



BUILDING FEATURES

Kül Condos is a 12 Story midrise boutique residence featuring 177 spectacular 1, 2 and 3-bedroom suites, some with private balconies or Terraces. Located in The Queensway neighborhood, Kül provides a blend of urban convenience and suburban tranquility, with easy access to shopping, dining, and entertainment options, as well as nearby parks and green spaces. Excellent public transit links make it a convenient choice for commuters.

EXCLUSIVE AMENITIES

Luxurious Lobby with Concierge. Entertainment and Games room. Fitness Studio with Cardio and Weight equipment. Wellness Centre with Infrared Sauna and Cold Plung. Kids Play Areas. Connectivity/Co-Working Lounge. Pet Spa. Ground Floor Outdoor Terrace. Natural Meditation Zone. Private Dining Room. Rooftop Event Lounge. Alfresco Dining and Rooftop BBQ. Outdoor Firepit Lounge. Bicycle Storage. EV Visitor Parking. Parcel Room.

SUITE FEATURES

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- Innovative Suite Designs featuring approximately 9' high smooth painted ceilings excluding mechanical bulkheads
- Sleek, modern eurostyle luxury vinyl plank flooring throughout In foyer and foyer closet, hallway, bedroom(s), living/dining room, den and kitchen.
- Custom designed Scandinavian inspired kitchen cabinetry in designer curated selection of finishes.
- Designer selected Quartz countertops with contemporary undermount stainless sink.
- Walk-in glass shower, As Per Plan
- 24" or 30" stainless steel energy efficient kitchen appliance package including counter depth refrigerator, dishwasher, slide in range and microwave hood-fan, as per plan.

SMART HOME HIGHLIGHTS

- Smart entry system
- Facial entry
- Guest video calling
- Virtual concierge
- Keyless suite entry
- Package delivery notification
- Digital access to parking garage
- Amenity booking.

MODEL	TYPE	INTERIOR SIZE	OUTDOOR SIZE	EXPOSURE	STARTING PRICE
Larson 337	Studio	337	Juliette	North	\$399,990
Larson 424	Studio	424	Juliette	East	\$487,990
Oslo 486	1 Bed	458	28	North	\$530,990
Oslo 481	1 Bed	481	Juliette	West	\$568,990
Oslo 500	1 Bed	500	Juliette	West	\$590,990
Oslo 537	1 Bed	509	28	North	\$554,990
Oslo 532	1 Bed	532	Juliette	West	\$569,990
Nobel 591-B	1B + Den	563	28	North	\$636,990
Nobel 575	1B + Den	575	Juliette	East	\$654,990
Nobel 652	1B + Den	624	28	North	\$693,990
Freya 680	2 Bed	637	43	South/East	\$740,990
Freya 790	2 Bed	699	91	West	\$732,990
Copen 648	2B + Den	648	Juliette	East	\$726,990
Copen 664	2B + Den	664	Juliette	East	\$753,990
Copen 668	2B + Den	668	Juliette	West	\$766,990
Bergen 804	3 Bed	783	21	West	\$875,990
Bergen 1044	3 Bed	1017	27	North/West	\$1,049,990
Astrid 1253-T	3B + Den	968	285	North/East	\$1,151,990

<p><u>TENTATIVE OCCUPANCY DATE</u> 2026</p> <p><u>PARKING</u> \$70,000 – Regular \$80,000 – EV Parking (Available for unit 645sf and larger)</p> <p><u>LOCKER</u> \$7,000 (Available for unit 645sf and larger)</p>	<p><u>DEPOSIT STRUCTURE</u> \$5,000 on Signing Balance to 5% in 30 Days 5% in 180 Days 5% in 540 Days 5% on Occupancy</p> <p><u>PROPERTY TAXES</u> Approximately 1%</p> <p><u>MAINTENANCE FEES</u> Approx. \$0.68 (Hydro & Water Excluded)</p>	<p><u>DEVELOPMENT LEVIES*</u> \$15,000 \$10,000 1B + Den & Smaller \$18,000 \$12,500 2 Bed & Larger</p> <p><u>FREE ASSIGNMENT*</u> (Plus Legal Fees)</p> <p><u>RIGHT TO LEASE DURING INTERIM OCCUPANCY*</u> (Plus Legal Fees)</p>
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Floor Premiums Apply Based On Elevation & Location. Availability, Features, Promotions & Prices Are Subject To Change Without Notice. . E&OE. July 23, 2024.

