



PRICE LIST						
Suite Type	Square Footage	Exposure	Starting from Floor	Starting from Price*	Price Discount*	Net Price After Discount – NEW PRICE
1 Bedroom + Den						
1Y+D (B/F)	694	WEST	36	\$812,900	(\$72,900)	\$740,000
1X+D	623	WEST	32	\$750,900	(\$65,900)	\$685,000
2 Bedroom						
2F	733	NORTH/WEST	25	\$841,900	(\$75,900)	\$766,000
2G	733	NORTH/EAST	26	\$853,900	(\$76,900)	\$777,000
2K	768	NORTH/WEST	36	\$954,900	(\$88,900)	\$866,000
2 Bedroom + Den						
2D+D	805	SOUTH/EAST	25	\$805,221	(\$80,900)	\$805,000
2E+D	944	WEST	37	\$1,016,900	(\$95,900)	\$921,000
2G+D	785	EAST	36	\$893,900	(\$81,900)	\$812,000
3 Bedroom						
3G	887	NORTH/EAST	36	\$1,071,900	(\$102,900)	\$969,000
3E	1,026	SOUTH/EAST	36	\$1,111,900	(\$106,900)	\$1,005,000
3F	948	SOUTH/WEST	37	\$1,039,900	(\$98,900)	\$941,000

*Varying floor premiums apply

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