



FACTS SHEET

THE BUILDER:

Developers: Chestnut Hill Developments creating visionary addresses across the GTA, has a solid reputation for providing location, design and value that has earned the trust of homeowners since 1981.

Recent condo projects include: The Dylan Condos, San Francisco By the Bay in Pickering, which includes SF3 Condos, Life Condos in Davisville, The Address at High Park, and Lotus Condos at Bayview Village, and the most recent success of Universal City Condos Towers One and Two and Three, & Universal City East

THE GRAND- The Building

Building/Size: 482 residential units 37 storeys

Suite Types : 1 bed, 1+den, 2 bed, 2+den, 3 bed

Suite Size : 469sq ft. – 1026 sq ft.

Ceiling Heights: Ranging from 8'5 to 10'0

Occupancy: November 2027

Taxes: As per the City of Pickering: Estimated at approximately 1.1% (2021 tax rate) of purchase price

Amenities:

Ground Floor: Lobby, Zoom Room, Meeting Room, Golf Simulator, Management Office, Kids Playroom, Fitness Centre, Spin Studio, Studio, Pet Spa, Co-Work Lounge

5th Level: Party Room & Dining, Outdoor Dining, BBQ, Outdoor Lounge, Outdoor Pool, Treatment Room, Yoga/Pilates Studio, Sauna, Editing Suite, TikTok/ Karaoke Studio, Game Room, Outdoor Terrace

Geothermal: Subterra geothermal systems replace loud, inefficient A/C and heating equipment that emit large amounts of carbon with state-of-the-art heat pumps that utilize low-temperature energy in the ground to heat and cool your home all year round!

The Location

Along Bayly Street: closest intersection Bayly and Liverpool. Located Northeast of the San Francisco By the Bay community.

Landmarks/Area Amenities: Steps to Frenchman's Bay and Frenchman's Bay Marina. Walking distance to Pickering GO Station- Now running every 15 minutes. Minutes to Pickering Town Centre, Rouge Valley Hospital; 401 access at Liverpool. Minutes from the Pickering Casino Resort.



Fun Facts:

- Current rental rates at SF3 Condos are approx \$3.41 per square foot.
- Pickering GO station gets you downtown to union station in 27 minutes- Trains come Every 15 mins.
- Durham Live – Phase one currently live and accessible, featuring 2,200 slot machines, 90 live table game and dining and entertainment facilities
- Durham Live- phase 2 will add a five star, 350 room hotel with a 1000,000 sq foot convention Center, 150,000 sq ft of restaurant and food offerings and concert venue with 2,500 seats and 250,000 sq ft film studio
- Pickering is the **biggest growth** center of all Durham Region municipalities · Pickering has one of the **lowest taxation** rates in the Region
- Pickering has only **ONE** Land Transfer **Tax!!!**
- Pickering has the **highest proven** property value **appreciation** in the GTA
- Pickering has 220 Hectares of Green Space with 85 Parks and trails. 4 Conservation area
- Pickering is home to 17 public schools and 6 Catholic Schools
- Pickering has 2.7 KM of waterfront and 7.6KM of Sandy Beach
- Pickering is within local distance to 3 full-service hospitals: Lakeridge Health Ajax & Pickering, Lakeridge Health Whitby, Lakeridge Health Oshawa.
- Pickering Town Centre has 200+ Stores and shop
- Pickering has 190 Restaurants to choose from