

# PANDA

CONDOMINIUMS

## CLIENT'S INCENTIVES

**GUARANTEED LEASEBACK FOR 2 YEARS\***

**FREE PARKING FOR LPH & PH SUITES\***

(Value of \$80,000)

**FREE LOCKER FOR ALL SUITES\***

(Value of \$6,500)

**\$0 DEVELOPMENT FEES**

**EXTENDED DEPOSIT STRUCTURE**

***5% deposit in the first year!***

\$5,000 on signing

Balance of 2.5% in **30** days

2.5% in **60** days

5% in **370** days

5% on Occupancy

*\*Please speak to a Sales Representative for further details. Some restrictions may apply.*

*\*Commission is paid on residential units only and upon receipt of all post-dated cheques, 10% deposits cleared by Vendor's bank and approved mortgage approval. \*\*Legal fees will apply. Incentive Program is a limited time offer.*

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

*August 10, 2020*



# P

## PANDA CONDOMINIUMS FIRST RELEASE

### PRICE LIST

Model	Bed Type	Bath	Approximate Suite Size* (SQ. FT.)	View	Outdoor	Floor(s)	Starting from Prices	Colour Package
P458-B	Studio+S	1	458	E	B 35	7	\$664,900	B
P1178	3B	3	1178	N	T 140	30	\$1,769,900	A
P1341	3B	3	1341	N	T 149	29	\$1,977,900	B
P1658	3B+D	2.5	1658	NE	T 123	29	\$2,450,900	B
P1658-B	3B+D	2.5	1658	NE	B 133	30	\$2,500,900	A
P1904	3B+D	3	1904	S	T 157	29	\$2,760,900	A

#### **ONLY 5% DEPOSIT IN THE FIRST YEAR**

##### **Limited Time Only**

\$5,000 on Signing  
Balance of 2.5% in 30 days  
2.5% in 60 days  
5% in 370 days  
5% on Occupancy

##### **Parking: \$80,000**

Parking included for LPH & PH Suites only\*

**Locker: ~~\$6,500~~ FREE**

#### **MAINTENANCE**

\*Approx. \$0.57 per sq. ft. (plus utilities).  
(To be confirmed. Please speak to sales representative.)

#### **PARKING MAINTENANCE**

\$90.00/month

#### **LOCKER MAINTENANCE**

\$40/month

#### **Occupancy Commencing:**

**Summer 2021**

#### **TAXES**

Estimated at approximately 1% of Purchase Price

*Prices include H.S.T.*

\*Please speak to a Sales Representative for details. Premiums apply to floors and view.  
All prices, incentives, figures and materials are preliminary and are subject to change without notice E. and O. E.\*  
August 10, 2020

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

Panda Condos Presentation Centre  
3080 Yonge Street, Suite 3056, Toronto, ON  
T: 416-821-3790 | E: panda@bakersales.info



# P

## Terrace & Penthouse Collection Features & Finishes

### PANDA CONDOMINIUMS

20 EDWARD STREET,  
TORONTO, ON

### DESIGN-INFUSED SUITES

- Soaring ceiling heights (excluding areas with dropped ceilings and bulkheads)
- Floor-to-ceiling windows provide downtown views, as per plan
- Insulated double-glazed windows
- Choice of designer-selected engineered flooring in all principal rooms and bedrooms
- Smooth finished ceilings
- Solid entry doors with security view-hole
- Contemporary painted baseboards, doorframes and casings
- Parking and storage lockers available, as per plan
- Spacious balconies and/or terraces with natural gas, as per plan

### EXQUISITE EUROSTYLE KITCHENS

- Sleek, kitchen cabinetry, custom-designed by Cecconi Simone
- Choice of stone countertops, as per builder's samples
- Choice of tile backsplash, as per builder's samples
- Designer-selected under mount sink
- Upgraded state-of-the-art integrated refrigerator, exhaust fan and dishwasher
- Upgraded modernistic microwave, oven and stove

