

# JOYA

ON THE QUEENSWAY

## INCENTIVES

### STUDIO - 1B+D UNITS

# \$50,000 IN SAVINGS!\*

\$25k Price Reduction\* & \$25k Credit On Closing\*

### 2B UNITS & LARGER

# FREE PARKING\*

### AGENTS RECIEVE

# 6% COMMISSION\*

### Plus!

**Free Assignment** (Value of \$5,000)

Legal fee applies

**Free Right to Lease During Occupancy** (Value of \$5,000)

Legal fee applies

**Deposit** \$7,500 with Offer and only 5% in 2024

**Locker** \$6,000

**Reduced Development Charges**

Studio - JR 2B - \$15,000

2B - 3B + Live work units and Townhomes - \$18,000

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## HOT LIST

SUITE	MODEL	BED	BATH	SIZE	VIEW	OUTDOOR	PRICE	DISCOUNTED PRICE
Studio / 1 Bed / 1 Bed + Den								
721	SA-T	Studio	1	336	N	Terrace	\$459,990	\$409,990
208	1Z	1 Bed	1	502	S	Balcony	\$561,990	\$511,990
1212	1E	1B	1	508	N	Balcony	\$652,990	\$602,990
919	1HD	1B+D	1	616	N	Balcony	\$730,990	\$680,990
Jr 2 Bed								
520	1H	JR Two*	2	531	N	Balcony	\$670,990	\$620,990
824	1L	JR Two*	1	548	E	Balcony	\$672,990	\$622,990
413	1R	JR Two*	2	585	N	Juliet	\$687,990	\$637,990
522	1JD	JR Two*	2	646	N	Balcony	\$745,990	\$695,990
708	1BD	JR Two*	1	541	W	Balcony	\$751,990	\$701,990
1203	1MD	JR Two*	2	587	S	Balcony	\$758,990	\$708,990
2 Bed / 3 Bed								
316	2Z-T	2B	2	739	NW	Juliet	\$790,990	1 Free Parking
318	2X	2B	2	662	N	Juliet	\$780,990	1 Free Parking
905	2BD	2B+D	2	798	S	Balcony	\$886,990	1 Free Parking
901	3F	3B	2	930	S	Balcony	\$1,021,990	1 Free Parking
Terrace Units								
722	1N-T	JR Two*	1	588	NE	Terrace	\$729,990	\$679,990
708	1BD-T	JR Two*	2	541	NW	Terrace	\$756,990	\$706,990
404	2BD-T	2B+D	2	798	SW	Terrace	\$896,990	1 Free Parking
711	2C-T	2B	2	665	SW	Terrace	\$896,990	1 Free Parking
713	2ED-T	2B+D	2	843	NW	Terrace	\$1,036,990	1 Free Parking
401	3F-T	3B	2	930	SE	Terrace	\$1,061,990	1 Free Parking
Multi-Gen Unit								
406	3J-T	3	3	1,094	SW	Terrace	\$1,263,990	1 Free Parking
507	3J	3	3	1,094	SW	Balconies	\$1,244,990	1 Free Parking
607	3J	3	3	1,094	SW	Balconies	\$1,245,990	1 Free Parking
414	3C-T	3	2	895	N	Terrace	\$1,113,990	1 Free Parking
515	3C	3	2	895	N	Balconies	\$1,114,990	1 Free Parking
615	3C	3	2	895	N	Balconies	\$1,115,990	1 Free Parking

### Extended Deposit Structure

\$7,500 on signing  
 Balance of 5% in 60 Days  
 5% on June 26 2025  
 5% on January 8 2026  
 5% on Occupancy (2027)

**Parking \$75,000 \$70,000** Currently available for units 591 sq.ft. and larger. All other units will be waitlisted.

**Locker \$7,000 \$6,000** Currently available for units 548 sq.ft. and larger. All other units will be waitlisted.

### Tentative Occupancy

Spring 2027

### Maintenance Fee

Approximately \$0.70/SF  
 (Excluding hydro & water)

**Cheques must be Payable to Robins Appleby LLP In Trust**

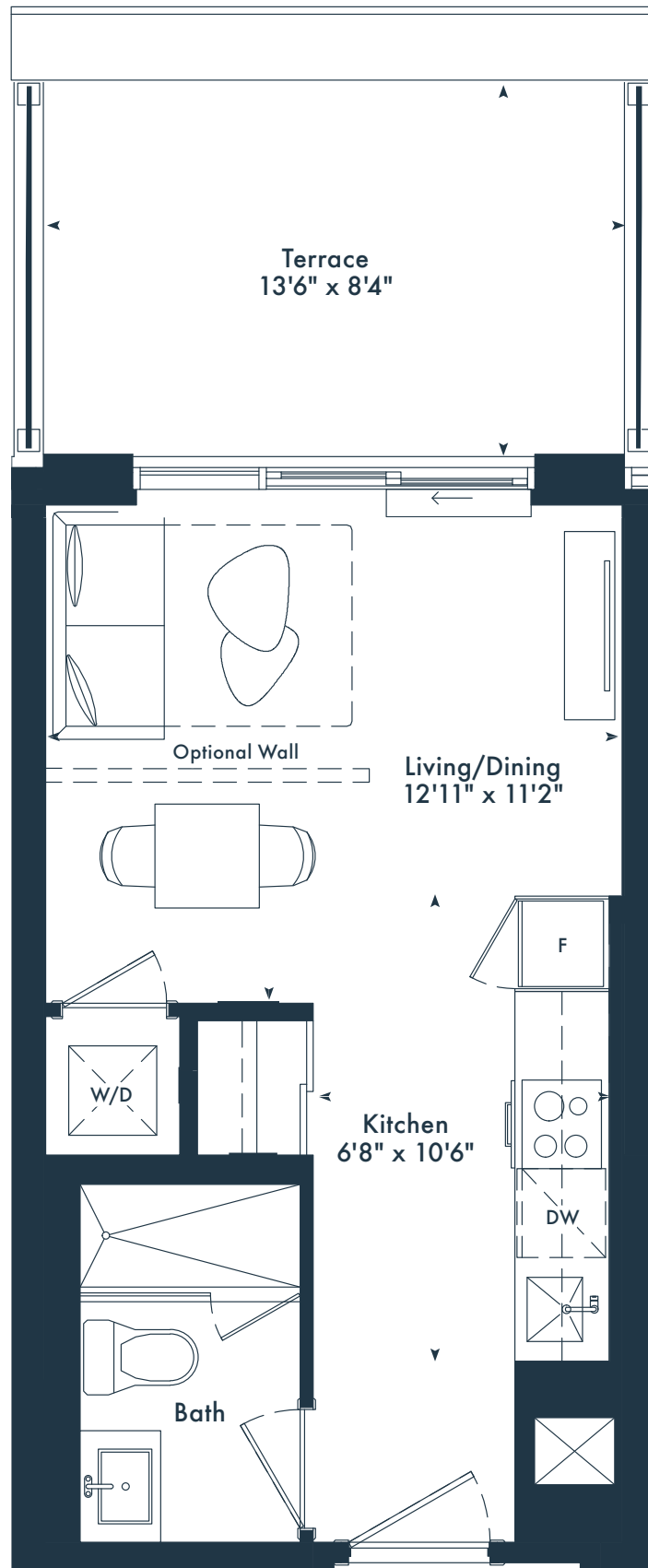
PRECON PLUS

# SA-T

Junior 1 bedroom  
1 bath  
336 SQ. FT.

# JOYA

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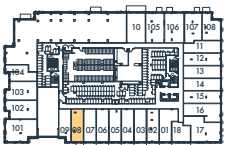
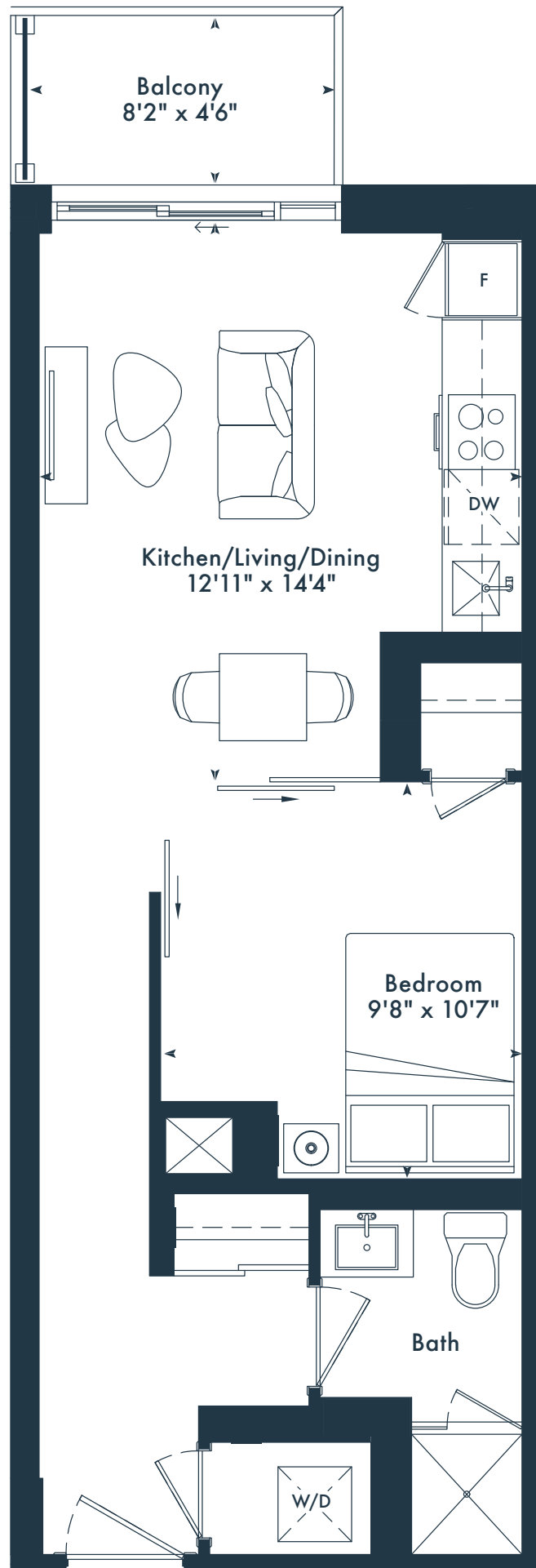
7TH FLOOR

# 1Z

1 bedroom  
1 bath  
502 SQ. FT.

