



Daniels FirstHome™ Keelesdale Phase 3

Price List  
MID-RISE CONDOMINIUMS

Vendor Reserves the right to increase prices, at any time, without notice.

**ONE BEDROOM with ONE BATHROOM**

MODEL	APPROX. SQ.FT.	APPROX. OUTDOOR SQ.FT.	BUILDING AVAILABILITY	PRICES FROM
Model 1A	504	65	J, M	\$595,900
Model 1D	521	68	J, M	\$622,900
Model 1B	518	140	M	\$630,900
Model 1E	550	64	J, M	\$653,900
Model 1F(BF)	552	65	J, M	\$665,900

**ONE BEDROOM plus DEN with ONE BATHROOM**

MODEL	APPROX. SQ.FT.	APPROX. OUTDOOR SQ.FT.	BUILDING AVAILABILITY	PRICES FROM
Model 1D+D	619	63	J, M	\$721,900
Model 1C+D-T	630	93	M	\$730,900

**TWO BEDROOM with TWO BATHROOMS**

MODEL	APPROX. SQ.FT.	APPROX. OUTDOOR SQ.FT.	BUILDING AVAILABILITY	PRICES FROM
Model 2A	713	68+65	M	\$806,900
Model 2C	742	50	J, M	\$848,900
Model 2F	763	82+65	J, M	\$854,900
Model 2G-T (I)	776	67	J, M	\$860,900
Model 2E	762	61+50	J, M	\$863,900
Model 2J	790	66	J, M	\$876,900
Model 2K (BF)	795	63	M	\$893,900
Model 2R (BF)	808	138	J	\$920,900
Model 2S (BF)	808	70+65	J	\$921,900

**THREE BEDROOM with TWO BATHROOMS**

MODEL	APPROX. SQ.FT.	APPROX. OUTDOOR SQ.FT.	BUILDING AVAILABILITY	PRICES FROM
Model 3B	999	83+64	J, M	\$996,900

**SUITES WITH A TERRACE**

MODEL	TYPE	SUITE NUMBER	APPROX. SQ.FT.	APPROX. OUTDOOR SQ.FT.	PRICES FROM
Model 1B-T (I)	1 BEDROOM / 1 BATHROOM	M-104	518	183	\$634,900
Model 1F-T (BF) (I)	1 BEDROOM / 1 BATHROOM	J-106	552	157	\$675,900
Model 1F+D-T (I)	1 BEDROOM PLUS DEN / 1 BATHROOM	M-106	629	117	\$738,900
Model 2B-T (II)	2 BEDROOMS / 2 BATHROOMS	J-108	727	378	\$841,900
Model 2B-T (I)	2 BEDROOMS / 2 BATHROOMS	M-103	727	399	\$843,900
Model 2H-T (BF) (I)	2 BEDROOMS / 2 BATHROOMS	J-110	780	148	\$869,900
Model 2H-T (BF) (I)	2 BEDROOMS / 2 BATHROOMS	M-101	780	140	\$869,900
Model 2D-T (I)	2 BEDROOMS / 2 BATHROOMS	M-105	771	162	\$873,900
Model 2M-T	2 BEDROOMS / 2 BATHROOMS	M-501	784	455	\$912,900
Model 2S-T (BF)	2 BEDROOMS / 2 BATHROOMS	J-105	808	253	\$926,900
Model 2R-T (BF)	2 BEDROOMS / 2 BATHROOMS	J-107	808	256	\$926,900
Model 2X	2 BEDROOMS / 2 BATHROOMS	J-109	852	142+64	\$974,900
Model 2X	2 BEDROOMS / 2 BATHROOMS	M-102	852	142+64	\$974,900
Model 3A-T *	3 BEDROOMS / 2 BATHROOMS	M-502	973	571+64	\$993,900
Model 3C (BF)	3 BEDROOMS / 2 BATHROOMS	M-107	1,143	229	\$1,117,900
Model 3C (BF)	3 BEDROOMS / 2 BATHROOMS	J-104	1,143	325	\$1,127,900

All interior finishing packages have been carefully selected by the Daniels Décor Team. Finishing packages are pre-selected. Please speak to a Sales Representative for more information.

## Parking

\$69,000

Parking available to purchase for all units except  
Model 1A, Model 1B, Model 1B-T(I) and Model 1D suites

## Locker

\$7,500

Limited opportunity, available on a first-come, first-served basis

## 10% Deposit

Initial deposit of **\$7,500**  
the balance of **5%** in **30** days  
**5%** in **180** days

Please make deposit cheques payable to  
"BRATTYS LLP in TRUST"

## Taxes

Estimated at approximately 1% of purchase price

**H.S.T. included for all owner-occupied suites.**  
**For investor purchases please see  
a sales representative**

## Capped Closing Costs

1 Bedroom and 1 Bedroom + Den: \$10,500 + HST  
2 Bedroom and 3 Bedroom: \$13,500 + HST

\*Does not include the Tarion Enrolment Fee, HCRA fee, initial reserve fund contribution and realty taxes

## Maintenance Fees

1 Bedroom: \$327 / month  
1 Bedroom + Den: \$342 / month  
2 Bedroom: \$357 / month  
3 Bedroom: \$387 / month

Hydro and Gas are individually metered.

## Maintenance Fees Include

### Shared Facilities

Repairs and maintenance to shared amenities  
Maintenance and environmental monitoring of open space  
(lands to the east of building J, Blocks 6, 8, 9)  
Maintenance, repairs, and cleaning of shared systems areas

(fire/life safety, waste management, underground parking, sump pump, irrigation, emergency generators, elevators, etc.)

Snow clearing and landscaping

Groundwater discharge

## Operating Expenses

Utilities (gas and hydro for common areas and all water)  
Repairs and maintenance, corridor carpet cleaning, window cleaning  
Contracts (cleaning, HVAC maintenance, elevator, pest control, garbage chute)

## Administration

Property Management to maintain the Corporation's records, maintain and repair common elements, enforce the Corporation's rules and by-laws, and address resident concerns.

Cost of insurance, legal and audit fees, and miscellaneous printing and stationery supplies.

## Reserve Fund

Contribution to reserve fund and reserve fund study

## Locker Maintenance Fee

\$25 / month

## Parking Maintenance Fee

\$40 / month

**OCCUPANCY COMMENCING APRIL 2024**

**DiamondCorp** **Daniels** **KILMER GROUP**  
love where you live™

Note: Actual usable floor space may vary from the stated floor area.

\*Please see a Sales Representative for details.

All prices, specifications, incentives, figures and materials are subject to change without notice. E.&O.E. July 06, 2022  
**EXCLUSIVE LISTING BROKERAGE: THE DANIELS REALTY CORPORATION, BROKERAGE. Brokers Protected.**  
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