

Y9825

PART OF

THE YONGE SERIES

METROVIEW
DEVELOPMENTS

Baker
Real Estate
Incorporated

Y9825

PART OF

THE YONGE SERIES





Presented by:



Lisa Chester
VICE PRESIDENT



Special Market Overview:



Barbara Lawlor
CHIEF EXECUTIVE OFFICER

METROVIEW

DEVELOPMENTS



Joseph Sadr & Jeff Sadr
CHIEF OPERATING OFFICER & CHIEF EXECUTIVE OFFICER

Metroview Developments and Window City are fourth-generation privately owned Canadian companies. Window City produces premium quality windows and doors, while Metroview Developments specializes in high-rise condominium developments in the GTA. Jeff Sadr (CEO) and Joseph Sadr (COO)'s visionary approach throughout the development process combined with their commitment to being at the forefront of innovation with investments in key areas throughout the region, have resulted in their reputations for having strong values, integrity, and foresight.



Dalvir Passi, B.URPL
DEVELOPMENT MANAGER

Dalvir Passi is an Urban Planning Professional who holds a Bachelor's Degree in Urban and Regional Planning from Ryerson University. Dalvir has extensive experience managing land development projects throughout the Greater Toronto Area while working in both the public and private sectors of the industry. His role at Metroview specializes in assembling and managing teams for development approvals, while providing a 360-degree perspective combining legal, land management, and government relations expertise to advance and solve land development matters.

SO MANY

REASONS

Y



Y9825

NEIGHBOURHOOD

SHOPS & SERVICES

- Hillcrest Mall
- Promenade
- First Markham Place
- Cosmo Music
- Body Vision Fitness Inc
- Heeva Fine Foods
- TD Canada Trust Branch
- RBC Royal Bank
- BMO Bank of Montreal
- T&T Supermarket
- Loblaws
- Walmart Supercentre
- HSBC Bank
- TD Canada Trust Branch
- CIBC Branch
- National Bank
- TD Canada Trust Branch

ARTS & ENTERTAINMENT

- Richmond Hill Pro Bowl
- SilverCity Richmond Hill
- Richmond Hill Centre for the Performing Arts

CAFES & RESTAURANTS

- Chillax Coffee
- Duo Pâtisserie & Café
- Cafe Landwer
- 7 Seas Restaurant & Grill
- The One Fusion Cuisine
- The Keg Steakhouse + Bar
- COTOLET
- Unome sushi
- Persian Palace
- FRILU

HEALTHCARE & EDUCATION

- Mackenzie Health (Hospital)
- Central Library
- Seneca College Markham Campus
- Richmond Hill Montessori Private School
- Discovery Academy Private School

