



## CLARIDGE

## PRICE ROYALE LIST

FLOORS		PARAMOUNT 2bed 2bath 980 sq.ft.	LAVISH 2bed 2bath 950 sq.ft.	LUXE 2bed 2bath 890 sq.ft.	RITZ 2bed 2bath	GRANDEUR 2bed 2bath 900 sq.ft.	PRESTIGE <sup>BF</sup> 2bed 2bath 905 sq.ft.	REGAL 1bed 1bath 720 sq.ft.	REIGN II 1bed 1bath 535 sq.ft.			
PH2	26	\$931,000	\$903,000	\$846,000	\$832,000	\$855,000	\$679,000	\$540,000	\$402,000			
PH1	25	\$882,000	\$855,000	\$801,000	\$788,000	\$810,000	\$634,000	\$504,000	\$375,000			
					RITZ II 875 sq.ft. RITZ I 935 sq.ft.							
	24	\$702,000	\$765,000	\$633,000	\$665,000	\$644,000	\$615,000	\$476,000	\$365,000			
	23	\$697,000	\$760,000	\$628,000	\$660,000	\$639,000	\$610,000	\$473,000	\$362,000			
	22	\$692,000	\$785,000	\$623,000	\$655,000	\$634,000	\$605,000	\$470,000	\$359,000			
		PARAMOUNT 2bed 2bath 980 sq.ft.	CROWN 3bed 2bath 1375 sq.ft.	PLUSH <sup>BF</sup> 1bed 1bath 645 sq.ft.	SILK <sup>BF</sup> Studio 1 <sup>bath</sup> 540 sq.ft.	GRANDEUR 2bed 2bath 900 sq.ft.	PRESTIGE <sup>BF</sup> 2bed 2bath 905 sq.ft.	REGAL 1bed 1bath 720 sq.ft.	REIGN II 1bed 1bath 535 sq.ft.			
	21	\$687,000	\$1,121,000	\$439,000	\$379,000	\$629,000	\$600,000	\$468,000	\$357,000			
	20	\$682,000	\$1,100,000	\$436,000	\$377,000	\$624,000	\$595,000	\$466,000	\$355,000			
	19	\$677,000	\$798,000	\$654,000	\$375,000	\$619,000	\$590,000	\$464,000	\$353,000			
		POSH 1bed 1bath 675 sq.ft.	CHARM 2bed 2bath 1110 sq.ft.	ELEGANCE <sup>BF</sup> 2bed 2bath 975 sq.ft.	SILK <sup>BF</sup> Studio 1 <sup>bath</sup> 540 sq.ft.	GRANDEUR 2bed 2bath 900 sq.ft.	PRESTIGE <sup>BF</sup> 2bed 2bath 905 sq.ft.	REGAL 1bed 1bath 720 sq.ft.	REIGN I 1bed 1bath 555 sq.ft.			
	18	\$446,000	\$793,000	\$649,000	\$373,000	\$614,000	\$585,000	\$462,000	\$351,000			
	17	\$443,000	\$788,000	\$644,000	\$371,000	\$609,000	\$580,000	\$460,000	\$349,000			
	16	\$438,000	\$783,000	\$639,000	\$366,000	\$604,000	\$575,000	\$458,000	\$347,000			
		POSH 1bed 1bath 675 sq.ft.	LAVISH 2bed 2bath 950 sq.ft.	VELVET 1bed 1bath 610 sq.ft.	PLUSH <sup>BF</sup> 1bed 1bath 645 sq.ft.	SILK <sup>BF</sup> Studio 1 <sup>bath</sup> 540 sq.ft.	GRANDEUR 2bed 2bath 900 sq.ft.	FORTUNE 1bed 1bath 670 sq.ft.	SPLENDOR 1bed 1bath 620 sq.ft.	CLASS Studio 1 <sup>bath</sup> 400 sq.ft.	SATIN Studio 1 <sup>bath</sup> 490 sq.ft.	
	15	\$436,000	\$653,000	\$401,000	\$424,000	\$364,000	\$601,000	\$433,000	\$395,000	\$256,000	\$306,000	
	14	\$431,000	\$648,000	\$399,000	\$422,000	\$362,000	\$596,000	\$431,000	\$393,000	\$254,000	\$304,000	
	13	\$429,000	\$646,000	\$397,000	\$420,000	\$360,000	\$594,000	\$429,000	\$391,000	\$252,000	\$302,000	
	12	\$427,000	\$644,000	\$395,000	\$418,000	\$359,000	\$592,000	\$427,000	\$389,000	\$251,000	\$301,000	
	11	\$425,000	\$642,000	\$393,000	\$416,000	\$358,000	\$590,000	\$425,000	\$387,000	\$250,000	\$300,000	
	10	\$423,000	\$640,000	\$391,000	\$414,000	\$357,000	\$588,000	\$423,000	\$385,000	\$249,000	\$299,000	
	9	\$421,000	\$638,000	\$389,000	\$412,000	\$356,000	\$586,000	\$421,000	\$383,000	\$248,000	\$298,000	
	8	\$419,000	\$636,000	\$387,000	\$410,000	\$355,000	\$584,000	\$419,000	\$381,000	\$247,000	\$297,000	
	7	\$417,000	\$634,000	\$385,000	\$408,000	\$354,000	\$582,000	\$417,000	\$379,000	\$246,000	\$296,000	
	6	\$415,000	\$633,000	\$383,000	\$406,000	\$353,000	\$580,000	\$415,000	\$377,000	\$245,000	\$295,000	
		POSH 1bed 1bath 675 sq.ft.	JEWEL Studio 1 <sup>bath</sup> 490 sq.ft.	GEM Studio 1 <sup>bath</sup> 420 sq.ft.	VELVET 1bed 1bath 610 sq.ft.	PLUSH <sup>BF</sup> 1bed 1bath 645 sq.ft.	SILK <sup>BF</sup> Studio 1 <sup>bath</sup> 540 sq.ft.	GRANDEUR 2bed 2bath 900 sq.ft.	FORTUNE 1bed 1bath 670 sq.ft.	SPLENDOR 1bed 1bath 620 sq.ft.	CLASS Studio 1 <sup>bath</sup> 400 sq.ft.	SATIN Studio 1 <sup>bath</sup> 490 sq.ft.
	5	\$413,000	\$319,000	\$273,000	\$381,000	\$404,000	\$352,000	\$578,000	\$413,000	\$375,000	\$244,000	\$294,000
	4	\$411,000	\$318,000	\$272,000	\$379,000	\$402,000	\$351,000	\$576,000	\$421,000	\$383,000	\$243,000	\$293,000
		POSH 1bed 1bath 675 sq.ft.	JEWEL Studio 1 <sup>bath</sup> 490 sq.ft.	GEM Studio 1 <sup>bath</sup> 420 sq.ft.	VELVET 1bed 1bath 610 sq.ft.	PLUSH <sup>BF</sup> 1bed 1bath 645 sq.ft.	SILK <sup>BF</sup> Studio 1 <sup>bath</sup> 540 sq.ft.	GRANDEUR 2bed 2bath 900 sq.ft.	REIGN I 1bed 1bath 555 sq.ft.			
	3	\$409,000	\$316,000	\$270,000	\$377,000	\$400,000	\$349,000	\$574,000	\$331,000			
		POSH MODIFIED 1bed 1bath 675 sq.ft.	JEWEL MODIFIED Studio 1 <sup>bath</sup> 490 sq.ft.	CHIFFON Studio 1 <sup>bath</sup> 480 sq.ft.	VELVET WITH TERRACE 1bed 1bath 610 sq.ft.							
	2	\$409,000	\$314,000	\$308,000	\$370,000							