### TIMELESS BATHROOMS

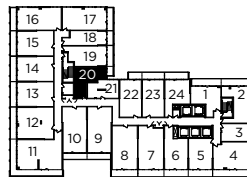
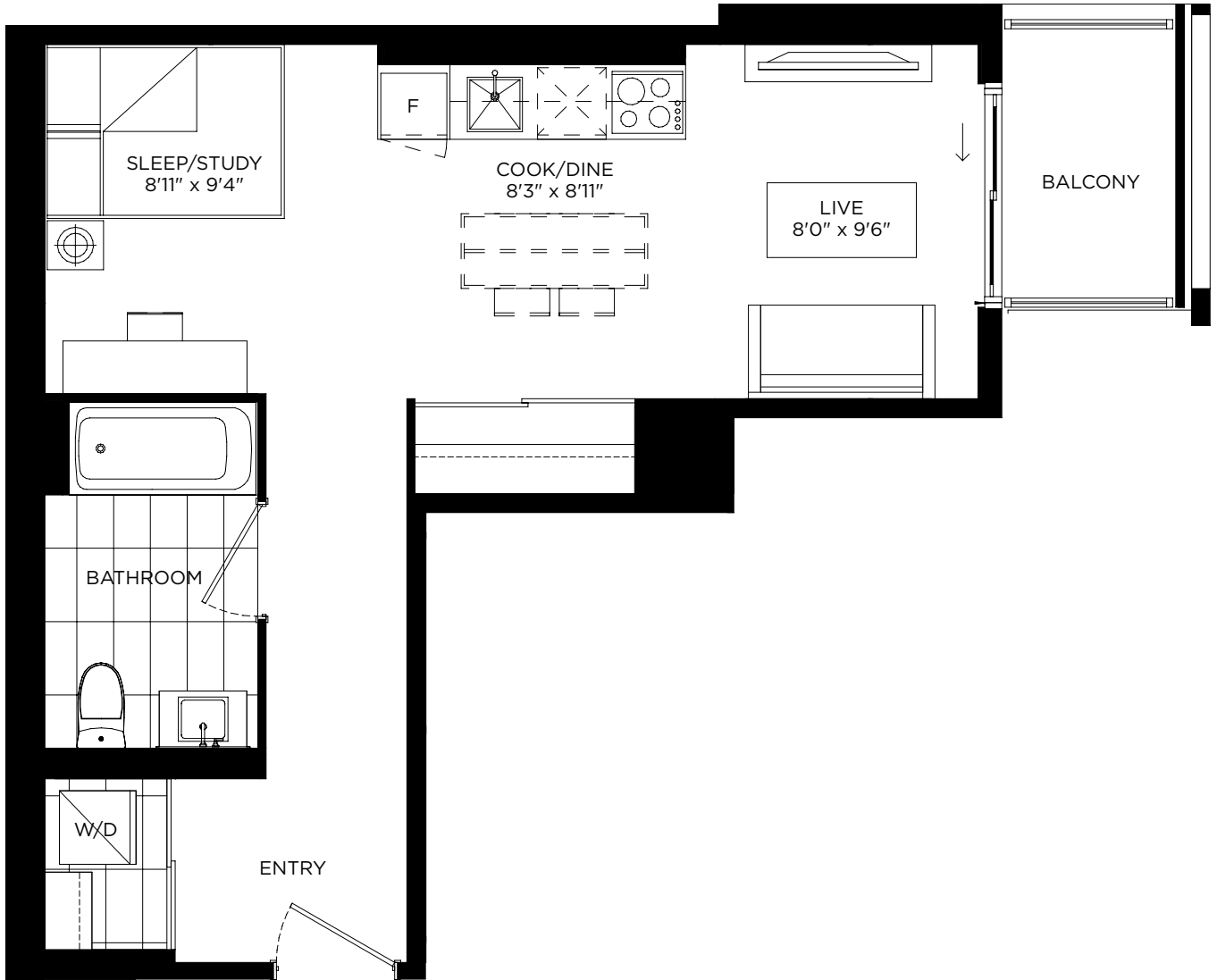
- Modern bathroom cabinetry, custom-designed by Cecconi Simone
- Designer selected Corian countertop and sink
- Wall-mounted vanity mirror and decorative light fixture
- Designer-selected tub and fixtures, as per plan
- Glass shower stall and designer-selected fixtures, as per plan
- Designer-selected accessory package