# JOYA

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2ND FLOOR

# 1ZD

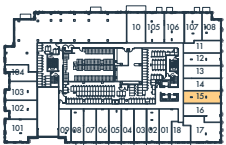
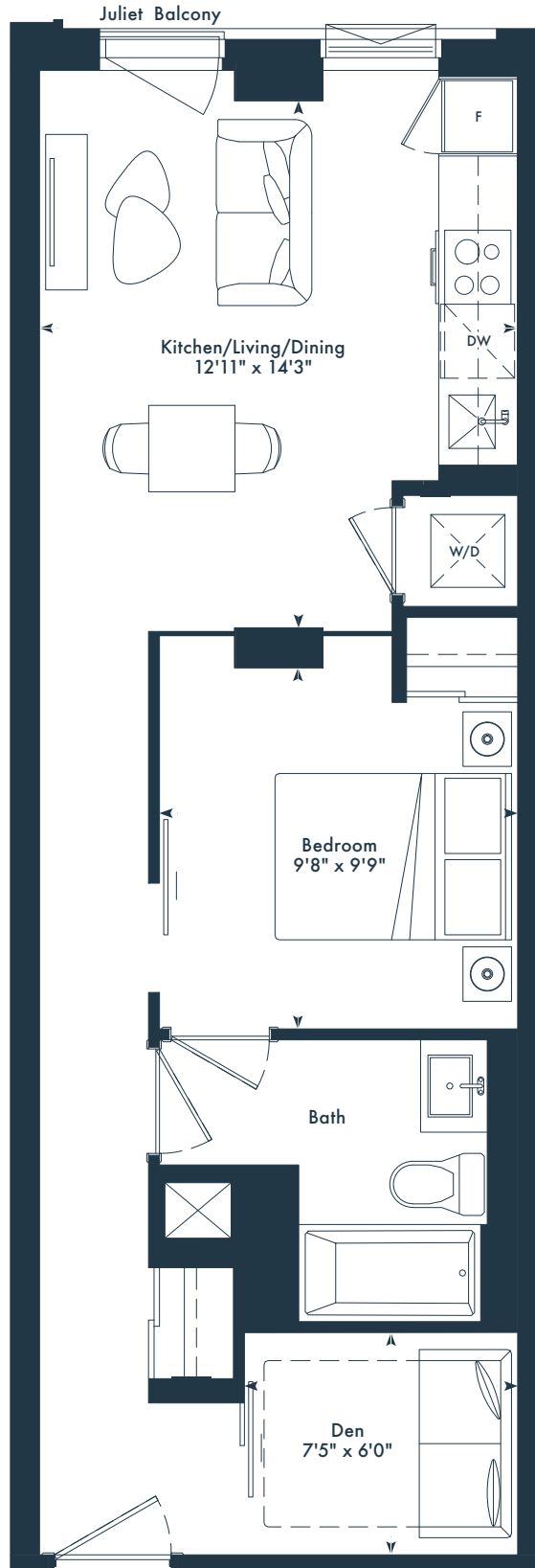
1 bedroom + den

1 bath

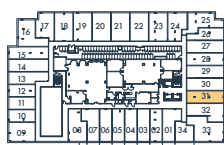
567 SQ. FT.

# JOYA

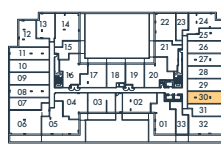
ON THE QUEENSWAY



2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH-6TH FLOOR

# 1E

1 bedroom  
1 bath  
508 SQ. FT.

# JOYA

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4TH FLOOR



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR



12TH FLOOR

MARLIN  
SPRING  
DEVELOPMENTS

g Greybrook

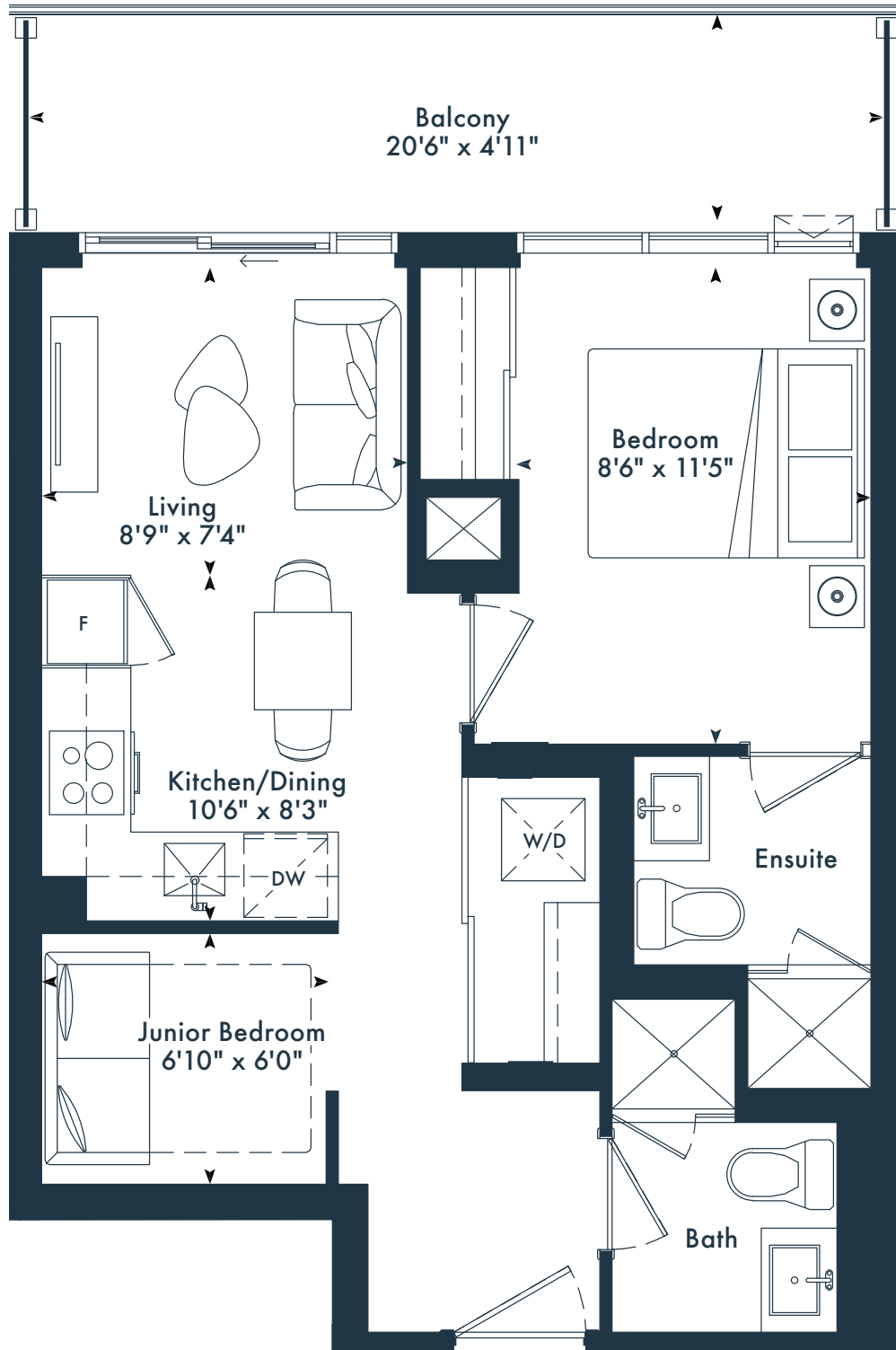
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# 1H

Junior 2 bedroom  
2 bath  
531 SQ. FT.

# JOYA

ON THE QUEENSWAY



4TH FLOOR



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR



12TH FLOOR

MARLIN  
SPRING  
DEVELOPMENTS

Greybrook

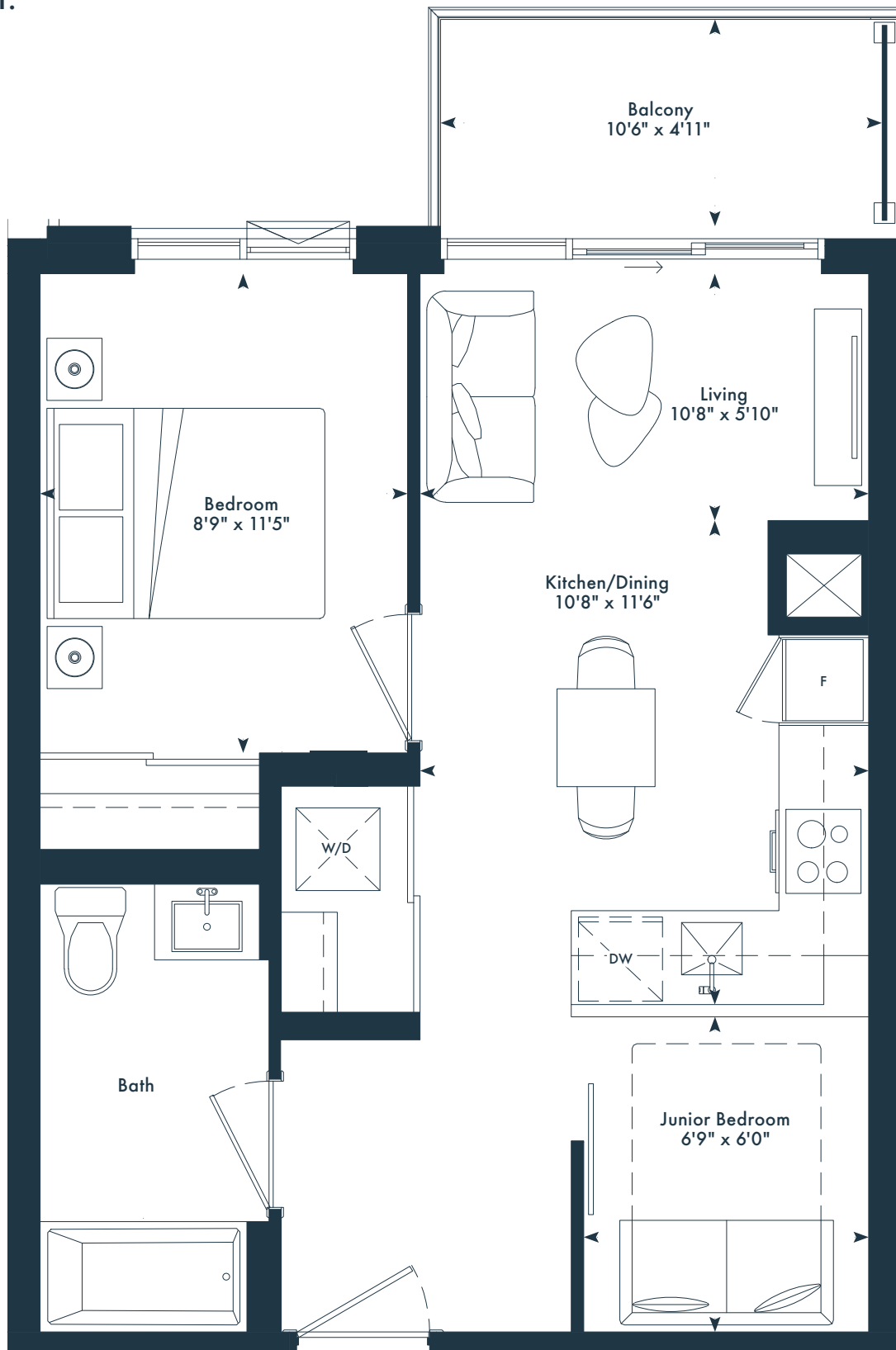
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# 1L

Junior 2 bedroom  
1 bath  
548 SQ. FT.

