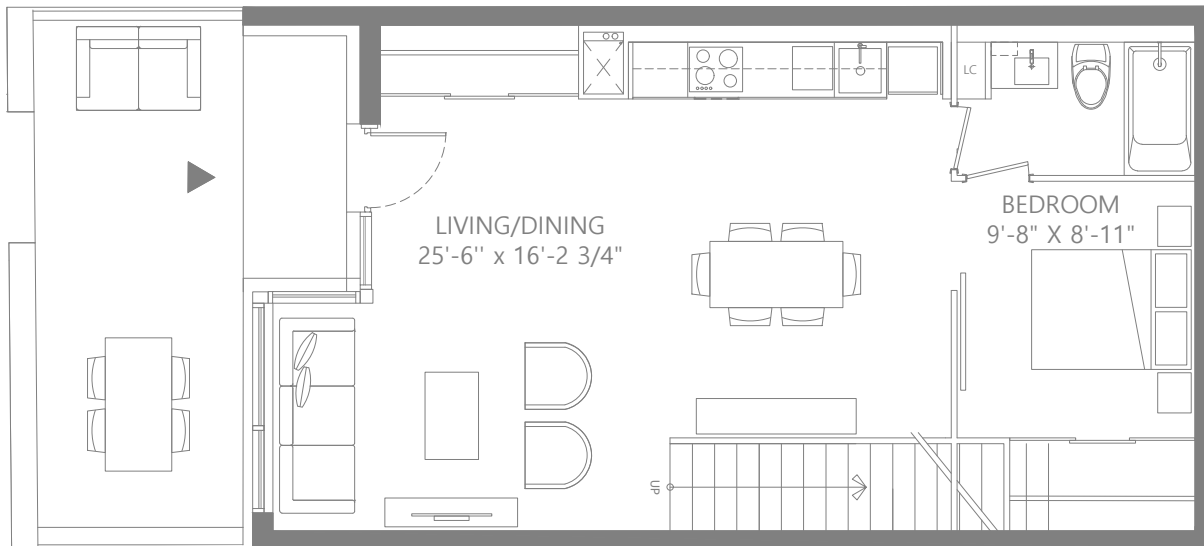
ON EGLINTON

## 3 BEDROOM + DEN

**1325 SQ. FT. LIVING**

+ 315 SQ. FT. PATIO + 45 SQ. FT. BALCONY

SUITE 107



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# THE CARDIFF

ON EGLINTON

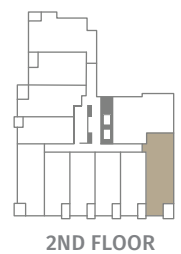
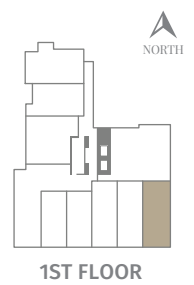
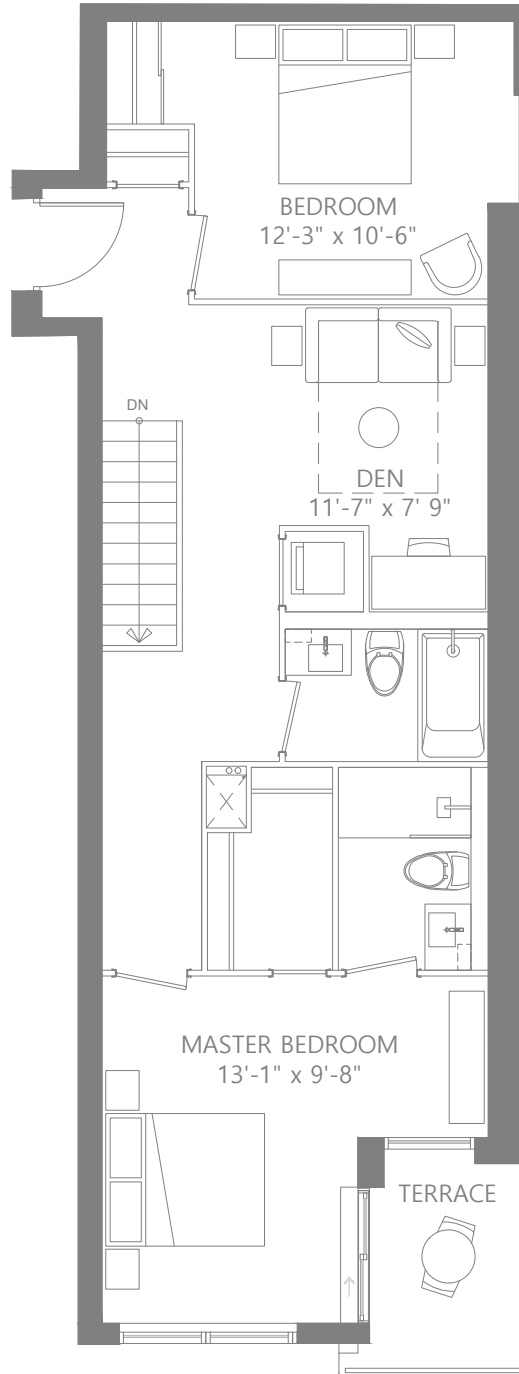
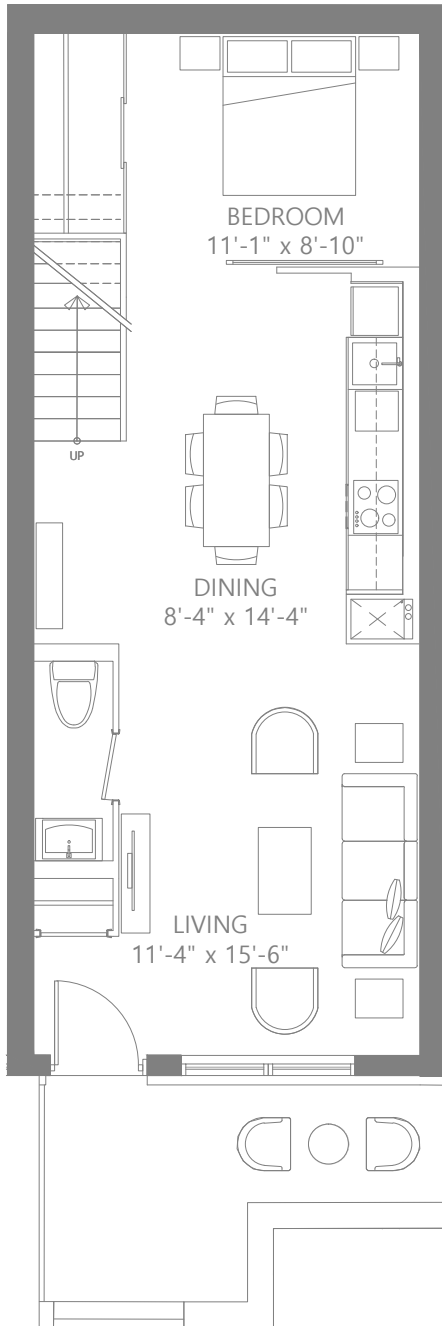
## 3 BEDROOM + DEN

**1501 SQ. FT. LIVING**

+ 240 SQ. FT. PATIO

+ 51 SQ. FT. TERRACE

SUITE 101



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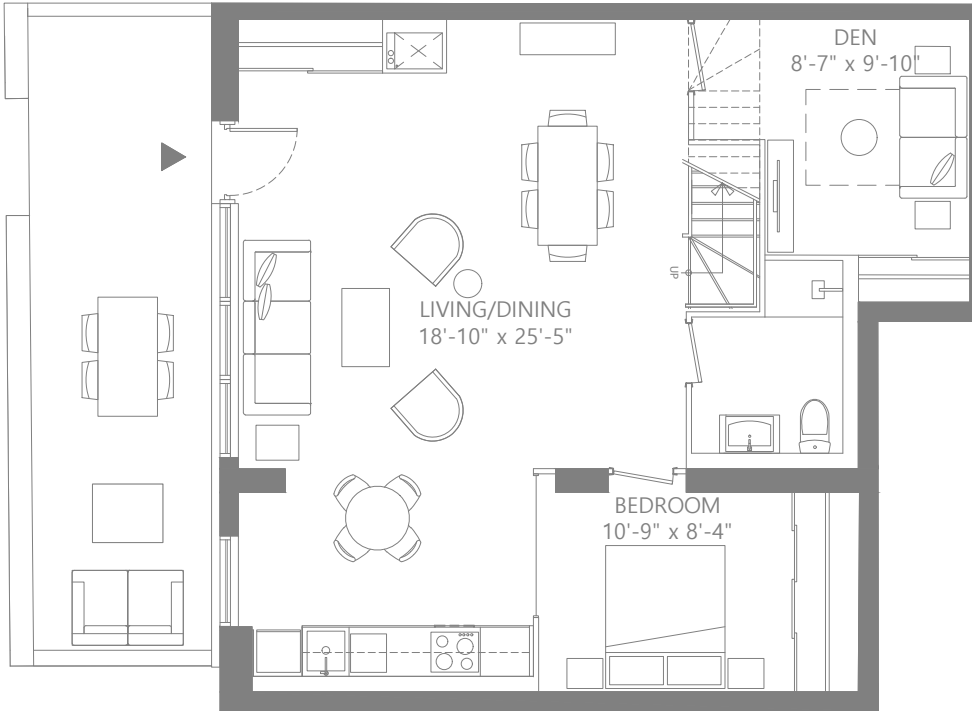






