

SAME  
INNOVATIVE  
CONCEPT  
COMPLETELY  
REINVENTED

POWER  
REAL ESTATE LTD. BROKERAGE



**SAGE II**  
CONDOMINIUMS

318 SPRUCE STREET WATERLOO



↑ SPRUCE STREET ELEVATION



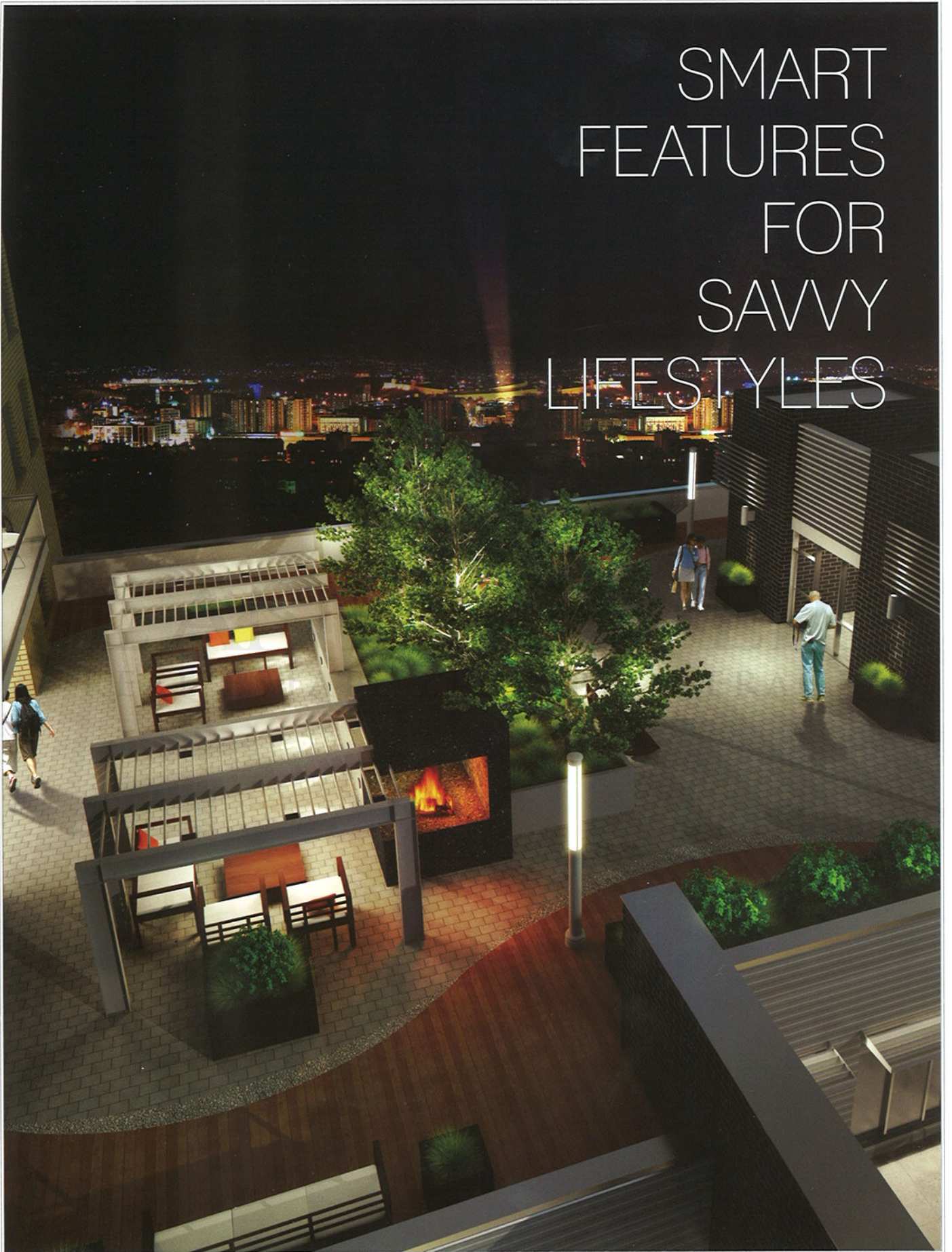
↑ RESIDENCE LOBBY



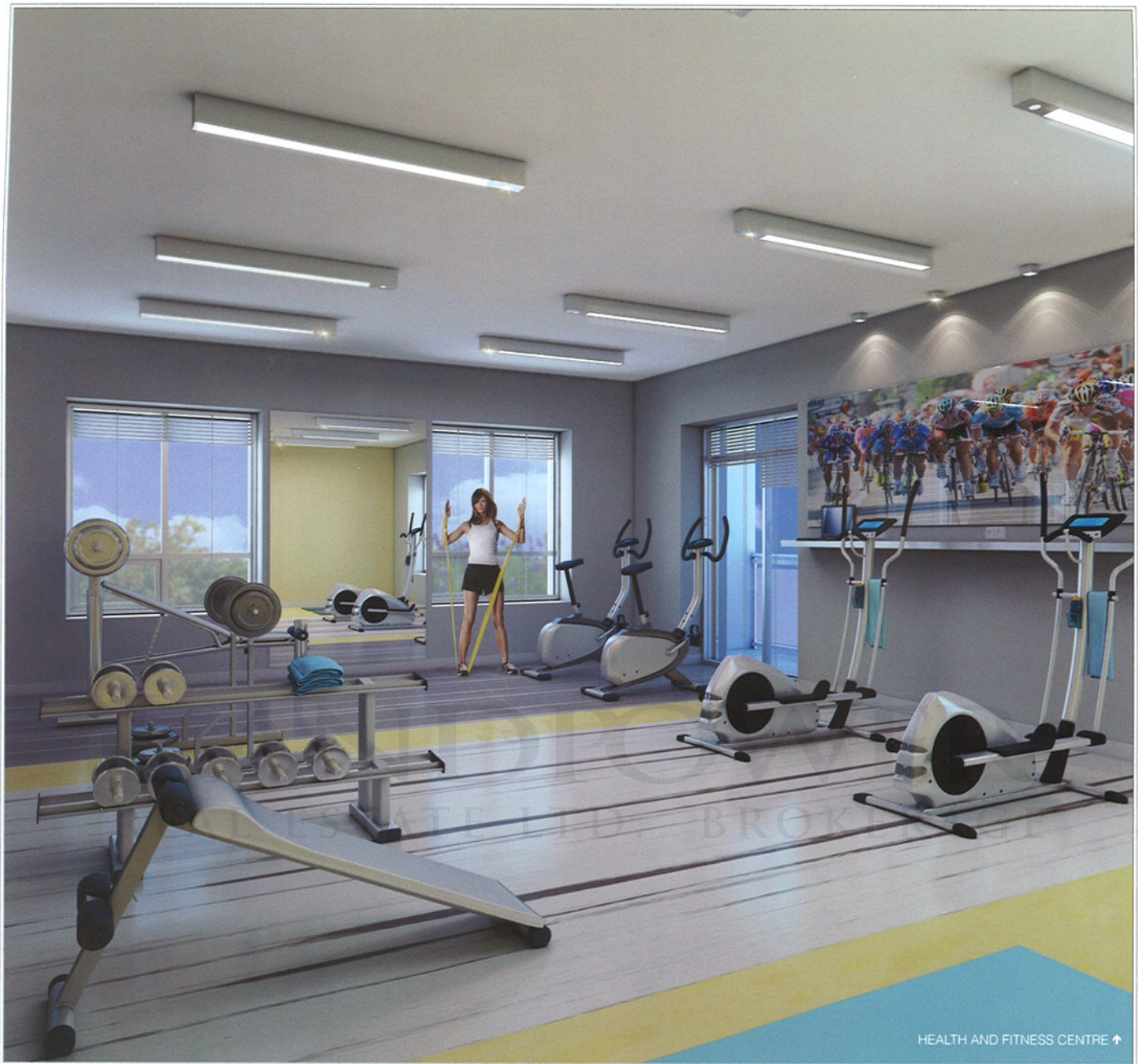


LANDPO  
REAL ESTATE LTD

# SMART FEATURES FOR SAVVY LIFESTYLES



ROOF-TOP TERRACE ↑



HEALTH AND FITNESS CENTRE ↑

**STUNNING DESIGNER DETAILS AND EXCEPTIONAL AMENITIES MAKE SAGE II A WELCOMING RETREAT AT THE END OF A BUSY AND STRENUOUS DAY.**

Sage II is so much more than a condo residence. It is a recreational retreat, designed to encourage residents to stay active, educated and thriving in Waterloo Region. Purchasers can anticipate a great selection of amenities both in the condominium common areas and the surrounding neighbourhood.

