$600,000

- Condominium
- Open

LSQ 2 CONDOS

https://www.catherinenacar.ca

[es_single] I’m Interested In Buying Let’s talk next steps in your pre-construction buying journey. I’m here to answer any questions […]

Basics

Type: Condominium

Status: Open

Beds: 1-3

Baths: 1-2

Area: 480 - 1,110 Sq Ft

Builder Name: Almadev

Stories: 30

Units: 338

Local Amenities and Transportation

From cozy one-bedroom suites ideal for young professionals or students to spacious two and three-bedroom units perfect for families or investors, these condos cater to every need. Luxury amenities at this development feature indoor pools, hot tubs, saunas, open-air terraces, stylish lounges, and barbeque areas among others. Situated in the heart of North York, this pre-construction condo project is not just a residence but a smart investment. It blends into the dynamic, mixed-use neighborhood, offering a comfortable balance of city and residential life. As part of the development, there will be new roads, parks, retail spaces, and office buildings added simultaneously to promote community growth and generate new employment opportunities. With an impressive transit score of 71, proximity to key highways like the 401 and Don Valley Parkway, and access to multiple subway stations, you can effortlessly travel to Toronto's diverse attractions.

About The Builder

Behind this condo project is Almadev, a celebrated real estate developer known for innovative, award-winning communities and mixed-use properties in Canada and the United States. Since 1997, their focus has been on crafting spaces that align with homebuyers' aspirations and community dynamics. LSQ2 Living Condos is set to be a landmark development in the Sheppard Ave and Victoria Park area and is definitely an exceptional investment opportunity. For more information and to explore this opportunity further, please reach out to Catherine Nacar.

Deposit Structure

Deposit Structure(20%): Deposit Structure Units Under 850 sq ft
$10,000 upon signing
$20,000 in 30 days
Balance to 5% in 120 days
5% in 365 days
5% in 720 days
Additional 5% deposit due on occupancy

Deposit Structure Units Over 850 sq ft
$10,000 upon signing
$20,000 in 30 days
Balance to 5% in 120 days
5% in 365 days
5% in 900 days
Additional 5% deposit due on occupancy

Building Incentives

Current Incentives::
• Price Discount: 1 Bed plus Flex, 1 Bed plus Den: $8,000 Discount, 2 Bed: $12,000 Discount, 2 Bed plus Flex, 3 Bed: $15,000 Discount
• Capped Development Charges: 1 Bed: $14,500 and 2 Bed, 3 Bed: $17,500
• Parking: $75,000
• Electric Vehicle Parking plus Charger: $85,000 (All Parking Spaces Include EV Charging Station Rough-In. Units over 675sqft)
• Almadev Link: $62.15/Month (High Speed Internet and Smart Home Technology)
• Free Kitchen Island
• Free Flex Door
• Right to Lease During Occupancy
• Free Assignment

Amenities & Features

Amenities:
• Indoor pool
• Hot tubs
• Sauna
• Garden terrace
• Lounge area
• Barbeque area

Features:
• 9’ Ceilings
• Stacked washer and dryer
• Family-sized Kitchen in all units 900+ Sq Ft
• Stainless steel appliances
• Direct window exposure for every bedroom in unit