# THE CARDIFF

ON EGLINTON



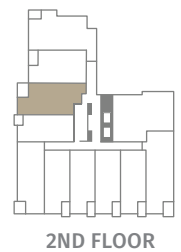
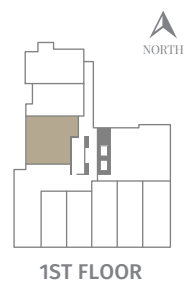
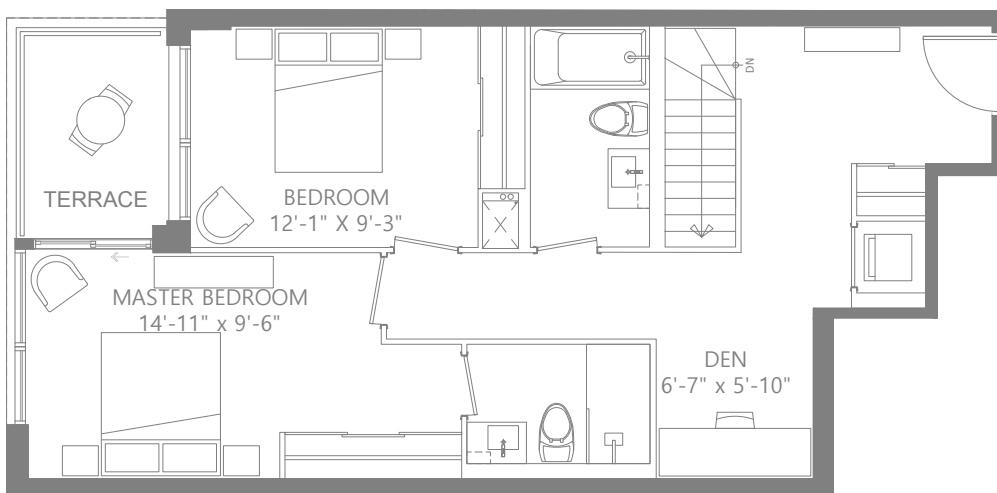
**3 BEDROOM  
+ 2 DEN**

**1550 SQ. FT. LIVING**

+ 389 SQ. FT. PATIO

+ 53 SQ. FT. TERRACE

SUITE 106



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# THE CARDIFF

ON EGLINTON

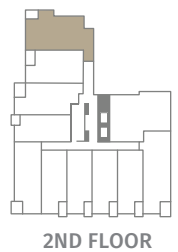
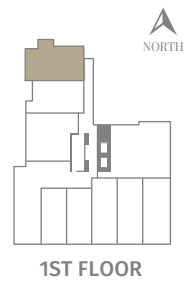
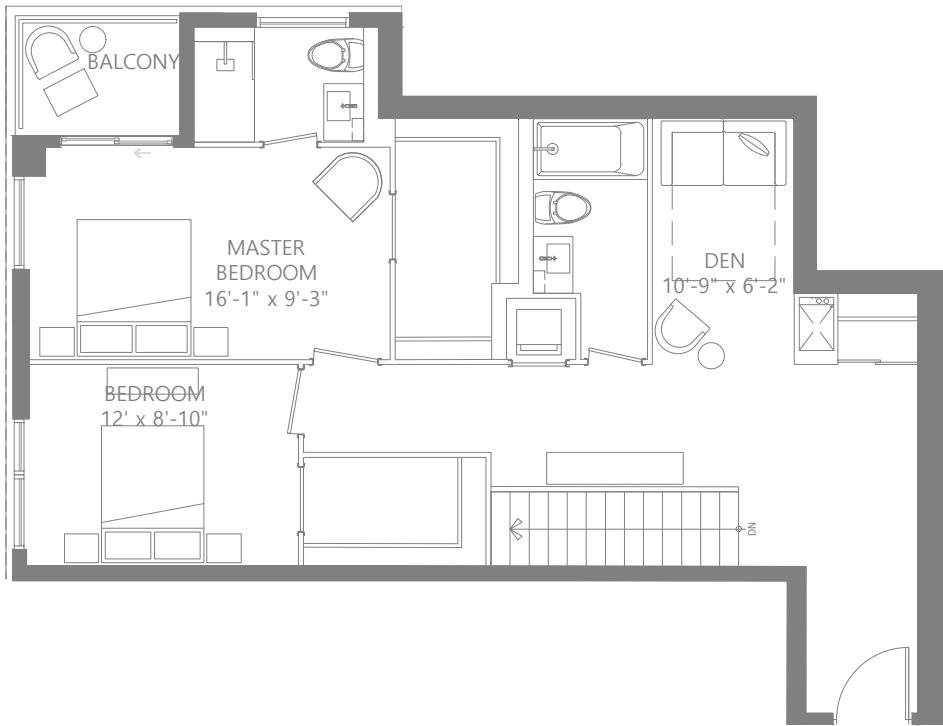
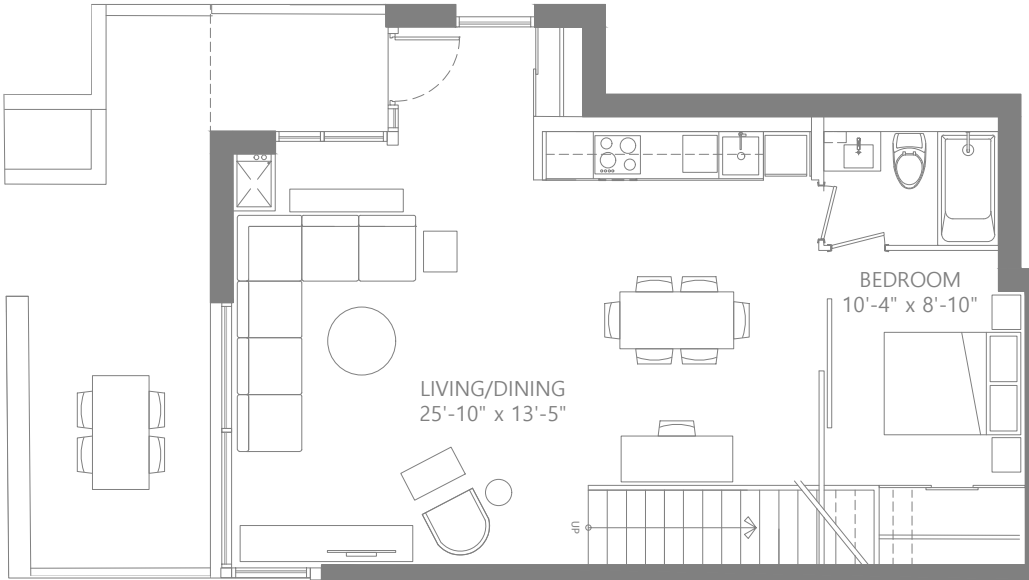
## 3 BEDROOM + DEN

