

PRICE LIST – TYPICAL UNITS				
Suite Type	Square Footage	Exposure	Starting from Floor	Starting from Price*
1 Bedroom				
1D	563 SQ FT	EAST	2	\$342,900
1 Bedroom + Den				
1F+D	569 SQ FT	WEST	8	\$358,900
1D+D	604 SQ FT	NORTH	2	\$359,900
1N+D	651 SQ FT	WEST	8	\$399,900
1O+D	658 SQ FT	SOUTH	2	\$389,900
1R+D	661 SQ FT	WEST	1	\$410,900
1T+D	695 SQ FT	WEST OR EAST	1	\$415,900
2 Bedroom + Den				
2D+D	841 SQ FT	SOUTH	7	\$494,900
2F+D	865 SQ FT	EAST	7	\$493,900
2K+D	900 SQ FT	NORTH/WEST	2	\$504,900
2L+D	925 SQ FT	NORTH/EAST	2	\$503,900
2N+D	950 SQ FT	SOUTH/EAST	7	\$540,900
3 Bedroom				
3A	1000 SQ FT	SOUTH/WEST	8	\$562,900

Building Highlights
 275 Units, 17 Storeys
 Suite Sizes Ranging From 516 SF – 1,033 SF
 1 Bed, 1 Bed + Den, 2 Bed, 2 Bed + Den, 3 Bed Units
 Floor 2-6 & 8-15: 8ft Ceiling; Floor 16: 9Ft Ceiling; Floor 7&17: 10Ft Ceiling;
 Stunning lobby to welcome you home each day
 A premium party room for entertaining loved ones
 An outdoor terrace where you can completely unwind
 Take a dip in the outdoor pool, soak up the sun and hit the onsite fitness centre to feel your very best
 Built on the belief you shouldn't have to go to a resort or spa to truly relax
 Oversized Balconies, Terraces and Patios
 Suites Designed to Maximize sunlight and lake views
 2 Mins to Pickering Go Station and 401 Access, 4 Mins to Pickering Marina and Waterfront Trail,
 5 mins to Pickering Town Centre
 Figure 3 Interior Design & Kirkor Architects

<p>DEPOSIT STRUCTURE</p> <p>\$3,000 on Signing Balance to 5% in 30 days 5% in 180 days 5% in 365 Days 5% on Occupancy</p> <p>INTERNATIONAL DEPOSIT STRUCTURE</p> <p>\$5000 with offer Balance to 5% in 30 days 10% in 90 days 10% in 180 days 5% in 365 days 5% On occupancy</p>	<p>PARKING: \$37,500*</p> <p>LOCKER: Standard Size \$5,000*</p> <p>MAINTENANCE: \$0.57 per square foot (Hydro & Water Separately Metered)</p> <p>TAXES: As per the city of Pickering, approx. 1.27%.</p> <p>OCCUPANCY: Commencing March 2021</p>	<p>SALES REPRESENTATIVES Marsha Baynes Jaclyn Friedman Nancy Badria</p> <p>Sales@universalcitycondos.ca</p>
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PRICE LIST – ATYPICAL UNITS				
Suite Type	Square Footage	Exposure	Starting from Floor	Starting from Price*
1 Bedroom				
1B	516 SQ FT	WEST	4	\$326,900
1A	523 SQ FT	SOUTH	4	\$344,900
1C	546 SQ FT	EAST	4	\$329,900
1 Bedroom + Den				
1A+D	570 SQ FT	WEST	5	\$356,900
1B+D	575 SQ FT	WEST	2	\$354,900
1L+D	590 SQ FT	EAST	1	\$367,900
1C+D	592 SQ FT	SOUTH	2	\$358,900
1S+D	609 SQ FT	EAST	16	\$385,900
1J+D	631 SQ FT	EAST	2	\$376,900
1G+D	635 SQ FT	WEST	2	\$383,900
1Q+D	636 SQ FT	SOUTH	2	\$396,900
1H+D	642 SQ FT	EAST	1	\$393,900
1E+D	653 SQ FT	NORTH	2	\$382,900
1K+D	671 SQ FT	NORTH	2	\$392,900
1M+D	678 SQ FT	SOUTH/WEST	4	\$427,900
1P+D	692 SQ FT	WEST	2	\$411,900
1U+D	703 SQ FT	SOUTH	5	\$435,900

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Figure 3 Interior Design & Kirkor Architects

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5% on Occupancy

INTERNATIONAL DEPOSIT STRUCTURE

\$5000 with offer
Balance to 5% in 30 days
10% in 90 days
10% in 180 days
5% in 365 days
5% On occupancy

PARKING:

\$37,500*

LOCKER:

Standard Size \$5,000*

MAINTENANCE:

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(Hydro & Water Separately Metered)

TAXES:

As per the city of Pickering, approx.
1.27%.

OCCUPANCY:

Commencing March 2021

SALES REPRESENTATIVES

Marsha Baynes
Jaclyn Friedman
Nancy Badria

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PRICE LIST- ATYPICAL UNITS				
Suite Type	Square Footage	Exposure	Starting from Floor	Starting from Price*
2 Bedroom				
2C	774 SQ FT	SOUTH/EAST	4	\$476,900
2B	786 SQ FT	SOUTH/WEST	5	\$477,900
2D	816 SQ FT	EAST	16	\$488,900
2E	833 SQ FT	EAST	2	\$474,900
2 Bedroom + Den				
2A+D	820 SQ FT	NORTH/WEST	4	\$484,900
2B+D	847 SQ FT	SOUTH/EAST	5	\$509,900
2E+D	871 SQ FT	WEST	16	\$516,900
2C+D	872 SQ FT	NORTH/WEST	2	\$494,900
2J+D	887 SQ FT	SOUTH/EAST	16	\$546,900
2H+D	893 SQ FT	SOUTH/EAST	2	\$494,900
2G+D	894 SQ FT	SOUTH/WEST	2	\$496,900
3 Bedroom				
3B	954 SQ FT	NORTH/WEST	5	\$540,900
3C	1033 SQ FT	SOUTH/WEST	16	\$598,900

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