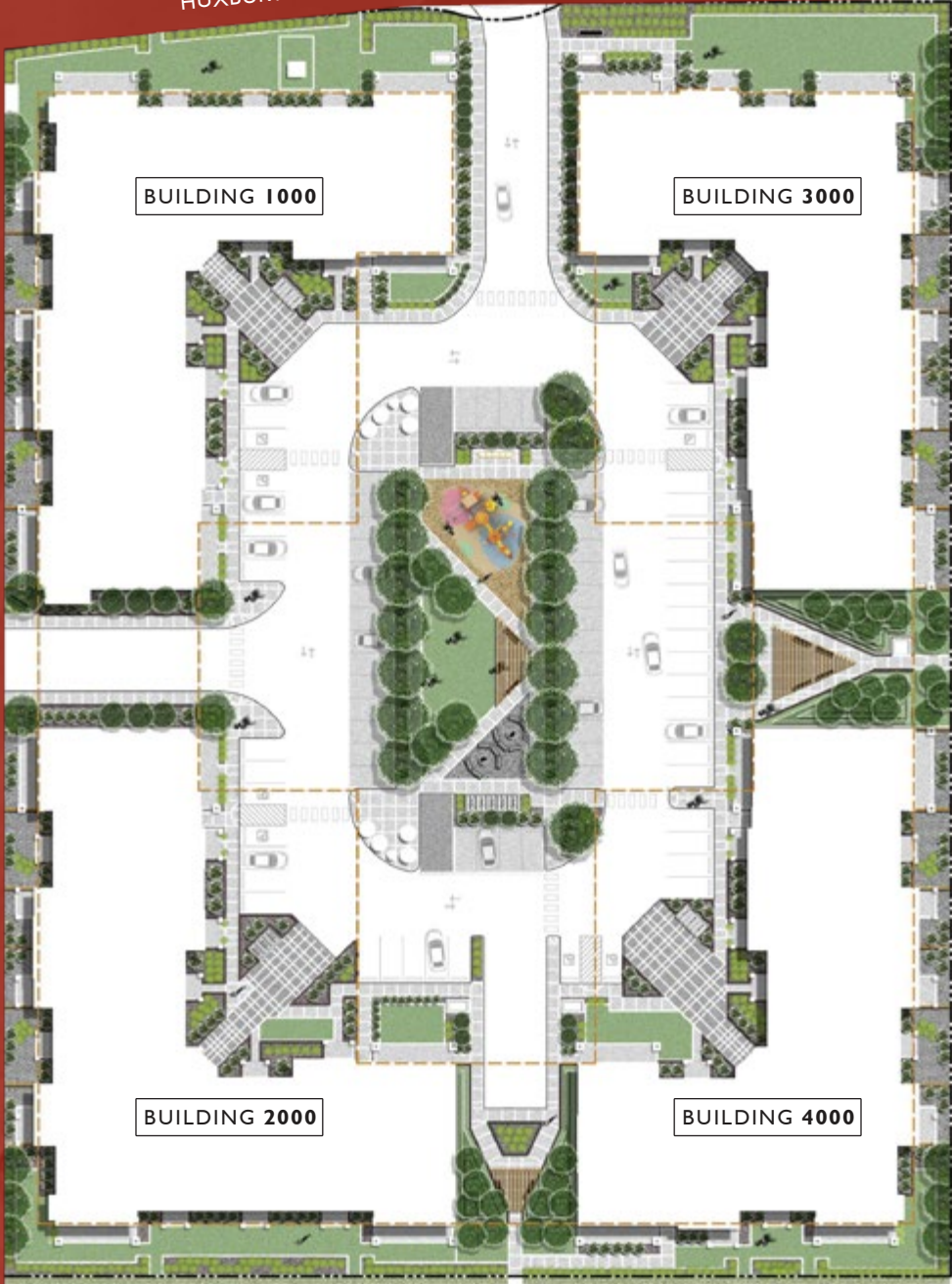




HUXBURY AVE. N.E.

**SITE MAP
LOCATION**



MEMORIAL DRIVE



THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT WILL PREVAIL.