# JOYA

ON THE QUEENSWAY



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR

MARLIN  
SPRING  
DEVELOPMENTS

Greybrook

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# 1BD

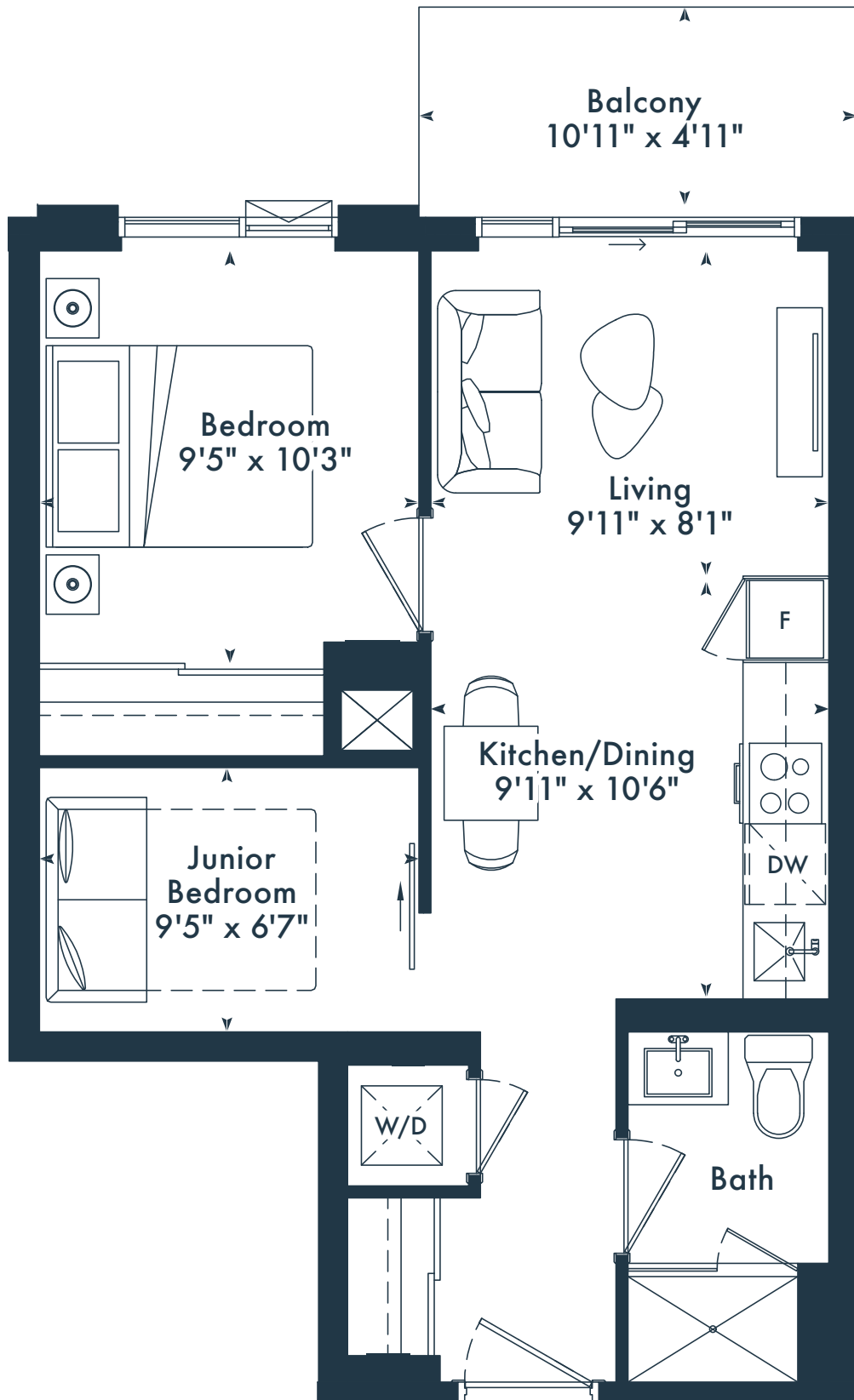
Junior 2 bedroom

1 bath

541 SQ. FT.

# JOYA

ON THE QUEENSWAY



8TH-9TH FLOOR



10TH FLOOR



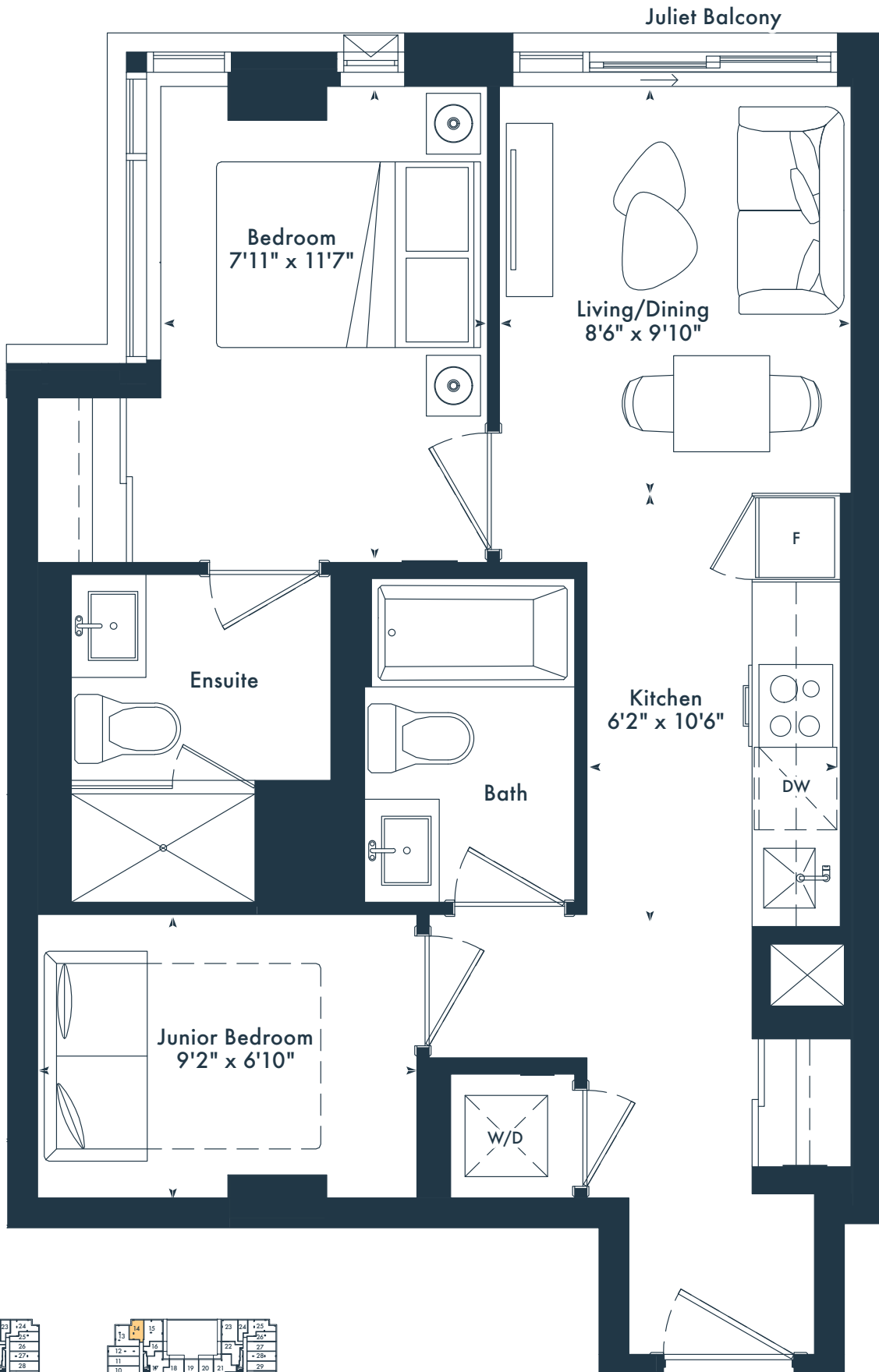
11TH FLOOR

# 1R

Junior 2 bedroom  
2 bath  
585 SQ. FT.

# JOYA

ON THE QUEENSWAY



4TH FLOOR



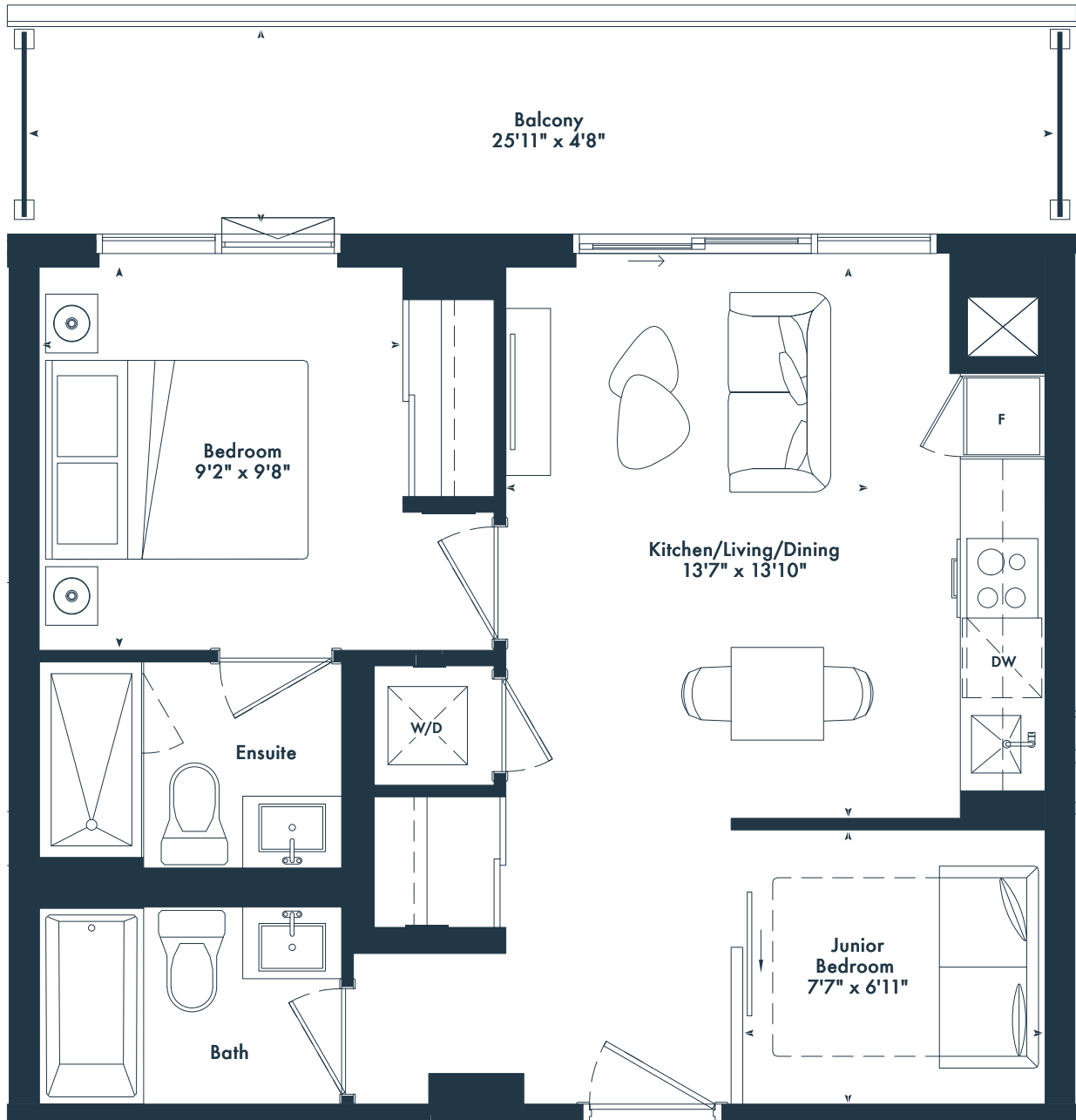
5TH-6TH FLOOR

# 1MD

Junior 2 bedroom  
2 bath  
587 SQ. FT.