- Lobby with Secure Access
- Professional Fitness Centre
- Lounge and Common Study Room
- Theatre Room
- Café
- Fully Furnished Guest Suite
- Roof-top Terrace and Green Space
- Retail on main level office on 2nd floor



↑ LOUNGE AND COMMON AREA

# SAGE II

CONDOMINIUMS

## FOR YOUR CLIENTS...

### 100% Lease Guarantee\*

- Free property management services for the first year
- Complete furniture packages to finish the entire suite in a cohesive contemporary décor theme

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REAL ESTATE LTD. BROKERAGE

Program and Incentives are subject to change without notice. E. & O.E.

Sales Representative: Paul Hegarty & Sherri Norris | T: 416.567.0792 | E: sales@sagecondos.ca

# SAGE II

## CONDOMINIUMS

### Exclusive Top Agents' Preview Pricing\*

| Suite Type | Interior Space (sq. ft) | Exterior Space (sq. ft.) | Total Space (sq. ft.) | Starting Price | Floor | View       |
|------------|-------------------------|--------------------------|-----------------------|----------------|-------|------------|
| 1 B        | 527                     | 43                       | 570                   | \$189,900      | 3     | East       |
| 1 B        | 527                     | 41                       | 568                   | \$192,900      | 5     | West       |
| 1 B + D    | 688                     | 159                      | 847                   | \$229,900      | 5     | South      |
| 1 B + D    | 688                     | 159                      | 847                   | \$231,400      | 7     | North      |
| 2 B        | 957                     | 69                       | 1026                  | \$299,900      | 5     | South East |
| 2 B        | 957                     | 52                       | 1009                  | \$301,900      | 7     | South West |

\*Additional selection available. Limited opportunity. All prices, figures and materials are preliminary and are subject to change without notice. E. & O.E.

#### Deposit Structure

| 1 Bedroom                | 1 Bedroom + Den          | 2 Bedroom                | Tentative Occupancy:<br>September 1, 2015 |
|--------------------------|--------------------------|--------------------------|---|
| \$5,000 on signing       | \$5,000 on signing       | \$5,000 on signing       |   |
| \$5,000 in 30 days       | \$5,000 in 30 days       | \$5,000 in 30 days       |   |
| \$5,000 in 60 days       | \$5,000 in 60 days       | \$10,000 in 60 days      |   |
| \$5,000 in 180 days      | \$10,000 in 180 days     | \$10,000 in 180 days     |   |
| \$10,000 on Sept 1, 2013 | \$10,000 on Sept 1, 2013 | \$15,000 on Sept 1, 2013 |   |
| \$10,000 on May 1, 2015  | \$10,000 on May 1, 2015  | \$15,000 on May 1, 2015  |   |
| <b>\$40,000 total</b>    | <b>\$45,000 total</b>    | <b>\$60,000 total</b>    |   |

#### Taxes

HST Included in Purchase Price

**IN8** Developments

The Condo Store  
Realty Inc

#### Maintenance Fees:

Approx. \$0.27 per sq. ft.

Maint. Fees include water, gas, sewer, common utilities, landscaping, snow & garbage removal, common area cleaning & reserve fund

Please see a Sales Representative for details.

**Sales Agent:** Paul Hegarty & Sherri Norris | C: 647-260-0898 | E: sales@sagecondos.ca

[www.sagecondos.com](http://www.sagecondos.com)

