

VUPOINT

IN PICKERING

TOWER 2

PODIUM SUITES LEVEL 3-4				
Size (sq. ft.)	Model	Suite From	Exposure	Price From
750	2B	404	N	\$814,000
772	2B	302	N	\$833,000

*Premiums apply to floors and views

TOWER SUITES LEVEL 8-52				
Size (sq. ft.)	Model	Suite From	Exposure	Price From
453	1B	1004	S	\$635,000
453	1B	804-T	S	\$643,000
498	1B	2212	E	\$608,000
508	1B	1602	E	\$625,000
508	1B	802-T	E	\$628,000
519	1B	2207	W	\$603,000
525	1B	2208	W	\$618,000
535	1B	1901	E	\$630,000
550	1B	2213	E	\$651,000
572	1B+D	4709	W	\$713,000
613	1B+D	4706	W	\$766,000
692	2B	4711	NE	\$823,000
861	2B	905	SW	\$924,000
861	2B	805-T	SW	\$948,000
862	3B	2905	SW	\$973,000

*Premiums apply to floors and views

The Amenities

24/7 Concierge - Fitness Facility - Cardio Room - Weight Room - Yoga/Stretch Studio - Private Training Room - Kids Room - Theater Room - Games Room - Golf Simulator - Arcade - Lounge Areas - Outdoor BBQ - Dining Room/Catering Kitchen - Event Lounge - Business Lounge - Board Room - Study Pods - Podcast Studio - Tool Annex - Guest Suites

Limited Time

Deposit Structure:

\$5,000 **\$1,000 on Signing**
\$9,000 in 45 days

Balance to 5% in 30 days **on December 1, 2023**

5% in 90 days **on June 3, 2024**

5% in 270 days **on October 5, 2025**

5% in 540 days **on October 5, 2026**

1% on Occupancy

21% Total Deposit

Maintenance

Approximately **\$0.59/sqft**

Thermal, Hydro and Water billed separately

Bulk Internet & Smart Home: **\$45.20/Month**

Parking Space

Available for Units 519 sq.ft. or larger

Underground Parking: \$59,000 +HST

Covered Parking: \$55,000 +HST

15% Due on Signing

10% Due on Occupancy

Parking Maintenance fee: **\$49.95/month**

Locker: Waitlist

Tentative Occupancy Date: April 3, 2028

Estimated Property Taxes: 1.1% (2022 City of Pickering Total Rate)

Sales Representative: Rhonda Simcoe VuPoint 2 Presentation Centre: 1105 Kingston Road - Building E Unit 201

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LIMITED TIME DEPOSIT STRUCTURE

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DEVELOPMENT CHARGES

- \$15,000 +HST for One Bedroom Suites
- \$18,000 +HST for Two & Three Bedroom Suites

METERS CAPPED

- \$2,250 +HST (sub) meter cap
- \$1,500 +HST (capped) for residential infrastructure charge

ASSIGNMENT INCENTIVE

Free Assignment + \$1,500 +HST Legal Fee