**1670 SQ. FT. LIVING**

+ 362 SQ. FT. PATIO

+ 38 SQ. FT. BALCONY

SUITE 108



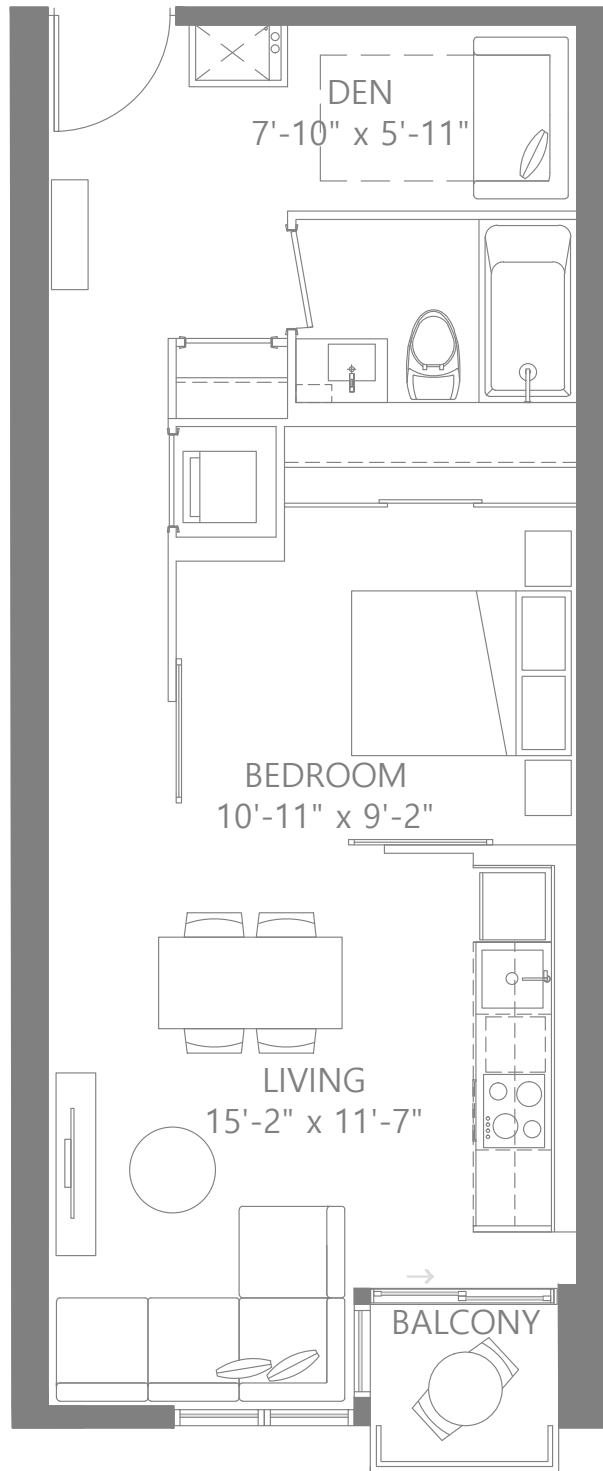
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# THE CARDIFF

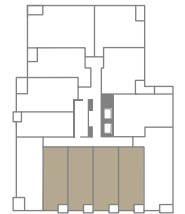
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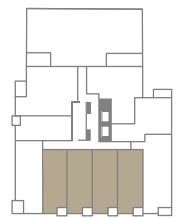
**1 BEDROOM  
+ DEN**

**585 SQ. FT. LIVING**  
+ 24 SQ. FT. BALCONY

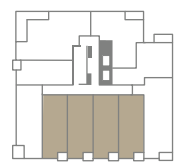
SUITES 303-306, 403-406,  
503-506, 603-606 & 703-706



3RD & 4TH FLOORS



5TH FLOOR



6TH & 7TH FLOORS

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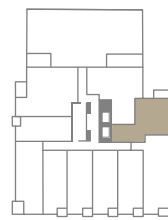
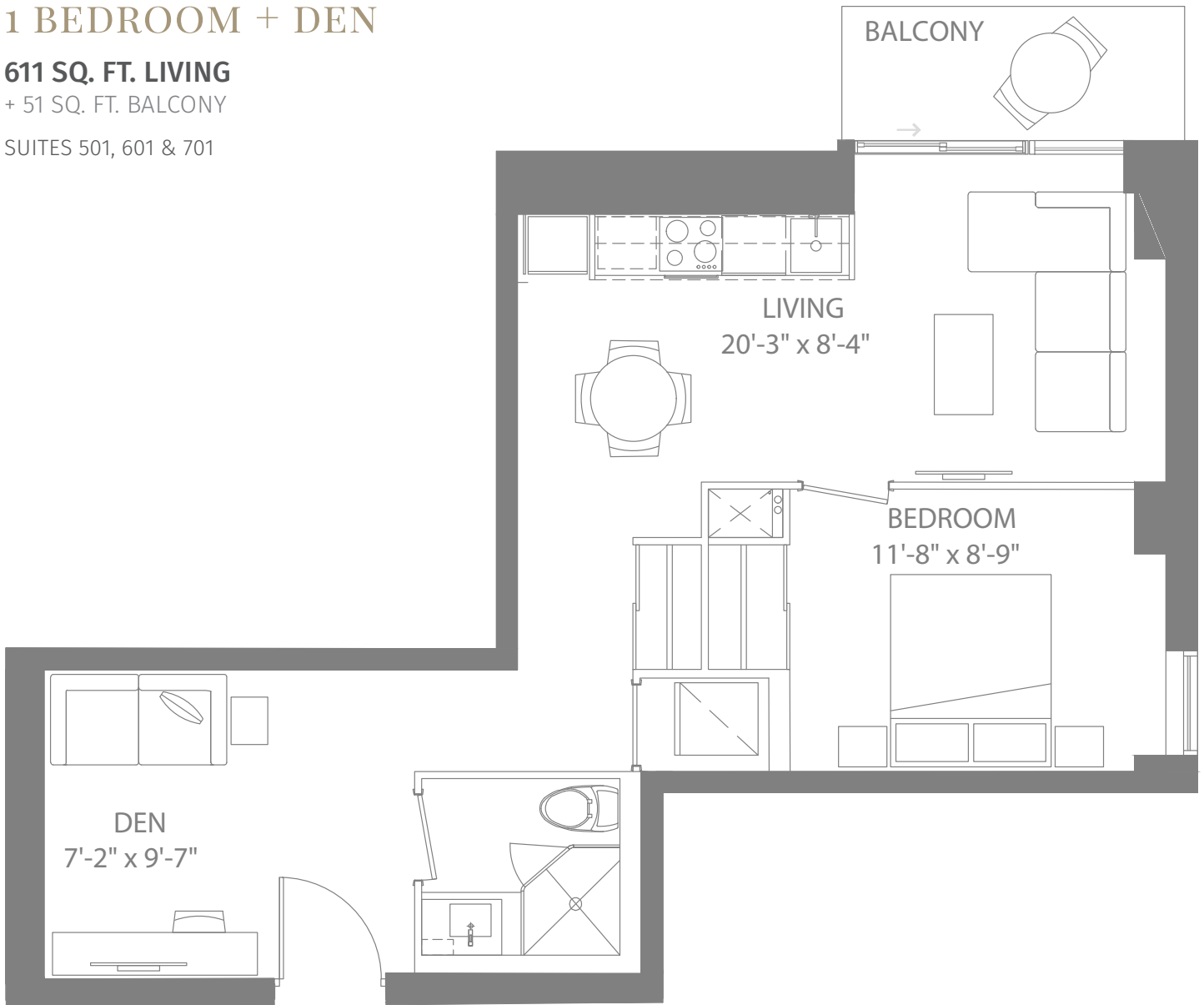
ON EGLINTON

