



PRICE LIST					
Suite Type	Square Footage	Exposure	Starting from Floor	Starting from Price*	Total Monthly Purchaser Cost for 3-Years
1 Bedroom					
1G	469	NORTH	32	\$593,900	\$0
1 Bedroom + Den					
1U+D	576	EAST	24	\$691,900	\$0
1N+D	601	WEST	2	\$742,900	\$0
1E+D	615	NORTH	3	\$689,900	\$0
1M+D	621	WEST	2	\$708,900	\$0
1T+D (B/F)	623	WEST	6	\$697,900	\$0
1X+D	623	WEST	32	\$750,900	\$0
1S+D	625	EAST	2	\$721,900	\$0
1Q+D	651	NORTH	2	\$732,900	\$0
1K+D	655	WEST	2	\$759,900	\$0
1G+D	661	EAST	2	\$751,900	\$0
1Z+D (B/F)	661	EAST	1	\$747,900	\$0
1H+D	662	EAST	2	\$752,900	\$0
1D+D	681	NORTH	1	\$783,900	\$0
1F+D	686	EAST	2	\$774,900	\$0
2 Bedroom					
2F	733	NORTH/WEST	6	\$834,900	\$0
2G	733	NORTH/EAST	6	\$843,900	\$0
2H (B/F)	756	SOUTH/WEST	8	\$838,900	\$0
2A	768	SOUTH/EAST	2	\$848,900	\$0
2C	770	SOUTH/WEST	3	\$845,900	\$0
2 Bedroom + Den					
2D+D	805	SOUTH/EAST	6	\$882,900	\$0
2B+D	821	WEST	5	\$891,900	\$0
2A+D	851	NORTH/WEST	1	\$908,900	\$0
3 Bedroom					
3D	965	NORTH/EAST	5	\$1,131,900	\$0
3B	967	NORTH/EAST	2	\$997,900	\$0
3C	978	NORTH/WEST	5	\$1,109,900	\$0
3A	994	NORTH/EAST	1	\$1,048,900	\$0

*Varying floor premiums apply



CHESTNUT HILL
DEVELOPMENTS

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 Special Limited Time Offer and may be withdrawn at any time without notice. Features & Finishes per plan. *Specific Units only. Purchase Price, parking and locker all include HST. Terms and conditions apply. Pro forma is based on a representative sample based on certain assumptions, including: (a) Mortgage payment based on current posted 5-year fixed interest rate (3.95% as October 27, 2025), with 30-year amortization; and (b) Vendor's estimated common expenses and property taxes. Parking and locker not included in maintenance fee. All rebate amounts are inclusive of HST. **Not transferrable or redeemable for cash. E&OE December 19, 2025

IN2ITION
REALTY BROKERAGE

EXCLUSIVE LISTING BROKERAGE



Suite Type	Square Footage	Exposure	Terrace Square Footage	Starting from Price*	Total Monthly Purchaser Cost for 3-Years
Penthouse Terrace Collection – Floor 36					
1Y+D B/F	694	WEST	103	\$837,900	\$0
2K	768	NORTH/WEST	572	\$964,900	\$0
2G+D	785	EAST	207	\$908,900	\$0
3G	887	NORTH/EAST	730	\$1,086,900	\$0
2E+D	944	WEST	196	\$1,021,900	\$0
3E	1026	SOUTH/EAST	441	\$1,126,900	\$0
Penthouse Collection – Floor 37					
1Y+D B/F	694	WEST	97	\$846,900	\$0
3G	887	NORTH/EAST	284	\$996,900	\$0
2E+D	944	WEST	196	\$1,031,900	\$0
3F	948	SOUTH/WEST	276	\$1,041,900	\$0

Breakdown of the average monthly cost per bed type
(avg. condo fees + avg. property tax + avg. mortgage payment)

TOTAL PURCHASER ACTUAL MONTHLY COST \$0

Bed Type	AVG Unit Size	AVG Price	AVG Monthly Condo Fees	AVG Monthly Property Tax	AVG Monthly Mortgage	AVG Monthly Cost	Purchaser Monthly Cost
1 Bedroom	469	\$600,400	\$319	\$403	\$2,270	\$2,992	\$0
1 Bedroom + Den	650	\$747,863	\$442	\$502	\$2,828	\$3,772	\$0
2 Bedroom	739	\$854,381	\$503	\$573	\$3,231	\$4,307	\$0
2 Bedroom + Den	825	\$911,963	\$561	\$612	\$3,448	\$4,621	\$0
3 Bedroom	958	\$1,060,122	\$651	\$711	\$4,009	\$5,371	\$0

<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% January 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 AMBASSADOR Marija Skoko</p> <p>SALES OFFICE 1235 Bayly St, Unit 9, Pickering</p> <p>EMAIL sales@universalcitycondos.ca</p> <p>TELEPHONE O: 905-492-5015 C: 647-885-4420</p>
--	---	--



CHESTNUT HILL
DEVELOPMENTS

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 any time without notice. Features & Finishes per plan. **Specific Units only. *Purchase Price, parking and locker all include HST. *Terms and conditions apply. Pro forma is based on a representative sample based on certain assumptions, including: (a) Mortgage payment based on current posted 5-year fixed interest rate (3.95% as October 27, 2025), with 30-year amortization; and (b) Vendor's estimated common expenses and property taxes. Parking and locker not included in maintenance fee. All rebate amounts are inclusive of HST.***Not transferrable or redeemable for cash. E&OE December 19, 2025

IN2ITION
REALTY BROKERAGE

EXCLUSIVE LISTING BROKERAGE