

PRICE LIST										
Square Footage	Exposure	Starting from Floor	Starting from Price*	Price Discount*	Net Price After Discount					
1 Bedroom										
469	NORTH	32	\$593,900	(\$2,000)	\$591,900					
1 Bedroom + Den										
601	WEST	2	\$742,900	(\$5,000)	\$737,900					
615	NORTH	3	\$689,900	(\$5,000)	\$684,900					
621	WEST	2	\$708,900	(\$5,000)	\$703,900					
623	WEST	6	\$697,900	(\$5,000)	\$692,900					
625	EAST	2	\$721,900	(\$5,000)	\$716,900					
623	WEST	32	\$750,900	(\$5,000)	\$745,900					
651	NORTH	2	\$732,900	(\$5,000)	\$727,900					
661	EAST	2	\$751,900	(\$5,000)	\$746,900					
655	WEST	2	\$759,900	(\$5,000)	\$ 754 ,900					
661	EAST	1	\$747,900	(\$5,000)	\$742,900					
662	EAST	2	\$752,900	(\$5,000)	\$747,900					
681	NORTH	1	\$783,900	(\$5,000)	\$778,900					
686	EAST	2	\$774,900	(\$5,000)	\$769,900					
733	NORTH/WEST	6	\$834,900	(\$10,000)	\$824,900					
733	NORTH/EAST	6		(\$10,000)	\$833,900					
756	south/west	8	\$838,900	(\$10,000)	\$828,900					
768	SOUTH/EAST	2	\$848,900	(\$10,000)	\$838,900					
770	south/west	3	\$845,900	(\$10,000)	\$835,900					
805	SOUTH/EAST	6	\$882,900	(\$15,000)	\$867,900					
821	WEST	5		(\$15,000)	\$876,900					
851	NORTH/WEST	1	\$908,900	(\$15,000)	\$893,900					
·		3 Bedr								
965	NORTH/EAST	5	\$1,131,900	(\$15,000)	\$1,116,900					
967	NORTH/EAST		\$997,900		\$982,900					
978	NORTH/WEST	5	\$1,109,900	(\$15,000)	\$1,094,900					
994	NORTH/EAST	1	\$1,048,900	(\$15,000)	\$1,033,900					
	Footage 469 469 601 615 621 623 625 623 625 623 651 661 661 662 661 662 681 662 681 686 733 733 733 733 735 733 735 805 821 805 821 851 851 965 967 978	Footage 469 NORTH 469 NORTH 601 WEST 615 NORTH 621 WEST 623 WEST 625 EAST 651 NORTH 661 EAST 662 EAST 661 EAST 662 EAST 663 NORTH 686 EAST 733 NORTH/WEST 733 NORTH/WEST 756 SOUTH/WEST 756 SOUTH/WEST 768 SOUTH/WEST 805 SOUTH/EAST 805 SOUTH/EAST 805 SOUTH/WEST 851 NORTH/WEST 965 NORTH/EAST 965 NORTH/EAST <tr< td=""><td>Square Footage Exposure Starting from Floor 469 NORTH 32 469 NORTH 32 601 WEST 2 615 NORTH 3 621 WEST 2 623 WEST 6 625 EAST 2 623 WEST 32 651 NORTH 3 625 EAST 2 651 NORTH 2 651 NORTH 2 661 EAST 2 663 NORTH/ 3 733 NORTH/WEST 6 733 NORTH/WEST 6 733 NORTH/WEST 3 768 SOUTH/EAST 2 768 SOUTH/EAST 5 805<!--</td--><td>Square Footage Exposure Starting from Floor Starting from Price* 469 NORTH 32 \$593,900 469 NORTH 32 \$593,900 601 WEST 2 \$742,900 615 NORTH 3 \$489,900 621 WEST 2 \$708,900 623 WEST 6 \$697,900 623 WEST 32 \$750,900 623 WEST 32 \$751,900 623 WEST 32 \$750,900 641 EAST 2 \$771,900 655 WEST 2 \$775,900 661 EAST 2 \$774,900 655 WEST 2 \$774,900 661 EAST 2 \$774,900 662 EAST 2 \$774,900 663 NORTH 1 \$783,900 733 NORTH/WEST 6 \$843,900 756 SOUTH/EAST</td><td>Square Footage Exposure Starting from Floor Starting from Price* Price Discount* 469 NORTH 32 \$593,900 (\$2,000) 469 NORTH 32 \$593,900 (\$2,000) 601 WEST 2 \$742,900 (\$5,000) 615 NORTH 3 \$689,900 (\$5,000) 621 WEST 2 \$7708,900 (\$5,000) 623 WEST 6 \$697,900 (\$5,000) 623 WEST 32 \$750,900 (\$5,000) 641 EAST 2 \$751,900 (\$5,000) 653 MEST 2 \$759,900 (\$5,000) 661 EAST 1 \$747,900 (\$5,000) 661 EAST 2 \$759,900 (\$5,000) 661 EAST 1 \$747,900 (\$5,000) 661 EAST 2 \$759,900 (\$10,000) 686 EAST 2 \$843,900 \$10,000)</td></td></tr<>	Square Footage Exposure Starting from Floor 469 NORTH 32 469 NORTH 32 601 WEST 2 615 NORTH 3 621 WEST 2 623 WEST 6 625 EAST 2 623 WEST 32 651 NORTH 3 625 EAST 2 651 NORTH 2 651 NORTH 2 661 EAST 2 663 NORTH/ 3 733 NORTH/WEST 6 733 NORTH/WEST 6 733 NORTH/WEST 3 768 SOUTH/EAST 2 768 SOUTH/EAST 5 805 </td <td>Square Footage Exposure Starting from Floor Starting from Price* 469 NORTH 32 \$593,900 469 NORTH 32 \$593,900 601 WEST 2 \$742,900 615 NORTH 3 \$489,900 621 WEST 2 \$708,900 623 WEST 6 \$697,900 623 WEST 32 \$750,900 623 WEST 32 \$751,900 623 WEST 32 \$750,900 641 EAST 2 \$771,900 655 WEST 2 \$775,900 661 EAST 2 \$774,900 655 WEST 2 \$774,900 661 EAST 2 \$774,900 662 EAST 2 \$774,900 663 NORTH 1 \$783,900 733 NORTH/WEST 6 \$843,900 756 SOUTH/EAST</td> <td>Square Footage Exposure Starting from Floor Starting from Price* Price Discount* 469 NORTH 32 \$593,900 (\$2,000) 469 NORTH 32 \$593,900 (\$2,000) 601 WEST 2 \$742,900 (\$5,000) 615 NORTH 3 \$689,900 (\$5,000) 621 WEST 2 \$7708,900 (\$5,000) 623 WEST 6 \$697,900 (\$5,000) 623 WEST 32 \$750,900 (\$5,000) 641 EAST 2 \$751,900 (\$5,000) 653 MEST 2 \$759,900 (\$5,000) 661 EAST 1 \$747,900 (\$5,000) 661 EAST 2 \$759,900 (\$5,000) 661 EAST 1 \$747,900 (\$5,000) 661 EAST 2 \$759,900 (\$10,000) 686 EAST 2 \$843,900 \$10,000)</td>	Square Footage Exposure Starting from Floor Starting from Price* 469 NORTH 32 \$593,900 469 NORTH 32 \$593,900 601 WEST 2 \$742,900 615 NORTH 3 \$489,900 621 WEST 2 \$708,900 623 WEST 6 \$697,900 623 WEST 32 \$750,900 623 WEST 32 \$751,900 623 WEST 32 \$750,900 641 EAST 2 \$771,900 655 WEST 2 \$775,900 661 EAST 2 \$774,900 655 WEST 2 \$774,900 661 EAST 2 \$774,900 662 EAST 2 \$774,900 663 NORTH 1 \$783,900 733 NORTH/WEST 6 \$843,900 756 SOUTH/EAST	Square Footage Exposure Starting from Floor Starting from Price* Price Discount* 469 NORTH 32 \$593,900 (\$2,000) 469 NORTH 32 \$593,900 (\$2,000) 601 WEST 2 \$742,900 (\$5,000) 615 NORTH 3 \$689,900 (\$5,000) 621 WEST 2 \$7708,900 (\$5,000) 623 WEST 6 \$697,900 (\$5,000) 623 WEST 32 \$750,900 (\$5,000) 641 EAST 2 \$751,900 (\$5,000) 653 MEST 2 \$759,900 (\$5,000) 661 EAST 1 \$747,900 (\$5,000) 661 EAST 2 \$759,900 (\$5,000) 661 EAST 1 \$747,900 (\$5,000) 661 EAST 2 \$759,900 (\$10,000) 686 EAST 2 \$843,900 \$10,000)					