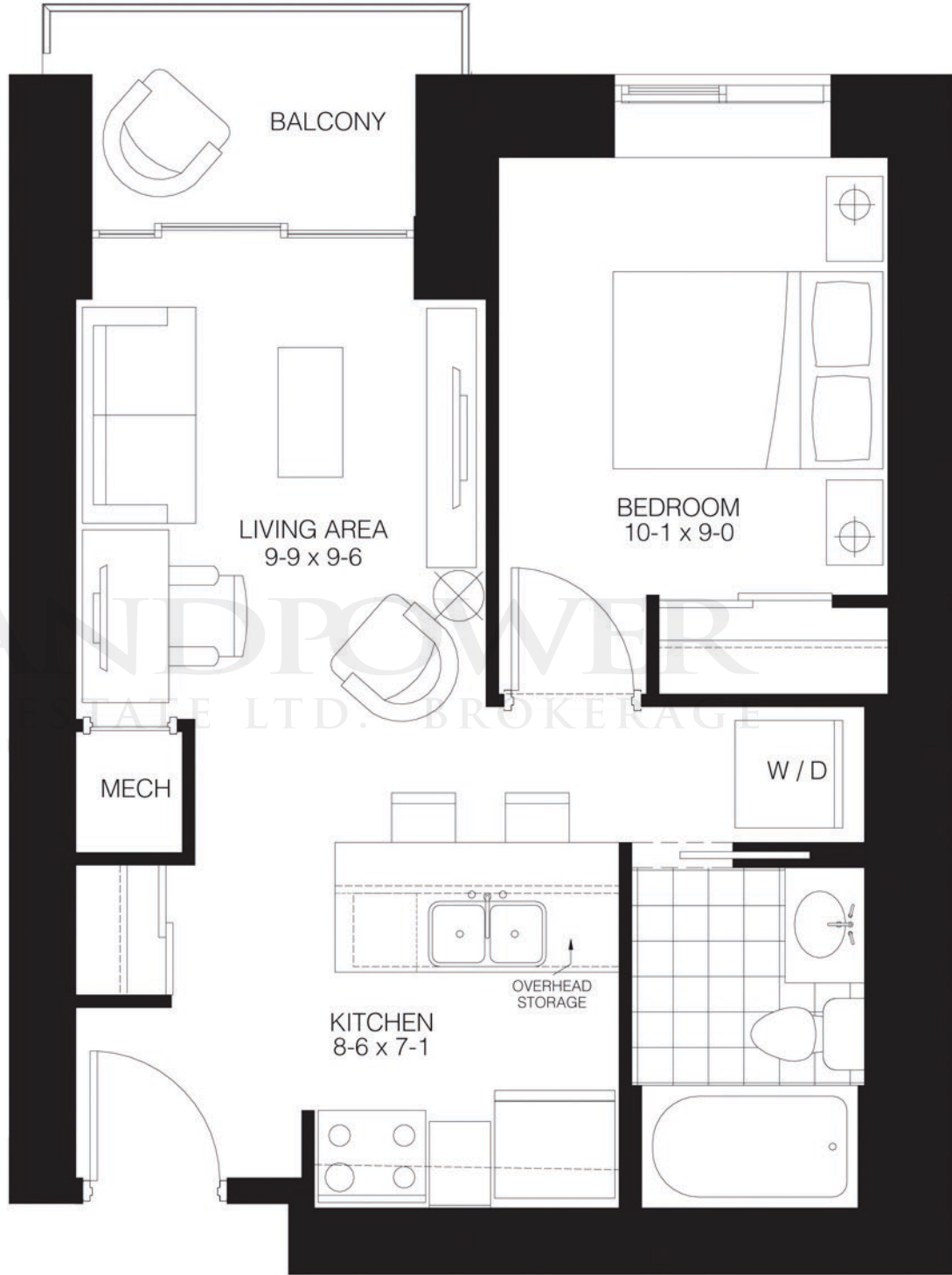




# SAGE II

## 1 BEDROOM SUITE

1 BEDROOM  
527 SQUARE FEET



LANDPOWER REAL ESTATE LTD. BROKERAGE

## BUILDING LOCATION



TYPICAL FLOOR LAYOUT (FLOORS 3-20)

AVAILABLE ON FLOORS 3 - 20

Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. Illustrations are artists concept only and may show optional features not included in base price. See sales representative for further information. E. & O. E.