H

H I G H G A T E

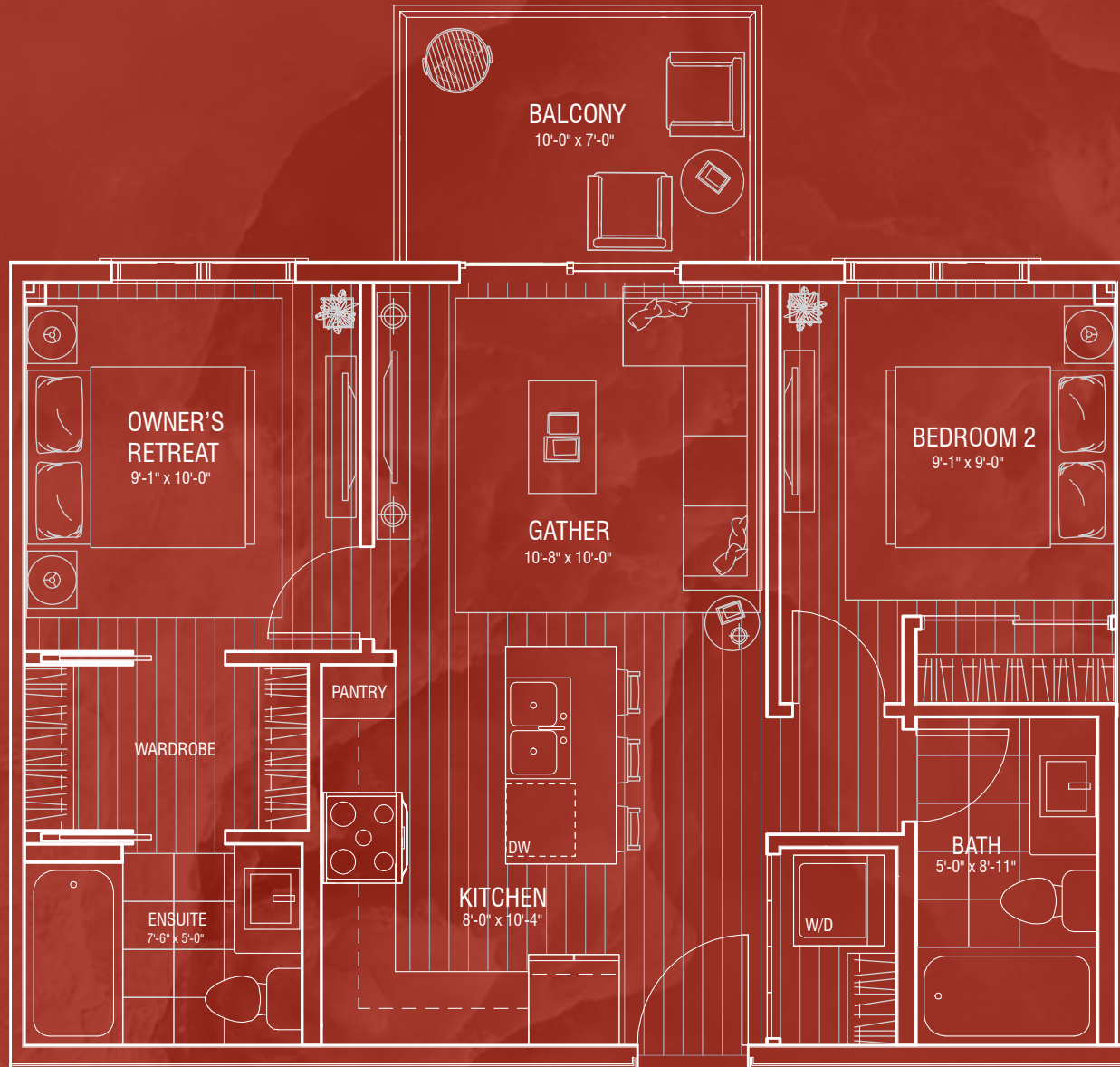
± 720-730 SQ.FT

INTERIOR | 650-660 SQ.FT.

BALCONY | 70 SQ.FT.

