

90%
SOLD

UPPER VISTA MUSKOKA IV
AVAILABILITY PRICE LIST



UPPER VISTA

LUXURY HOMES ON THE MUSKOKA RIVER

SUITE	MODEL	BEDS & BATHS	INTERIOR SF	EXTERIOR SF	VIEW	PRICE
103	WHITE SPRUCE	1 Bed + 1 Bath + 1 Den	555	BALCONY 82	E	\$539,900
116	WHITE BIRCH	1 Bed + 1 Bath + 1 Den	564	PATIO 140	N	\$539,900
118	ARBOUR	1 Bed + 1 Bath	567	PATIO 140	N	\$539,900
204	BALSAM FIR	1 Bed + 1 Bath	550	BALCONY 47	N	\$539,900
206	WHITE SPRUCE	1 Bed + 1 Bath + 1 Den	555	BALCONY 82	E	\$539,900
214	ARBOUR	1 Bed + 1 Bath	567	BALCONY 98	S	\$559,900
217	WHITE SPRUCE	1 Bed + 1 Bath + 1 Den	555	BALCONY 82	W	\$539,900
219	WHITE BIRCH	1 Bed + 1 Bath + 1 Den	564	BALCONY 95	N	\$539,900
303	ASPEN	1 Bed + 1 Bath + 1 Den	567	BALCONY 96	N	\$539,900
304	BALSAM FIR	1 Bed + 1 Bath	550	BALCONY 47	N	\$539,900
320	ASPEN	1 Bed + 1 Bath + 1 Den	567	BALCONY 96	N	\$539,900
319	WHITE BIRCH	1 Bed + 1 Bath + 1 Den	564	BALCONY 95	N	\$539,900
PH04	BALSAM FIR	1 Bed + 1 Bath	550	BALCONY 47	N	\$549,900

MORTGAGE PAYMENT TOP UP

\$1,000 PER MONTH FOR **2 Years**

OFFER ENDS MARCH 31ST

LIMITED TIME INCENTIVES

- Free Assignment
- Capped Development Charges
\$10,000 for 2 Bedroom
\$8,000 for 1 Bedroom
- Reduced Pricing:
Parking, Locker & Bike Storage
- Right to Lease During Interim Occupancy

DEPOSIT STRUCTURE:

\$10,000 On Signing
Balance to 5% in 30 Days
2.5% in 180 Days
2.5% in 365 Days
2.5% in 450 Days
2.5% in 540 Days
5% On Occupancy

PARKING

~~\$40,000~~ \$30,000

SECOND PARKING

~~\$30,000~~ \$20,000

LOCKER

~~\$8,000~~ \$5,000

BIKE STORAGE

~~\$3,500~~ \$2,500

Please send worksheets through link:

<https://uppervistamuskota.ca/brokerportal/>

Occupancy Commencing: Summer 2025

Taxes: Estimated at approx. 1% of Purchase Price

Maintenance Fees: Estimated at approx. \$0.55/sf
Surface Parking \$40/m



Telephone: 647-501-2345



Email: info@evertrustdevelopments.com

Deposits Payable to: **Bresver, Grossman, Chapman & Habas LLP, In Trust**

All rescission of agreements must be sent to the developer's lawyer MChajes@bgchlaw.com and copy info@evertrustdevelopments.com. Do Not Send to Sales Team.

Jerry • Sales Manager

416.540.2113

sales@evertrustdevelopments.com

Michael • Sales Representative

647.295.5168

Michael.Celenza@evertrustdevelopments.com

Andrew • Sales Representative

647.300.2168

Andrew.Celenza@evertrustdevelopments.com

*The Vendor shall offer a Mortgage Payment Top Up incentive of one thousand dollars per month (\$1,000 per month) on a maximum mortgage amount of four hundred thousand (\$400,000.00) dollars, for a period of two (2) years following the title transfer date (hereinafter referred to as the "Mortgage Top Up"). This Mortgage Top Up incentive is worth a maximum amount of TWENTY-FOUR THOUSAND (\$24,000.00) DOLLARS. This exclusive incentive is agreed to by the Vendor to help offset the Purchaser's monthly interest costs occasioned by the current mortgage rates being offered. The Mortgage Top Up incentive will be issued by way of cashback on the title transfer date, and it is intended to help reduce the monthly interest that Purchasers are paying on their mortgage financing. The terms of a Purchaser's mortgage may restrict or limit the amount of any incentive that may be paid by Vendor or may otherwise not permit the Purchaser to receive the incentive, and/or the incentive may affect the amount of mortgage for which a Purchaser may be eligible. All mortgages are subject to approval of the borrower's credit by their lender. This is not an offer to lend nor an offer to enter into an interest rate discount agreement which can only be made in writing. Purchaser must qualify for financing without regard to the program. The Vendor, in its sole discretion, may, at any time, without notice to any party, may delete, change or modify any promotion or incentives. Consult your own sales representative or relevant professional. No representation or warranty, express or implied, is made herein and no reliance should be made in any way. Terms and conditions apply.

Note: All areas and stated room dimensions are approximate. Actual living area will vary from floor area stated. Please see a sales representative for details. Subject to availability. Lot Premiums may apply. Pricing and availability above are subject to change without notice. E. & O.E. *The Vendor shall offer a mortgage rate buydown incentive of three percent (3%) on a maximum mortgage amount of four hundred thousand (\$400,000.00) dollars, for a period of two (2) years following the title transfer date (hereinafter referred to as the "Mortgage Buydown"). This Mortgage Buydown incentive is worth a maximum amount of TWENTY-FOUR THOUSAND (\$24,000.00) DOLLARS. This exclusive incentive is agreed to by the Vendor to help offset the Purchaser's monthly interest costs occasioned by the current mortgage rates being offered. The Mortgage Buydown incentive will be issued by way of cashback on the title transfer date, and it is intended to help reduce the monthly interest that Purchasers are paying on their mortgage financing. The terms of a Purchaser's mortgage may restrict or limit the amount of any incentive that may be paid by Vendor or may otherwise not permit the Purchaser to receive the incentive, and/or the incentive may affect the amount of mortgage for which a Purchaser may be eligible. All mortgages are subject to approval of the borrower's credit by their lender. This is not an offer to lend nor an offer to enter into an interest rate discount agreement which can only be made in writing. Purchaser must qualify for financing without regard to the program. The Vendor, in its sole discretion, may, at any time, without notice to any party, may delete, change or modify any promotion or incentives. Consult your own sales representative or relevant professional. No representation or warranty, express or implied, is made herein and no reliance should be made in any way. Terms and conditions apply. E. & O.E.

March 7, 2023