



# wellesley

ON THE PARK

It's time for something different. Introducing 11 Wellesley on the Park. Not only are you living in the centre of endless choice of shopping, dining, art, theatre and education, but you also will be living in a landmark condominium community on a lush and abundant city park. Steps to the subway in the heart of Toronto, on Wellesley between Bay & Yonge, you can coexist with the simplicity of nature. It's a magnificent refuge that links the electricity of city living with the beauty of a substantial and spectacular park setting. Landscaped with pathways and flower gardens, the 1.6-acre park offers inspiring experiences and social gathering spaces. A place to relax, refresh and recharge, the park elevates 11 Wellesley to a one-of-a-kind destination in the city. Live Well!

## LUXURY SUITE FINISHES & FEATURES

A true architectural landmark, 11 Wellesley's sculptural design will be a 60 storey residential tower with retail and office on the lower levels. Arrive home and drive into a grand curving porte cochere driveway. 24-hour concierge will welcome guests and direct them to the lobby lounge which is airy and bright with finishes that integrate nature and life. Other Munge Leung designed amenities include a party room with outdoor terrace, equipped fitness centre and spa facility with hot tub, wet and dry sauna, cold plunge pool, change rooms and relaxing lounge and an indoor swimming pool which opens up to a magnificent outdoor lounge area. Boardroom and a Theatre room are also among the amenities offered. Features include engineered hardwood flooring in living dining, kitchen and den areas, marble, porcelain or ceramic tiles in bathrooms; Munge Leung-designed kitchens with granite countertops, ceramic tile backsplash, integrated and stainless steel appliances. Live Well!

<u>TYPE</u>	<u>PRICE FROM</u>
STUDIOS	\$199,900
ONE BEDROOM	\$290,900
ONE BEDROOM + DEN	\$344,900
2 BEDROOM	\$472,900
2 BEDROOM + STUDY	\$495,900
3 BEDROOM / 2 BEDROOM + DEN	\$589,900

**Deposit Structure:** \$2,000 with the offer  
 Balance to 5% in 30 days  
 5% in 90 days  
 5% in 210 days  
 5% in 365 days

**Projected Occupancy Date:** June 2018  
**Estimated Taxes:** Approx. +/- 1% of Purchase Price  
**Maintenance:** Approx: \$0.59 /s.f. + Hydro & Water  
**Parking:** (Available for suites 575 sq. ft or larger in the Tower) \$50,000  
**Locker:** \$5,000

### Opening Sales Team

Kenn Mukherjee    Debbie Roy    Elizabeth Cho    Carol McCague    David Lin

Prices and specifications are subject to change without notice. Off Shore Deposit is 35% in 365 days. \$5000 with the offer, balance to 7.5% in 30 days, 7.5% in 90 days, 7.5% in 210 days, 5% in 365 days.  
 Please speak to Sales Representative for Details. E. & O.E. May 1, 2014



# **PLATINUM VIP BROKER**

## **CLIENT PROMOTION**

**OPENING PRICES**

**\$2000 CASH OFF**

## **SPECIAL UPGRADE PACKAGE**

**Caesar stone kitchen countertop  
Under cabinet valance lighting  
Marble counter in 2<sup>nd</sup> bathroom  
Engineered hardwood in bedrooms**

**\$5000 OFF PARKING**

**\$0 Assignment fee**

**Deposit due in 365 days extended to 450 days**


**Discount entitles the purchaser to \$2000 OFF to be credited as an adjustment on final closing and is valid for any sales until May 24, 2014. NO EXCEPTIONS.** Only one bonus discount and upgrade certificate can be used per unit. Upgrade certificate expires June 30, 2014. Certificates, promotions can only be used by the salesperson to whom it is issued or by his client. All promotions may be changed and/or cancelled at any time without notice. Please speak to Sales Representative for details. E. & O. E. May 1, 2014.

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1	2310	Bedford Park	\$239,900
2	2301	Stanley Park	\$328,900
3	2303	High Park	\$384,900
4	2307	Cullen Park	\$392,900
5	2302	Lincoln Park	\$484,900
6	2308	Queens Park	\$507,900
7	5612	Bryant Park	\$261,900
8	5613	City Park	\$352,900
9	5604	Griffith Park	\$443,900
10	5606	Jasper Park	\$440,900
11	5611	Balboa Park	\$445,900
12	5605	Central Park	\$651,900

11 WELLESLEY STREET W., TORONTO, ON M4Y 1E8



**RIGHT AT HOME**  
RIGHT AT HOME REALTY INC. BROKERAGE  
**WENDY WEN**  
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Mississauga, ON: L5S 1X2

VIP Agent  
www.homewendy.com



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1	3712	Bryant Park	\$237,900
2	3713	City Park	\$325,900
3	3704	Griffith Park	\$418,900
4	3706	Jasper Park	\$411,900
5	3711	Balboa Park	\$418,900
✓ 6	3705	Central Park	\$626,900

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