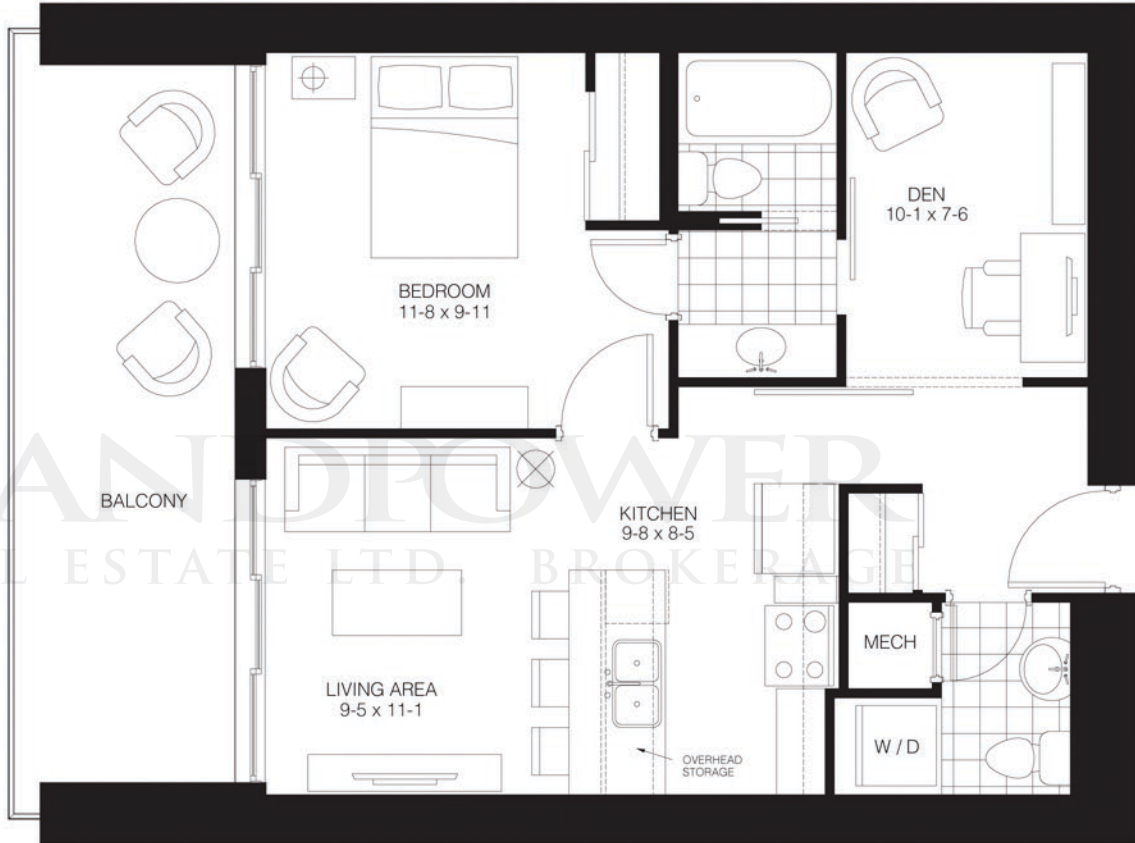
**IN8** Developments



# SAGE II

1BED+DENSUITE

1 BEDROOM WITH DEN  
688 SQUARE FEET



LANDPOWER REAL ESTATE LTD BROKERAGE

## BUILDING LOCATION



TYPICAL FLOOR LAYOUT (FLOORS 4 - 20)

AVAILABLE ON FLOORS 4 - 20

Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. Illustrations are artists concept only and may show optional features not included in base price. See sales representative for further information. E. & O. E.