OUTDOOR ACTIVITIES & PARKS

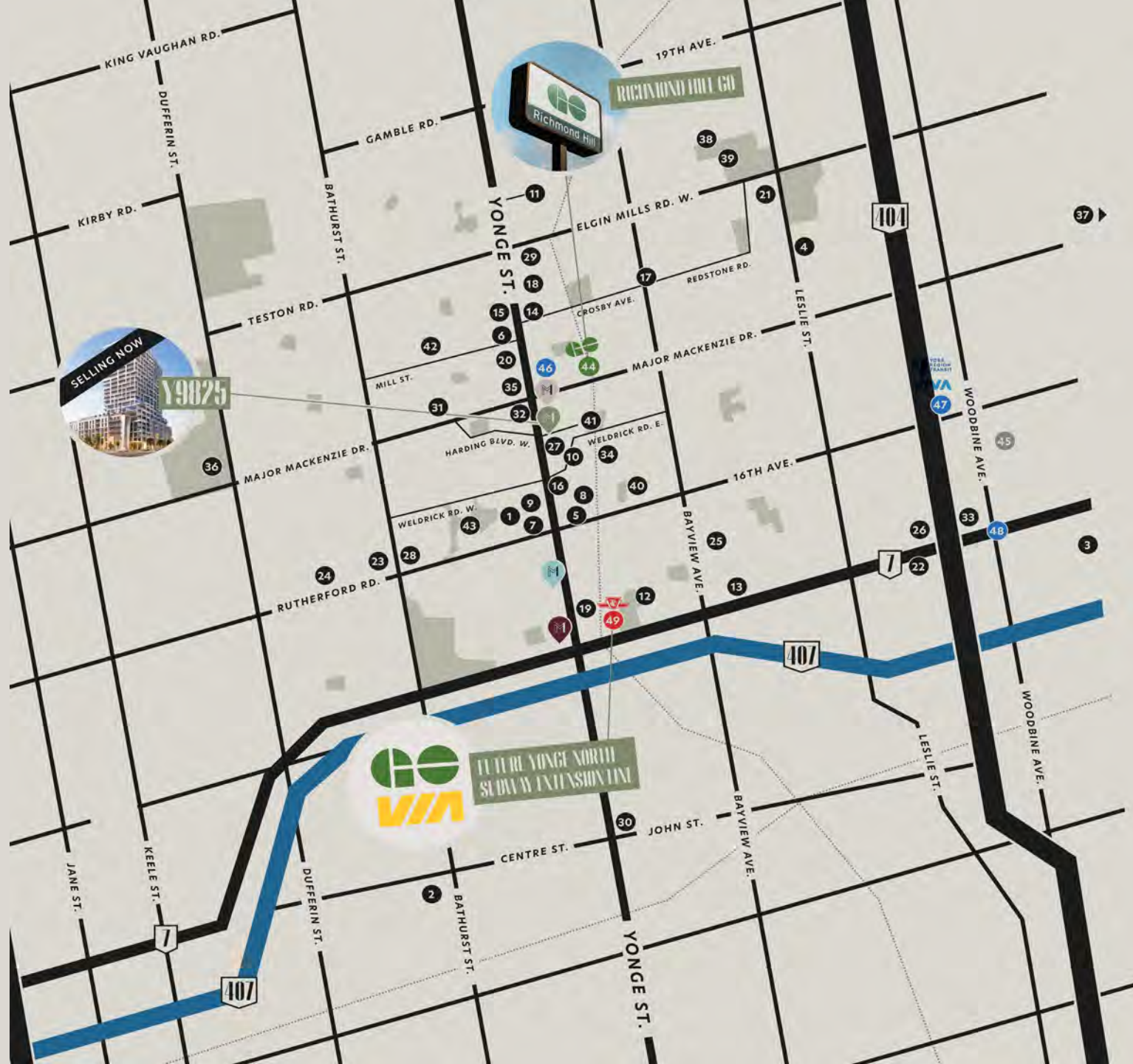
- Eagles Nest Golf Club
- Angus Glen Golf Club
- Richmond Green Skate Trail
- Richmond Green Sports Centre & Park
- The David Dunlop Observatory Park
- Harding Park
- Mill Pond Park
- Richvale Athletic Park

TRANSIT

- Richmond Hill GO
- Toronto Buttonville Municipal Airport
- Bus Stop: Major Mackenzie Dr / Yonge St
- Bus Depot: York Region Transit/Viva
- Bus Stop: Highway 7 / Woodbine Av
- Future Yonge North Subway Extension
- Y9929 COMING SOON
- Y9825 SELLING NOW
- Y8888 SOLD OUT
- Y8700 COMING SOON

GO Transit Rail Line
 Main Road
 Major Highway
 407 Express Toll Route

PLEASE NOTE This map is a representation, it is not to scale.



BUILDING AMENITIES

TO REFRESH YOUR PERSPECTIVE

- 1 Social Lounge
- 2 Rooftop Water Lounge
- 3 Outdoor Cabana Lounge with Hot Tubs
- 4 Outdoor Dining & BBQ Area
- 5 Outdoor Fitness Area
- 6 Running Track
- 7 Outdoor Basketball Court
- 8 Party Rooms
- 9 Yoga Studio





AND SUIT YOUR EVERY NEED

- 10 Media / Studio Room
- 11 Recording Studio
- 12 2nd Lobby
- 13 Main Lobby with 24/7 Concierge
- 14 Children's Play Room
- 15 Coworking Lounge
- 16 Fitness Centre



LOBBY WITH 24/7 CONCIERGE



COWORKING LOUNGE



SOCIAL LOUNGE



FULLY EQUIPPED FITNESS CENTRE



ROOFTOP WATER LOUNGE



OUTDOOR GYM & TRACK



BASKETBALL COURT



OUTDOOR DINING & BBQ



PARTY ROOMS



MEDIA ROOMS



TOWER LIVING ROOM, KITCHEN, DINING



ENSUITE



TERRACE

A series of 4 interconnected, finely appointed residences.