### CONVENIENT LAUNDRY

- In-suite laundry closet with stacked washer and dryer, as per plan
- Durable ceramic tile flooring

### TECH FEATURES

- Individual thermostat for suite temperature control
- Emergency voice communications system, smoke and carbonmonoxide detector, where applicable
- Pre-wiring for cable TV, high-speed Internet access and telephones, as per plan
- Card and key access throughout all common areas
- Enterphone in lobby entrance vestibule
- Remote control/access card for private garage entry



FLOOR 6-9

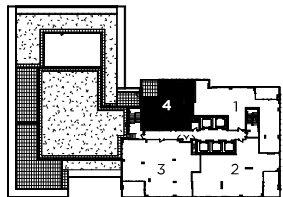
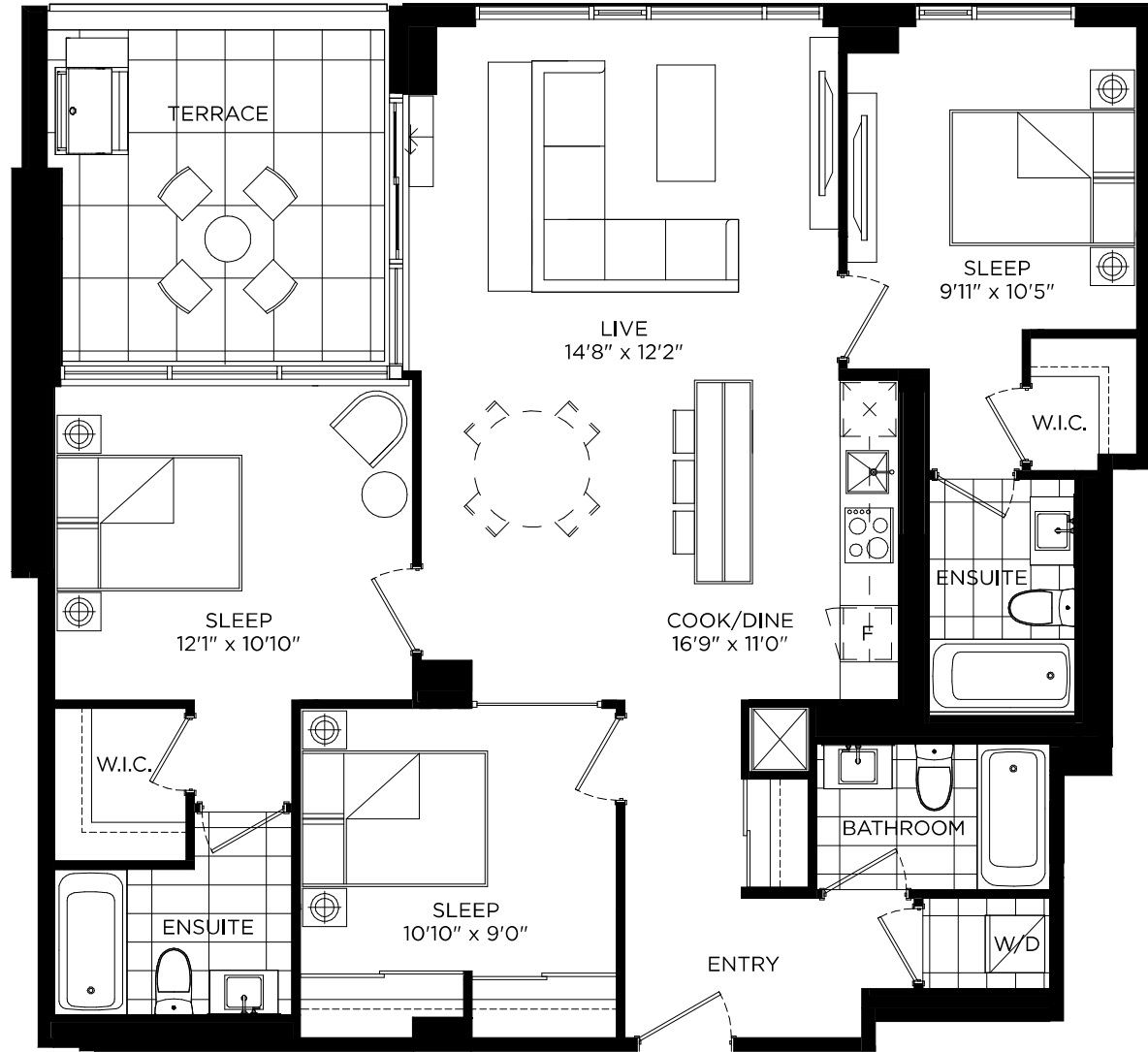
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## P1178