2 BED | 2 BATH

A



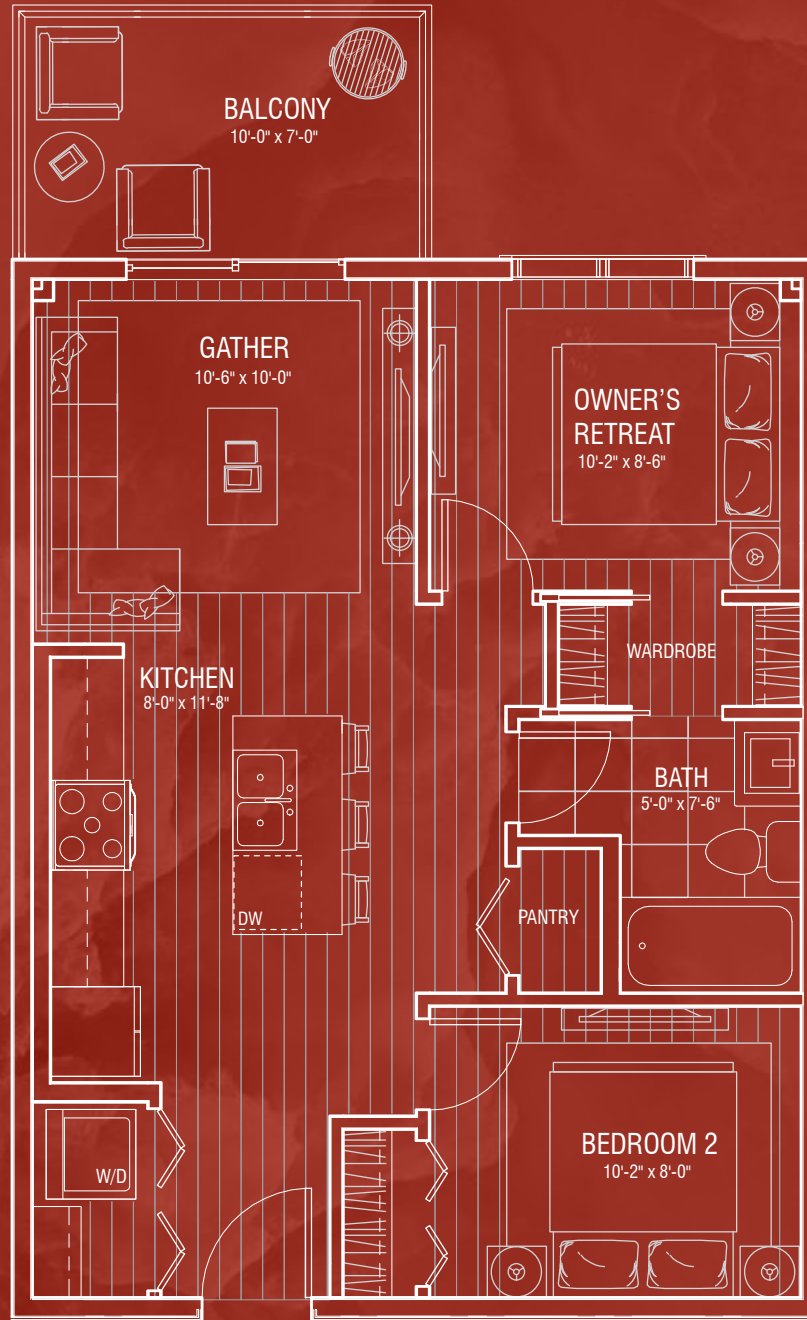
REF. A / A2

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± 721 SQ.FT
INTERIOR | 645 SQ.FT.
BALCONY | 76 SQ.FT.
2 BED | 1 BATH

