

# LSQ2

## PRICELIST April 26, 2024

LSQ2 is the second residential tower in North York's best-selling master-planned community. Featuring 30-storeys, LSQ2 offers a range of efficient 1 Bed + Flex to spacious 3 bedroom suites, and an abundance of wellness & social-inspired amenities and ground floor retail space, in a centrally located neighbourhood. Over 1.5 million square feet of more possibilities to live, work, dine and enhance your world. Destined to become a 24/7 community, LSQ will bring thousands of new residences and 1.2 acres of green space to the neighbourhood.

LSQ2 brings you **even more**.

### SPRING SAVINGS DOORCRASHERS

| UNIT TYPE | UNIT MODEL | UNIT NUMBER | UNIT SIZE (SQ.FT.) | EXPOSURE     | LIST PRICE | SPECIAL PRICE <sup>^</sup> |
|-----------|------------|-------------|--------------------|--------------|------------|----------------------------|
| 1BR+F     | 1+F 1      | 2201        | 498                | NORTH        | \$678,900  | <b>\$639,900</b>           |
| 1BR+F     | 1+F 2      | 1202        | 626                | NORTH & EAST | \$779,900  | <b>\$739,900</b>           |
| 2BR       | 2B 10      | 1310        | 658                | NORTH & WEST | \$827,900  | <b>\$799,900</b>           |
| 2BR       | 2B 3       | 1003        | 673                | EAST         | \$832,900  | <b>\$809,900</b>           |
| 3BR       | 3B 8       | 1908        | 864                | SOUTH & WEST | \$963,900  | <b>\$909,900</b>           |

<sup>^</sup>Spring Savings offer cannot be combined with any other promotion or discount. Discount provided as a credit on closing.

### 1 BEDROOM + FLEX

| UNIT TYPE | UNIT MODEL | STARTING FLOOR | UNIT SIZE (SQ.FT.) | EXPOSURE | LIST PRICE | PRICE AFTER 2+2 INCENTIVE <sup>*</sup> |
|-----------|------------|----------------|--------------------|----------|------------|--|
| 1BR+F     | 1+F 11     | 20             | 480                | NORTH    | \$668,900  | <b>\$652,038</b>                       |
| 1BR+F     | 1+F 5      | 9              | 493                | SOUTH    | \$656,900  | <b>\$639,982</b>                       |
| 1BR+F     | 1+F 6      | 10             | 528                | SOUTH    | \$705,900  | <b>\$687,750</b>                       |
| 1BR+F     | 1+F 12     | 20             | 545                | NORTH    | \$743,900  | <b>\$695,362</b>                       |
| 1BR+F     | 1+F 9      | 9              | 556                | WEST     | \$708,900  | <b>\$690,246</b>                       |

### 2 BEDROOM

|     |      |   |     |              |           |                  |
|-----|------|---|-----|--------------|-----------|------------------|
| 2BR | 2B 4 | 9 | 699 | SOUTH & EAST | \$853,900 | <b>\$830,946</b> |
|-----|------|---|-----|--------------|-----------|------------------|

### 2 BEDROOM + FLEX

|       |       |    |     |              |           |                  |
|-------|-------|----|-----|--------------|-----------|------------------|
| 2BR+F | 2+F 8 | 13 | 868 | SOUTH & WEST | \$960,900 | <b>\$933,721</b> |
|-------|-------|----|-----|--------------|-----------|------------------|

**NEW 2+2 INCENTIVE**  
LIVE MAINTENANCE AND PROPERTY TAX FREE FOR 2 YEARS\*

**All Parking Spaces Include EV Charging Station Rough-In!**  
(units over 675sqft)

Parking: ~~\$85,000~~ **\$80,000**  
Electric Vehicle Parking + Charger - ~~\$95,000~~ **\$90,000**

**Tentative Occupancy Date:**  
June 2028

**Maintenance:**  
\$0.69/sq.ft.  
Excluding: Water, Hydro, Gas

**Almadev Link: \$55 + HST**  
High Speed Internet and Smart Home Technology

**Property Taxes Per City of Toronto Posted Rates**

### Limited Time Deposit Structure

\$10,000 upon signing<sup>‡</sup>  
Balance to 5% in 30 days  
5% in 365 days  
5% in 720 days  
Additional 5% deposit due on occupancy

**BROKER PORTAL:** [www.lsq2.ca/broker](http://www.lsq2.ca/broker)

**PRESENTATION CENTRE**  
2 Lansing Square, Suite 100  
North York, ON  
(647) 797-1511  
[LSQ2.CA](http://LSQ2.CA)

**SALES TEAM INFO**  
Sales Representatives  
**Arianna Soroush | Yasmine Shahlavi**  
(416) 994-5158 (416) 700-2388  
sales@lsqliving.com

<sup>‡</sup>By Bank Draft made to Robins Appleby LLP In Trust

**RARE**  
REAL ESTATE INC.

**almadev**

Prices and specifications are subject to change without notice. E & O.E, dated April 26, 2024. This limited time offer may be changed or withdrawn at any time without notice. \*Incentive is applied as a credit on closing. Property Tax value based on property tax at 0.67% and maintenance at \$0.69/sf for 24 months. \$10,000 premium applies to 10' ceiling models. This offer may not be combined with any other offer or promotion. Certain Conditions apply. Premiums apply to floors, balconies, terraces and views. Please see Sales Representative for details.