THREE BEDROOM / 1178 SQ.FT.  
TERRACE / 140 SQ.FT.



Floor 30

[PANDACONDOS.COM](http://PANDACONDOS.COM)

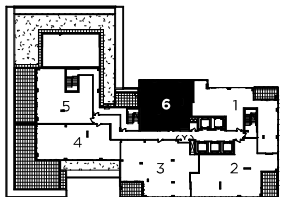
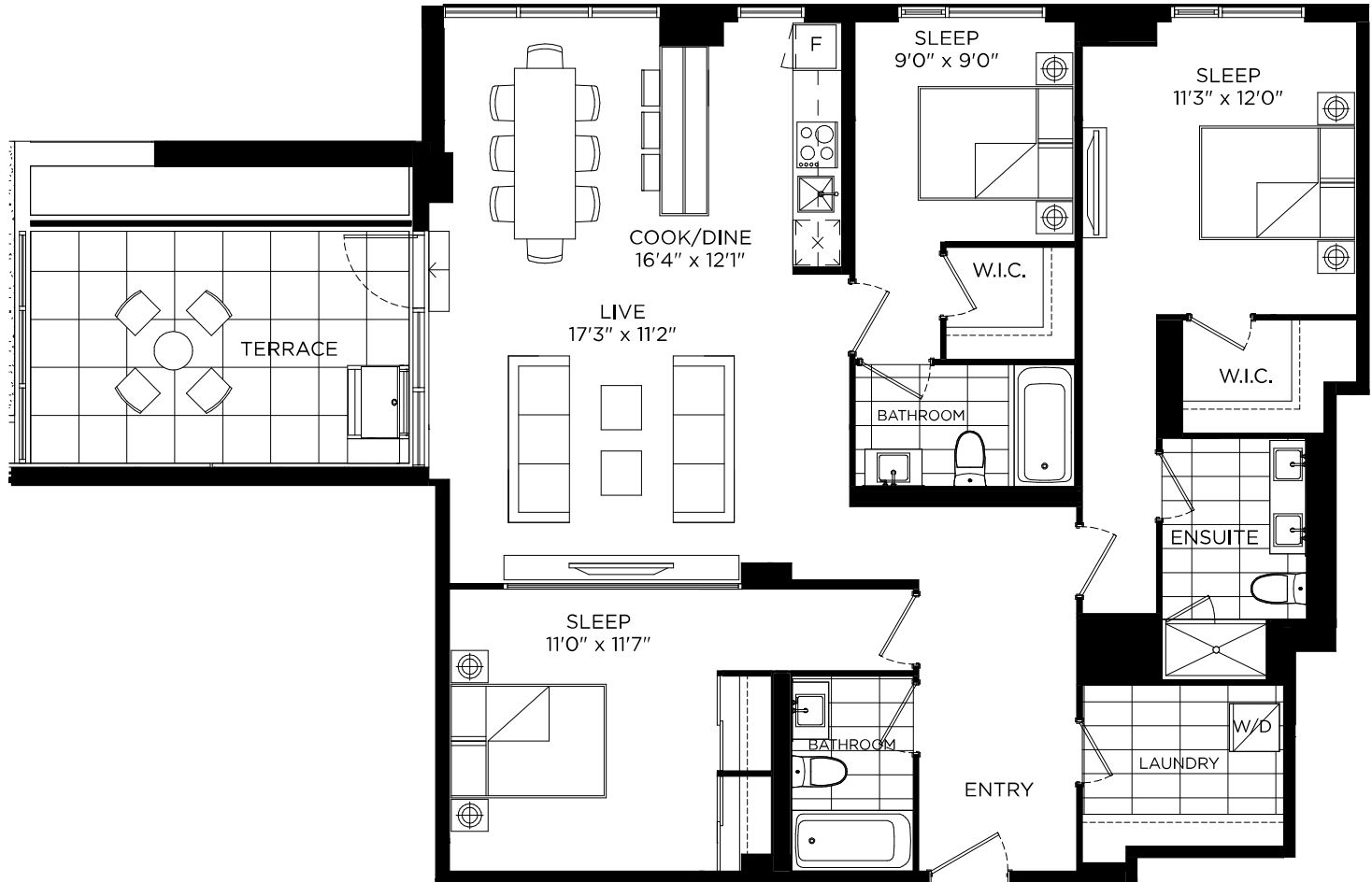
All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floorplan. E. & O. E. Furniture not included. Refer to Keyplate for unit location and orientation.