B



REF. B / B2

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H

HIGH GATE

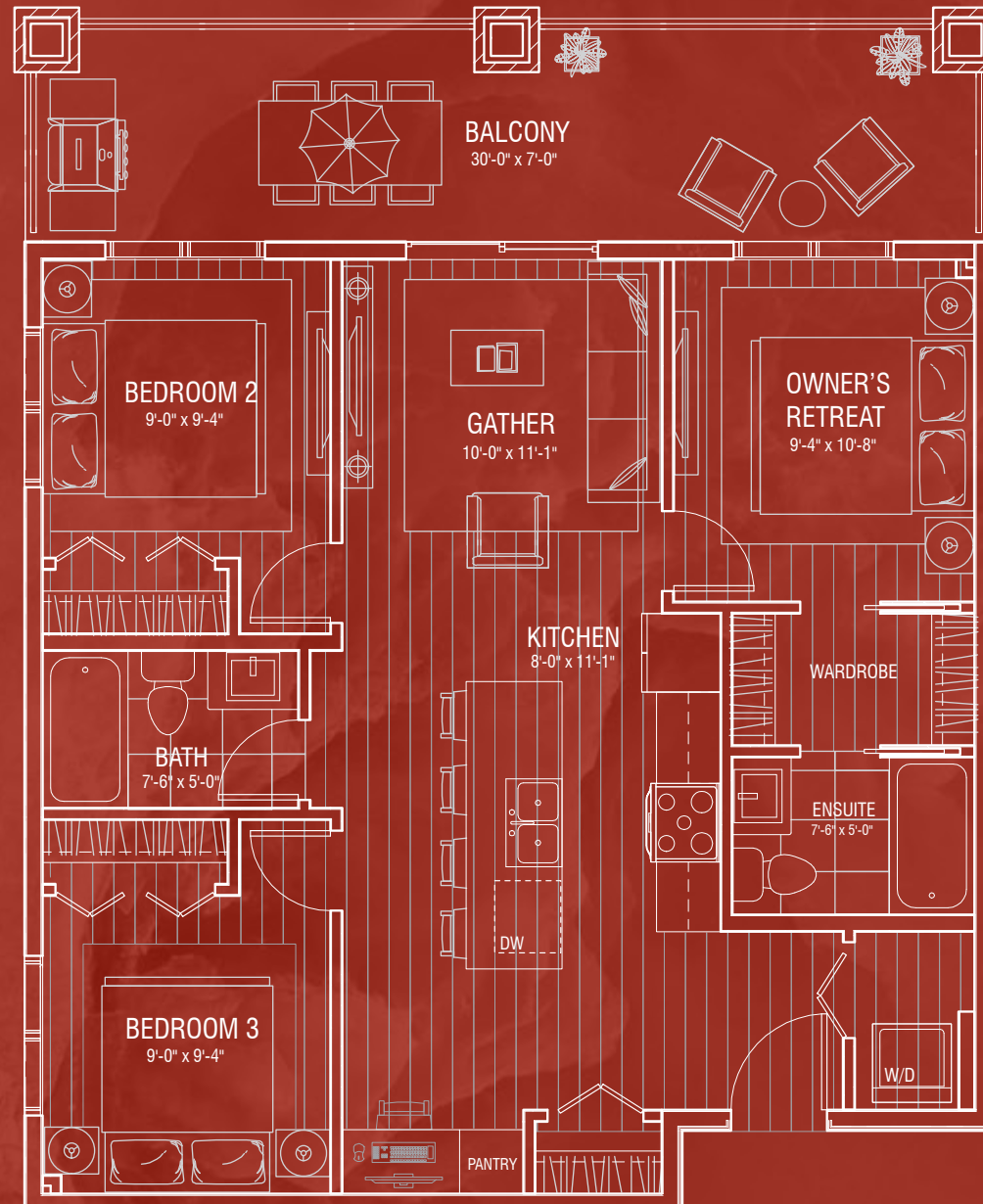
± 1,064 SQ.FT

INTERIOR | 860 SQ.FT.

BALCONY | 200 SQ.FT.

3 BED | 2 BATH

C



REF. C / C2 / C3

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THE BUILDINGS

- Built by multiple Customer Choice Award Winner for highest customer satisfaction, Truman
- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty.
- Energy efficient design including mechanical and distribution systems
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program
- Maintenance free exteriors featuring private decks, patios and professionally designed and irrigated grounds
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Individual suite utility metering for maximum energy savings, coupled with individual thermostat for temperature control
- Painted, secured, and heated underground parkade with secured storage areas
- Intercom and security monitoring system in lobby

THE AMENITIES

- Gym/Fitness Centre including weight room, yoga & spin studio
- Owner's Lounge entertainment/media room
- Pet Spa washing and grooming station
- Dedicated bicycle storage/repair room

THE SUITES

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior colour schemes; L.A. and N.Y.
- Approximate ± 9 ft ceilings throughout suite (*excluding dropped areas required for mechanical, plumbing and/or electrical*)
- Energy efficient windows and oversize doors/patio sliders (*as per plan*)
- Custom designed solid core entry door with security view-hole and custom printed address plate, accented by individual suite lighting fixture at entrance
- A choice of two high quality luxury vinyl plank flooring with acoustic underlay throughout all living areas, LVT in bath and laundry areas
- In-suite technology featuring integrated wiring panel
- Smart Plug USB plug jack connection, and TV / Telephone connections in principal area
- Convenient and ultra-quiet in-suite Energy Star® front-load stacking washer and dryer centre, vented to the exterior with quick water shut off valve
- Brilliant lighting with our hand-picked energy efficient contemporary light fixtures throughout
- Elle designer window treatment package for all windows
- Smooth panel doors with levered anti scuff and scratch Taymor® door hardware throughout
- Modern sleek profiled painted baseboards, door frames & casings
- Ample closet and storage shelving (*as per plan*)