## 1 BEDROOM + DEN

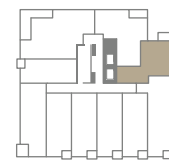
**611 SQ. FT. LIVING**

+ 51 SQ. FT. BALCONY

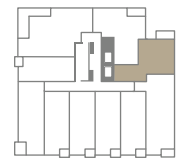
SUITES 501, 601 & 701



5TH FLOOR



6TH FLOOR



7TH FLOOR



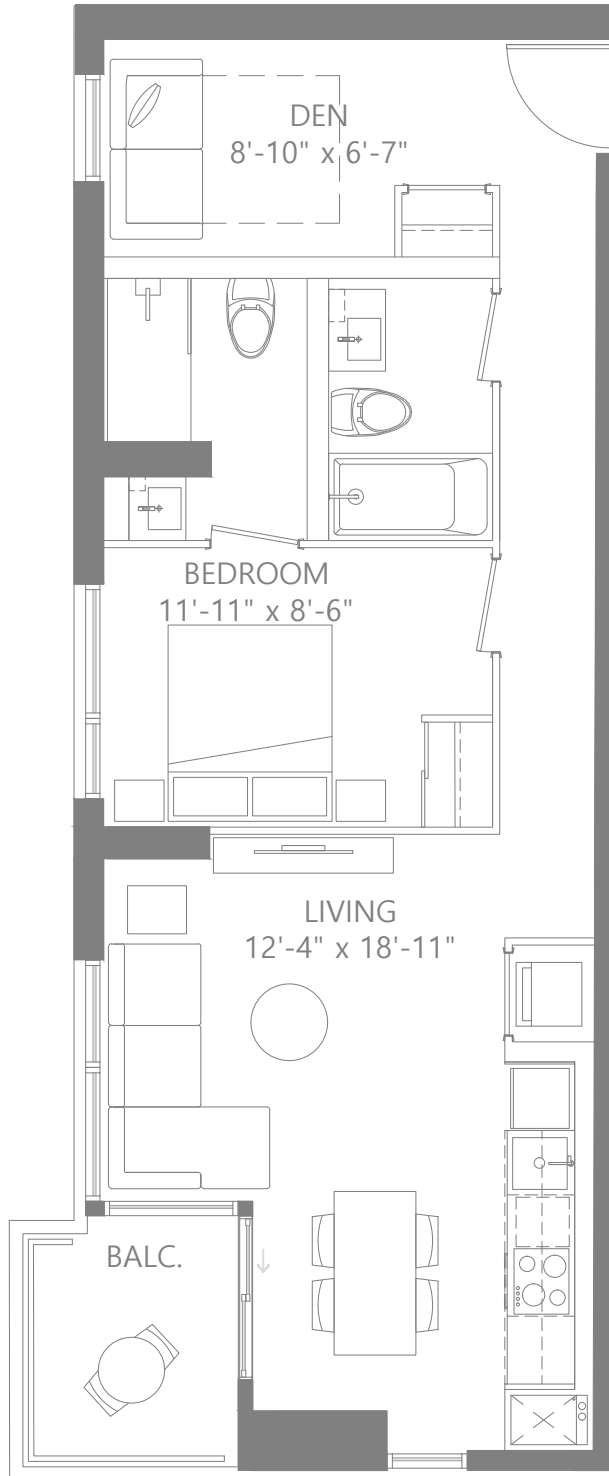
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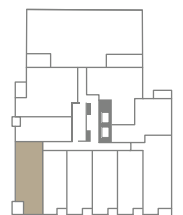
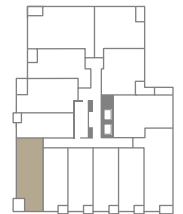
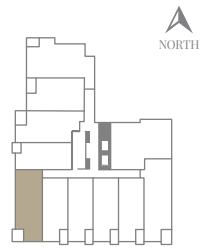
ON EGLINTON



**1 BEDROOM  
+ DEN**

**680 SQ. FT. LIVING**  
+ 47 SQ. FT. BALCONY

SUITES 201, 307, 507 & 607



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# THE CARDIFF

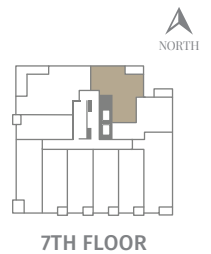
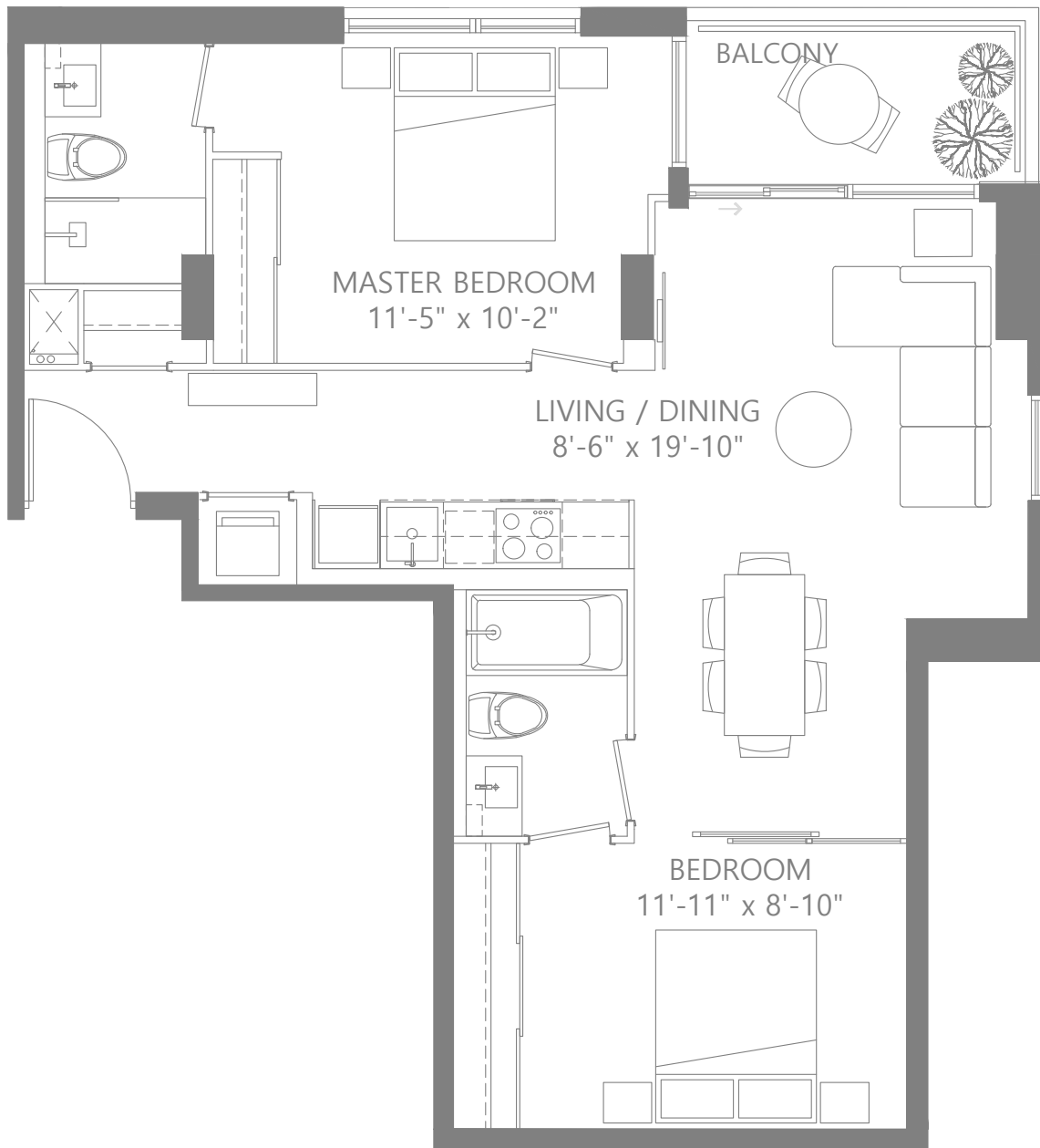
ON EGLINTON

