

# EXCLUSIVE LAUNCH PRICE LIST

AT THE HEART OF THE CITY



## Studio, One Bedroom & One + Den Suites

STARTING LEVEL	TYPE	INTERIOR	EXTERIOR	EXPOSURE	STARTING PRICE	EXCLUSIVE LAUNCH PRICE
SEVEN	STUDIO	361	BALCONY	NORTH	<del>\$609,900</del>	<b>\$599,900</b>
SEVEN	ONE BEDROOM +DEN	442	BALCONY	NORTH	<del>\$759,900</del>	<b>\$739,900</b>
SEVEN	ONE BEDROOM	448	BALCONY	NORTH	<del>\$772,900</del>	<b>\$752,900</b>
SEVEN	ONE BEDROOM	450	BALCONY	NORTH	<del>\$754,900</del>	<b>\$734,900</b>
SEVEN	ONE BEDROOM	458	BALCONY	NORTH EAST	<del>\$777,900</del>	<b>\$757,900</b>
SEVEN	ONE BEDROOM	460	BALCONY	SOUTH	<del>\$797,900</del>	<b>\$777,900</b>
SEVEN	ONE BEDROOM +DEN	464	BALCONY	NORTH	<del>\$782,900</del>	<b>\$762,900</b>
SEVEN	ONE BEDROOM +DEN	465	BALCONY	NORTH	<del>\$807,900</del>	<b>\$787,900</b>
SEVEN	ONE BEDROOM +DEN	470	BALCONY	NORTH	<del>\$807,900</del>	<b>\$787,900</b>
SEVEN	ONE BEDROOM	478	BALCONY	SOUTH EAST	<del>\$827,900</del>	<b>\$807,900</b>
SEVEN	ONE BEDROOM	488	BALCONY	NORTH	<del>\$817,900</del>	<b>\$797,900</b>
THIRTY TWO	ONE BEDROOM	522	BALCONY	SOUTH	<del>\$917,900</del>	<b>\$897,900</b>
THIRTY TWO	ONE BEDROOM +DEN	532	BALCONY	NORTH	<del>\$947,900</del>	<b>\$927,900</b>
THIRTY TWO	ONE BEDROOM +DEN	558	BALCONY	NORTH WEST	<del>\$1,009,900</del>	<b>\$989,900</b>
THIRTY TWO	ONE BEDROOM +DEN	559	BALCONY	NORTH	<del>\$987,900</del>	<b>\$967,900</b>

\*Floor premiums applicable: \$1,000/floor for Studios, \$2,000/floor for One Bedroom and One + Den suites. Some exceptions apply.

## Two Bedroom, Two + Den & Three Bedroom Suites

STARTING LEVEL	TYPE	INTERIOR	EXTERIOR	EXPOSURE	STARTING PRICE	EXCLUSIVE LAUNCH PRICE
FORTY SIX	TWO BEDROOM	618	BALCONY	SOUTH	<del>\$1,179,900</del>	<b>\$1,149,900</b>
SEVEN	TWO BEDROOM	651	BALCONY	SOUTH	<del>\$1,079,900</del>	<b>\$1,049,900</b>
SEVEN	TWO BEDROOM	668	BALCONY	SOUTH	<del>\$1,129,900</del>	<b>\$1,099,900</b>
THIRTY TWO	TWO BEDROOM + DEN	733	BALCONY	SOUTH	<del>\$1,289,900</del>	<b>\$1,259,900</b>
THIRTY TWO	TWO BEDROOM + DEN	736	BALCONY	SOUTH	<del>\$1,289,900</del>	<b>\$1,259,900</b>
THIRTY TWO	TWO BEDROOM	737	BALCONY	SOUTH	<del>\$1,279,900</del>	<b>\$1,249,900</b>
SEVEN	TWO BEDROOM	756	BALCONY	SOUTH	<del>\$1,189,900</del>	<b>\$1,159,900</b>
THIRTY TWO	THREE BEDROOM	788	BALCONY	SOUTH WEST	<del>\$1,339,900</del>	<b>\$1,299,900</b>
FORTY SIX	THREE BEDROOM	825	BALCONY	SOUTH EAST NORTH	<del>\$1,439,900</del>	<b>\$1,399,900</b>

\*Floor premiums applicable: \$3,000/floor for Two Bedroom & Two + Den suites, \$5,000 for Three Bedroom suites. Some exceptions apply. For larger/combination suite options please inquire within.