THE BATHROOMS

- Polished hard surface quartz eased edge countertops
- Modern square edge tubs with sloping lumbar support accented by contemporary tiles, creating a luxe spa atmosphere Innovative TRUspace™ integrated storage cabinetry
- TRUspace™ vanity design with maximum storage in mind
- Chrome plumbing fixtures with porcelain sink
- Sterling porcelain toilet
- Matching bathroom hardware and accessories
- Environmentally conscious WaterSense® fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers



THE KITCHENS

- Award winning kitchen cabinetry design by A.B. Cushing Mills with a choice of two colour palettes
- Floor to ceiling ergonomic TRUspace™ contemporary kitchen cabinetry featuring premium finishes, accented by soft close door and drawer hardware and integrated storage
- Polished hard surface quartz eased edge countertops
- Undermount stainless steel sink with industrial high arc single lever pull out faucet
- Contemporary imported off ceramic brick tile with custom set full height kitchen backsplashes
- Gleaming Foundry™ custom made door hardware
- Energy saving Whirlpool® stainless steel appliance package including fridge, dishwasher, microwave with integrated hood fan, and slide-in electric range
- Deep drawer for pots and pan

L.A. COLOUR

Flooring

1. LVP – Divine Quest Willow XL
2. LVT – Divine Passage Cleopatra
(laundry / bathrooms)

Tile Backsplash

3. White Subway Tile
(kitchen / shower walls)

Countertops

4. Quartz – GS Imports Glacier White
(kitchen / bathrooms)

Cabinetry

5. White - Chill (H56) *(kitchen)*

Paint

6. Architectural White C2 – 516
(walls / trim)

N.Y. COLOUR

Flooring

1. LVP – Divine Quest Willow XL
2. LVT – Divine Passage Cleopatra
(laundry / bathrooms)

Tile Backsplash

3. White Subway Tile
(kitchen / shower walls)

Countertops

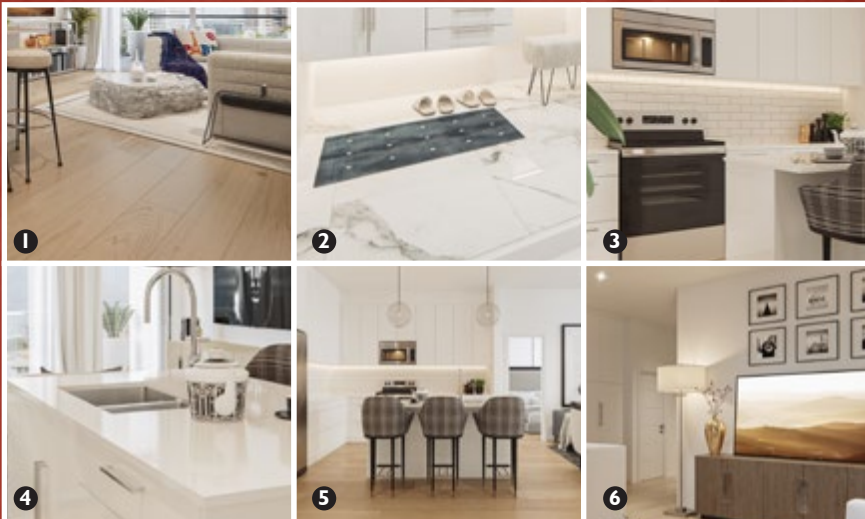
4. Quartz – GS Imports Glacier White
(kitchen / bathrooms)

Cabinetry

5. Grey - Haze (H57) *(kitchen)*

Paint

6. Architectural White C2 – 516 *(trim)*
7. Spray River 1048W *(walls)*



SELECTION:
(Type NY or LA) _____

DEPOSIT STRUCTURE (5%)

| |
|--|
| \$15,000 due with purchase contract |
| Balance to 5% due at 90 days |
| Storage locker +\$5,000* <i>(subject to availability)</i> |
| Parking stall +\$25,000* <i>(subject to availability, \$35,000 value)</i> |

OR

DEPOSIT STRUCTURE (10%)

| |
|--|
| \$15,000 due with purchase contract |
| Balance to 5% due at 90 days |
| Balance to 7.5% due at 180 days |
| Balance to 10% due at 365 days |
| Storage locker +\$1,500* <i>(subject to availability, \$5,000 value)</i> |
| Parking stall +\$12,500* <i>(subject to availability, \$35,000 value)</i> |