2 BEDROOM

790 SQ. FT. LIVING

+ 53 SQ. FT. BALCONY

SUITE 710



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# THE CARDIFF

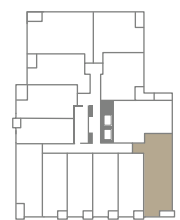
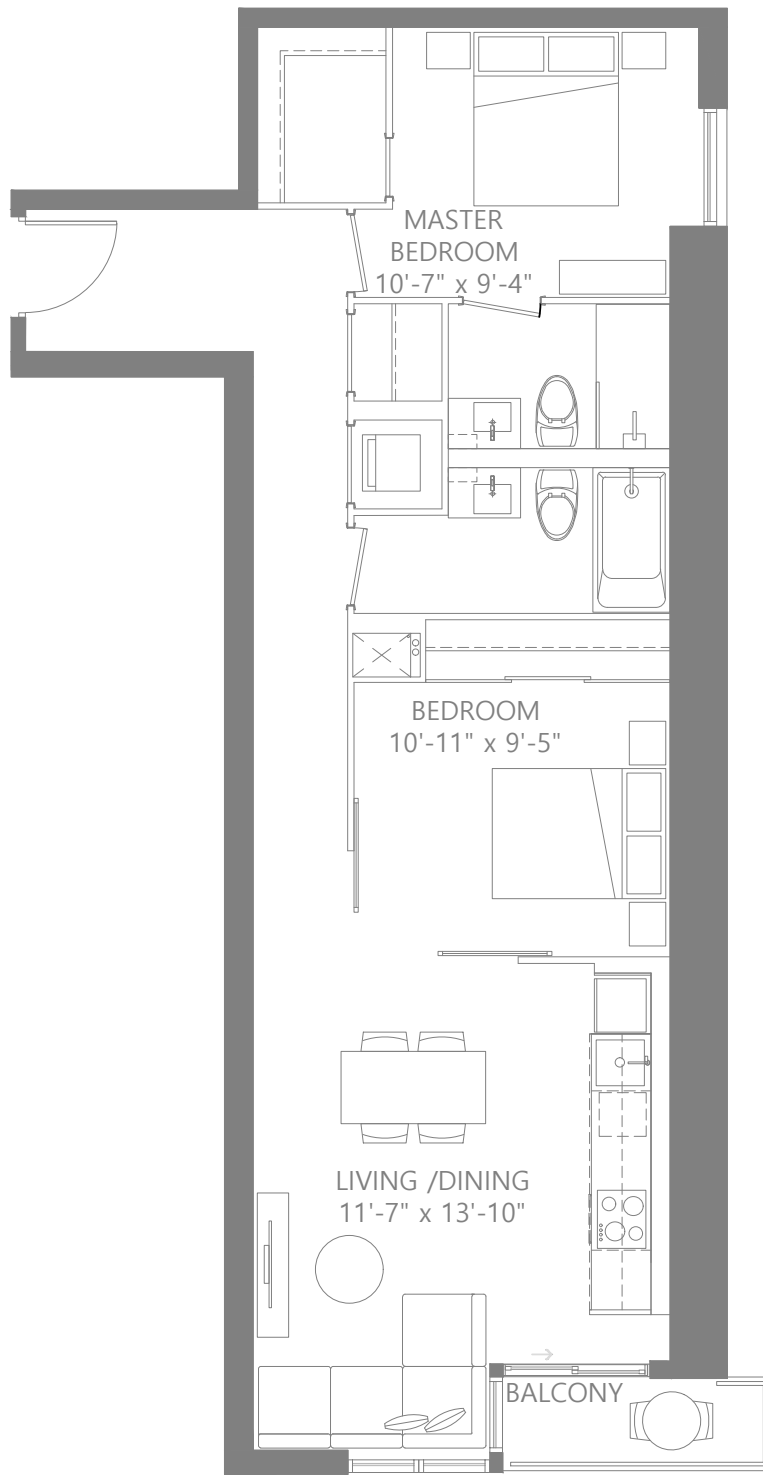
ON EGLINTON

## 2 BEDROOM

**860 SQ. FT. LIVING**

+ 30 SQ. FT. BALCONY

SUITES 402 & 602



4TH FLOOR



6TH FLOOR

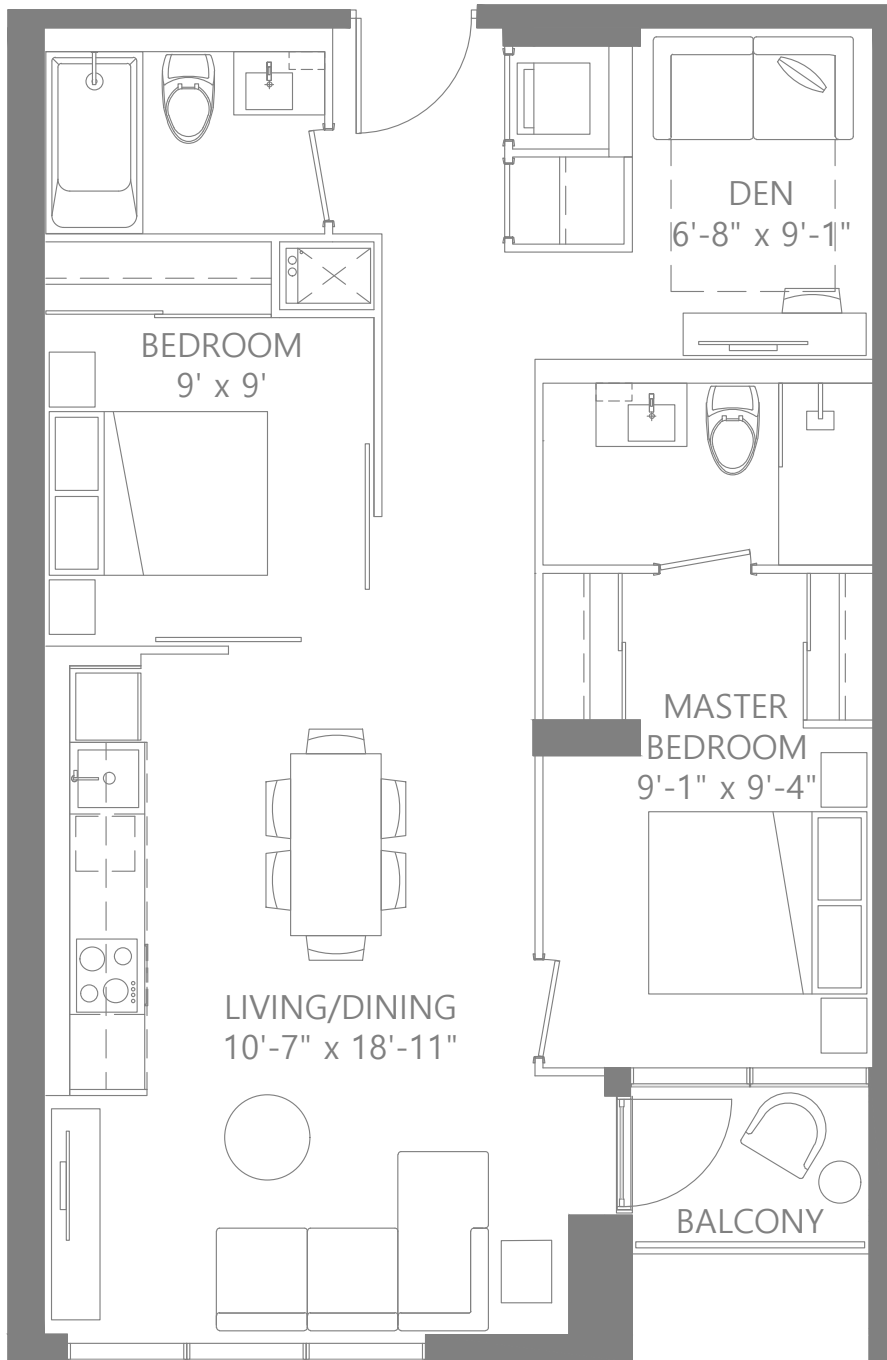
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# THE CARDIFF

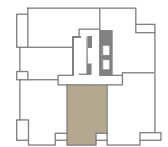
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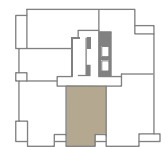
## 2 BEDROOM + DEN