*Varying floor premiums apply



For complete details for offers please see sales office representative All prices, figures and materials are preliminary and are subject to change without notice •All areas and dimensions are approximate •Cannot be combined with any other incentives or programs • 20% total deposit required on final closing •Special Limited Time Offer and may be withdrawn at anytime without notice. Features & Finishes per plan. •*Specific Units only. Purchase Price, parking and locker all include HST. •**Not transferrable, assignable, or redeemable for cash E&OE June 1, 2024.





PRICE LIST									
Suite Type	Square Footage	Exposure	Exterior Sq. Ft.	Starting from Price*	Price Discount*	Net Price Afte Discount			
		Penthouse Te	errace Coll	ection – Floor 36	5				
1Y+D B/F	694	WEST	103	\$837,900	(\$5,000)	\$832,900			
2K	768	NORTH/WEST	572	\$964,900	(\$10,000)	\$954,900			
2G+D	785	EAST	207	\$908,900	(\$15,000)	\$893,900			
3G	887	NORTH/EAST	730	\$1,086,900	(\$15,000)	\$1,071,900			
3E	1026	SOUTH/EAST	441	\$1,126,900	(\$15,000)	\$1,111,900			
		Penthou	se Collecti	on – Floor 37					
1Y+D B/F	694	WEST	97	\$846,900	(\$5,000)	\$841,900			
3G	887	NORTH/EAST	284	\$996,900	(\$15,000)	\$981,900			

*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 5% in 30 Days 5% July 15, 2026 5% July 15, 2027 5% on Occupancy PARKING: Standard Stall: \$57,500* EV Stall: \$67,500* *Parking not available for units under 560 sq.ft.

> LOCKER: Below Grade: \$7,500*

MAINTENANCE: \$0.67 per square foot Rogers Bulk Internet included *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 January 31, 2028 SALES REPRESENTATIVES Mahfuz Hossain

SALES OFFICE 1235 Bayly St, Unit 9, Pickering

EMAIL sales@universalcitycondos.ca

> **TELEPHONE** 905-492-5015



For complete details for offers please see sales office representative All prices, figures and materials are preliminary and are subject to change without notice •All areas and dimensions are approximate •Cannot be combined with any other incentives or programs • 20% total deposit required on final closing •Special Limited Time Offer and may be withdrawn at anytime without notice. Features & Finishes per plan. •*Specific Units only. Purchase Price, parking and locker all include HST. •**Not transferrable, assignable, or redeemable for cash E&OE June 1, 2024.



EXCLUSIVE LISTING BROKERAGE