



# Olivia Marie Gardens PHASE 2 BOUTIQUE CONDOMINIUMS SUITES

**OCCUPANCY WITHIN 45-90 DAYS**

**PARKING INCLUDED IN PURCHASE PRICE**

## FINAL SUITE - TWO BEDROOMS WITH TWO BATHROOMS

Building-Suite	Model	Indoor sq.ft.	Exterior sq.ft.	Finishing	Exposure	Maintenance Fee/Month	Parking	PRICE
4-413	THE ROSEWOOD	854	40	MIDTONE	NW	\$479.11	UNDERGROUND	<b>\$686,900</b>

### LIMITED TIME INCENTIVES

**ONLY 5% DEPOSIT\***

**\$0 CLOSING COSTS\*\***

**PARKING INCLUDED IN THE PURCHASE PRICE**

**FREE WINDOW COVERINGS**

**FREE ROGERS IGNITE INTERNET GIGABIT FOR ONE YEAR ON SELECT UNITS**

#### MAINTENANCE FEES INCLUDE:

GARBAGE AND SNOW REMOVAL, LANDSCAPING, WATER, COMMON ELEMENTS AND PARKING MAINTENANCE, EXTERNAL CCTV SECURITY.  
GAS AND HYDRO METERED SEPARATELY.

#### TAXES ESTIMATED AT 1% OF PURCHASE PRICE

H.S.T INCLUDED FOR ALL OWNER-OCCUPIED SUITES. FOR INVESTOR PURCHASES PLEASE SPEAK WITH A SALES REPRESENTATIVE.  
ASK A SALES REPRESENTATIVE ABOUT THE WARRANTY PROGRAM.

\*\*TARION ENROLLMENT, RESERVE FUND CONTRIBUTION AND REALTY TAXES NOT INCLUDED.

NOTE: ACTUAL USABLE FLOOR SPACE MAY VARY FROM STATED FLOOR AREA.

\*NOT AVAILABLE FOR SECOND PURCHASE WITHIN THE CONDOMINIUM PROJECT OR SECOND PURCHASE WITHIN THE SAME HOUSEHOLD.  
DANIELS LR CORPORATION RESERVES THE RIGHT TO MODIFY THIS DEPOSIT STRUCTURE AT ANY TIME AND WITHOUT PRIOR NOTICE.  
PRICES, SPECIFICATIONS, INCENTIVES, AND PROGRAMS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E. & O. E.  
JANUARY 14, 2025

**EXCLUSIVE LISTING BROKERAGE: THE DANIELS REALTY CORPORATION, BROKERAGE. Brokers Protected.**

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