**830 SQ. FT. LIVING**  
+ 30 SQ. FT. BALCONY

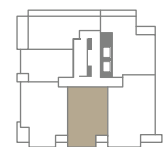
SUITES 903, 1003 & 1103



9TH FLOOR



10TH FLOOR



11TH FLOOR

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# THE CARDIFF

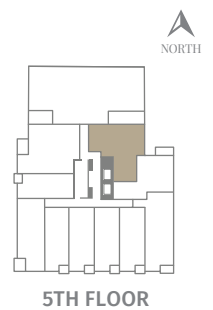
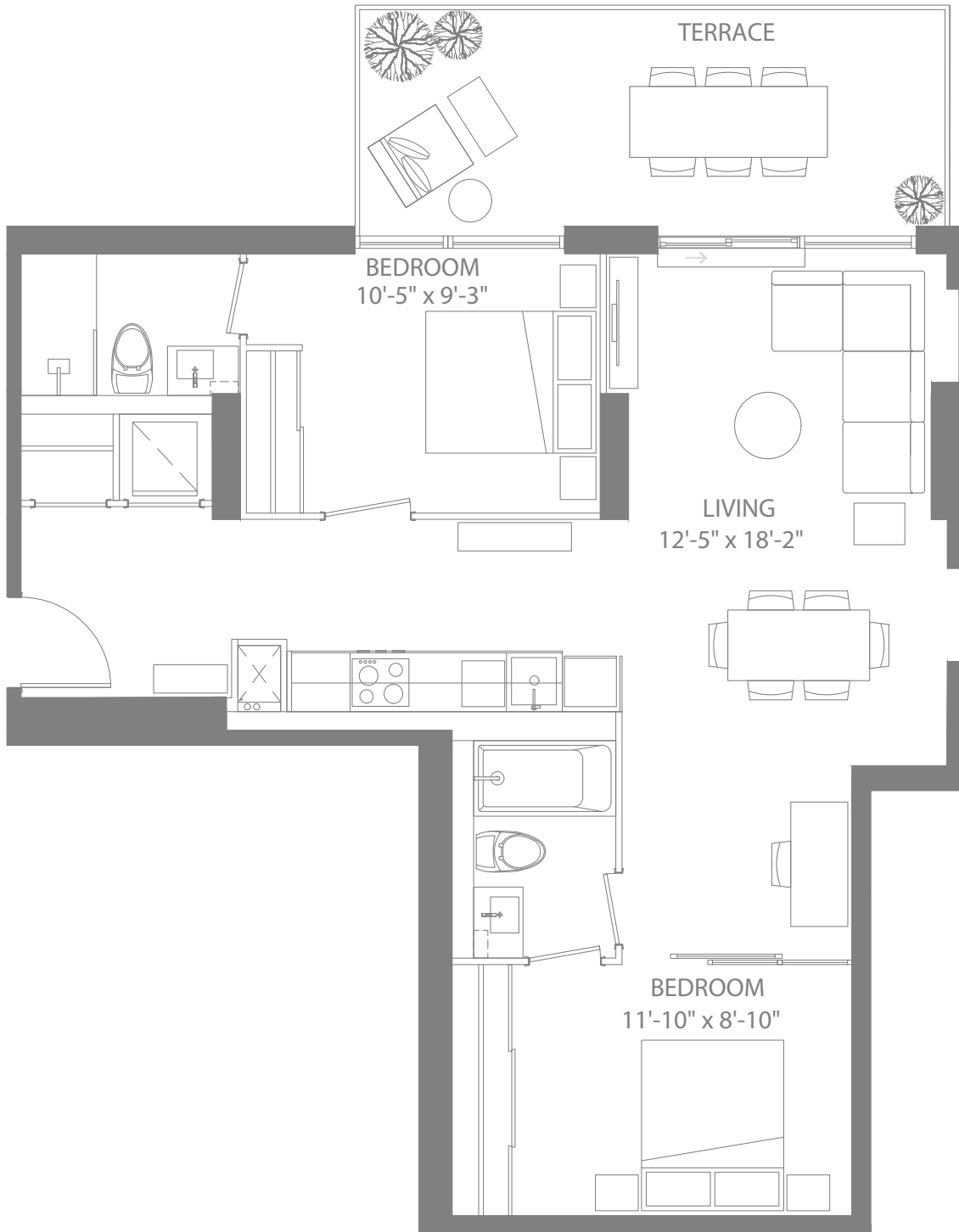
ON EGLINTON

## 2 BEDROOM

**881 SQ. FT. LIVING**

+ 195 SQ. FT. TERRACE

SUITE 510



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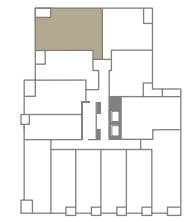
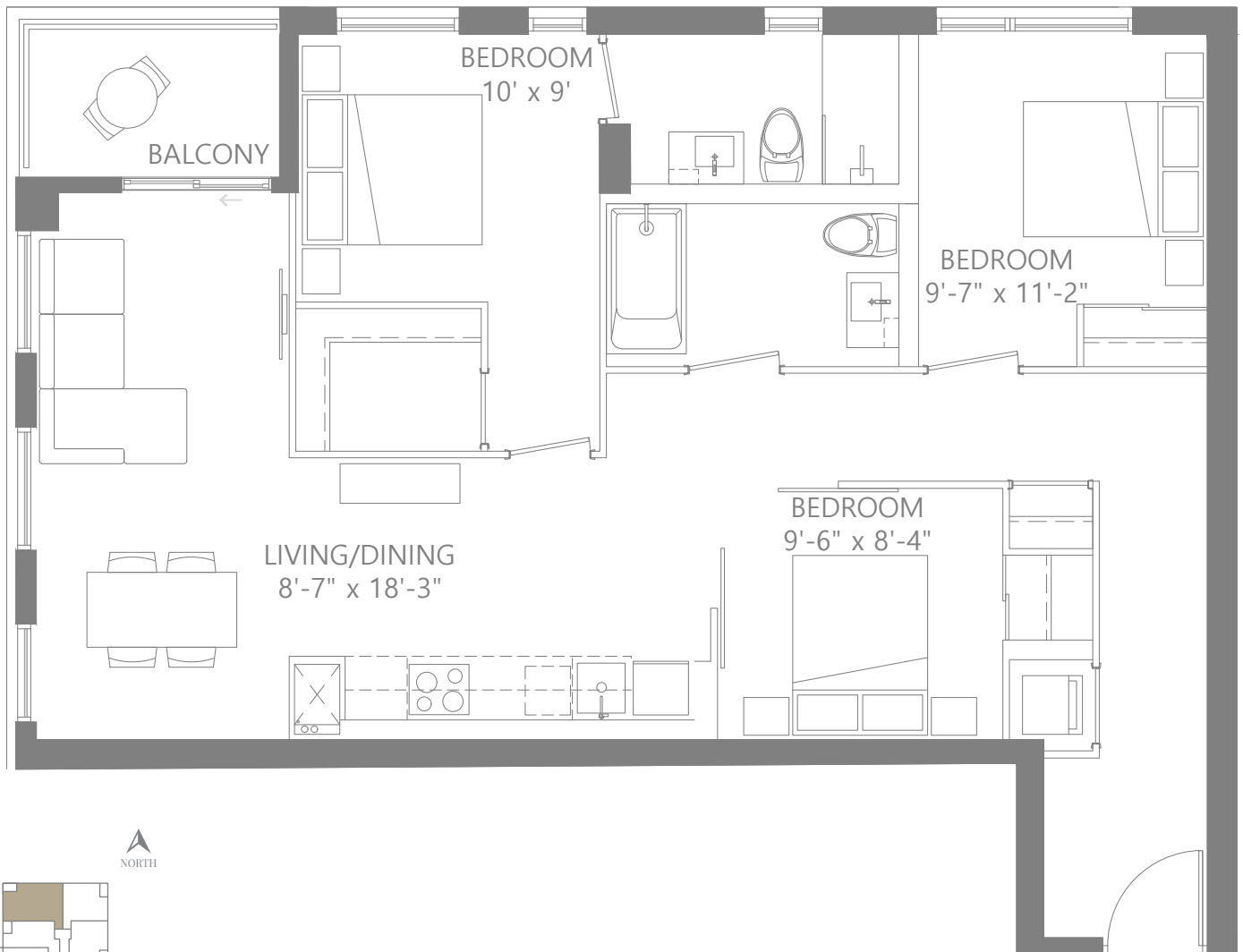
ON EGLINTON

