



PRICE LIST						
Suite Type	Square Footage	Exposure	Starting from Floor	Starting from Price*	Price Discount*	Net Price After Discount
1 Bedroom						
1G	469	NORTH	32	\$593,900	(\$2,000)	\$591,900
1 Bedroom + Den						
1N+D	601	WEST	2	\$742,900	(\$5,000)	\$737,900
1E+D	615	NORTH	3	\$689,900	(\$5,000)	\$684,900
1M+D	621	WEST	2	\$708,900	(\$5,000)	\$703,900
1T+D (B/F)	623	WEST	6	\$697,900	(\$5,000)	\$692,900
1S+D	625	EAST	2	\$721,900	(\$5,000)	\$716,900
1X+D	623	WEST	32	\$750,900	(\$5,000)	\$745,900
1Q+D	651	NORTH	2	\$732,900	(\$5,000)	\$727,900
1G+D	661	EAST	2	\$751,900	(\$5,000)	\$746,900
1K+D	655	WEST	2	\$759,900	(\$5,000)	\$754,900
1Z+D (B/F)	661	EAST	1	\$747,900	(\$5,000)	\$742,900
1H+D	662	EAST	2	\$752,900	(\$5,000)	\$747,900
1D+D	681	NORTH	1	\$783,900	(\$5,000)	\$778,900
1F+D	686	EAST	2	\$774,900	(\$5,000)	\$769,900
2 Bedroom						
2F	733	NORTH/WEST	6	\$834,900	(\$10,000)	\$824,900
2G	733	NORTH/EAST	6	\$843,900	(\$10,000)	\$833,900
2H (B/F)	756	SOUTH/WEST	8	\$838,900	(\$10,000)	\$828,900
2A	768	SOUTH/EAST	2	\$848,900	(\$10,000)	\$838,900
2C	770	SOUTH/WEST	3	\$845,900	(\$10,000)	\$835,900
2 Bedroom + Den						
2D+D	805	SOUTH/EAST	6	\$882,900	(\$15,000)	\$867,900
2B+D	821	WEST	5	\$891,900	(\$15,000)	\$876,900
2A+D	851	NORTH/WEST	1	\$908,900	(\$15,000)	\$893,900
3 Bedroom						
3D	965	NORTH/EAST	5	\$1,131,900	(\$15,000)	\$1,116,900
3B	967	NORTH/EAST	2	\$997,900	(\$15,000)	\$982,900
3C	978	NORTH/WEST	5	\$1,109,900	(\$15,000)	\$1,094,900
3A	994	NORTH/EAST	1	\$1,048,900	(\$15,000)	\$1,033,900

\*Varying floor premiums apply



PRICE LIST						
Suite Type	Square Footage	Exposure	Exterior Sq. Ft.	Starting from Price*	Price Discount*	Net Price After Discount
Penthouse Terrace Collection – Floor 36						
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
Penthouse Collection – 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

<p><b>DEPOSIT STRUCTURE</b> \$5,000 on Signing <del>Balance to 5% in 30 Days</del> <del>5% in 180 Days</del> <del>5% in 365 Days</del> <del>5% on Occupancy</del> <b>*See below for Extended Deposit Structure</b></p> <p><b>EXTENDED DEPOSIT STRUCTURE</b> \$5000 on signing Balance to 5% in 30 Days 5% July 15, 2026 5% July 15, 2027 5% on Occupancy</p>	<p><b>PARKING:</b> Standard Stall: \$57,500* EV Stall: \$67,500* *Parking not available for units under 560 sq.ft.</p> <p><b>LOCKER:</b> Below Grade: \$7,500*</p> <p><b>MAINTENANCE:</b> \$0.67 per square foot Rogers Bulk Internet included *Water &amp; Hydro separately metered Parking Maintenance Fee: \$49/month Locker Maintenance Fee: \$20/month</p> <p><b>TAXES:</b> As per the city of Pickering, approx. 1.1%.</p> <p><b>OCCUPANCY:</b> Commencing January 31, 2028</p>	<p><b>SALES REPRESENTATIVES</b> Mahfuz Hossain</p> <p><b>SALES OFFICE</b> 1235 Bayly St, Unit 9, Pickering</p> <p><b>EMAIL</b> <a href="mailto:sales@universalcitycondos.ca">sales@universalcitycondos.ca</a></p> <p><b>TELEPHONE</b> 905-492-5015</p>
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