# JOYA

ON THE QUEENSWAY



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR



12TH FLOOR

MARLIN  
SPRING  
DEVELOPMENTS

Greybrook

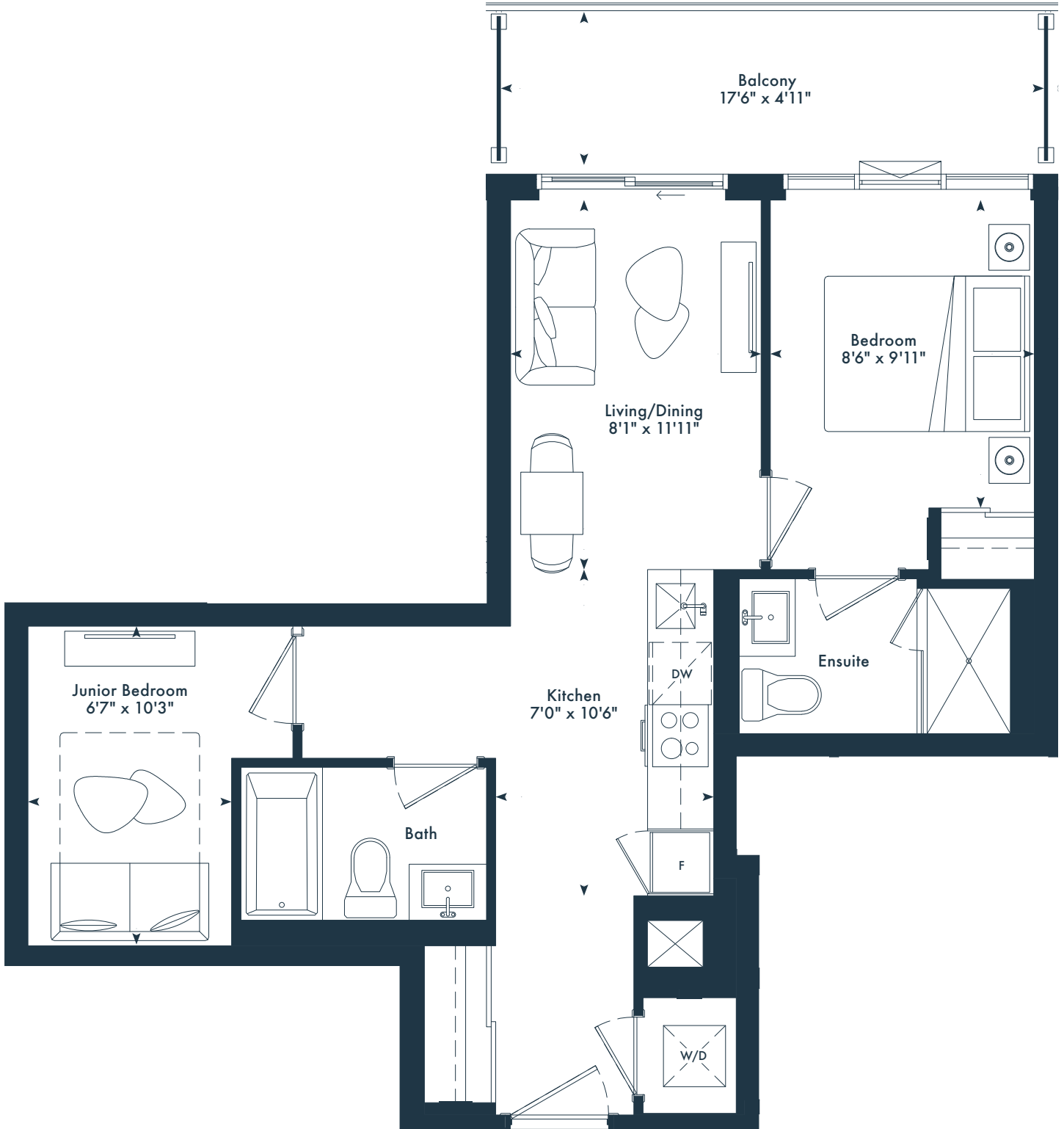
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# 1HD

Junior 2 bedroom  
2 bath  
616 SQ. FT.

# JOYA

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7TH FLOOR



8TH-9TH FLOOR

# 1JD

Junior 2 bedroom  
2 bath  
646 SQ. FT.

# JOYA

ON THE QUEENSWAY



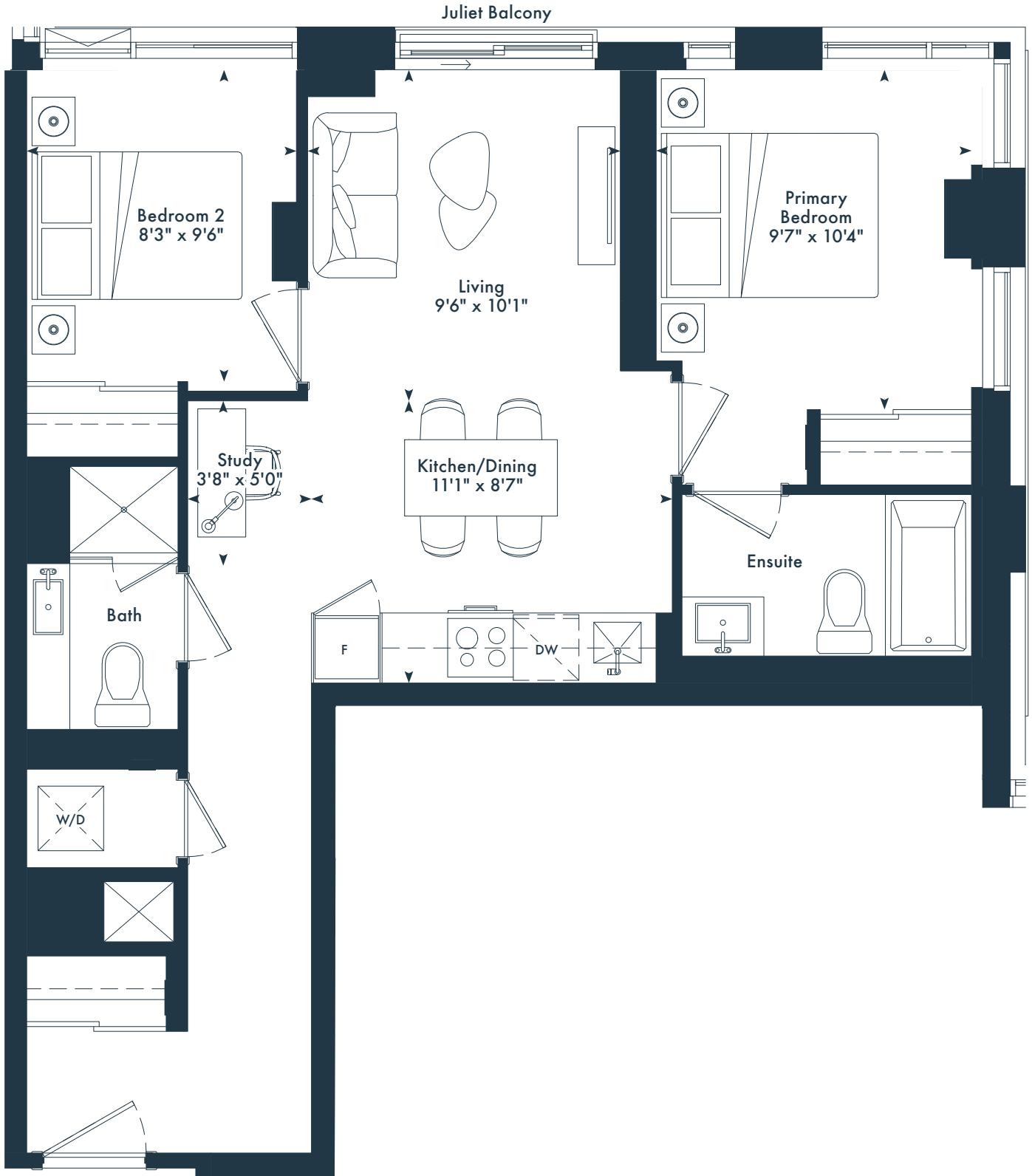
5TH-6TH FLOOR

# 2Z-T

2 bedroom  
2 bath  
739 SQ. FT.

