

PRICE LIST							
Suite Type	Square Footage	Exposure	Starting from Floor	Starting from Price*			
1 Bedroom							
1B	556	WEST	2	\$633,900			
1C	517	WEST	2	\$601,900			
1D	516	EAST	6	\$615,900			
1F	502	WEST	8	\$592,900			
1G	469	NORTH	7	\$567,900			
1H	546	WEST	7	\$630,900			
1 Bedroom + Den							
1B+D	661	EAST	2	\$745,900			
1E+D	615	NORTH	2	\$685,900			
1F+D	686	EAST	2	\$772,900			
1G+D	661	EAST	2	\$749,900			
1H+D	662	EAST	2	\$750,900			
1M+D	621	WEST	2	\$706,900			
1N+D	601	WEST	2	\$740,900			
1Q+D	651	NORTH	2	\$730,900			
1R+D	629	NORTH	2	\$687,900			
1S+D	625	EAST	2	\$719,900			
1T+D (B/F)	623	WEST	6	\$695,900			
1U+D	576	EAST	6	\$671,900			
1V+D (B/F)	608	EAST	6	\$701,900			
1W+D	567	EAST	7	\$665,900			
1X+D	623	WEST	20	\$726,900			
1Z+D (B/F)	661	EAST	1	\$745,900			

^{*}Varying floor premiums apply

DEPOSIT STRUCTURE

\$5,000 on Signing
Balance to 5% in 30 Days
5% in 180 Days
5% in 365 Days
5% on Occupancy

*See below for Extended Deposit Structure

EXTENDED DEPOSIT STRUCTURE

\$5000 on Signing
Balance to 2% in 30 days
2% June 13, 2023
2% October 10, 2023
2% February 7, 2024
2% May 1, 2024
2.5% March 31, 2025
2.5% March 31, 2026
5% January 31, 2027
1% on Occupancy

PARKING:

Standard Stall: \$54,950* EV Stall: \$64,950* *Parking not available for units under 560 sq.ft.

LOCKER:

Below Grade: \$7,500*

MAINTENANCE:

\$0.67 per square foot *Water & Hydro separately metered

Parking Maintenance Fee: \$49/month Locker Maintenance Fee: \$20/month

TAXES:

As per the city of Pickering, approx. 1.1%.

OCCUPANCY:

Commencing November 2027

SALES REPRESENTATIVES

Hiba Kamal Zeba Kazmi

SALES OFFICE

1235 Bayly St, Unit 9, Pickering

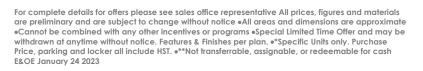
EMAIL

sales@universalcitycondos.ca

TELEPHONE

905-492-5015









PRICE LIST							
Suite Type	Square Footage	Exposure	Starting from Floor	Starting from Price*			
2 Bedroom							
2A	768	SOUTH/EAST	2	\$845,900			
2B	719	WEST	3	\$783,900			
2D	721	NORTH/WEST	2	\$807,900			
2F	733	NORTH/WEST	6	\$831,900			
2G	733	NORTH/EAST	6	\$841,900			
2H (B/F)	756	SOUTH/WEST	8	\$836,900			
2L	756	SOUTH/WEST	29	\$870,900			
2 Bedroom + Den							
2D+D	805	SOUTH/EAST	6	\$875,900			
3 Bedroom							
3B	967	NORTH/EAST	2	\$995,900			
Penthouse Collection							
1Y+D (B/F)	694	WEST	36	\$835,900			
2J	812	EAST	36	\$922,900			
2K	768	NORTH/WEST	36	\$894,900			
2E+D	944	WEST	37	\$1,029,900			
2G+D	785	EAST	36	\$898,900			
3G	887	NORTH/EAST	36	\$994,900			

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EXCLUSIVE UNITS							
1E	539	WEST	6	\$625,900			
1C+D	650	NORTH	1	\$755,900			
1D+D	681	NORTH	1	\$781,900			
2C	770	SOUTH/WEST	3	\$843,900			
2A+D	851	NORTH/WEST	1	\$906,900			
2B+D	821	WEST	5	\$889,900			
3A	994	NORTH/EAST	1	\$1,046,900			
3C	978	NORTH/WEST	5	\$1,107,900			
3D	965	NORTH/EAST	5	\$1,129,900			

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