### PARKING

~~\$149,000~~ - **\$129,000** EV Ready  
Available for suites 700sf and larger

### LOCKER

**\$7,500**

Available first come, first served

### ESTIMATED OCCUPANCY

2029

### EXTENDED DEPOSIT STRUCTURE

\$10k on Signing  
Balance to 5% in 30 days  
2.5% in 90 **200** days  
2.5% in 180 **400** days  
2.5% in 360 **800** days  
2.5% in 540 **1200** days  
5% on Occupancy  
Deposits payable to BRATTY'S LLP IN TRUST.

### MAINTENANCE FEES/MONTH

Estimated at \$0.69/Sq Ft  
(Individually metered for hydro and water)  
Parking \$149.95  
Locker \$49.95  
H.S.T. Included in Purchase Price  
Smart Home System and  
Hi-Speed Internet \$65 plus HST

[sales@qtower.ca](mailto:sales@qtower.ca) | [qtower.ca](http://qtower.ca) | **Broker Portal: QTower.ca/Broker**



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\*Please speak to a sales representative for details. Floor and exterior space premiums apply. Prices, sizes and specifications are subject to change without notice. E. & O. E. October 2023.

# EXCLUSIVE LAUNCH INCENTIVES



## 4% CO-OP COMMISSION

(Paid 1/3, 1/3, 1/3)

OR

## 5% CO-OP COMMISSION

(Paid 100% on Final Closing/Registration)

### EXTENDED DEPOSIT STRUCTURE

\$10k on Signing

Balance to 5% in 30 days

2.5% in ~~90~~ **200** days

2.5% in ~~180~~ **400** days

2.5% in ~~360~~ **800** days

2.5% in ~~540~~ **1200** days

5% on Occupancy

### DEVELOPMENT CHARGES CAPPED\*

Studio, One Bedroom & One + Den Suites – \$15,500 plus HST

Two Bedroom, Two + Den & Three Bedroom Suites – \$17,500 plus HST

### \$0 ASSIGNMENT FEE\*

(Excluding Legal Fees)

### RIGHT TO LEASE DURING INTERIM OCCUPANCY\*

## AGENT PURCHASE PROGRAM

\*Minimum one client sale to qualify

### 5% CREDIT ON CLOSING

(In lieu of 4% commission)

### EXTENDED AGENT DEPOSIT STRUCTURE

\$10K with offer

Balance to 5% in 30 days

~~2.5% in 200 days~~

~~2.5% in 400 days~~ **5% in 400 days**

~~2.5% in 800 days~~

~~2.5% in 1200 days~~ **5% in 1200 days**

5% on Occupancy



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## **HELLO BROKER PARTNERS,**

Lifetime Developments, Diamond Corp. and Austin Birch are very excited to begin working with you on the most anticipated project of the year, Q Tower! We trust you're getting a positive response from your marketing efforts as the feedback has been overwhelming for this landmark project coming to the city's coveted waterfront.

## **BROKER PORTAL**

Your Blackline Broker Portal is now live. The portal has been updated with all available floor plans, pricing, digital brochure, and marketing assets (presentation, videos, logos) and anything else you may require for your client meetings.

**Link:** [QTower.ca/broker](https://qtower.ca/broker)

## **WORKSHEETS**

Worksheet submission will take place via the Blackline Broker Portal. Once you have selected your client's unit, you may click to "submit worksheet". Please complete the worksheet in its entirety indicating your client's top three (3) suite selections and all your client(s) details, solicitor info and co-operating brokerage information.

The Agreement of Purchase and Sale will be prepared prior to the appointment. Please ensure all information regarding your client's purchase is confirmed in advance to expedite the process. Please provide two valid forms of government issued ID for all purchasers. One form of ID MUST confirm Canadian citizenship. Acceptable forms of ID to confirm this are Canadian Passport, Birth Certificate, or Permanent Resident Card.

If your worksheet has been accepted and allocated, a member of our sales team will be in touch with you to confirm the unit details and the preferred method, date, and time of signing.

## **SIGNING OPTIONS**

### **OPTION 1 - IN-PERSON SIGNING AT THE LAUNCH SIGNING VENUE**

#### **OCTOBER 21st/22nd WEEKEND**

**Signing venue address: Hotel X - 111 Princes' Blvd, Toronto, ON M6K 3C3**

A member of our sales team will be in touch with you to confirm the unit details and the preferred method, date, and time of signing clients must be accompanied by their agent to verify buyer representation. All appointments outside of our operating hours may be arranged by appointment-only.