# JOYA

ON THE QUEENSWAY



4TH FLOOR



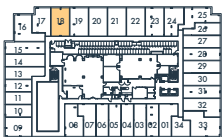
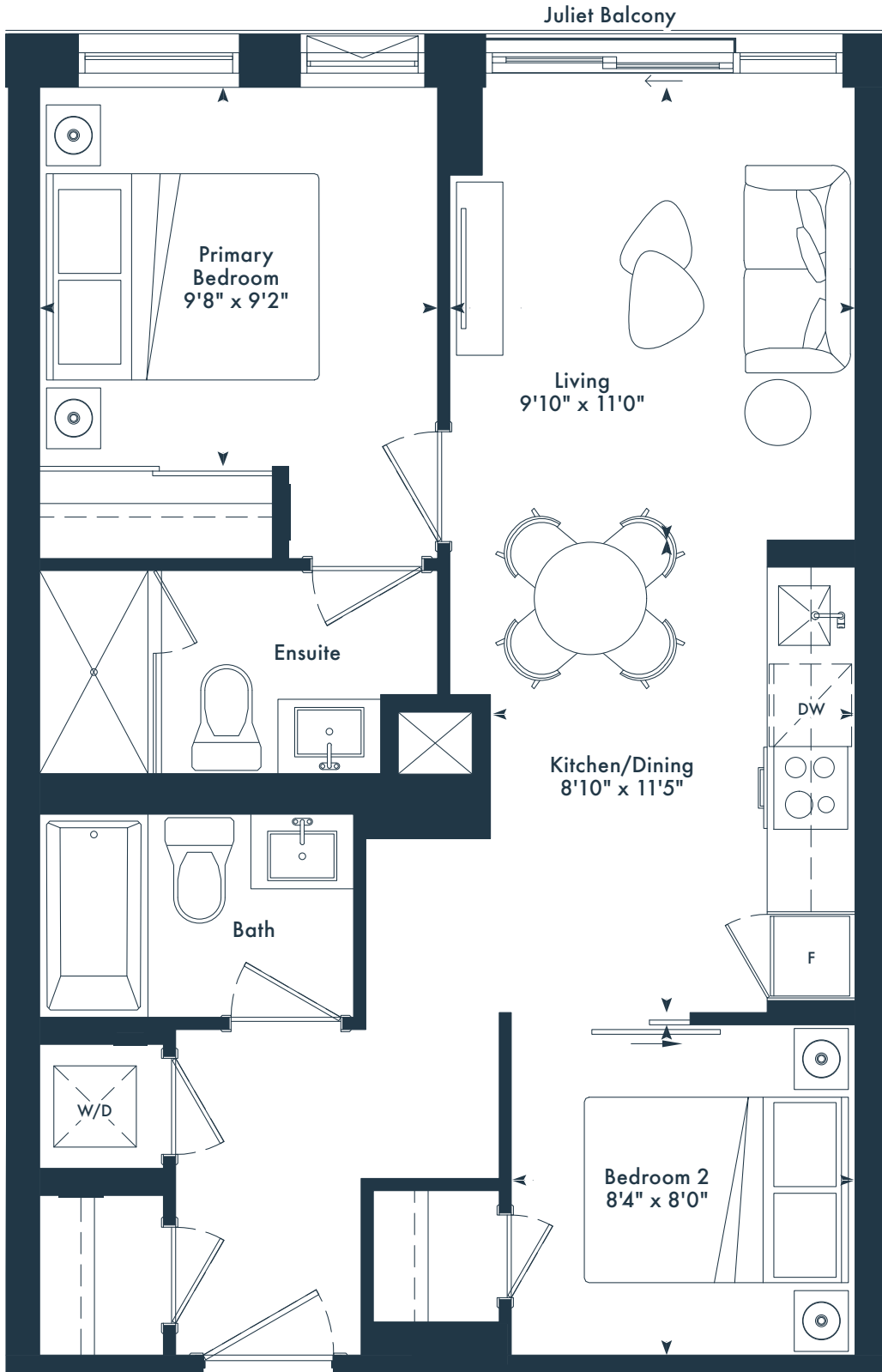
5TH-6TH FLOOR

# 2X

2 bedroom  
2 bath  
662 SQ. FT.

# JOYA

ON THE QUEENSWAY



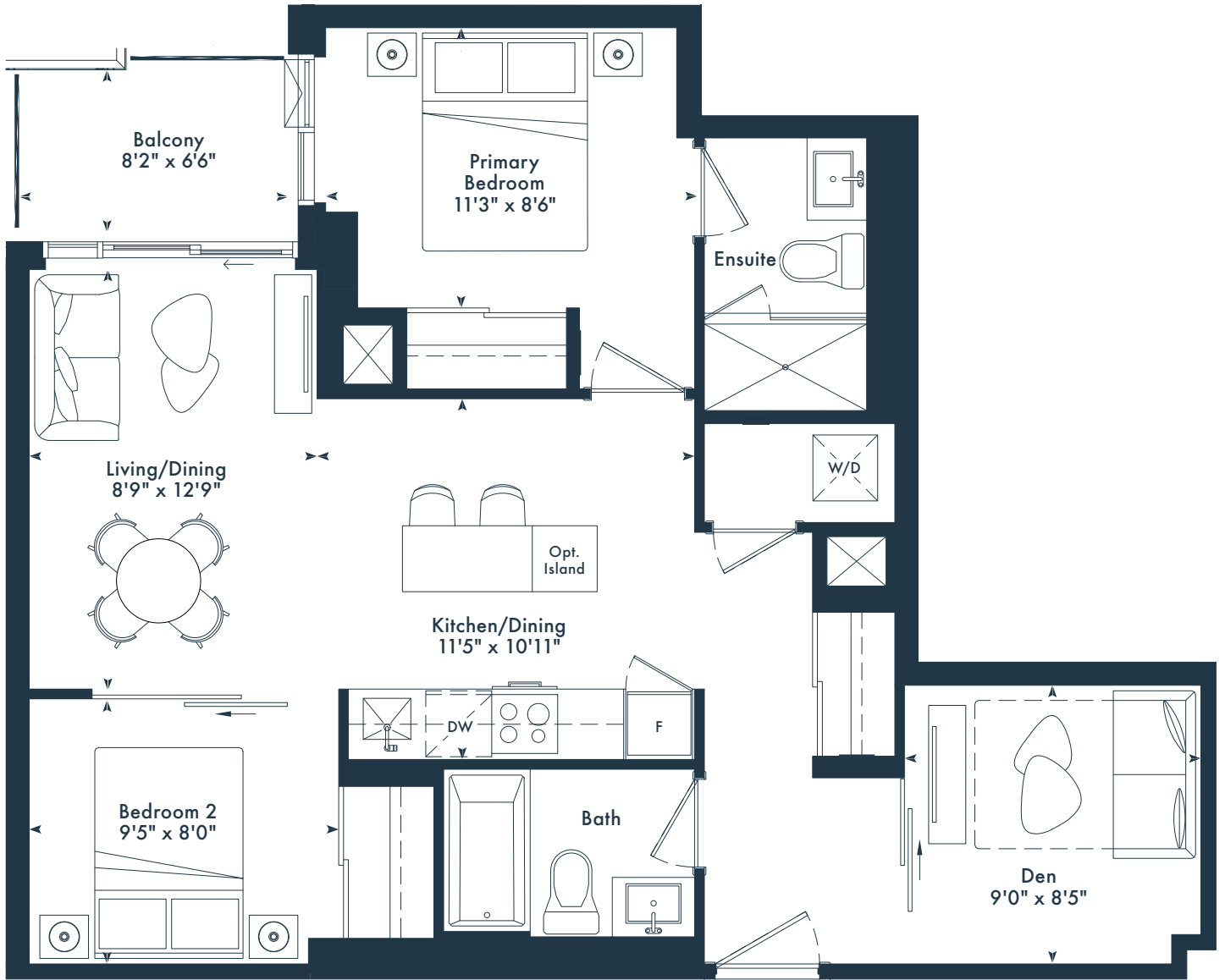
3RD FLOOR

# 2BD

2 bedroom + den  
2 bath  
797 SQ. FT.

# JOYA

ON THE QUEENSWAY



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR

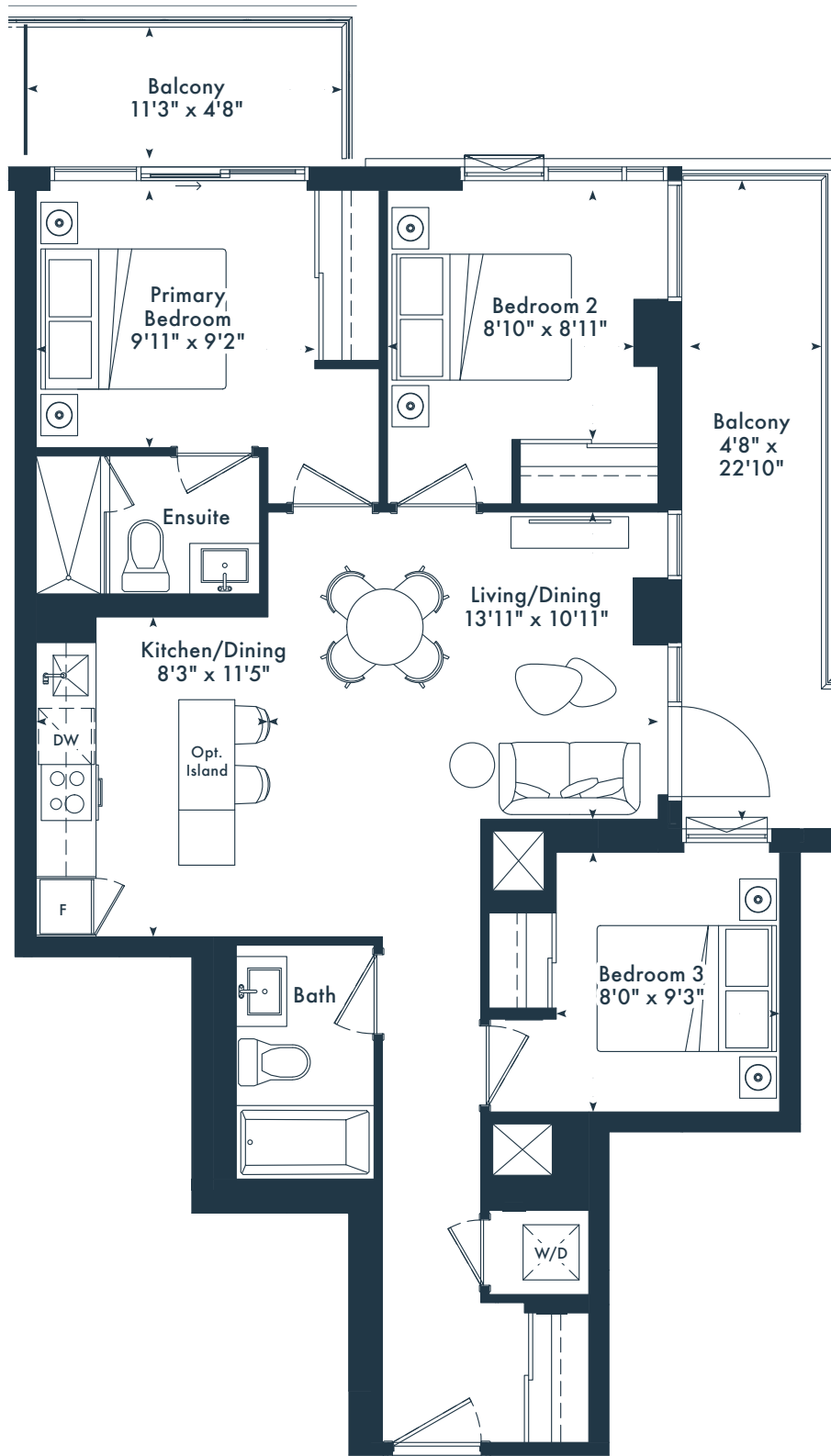


# 3F

3 bedroom  
2 bath  
930 SQ. FT.