**3 BEDROOM**

**990 SQ. FT. LIVING**

+ 46 SQ. FT. BALCONY

SUITES 311 & 411



3RD & 4TH FLOORS

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# THE CARDIFF

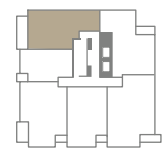
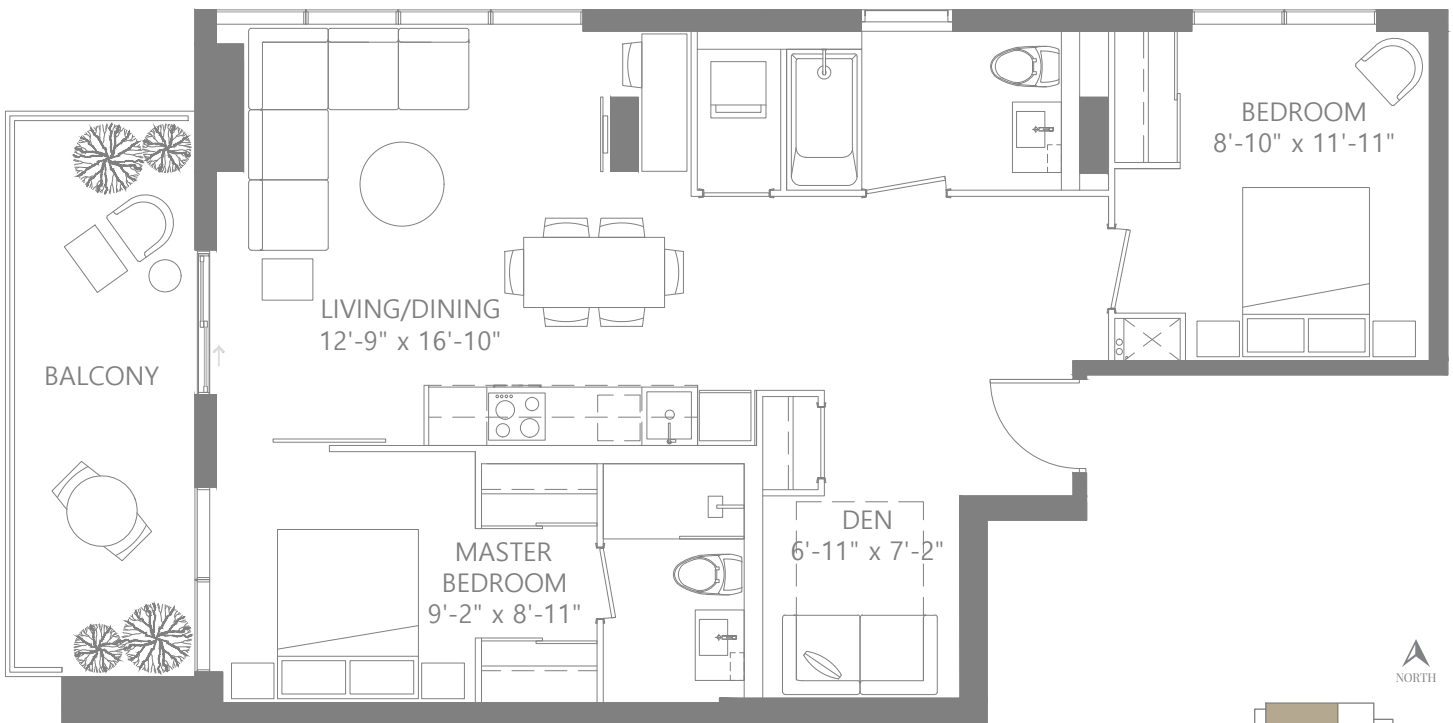
ON EGLINTON

## 2 BEDROOM + DEN

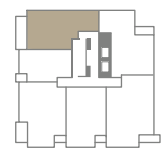
**902 SQ. FT. LIVING**

+ 135 SQ. FT. BALCONY

SUITES 906 & 1006



9TH FLOOR



10TH FLOOR

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# THE CARDIFF

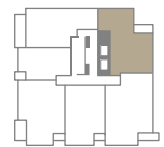
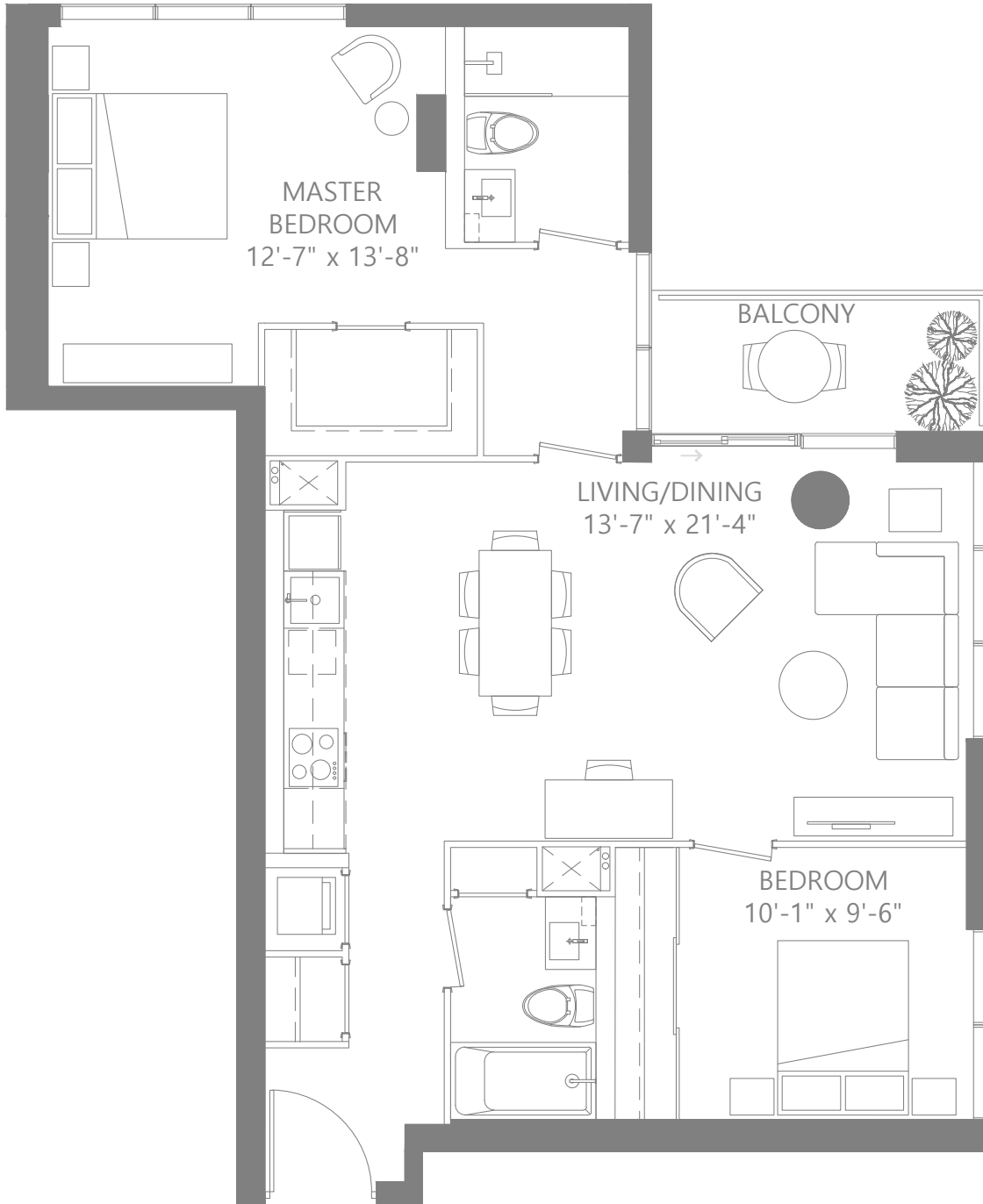
ON EGLINTON