## P1311

THREE BEDROOM / 1341 SQ.FT.  
TERRACE / 149 SQ.FT.



Floor 29

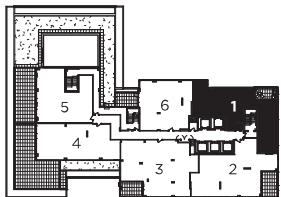
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## P1658

THREE BEDROOM + DEN /  
1658 SQ.FT.  
TERRACE / 123 SQ.FT.



Floor 29

PANDACONDOS.COM

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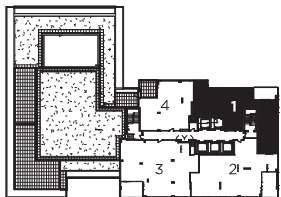
# PANDA

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## P1658-B

THREE BEDROOM + DEN /  
1658 SQ.FT.  
BALCONY / 133 SQ.FT.



Floor 30

[PANDACONDOS.COM](http://PANDACONDOS.COM)

All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floorplan. E. & O. E. Furniture not included. Refer to Keyplate for unit location and orientation.

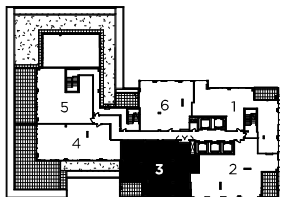
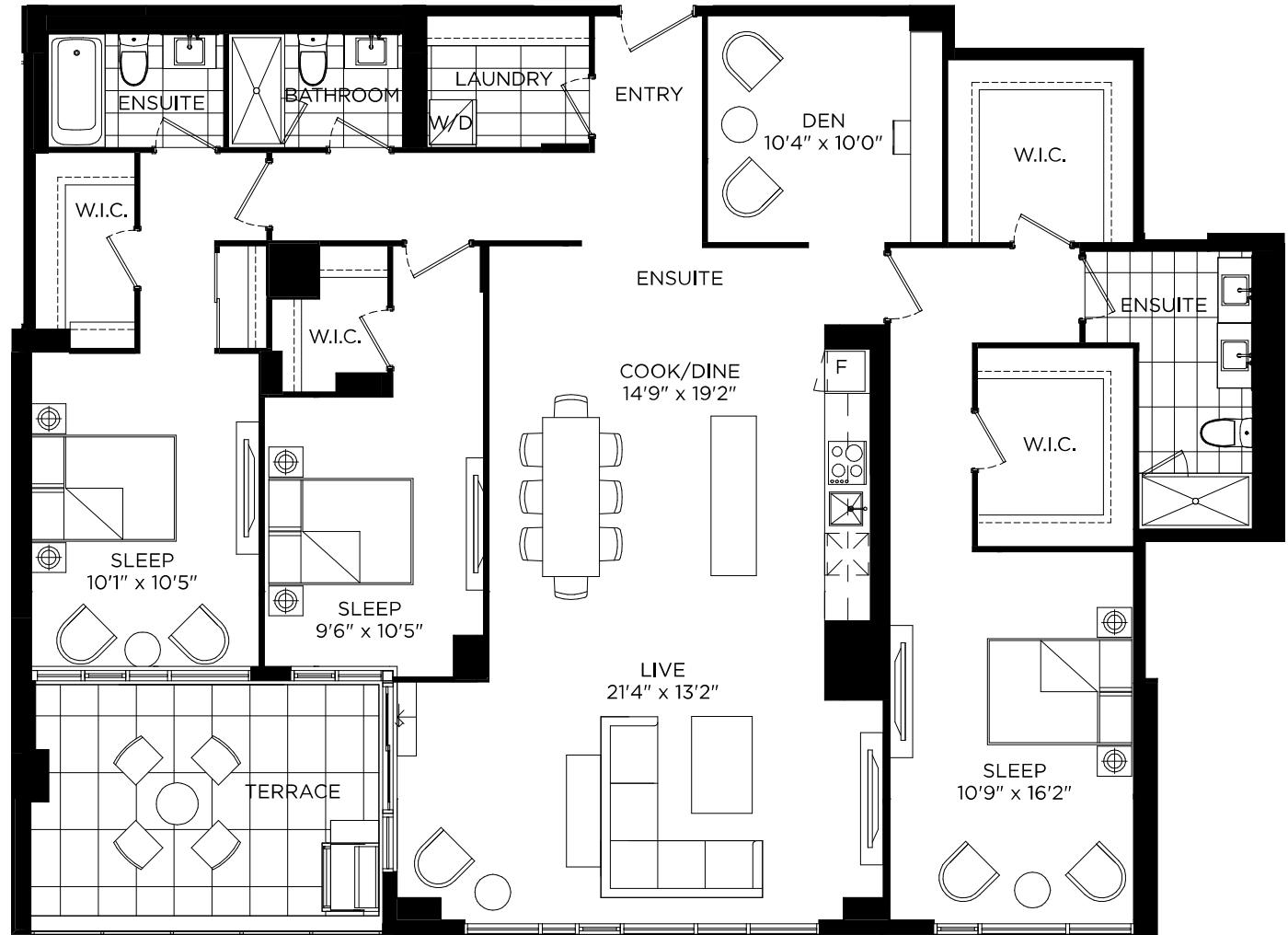






## P1904

THREE BEDROOM + DEN /  
1904 SQ.FT.  
TERRACE / 157 SQ.FT.



Floor 29

<b>OFFICE USE ONLY</b>		BASE PURCHASE PRICE	\$ _____
Date Received:	_____	PARKING COST	\$ _____
Baker Sales Representative:	_____	LOCKER COST (YES OR NO)	\$ _____
<b>SUITE:</b>	_____ (the Unit)	TOTAL PURCHASE PRICE	\$ _____
<b>MODEL:</b>	_____		

**PLEASE FILL OUT THE FOLLOWING**

	MODEL	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		

**PURCHASER INFORMATION : PLEASE ENCLOSE CLEAR COPY OF PURCHASER IDENTIFICATION**

PURCHASER 1		PURCHASER 2	
First Name:	_____	First Name:	_____
Last Name:	_____	Last Name:	_____
Address:	_____	Address:	_____
Suite #	_____	Suite #	_____
City:	Province:	City	Province:
Postal Code:	_____	Postal Code:	_____
Main Phone:	_____	Main Phone:	_____
Alternate Phone:	_____	Alternate Phone:	_____
Date of Birth:	_____	Date of Birth:	_____
S.I.N. #	_____	S.I.N. #	_____
Driver's Licence #	_____	Driver's Licence #	_____
Expiry Date:	_____	Expiry Date:	_____
Email:	_____	Email:	_____

PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)	
Did you register through the Web?	How did you hear about us?
Profession:	Marital Status:
How many dependents?	Ages?
End User or Investor	

**Co-operating Broker: Please enclose Agent's business card.**

Name: \_\_\_\_\_

Brokerage: \_\_\_\_\_

Address: \_\_\_\_\_

Mobile: \_\_\_\_\_

Office: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_