

# Opportunity is knocking

Three downtown Toronto condos with **only 5 per cent deposit on remaining suites!**

Beyond The Sea

Fly

## at EMPIRE Communities

**Very once in a while**, an opportunity that seems too good to be true comes along. Savvy purchasers can take advantage of amazing savings when there's remaining inventory in a condominium building that is almost sold out. Such is the case right now with Empire Communities.

Empire has three fabulous downtown condominiums that are mostly sold out. With construction underway and/or financing in place, there are, however, a few fabulous suites remaining in each project — and Empire is offering them with a deposit structure of just 5 per cent. This is a rare opportunity to buy with the lowest possible amount down. In terms of real estate, it is like having your cake and eating it too!

Plus, you have exquisite choices. Empire's three condominium projects are all excellent options. Each offers a compendium of amenities as well as choice locations. And, as always, Empire is the builder of choice if you are looking for the highest quality at the fairest price.

At FLY Condominiums, located at 352 Front Street West, there are several suites from 622 to just over 1,000 square feet, including one-bedroom, two-bedroom and three-bedroom layouts as well as two and three-storey lofts. FLY is the ideal choice for people who thrive on being in the thick of it all — steps from the city's most popular restaurants, theatres, entertainment and sports venues. Suites are priced from \$349,900 to \$629,900. Construction will be starting soon with occupancy scheduled for fall 2012. With a deposit of just 5 per cent, you can reserve your suite for as little as \$17,495 down. You'll have two full years before closing — two years for your condominium to appreciate in value, two years to save more money and two years to get ready to move.

At Empire's Modern Condos at Richmond and Sherbourne, a handful of contemporary suites remain, including one-bedroom with den and two-bedroom layouts ranging from 700 to 905 square feet. The Modern offers classic glass architecture in the midst of some of Toronto's most appealing attractions such as The St. Lawrence Market and the Distillery District. Construction is underway and occupancy is expected for summer 2011. You can purchase one of these suites from \$329,900 to \$416,900 with a deposit as little as \$16,495 to \$20,845.

And at Empire's five-star waterfront community — Beyond The Sea — there is a great selection of suites available in all three towers as well as Urban Towns and Live/Work units. With over 40,000 square feet of indoor and outdoor building amenities, Beyond The Sea is truly beyond your dreams. You can find your ideal home here from 791 to 2,536 square feet, priced from \$384,900 to \$1,139,900. Again, just a 5 per cent deposit will hold your choice of suite with first occupancies scheduled for summer 2011.

In order to purchase with only 5 per cent down, buyers must provide a mortgage pre-approval with appropriate CHMC mortgage insurance. For added purchasing convenience, Empire offers deposit loan and capped-rate mortgage programs through affiliate banking institutions. You just need to inquire with an Empire Real Estate Advisor for more details.

All three condominium communities are under construction or will be imminently. They are contributing to the revitalization of the Toronto residential landscape and are making a tremendous contribution to the livability of this great city.

Whichever community you chose, you can buy with confidence because Empire Communities is well known for its rigorous construction standards, leading-edge design and exemplary customer care program. Don't miss out on these incredible opportunities — only a few suites remain! **CL**

### FOR MORE INFORMATION

For more information on any of Empire's condominium communities, visit the Empire Condo Living Store located at 49 Spadina Avenue.

**416.979.1333**

**empirecommunities.com**