# JOYA

ON THE QUEENSWAY



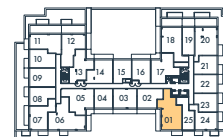
5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR



12TH FLOOR

MARLIN  
SPRING  
DEVELOPMENTS

Greybrook

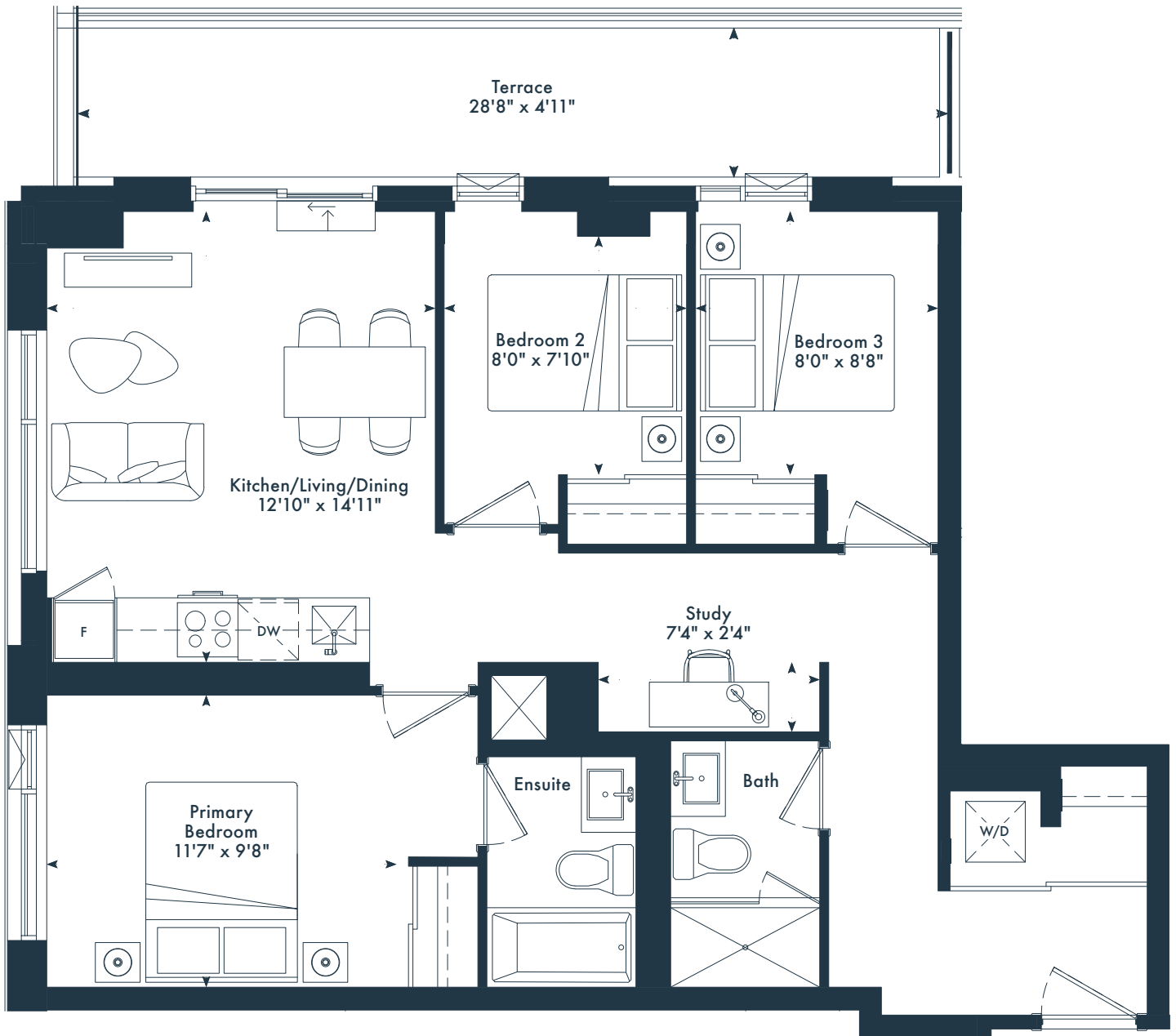
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# 3C-T

3 bedroom  
2 bath  
895 SQ. FT.

# JOYA

ON THE QUEENSWAY



4TH FLOOR

# 1N-T

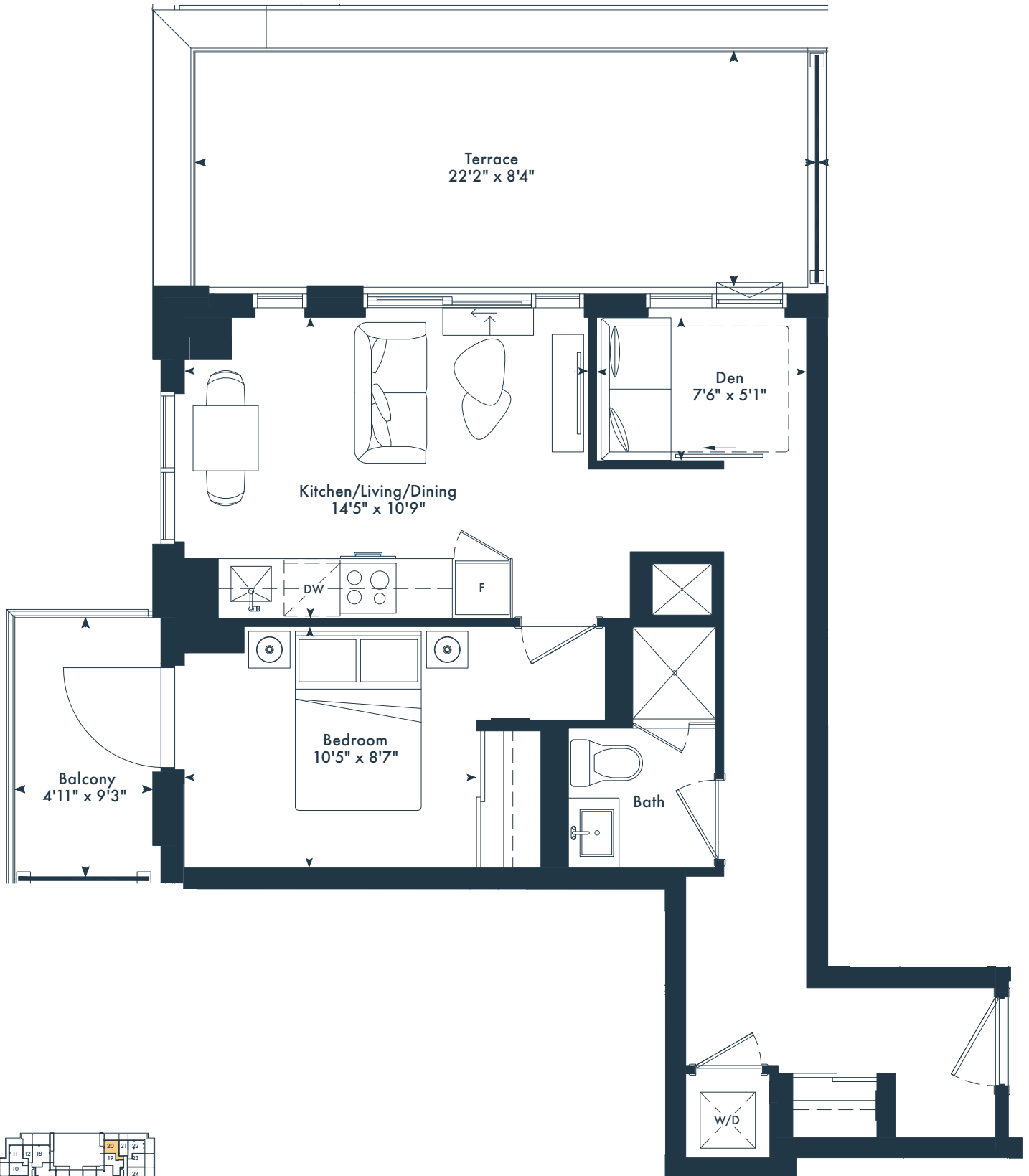
Junior 2 bedroom

1 bath

588 SQ. FT.

# JOYA

ON THE QUEENSWAY



7TH FLOOR

# 1BD-T

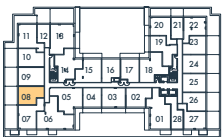
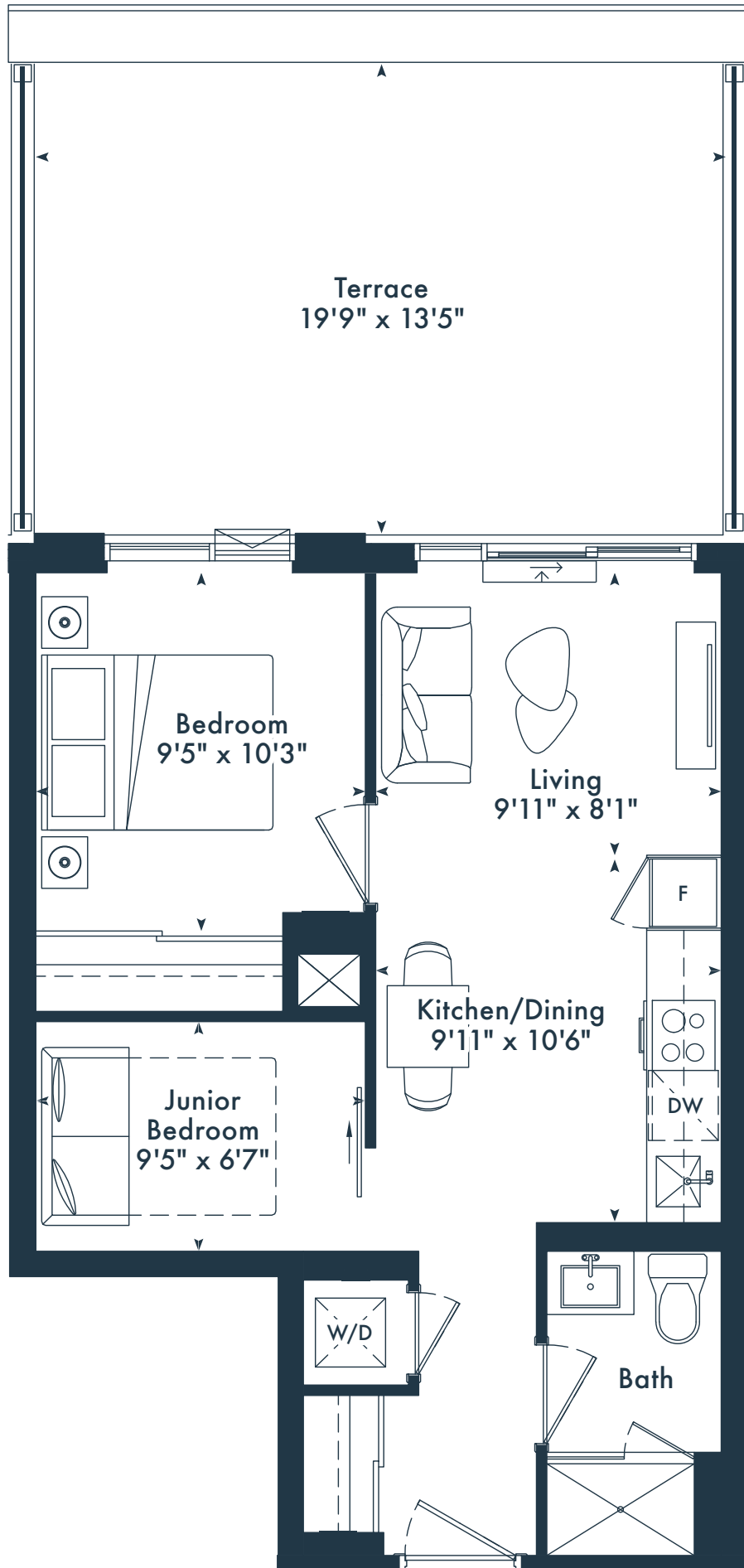
Junior 2 bedroom