Y9825 is the 2nd development in The Yonge Series along one of the city's most bustling corridors. Situated on the corner of Yonge Street and Major Mackenzie Drive in Richmond Hill, Y9825 boasts 452 units across 22 storeys, with both condo and townhouse options to suit your lifestyle.

Warm and modern with hotel-style interior design by Truong Ly Design, as well as a uniquely striking architectural presence by Wallman Architects, Y9825 was conceived to enable its residents to truly make the most of the world class city in which we live.



Rudy Wallman
WALLMAN ARCHITECTS



Truong Ly
TRUONG LY DESIGN

MORE THAN JUST A RESIDENCE



Ypark

Metroview Developments has thoroughly invested in Richmond Hill, because it's an area we know and love. As part of our commitment to this incredible community, and as an integral part of life at Y9825, Metroview will design and construct YPark, a sprawling greenspace just outside your door, to be enjoyed as any great city park should.



Y-Fi

As part of our commitment to unparalleled connection, we've established a shared wifi, or Y-fi network, throughout all common areas in each building in The Yonge Series. So whenever you're near home, your phone knows it too. Metroview Developments and Rogers have partnered to provide you with exclusive Y-Fi connectivity already included in your maintenance fees.

ADDITIONAL PERKS & PRIVILEGES



SKYCITY WINDOWS

Skycity Windows is one of Canada's most innovative, reliable, energy efficient, and dynamic window systems, and allows residents to see the lives they envision, just a little more clearly. Designed to stand the test of time, these windows offer countless ways for your space to interpret the natural light around it. Skycity Windows is built for a seamless living experience when it comes to how residents interact with one of the most important, and often overlooked components of their home.



UPGRADES COME STANDARD

Metroview Developments prides itself in sourcing premium finishes for your suites. Upgrades come standard for The Yonge Series - rest assured that everything we're offering is always of top quality, in both design and durability.

CLIENT INCENTIVES

***Parking at \$55,000**
(Value of \$60,000)

Free Assignment**
(Plus legal fees)

Lease During Occupancy**
(Plus legal fees)

Capped Development Fees
1B, 1B+D, and 1B+F capped at
\$10,000 + HST

2 Bedroom and larger capped at
\$12,000 + HST

Occupancy Date: Fall 2025

**Maintenance Fee: \$0.60/sq. ft. Utilities Metered
Separately**

**440 sq.ft and larger are eligible for parking only.*

***Legal fee will apply and remains subject to Vendor approval.*

Please speak to Sales Representative for further 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.
September 14th, 2021.*

DEPOSIT STRUCTURE

\$5000 on signing

Balance to 5% in 30 days

2.5% in 90 days

2.5% in 180 days

2.5% in 270 days

2.5% in 365 days

5% on Occupancy

BROKER INCENTIVES

LIMITED TIME 4% COMMISSION*

2% UPFRONT

Metroview Developments will advance 2% of the Commissions within 60 days of the following terms:

1. 10% Deposit Cleared, including all post-dated cheques
2. Approved Mortgage Pre-Approval or Proof of Financing (satisfactory to Metroview Developments)
3. Brokerage Invoice Received
4. FINTRAC details such as Occupation/Employer, and 3rd Party Details provided (if applicable)

THE REMAINING 2% WILL BE PAID ON FINAL CLOSING

Within sixty (60) days following the title transfer date.

SALES PROCEDURE

1. Worksheets should be completed for your Purchaser. Your Purchaser's photo ID must also be included with your worksheet (both sides of the Driver's License). Please email to Y9825@bakersales.info

You will be contacted by one of our sales representatives to confirm your unit and details of your DocuSign deal.

2. DocuSign will be released to your client for signatures once we have confirmation of the following:
 - a. Completed worksheet
 - b. Government issued photo ID
 - c. Received bank draft or cheque for initial deposit.

3. Once DocuSign is released to your client, our sales representative or administrator will provide further instructions on the procedure.

4. Please visit our Baker portal for renderings and assets:
<https://mybaker.bakerrealtypartners.com/projects/y9825-coming-soon/>

PLEASE NOTE: THE VENDOR WILL NOT BE EXECUTING YOUR DEAL UNTIL WE HAVE CONFIRMATION OF THE INITIAL DEPOSIT.



Nikki Rad
BROKER

Email: nikkirad@bakersales.info
Phone: 416-414-7944



Thai Trang
SALES REPRESENTATIVE

Email: thaitrang@bakersales.info
Phone: 416-315-8110

Thank You

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