BF = Barrier-Free Unit

## DISCLAIMER

Actual usable floor space may vary from the stated floor area. All dimensions are subject to normal construction variances. Sizes and specifications are subject to change without notice. Some features may vary by suite design. E. & O. E. Updated: September 13, 2019

Sales Centre Hours  
Monday—Thursday: 12—7 pm  
Weekends: 12—5 pm

CLARIDGE  
HOMES

613.241.3235  
244 Rideau Street, Ottawa ON  
royale@claridgehomes.com

  
**CLARIDGE**  
**CONDO ROYALE FEES**

<b>PARAMOUNT</b> \$653.46	<b>LAVISH</b> \$633.47	<b>LUXE</b> \$593.45	<b>RITZ I</b> \$623.46	<b>RITZ II</b> \$583.45	<b>GRANDEUR</b> \$600.12
<b>REGAL</b> \$480.10	<b>REIGN I</b> \$370.07	<b>REIGN II</b> \$356.74	<b>CROWN</b> \$916.86	<b>PLUSH</b> \$430.09	<b>PRESTIGE</b> \$603.46
<b>CHARM</b> \$740.16	<b>ELEGANCE</b> \$650.14	<b>VELVET</b> \$406.75	<b>FORTUNE</b> \$446.76	<b>POSH</b> \$450.09	<b>SPLENDOR</b> \$413.41
<b>SILK</b> \$360.07	<b>CLASS</b> \$266.72	<b>SATIN</b> \$326.73	<b>JEWEL</b> \$326.73	<b>GEM</b> \$280.05	<b>CHIFFON</b> \$320.07

#### CLARIDGE ROYALE

26 Storeys  
222 Suites  
23 unique floorplans

#### PARKING

Parking is available for \$45,000/spot  
\$77.64 per month per parking spot as a Condo Fee on purchased parking spot.

#### LOCKER

Storage lockers are included in the purchase price.

#### MAINTENANCE FEES

Includes: Building Insurance, Reserve Fund Contribution, Upkeep of Common Areas, Water, Heating / Air Conditioning, Snow Removal.  
The fees do not include individual electricity consumption.

#### TENTATIVE OCCUPANCY

September 4, 2024

#### PROPERTY TAXES

Estimated at 1.2% of total purchase price per year.

#### HST REBATE

Prices shown are “net HST rebate” for owner occupied units. If you are purchasing as an investment property, the unit does not qualify for the HST rebate at closing; therefore the amount of the rebate is due on closing and payable to the vendor. Once there is a signed lease in place, the purchaser may then apply on their own to recapture the rebate (within 2 years from closing). See sales agent for more details.

#### DEPOSIT STRUCTURE

- 20% Total Deposit
1. \$20,000 deposit to reserve unit
  2. 10% (less the \$20,000 deposit) at signing
  3. 5% - 30 days from the date of signing
  4. 5% - at interim occupancy

All deposits are held in trust.

#### INTERIM OCCUPANCY

Interim occupancy is the period of time where the purchaser(s) takes possession of the unit until the time the building is registered. Title is not transferred until building is registered. Once the building is registered, title can be transferred and mortgage registered. It takes approx 6 months to register the building after interim occupancy.

#### INTERIM OCCUPANCY FEES (MONTHLY)

1. Condo fees
2. Property taxes (approx 1.2% of total purchase price; refundable if they receive a tax bill covering the occupied period) divided by twelve months
3. Mortgage component calculated on the balance owing (less deposits)  
Rate “1 year closed mortgage” rate (divided by 12 for monthly figure)

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