## 2 BEDROOM

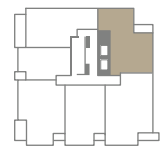
**950 SQ. FT. LIVING**

+ 57 SQ. FT. BALCONY

SUITES 901 & 1001



9TH FLOOR



10TH FLOOR

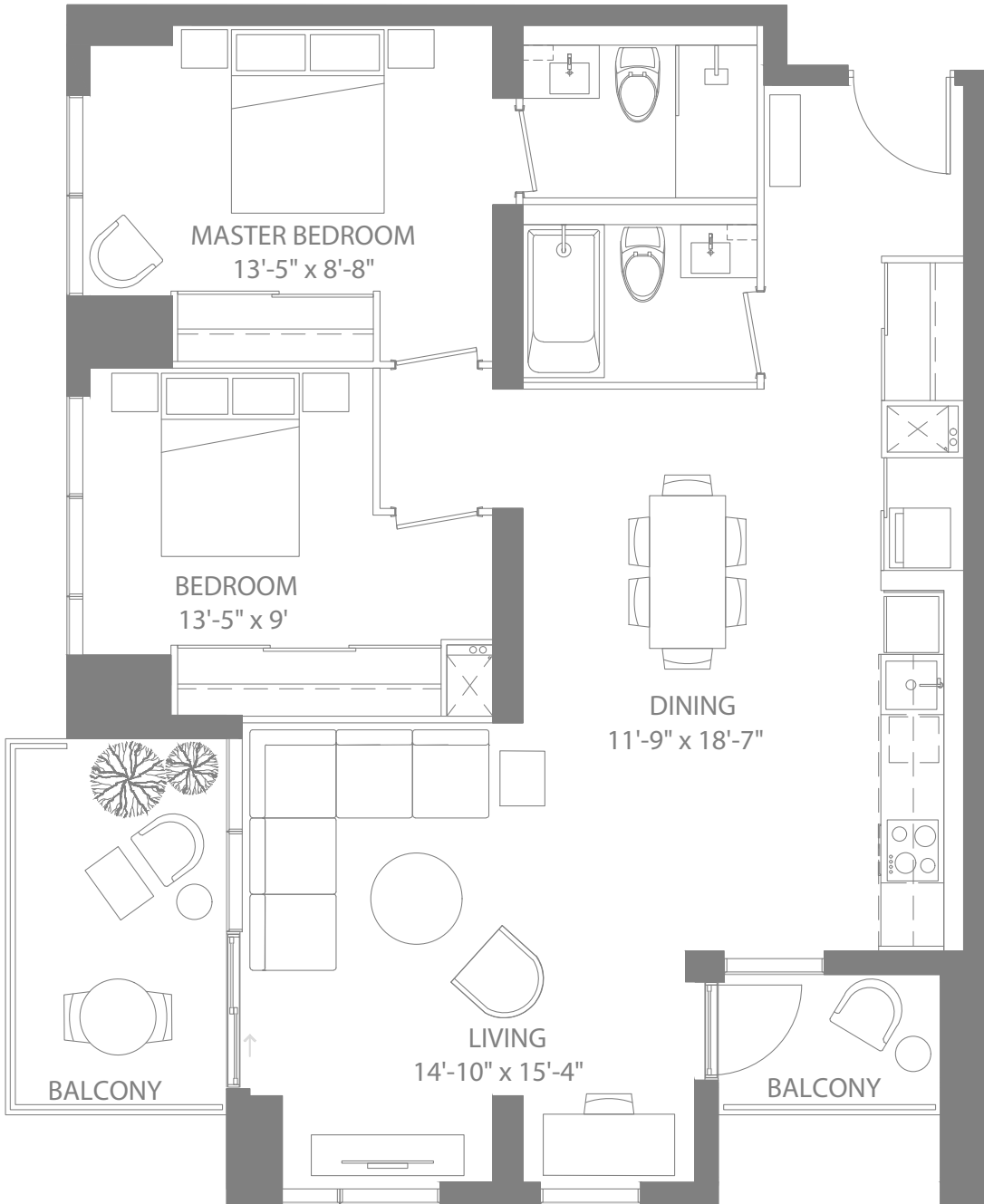
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# THE CARDIFF

ON EGLINTON



## 2 BEDROOM

**1012 SQ. FT. LIVING**

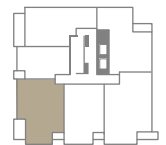
+ 89 SQ. FT. BALCONY

+ 31 SQ. FT. BALCONY

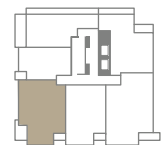
SUITES 904, 1004 & 1104



9TH FLOOR



10TH FLOOR



11TH FLOOR

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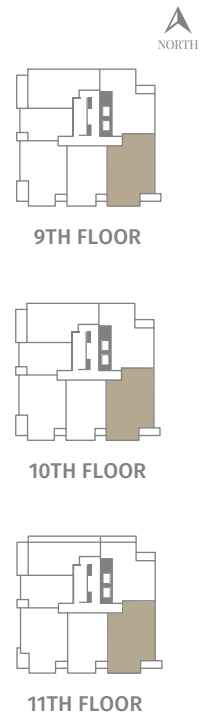
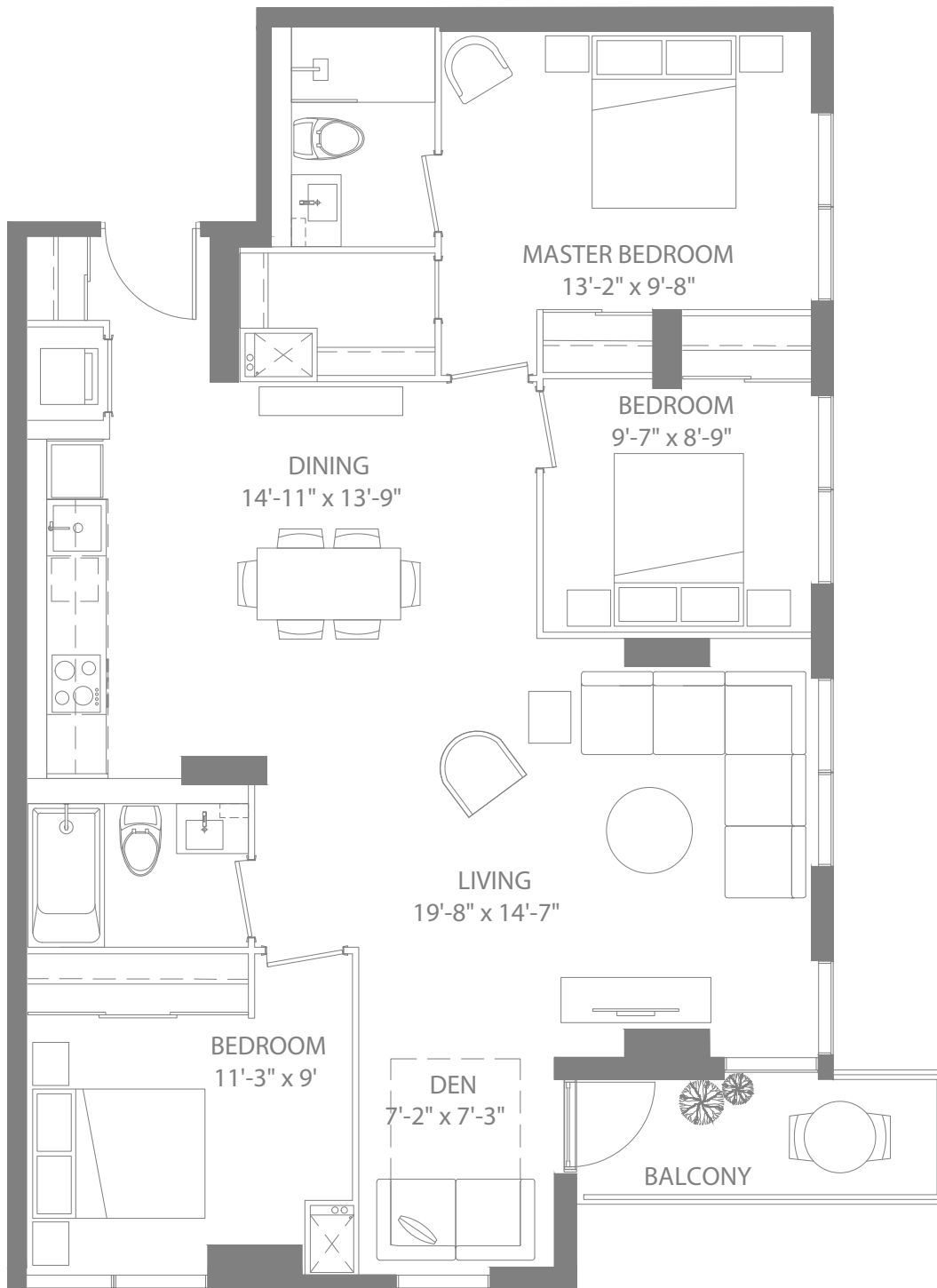
# THE CARDIFF

ON EGLINTON

**3 BEDROOM  
+ DEN**

**1136 SQ. FT. LIVING**  
+ 56 SQ. FT. BALCONY

SUITES 902, 1002 & 1102



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