### **OPTION 2 - DIGITAL SIGNING VIA DOCUSIGN**

A bank draft for the initial \$10,000 deposit must be delivered to the presentation gallery (either personally by client, via courier/3rd party-delivery or by cooperating agent) prior to the deal being prepared and sent to your client for signature. Once your client's deal has been digitally received, their deal must be signed within the same business day. Any deals not signed within the allotted window will be voided. Following deal execution, FINTRAC procedure must be completed by a member of our sales team to verify identification. Please deliver your deposit cheques payable to BRATTY'S LLP IN TRUST to Hotel X. All received cheques will be confirmed by receipt.



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## DEPOSITS

Your client's initial \$10,000 bank draft and all post-dated deposit cheques must be brought to the signing appointment. Deposit dates for the remainder of cheques will be provided at the time signing. All bank drafts and deposit cheques should be made payable to BRATTY'S LLP IN TRUST. For digital signings, please see cheque delivery note above.

## DEAL PREPARATION

- Please provide two valid forms of government issued ID for all purchasers. One form of ID MUST confirm Canadian citizenship. Acceptable forms of ID to confirm this are Canadian Passport, Birth Certificate, or Permanent Resident Card.
- Your client's purchase will be firm exactly TEN (10) Days following receipt of the executed Agreement and Condominium Disclosure Documents.
- Power of Attorney and name changes will not be permitted within the 10-day cooling period.
- Commission agreements will be sent once your client's 10-day cooling period has expired and the sale is firm along with receipt of a valid mortgage pre-approval and all post-dated cheques (completed file).

## SALES TEAM

### Saraya Yen

Saraya@austinbirch.com

### Tannaz Taghizadeh

Tannaz@austinbirch.com

### Hiuyan Bow

Hiuyan@austinbirch.com

### Neil Hughes

Neil@austinbirch.com

## CONTACT INFO

✉ sales@qtower.ca

🌐 qtower.ca



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# Q TOWER

Address: 200 Queens Quay West

Developers: Lifetime Developments and DiamondCorp

Architect: Wallman Architects

Interior Design: U31

## **BUILDING FEATURES**

60-storeys

900 suites

Port Cochère covered arrival.

## **SUITES**

9 ft smooth ceilings throughout.

10 ft smooth ceilings on levels 13, 22, 29, 30, 31, 32, and 45, as per plan. (some exceptions apply)

Exterior Terrace or Balcony on each suite, as per plan.

Stunning picturesque views in every direction.

## **BUILDING AMENITIES**

Iconic world class artwork throughout by Michael Moebius.

Integrated Smart Living and hi-speed internet available throughout.

Over 27,000sf of world class amenities across 3 floors:

### GROUND LEVEL

Double height lobby with concierge, mail room and parcel room.

### 2ND LEVEL

Indoor amenity space featuring indoor/outdoor fitness featuring cardio equipment by Freemotion Fitness, free weights area, exercise multi-purpose room and massage room. A Wi-Fi co-working space with meeting rooms, James Bond inspired games rooms, outdoor lounge with ping pong and foosball.

### 3RD LEVEL

Resident's lounge with private dining with catering kitchen and social lounge. Access to outdoor dining terrace and lounge with BBQ and pizza oven. Second floor also features a luxurious theatre room.

### 6TH LEVEL

View lounge, kid's zone, kid's outdoor playground, outdoor dining terrace with BBQ and pizza oven. Full size rooftop pickleball court.



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#### **GAS LINES**

Included with select terrace suites as per plan.

#### **PARKING**

\$129,000 EV Ready

Available for all suites 700 sq.ft. & larger.

#### **LOCKER**

\$7,500

Available for all suites, first come first served.

#### **MONTHLY MAINTENANCE FEES**

- Common Expenses: \$0.69/sq.ft.  
(Individually metered for hydro and gas)
- Parking \$149.95
- Locker \$49.95
- Smart Home Services & Hi-Speed Internet \$65 plus HST

#### **TENTATIVE OCCUPANCY**

2029

#### **DEPOSITS**

\$10k on Signing

Balance to 5% in 30 days

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2.5% in ~~360~~ **800** days

2.5% in ~~540~~ **1200** days

5% on Occupancy

Deposits payable to BRATTYS LLP IN TRUST

Please deliver deposit cheques to the Q Tower Launch Signing Venue:  
Hotel X - 111 Princes' Blvd, Toronto, ON M6K 3C3



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