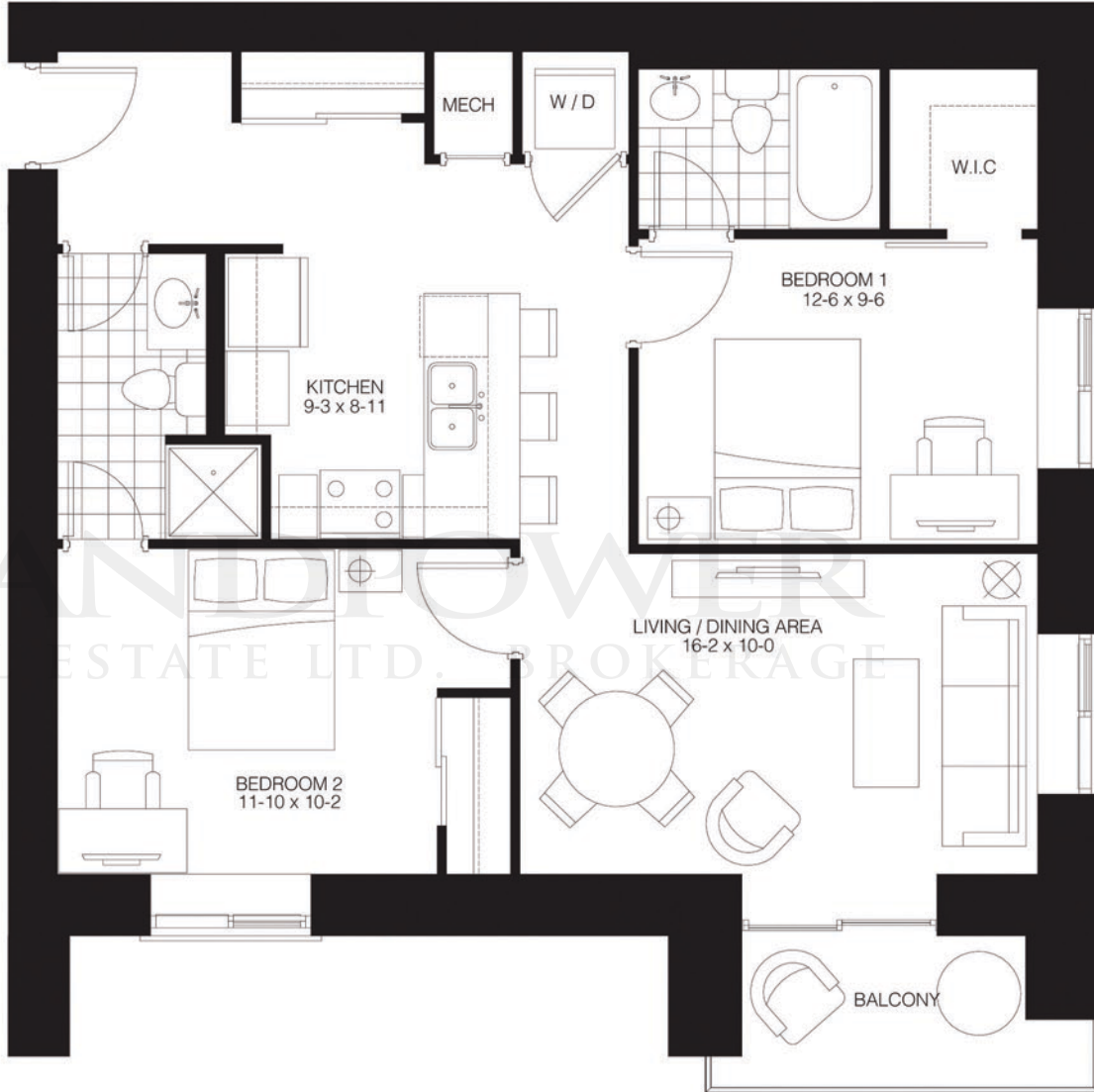




# SAGE II

## 2 BEDROOM SUITE

2 BEDROOMS  
957 SQUARE FEET



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NOTE  
NORTH-EAST FACING SUITE  
ON EACH FLOOR FEATURES  
A BARRIER FREE LAYOUT.  
ASK SALES REPRESENTATIVE  
FOR FLOORPLANS DETAILS

### BUILDING LOCATION



■ STANDARD UNIT  
■ BARRIER FREE UNIT

AVAILABLE ON FLOORS 3 - 22

Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. Illustrations are artists concept only and may show optional features not included in base price. See sales representative for further information. E. & O. E.



GET  
IN TOUCH  
WITH US

318 SPRUCE STREET  
WATERLOO, ONTARIO



FOR APPOINTMENT  
SALES@SAGECONDOS.CA



FOLLOW US  
@SAGECONDOS\_WLOO



LANDFLOWER  
REAL ESTATE LTD. BROKERAGE

COMPLETE MARKETING CAMPAIGN BY: ORCHARD DESIGN STUDIO INC.

DEFINING  
YOUR  
EXPERIENCE

**INNATE:**  
*Inherent in the essential character.  
Originating in, or arising from the  
intellect or the constitution of the  
mind, rather than learned through  
experience. An innate knowledge.*

SAGECONDOS.CA 

IN8 **Developments**

\*Floorplans: Plans and specifications are subject to change without notice. Actual usable floor space may vary.

\*Renderings: Illustrations are artists concept only and may show optional features not included in base price.

\*Pricing: Pricing and rates subject to conditions and may change without notice. E. & O. E.