

EXCLUSIVE TO OUR PLATINUM BROKERS FREQUENTLY ASKED QUESTIONS

ABOUT THE PROJECT

PRESENTATION CENTRE LOCATION:

30 Zorra Street, Etobicoke, Ontario, M8Z 4Z7

BUILDING ADDRESS:

36 Zorra Street, Etobicoke, Ontario

DEVELOPER:

Altree Developments and EllisDon Capital

ARCHITECT:

Graziani & Corraza

INTERIOR DESIGN:

U31

PROPERTY MANAGEMENT COMPANY

Cross Bridge

PROJECT LAWYER

MINDEN GROSS LLP IN TRUST

NUMBER OF STORIES:

Total 35 storeys + mechanical penthouse.

NUMBER OF CONDOMINIUM SUITES:

459

CRITICAL DATES

ANTICIPATED CONSTRUCTION START DATE:

APRIL 2020

TENTATIVE OCCUPANCY DATE:

JUNE 2023

MAINTENANCE FEES

MONTHLY MAINTENANCE FEES

\$0.55/sq.ft for 2-level units on ground floor and \$0.59/sq.ft. on all other suites. Maintenance fees exclude hydro, water, cable and internet).

PARKING MAINTENANCE FEES

\$54.94 per month

LOCKER MAINTENANCE FEES

\$11.72 per month

E & O September 9, 2019. All information is subject to change. All information is as per plan.
Please consult a Sales Representative for further details.

Kathleen Chapman | Audrey Lew | Rose Nguyen | Jenny Bui

30 Zorra Street, Toronto, ON M8Z 4Z7

T: 416-901-5711 E: info@thirtysixzorra.com



PLATINUM DEPOSIT STRUCTURE

DEPOSIT STRUCTURE (CANADIAN RESIDENTS):

\$5,000 Bank draft on signing

Balance to 5% in 30 days

5% in 180 days

2.5% in 365 days

2.5% in 548 days

2.5% in 730 days

2.5% February 6, 2023

INTERNATIONAL DEPOSIT STRUCTURE:

\$10,000 Bank Draft on signing

Balance to 10% in 30 days

10% in 180 days

10% 365 days

5% in 548 days

GENERAL INFORMATION

NUMBER OF PARKING SPACES

311 Regular Parking Spots + 78 Electric Vehicle Parking Spots

68 Visitor Spots

8 Car Share Spots

NUMBER OF LOCKERS

373

NUMBER OF BICYCLE PARKING

312 Residential Bicycle Parking Spots and 32 Visitor Spots

NUMBER OF ELEVATORS

4

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PROCEDURES

ARE NAME CHANGES ALLOWED?

No

ARE ASSIGNMENTS ALLOWED?

Yes – after 90% sold with Developer approval

DO YOU HAVE THE RIGHT TO LEASE DURING INTERIM OCCUPANCY?

Yes

CAN PURCHASERS BUY MULTIPLE UNITS UNDER THE SAME NAME?

No, only one per name and two per household

CAN PURCHASERS PURCHASE UNDER A CORPORATION?

Yes, but the Agreement of Purchase and Sale must also include the owner's name. Articles of Incorporation required.

ARE PURCHASERS REQUIRED TO PROVIDE MORTGAGE APPROVALS?

Yes-firm approvals are required in the 10 days.

ABOUT FEATURES AND FINISHES

WHEN DOES THE PURCHASER CHOOSE COLOURS AND FINISHES?

Approximately one year prior to occupancy

CAN PURCHASERS MAKE CHANGES TO THE FLOOR PLAN?

No

STRUCTURE/BUILDING INFORMATION

WHAT ARE THE CEILING HEIGHTS?

Floors 1-6 are 8'6", Floors 8-35 are 9', smooth finish.

WHAT IS THE HEATING AND COOLING SYSTEM?

Individually controlled seasonal heating and air conditioning. See agreement and condominium documents for full details.

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