OR

DEPOSIT STRUCTURE (20%)

| |
|---|
| \$15,000 due with purchase contract |
| Balance to 5% due at 90 days |
| Balance to 10% due at 180 days |
| Balance to 20% due at 365 days |
| FREE storage locker* <i>(subject to availability, \$5,000 value)</i> |
| FREE parking stall* <i>(subject to availability, \$35,000 value)</i> |

INCENTIVES

- \$3,500 Assignment (*\$10,000 value*)

- 2 year FREE condo fees
- 2 year Rental Guarantee
- 2 year FREE turnkey professional property management from Empire 81
- \$1,500 Assignment (*\$10,000 value*)

- 3 year FREE condo fees
- 3 year Rental Guarantee
- 3 year FREE turnkey professional property management from Empire 81
- \$1,000 Assignment (*\$10,000 value*)
- FREE Hassle-Free Exit listing service on MLS after closing

HOW IT WORKS

WHAT WE PROVIDE:

- Monthly leaseback payments throughout the duration of the Rental Incentive Management Agreement, significantly reducing your investment risk.
- Expert-level tenant screening and property management services including:
- Effective listing and marketing of your property to attract and secure qualified tenants.
- Screening of all applicants to ensure dependable and stable tenancy.
- Efficient management of all tenant move-ins and move-outs.
- Prompt and efficient handling of all tenant inquiries, maintaining excellent communication and ensuring tenant satisfaction.
- Builder direct services resulting in long-term tenancies and higher renewal rates, leading to sustained rent collection after the Agreement concludes.

WHAT YOU PROVIDE:

- All costs associated with the property (taxes, insurance, mortgage payments, utilities, maintenance, condo fees & closing fees)

GUARANTEED MONTHLY AMOUNT

- Floor Plan A - \$2,100.00
- Floor Plan B - \$2,000.00
- Floor Plan C - \$2,300.00

Leaseback payments are made on a monthly basis via Pre Authorized Debit (PAD).

DENTONS WIRE INFORMATION — TRUST ACCOUNT

| | |
|-----------------------------|---|
| Beneficiary Bank: | Bank of Montreal |
| Bank Address: | 595 8th Avenue S.W. Calgary, AB T2P 1G1 |
| Swift Code: | BOFMCAM2 |
| Beneficiary: | Dentons Canada LLP |
| Beneficiary Address: | 850 - 2nd Street S.W. Calgary, AB T2P 0R8 |
| Bank Code: | 001 |
| Branch / Transit: | 00109 |
| Account Number: | 1881-601 |

**IMPORTANT: PLEASE READ AND FOLLOW EACH DIRECTION BELOW CAREFULLY
AND ENSURE ALL REQUIREMENTS ARE MET PRIOR TO SUBMITTING****WIRE INSTRUCTIONS****IF FUNDS ARE DELIVERED BY WIRE TRANSFER, REFERENCE THE FOLLOWING:**

- MUNICIPAL ADDRESS OR UNIT # OF THE UNIT BEING PURCHASED
- NAME OF THE DEVELOPMENT THAT THE WIRE IS FOR: *Highgate Condos (Calgary) Inc.*
- NAME OF THE PURCHASER - MUST MATCH PURCHASE CONTRACT: *(First, Last)*
- ONCE RECEIVED FROM YOUR BANK, PROMPTLY EMAIL A COPY OF THE WIRE CONFIRMATION TO **RECEIPTS@TRUMANHOMES.COM**

DIRECT DEPOSIT INSTRUCTIONS**IF FUNDS ARE DELIVERED BY DIRECT DEPOSIT:**

- THE CHEQUE MUST BE CERTIFIED (OR A BANK DRAFT) AND MADE OUT TO **DENTONS CANADA LLP.**
- ONCE THE FUNDS HAVE BEEN DEPOSITED, PROMPTLY EMAIL **RECEIPTS@TRUMANHOMES.COM** THE FOLLOWING ITEMS:
 1. A PHOTOCOPY OF YOUR CERTIFIED CHEQUE
 2. A PHOTOCOPY OF THE DEPOSIT SLIP FROM THE BANK SHOWING DEPOSIT HAS BEEN MADE
 3. MUNICIPAL ADDRESS OR UNIT # OF THE UNIT BEING PURCHASED
 4. NAME OF THE DEVELOPMENT THAT THE WIRE IS FOR: *Highgate Condos (Calgary) Inc.*