1 bath

541 SQ. FT.

# JOYA

ON THE QUEENSWAY



7TH FLOOR

MARLIN  
SPRING  
DEVELOPMENTS

Greybrook

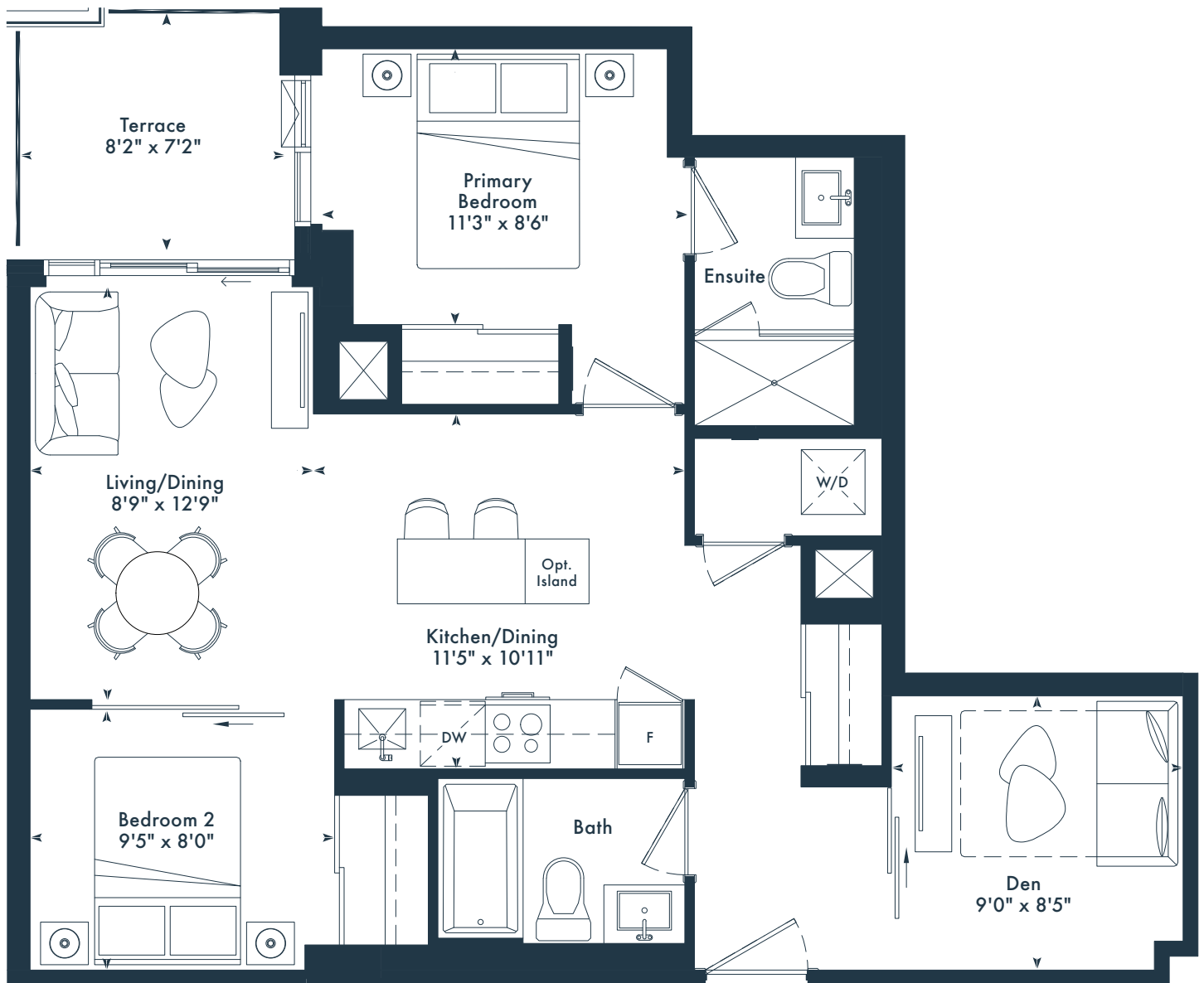
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# 2BD-T

2 bedroom + den  
2 bath  
797 SQ. FT.

# JOYA

ON THE QUEENSWAY



4TH FLOOR

# 2C-T

2 bedroom  
2 bath  
665 SQ. FT.

# JOYA

ON THE QUEENSWAY



7TH FLOOR

# 2ED-T

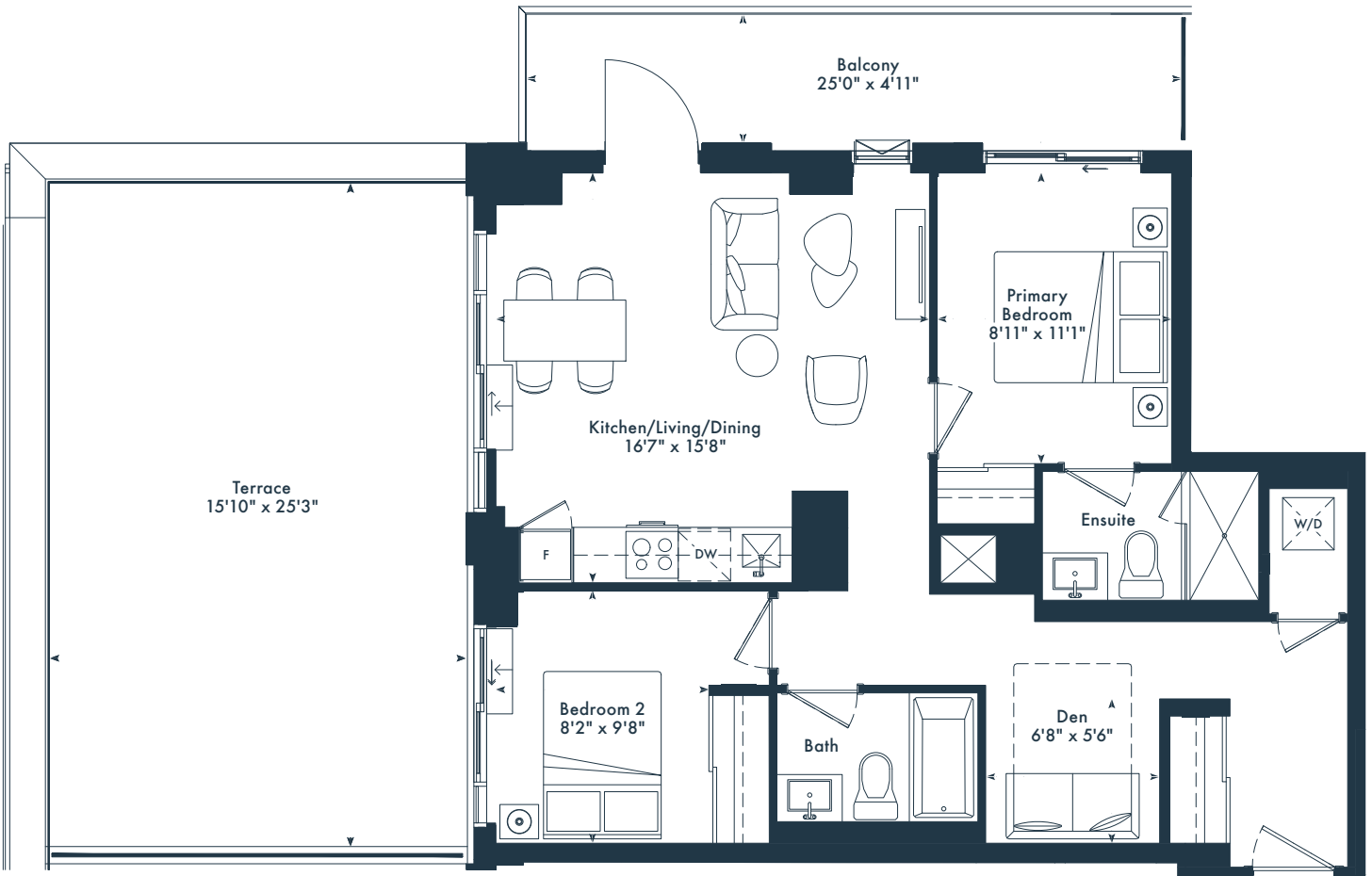
2 bedroom + den

2 bath

843 SQ. FT.

# JOYA

ON THE QUEENSWAY



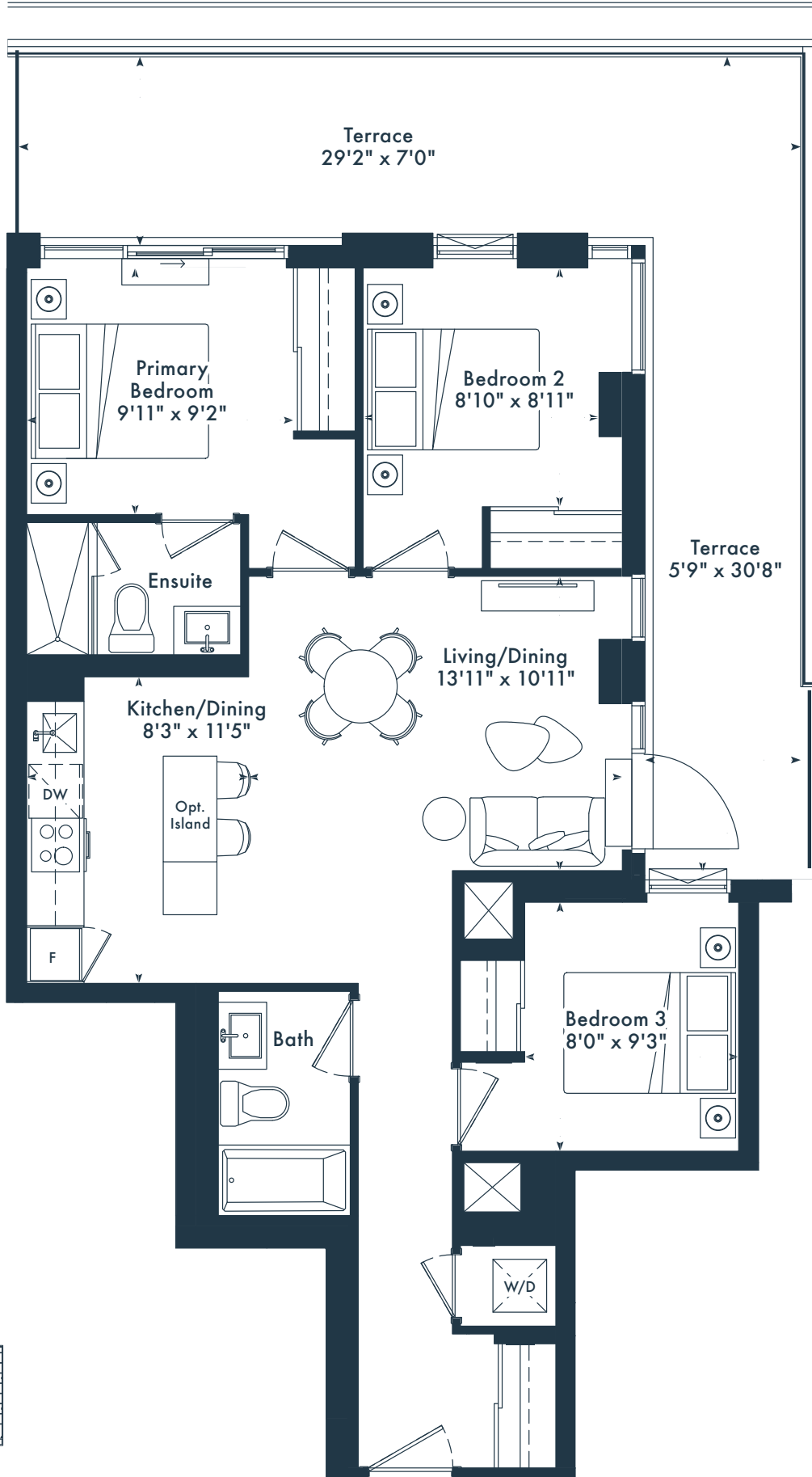
7TH FLOOR

# 3F-T

3 bedroom  
2 bath  
930 SQ. FT.

# JOYA

ON THE QUEENSWAY



4TH FLOOR

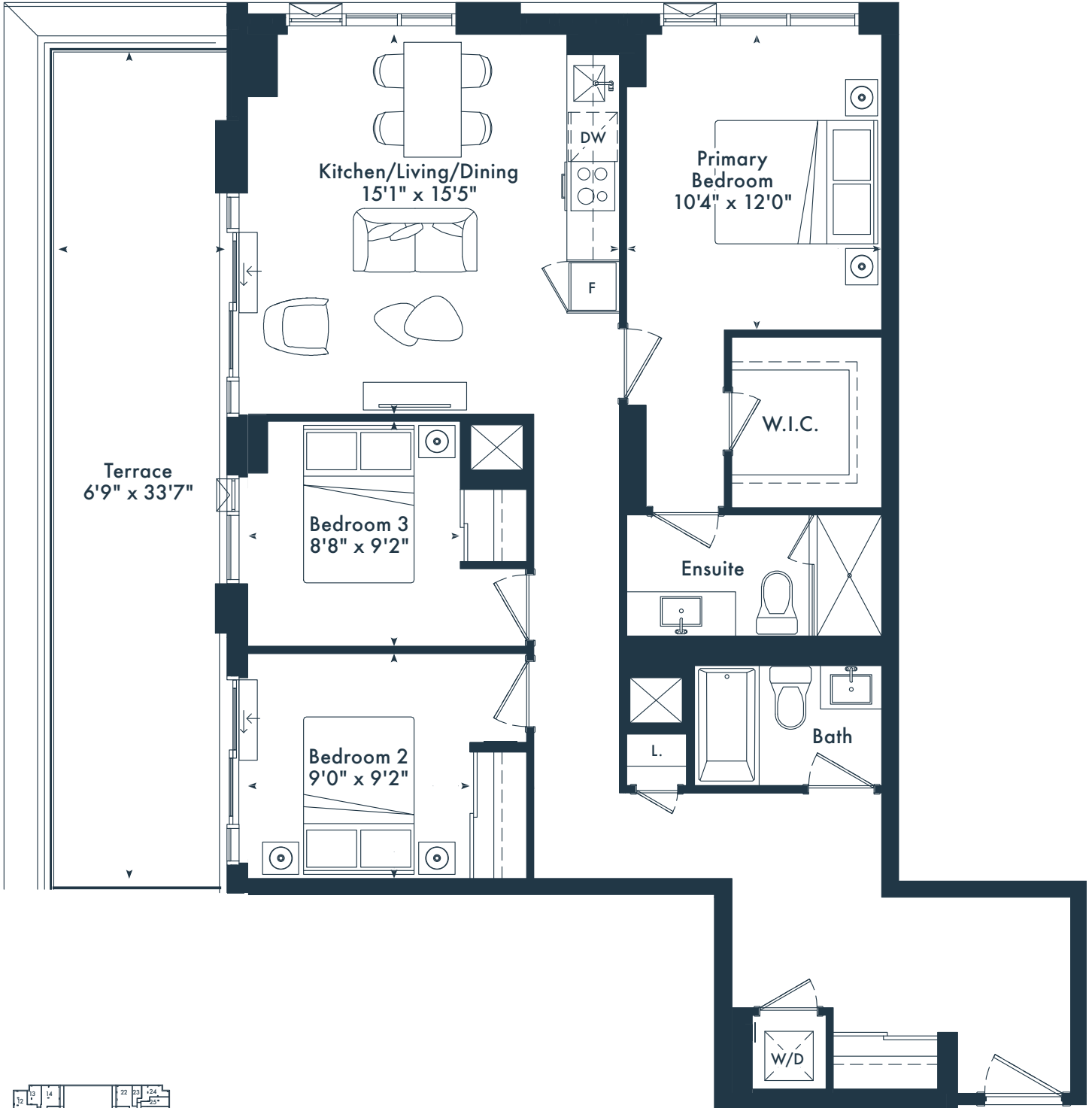


# 3J-T

3 bedroom  
2 bath  
1,094 SQ. FT.

# JOYA

ON THE QUEENSWAY



4TH FLOOR

# 3J

2 bed + 1 bed  
3 bath

2 bed 700 SQ. FT.  
Gen suite 221 SQ. FT.  
Shared foyer 173 SQ. FT.  
Total 1,094 SQ. FT.

# JOYA

ON THE QUEENSWAY



4th floor

5th & 6th floor



4TH FLOOR



5TH-6TH FLOOR

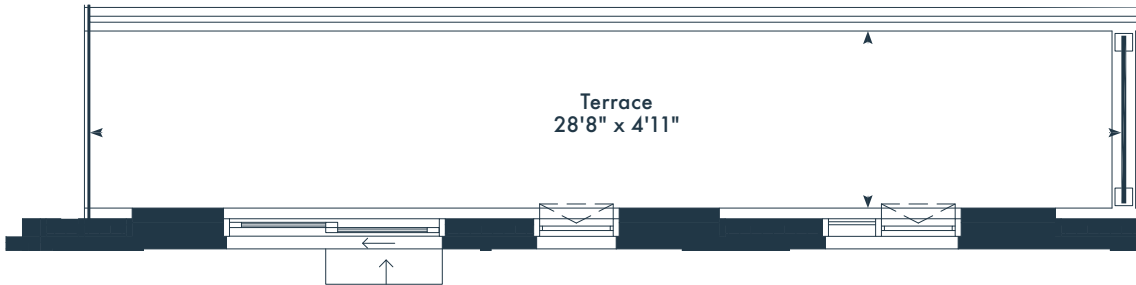
# 3C

2 bed + 1 bed  
2 bath

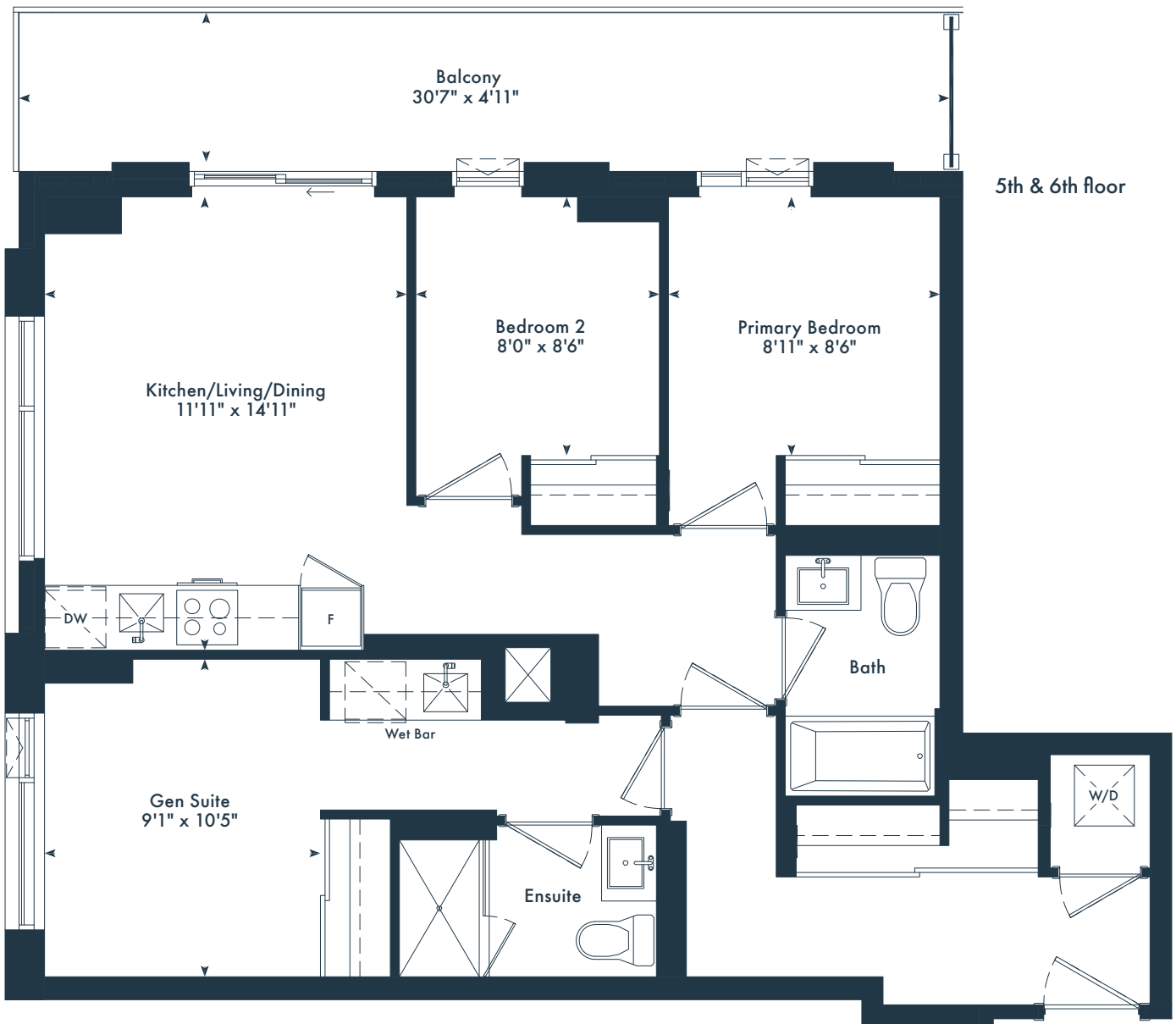
2 bed 538 SQ. FT.  
Gen suite 224 SQ. FT.  
Shared foyer 173 SQ. FT.  
Total 895 SQ. FT.

# JOYA

ON THE QUEENSWAY



4th floor



5th & 6th floor



4TH FLOOR



5TH-6TH FLOOR