

GRAND CENTRAL

ARRIVE DOWNTOWN T.O. IN 28 MINS

COMPARED TO
 40 MINS FROM MARKHAM
 50 MINS FROM BRAMPTON
 50 MINS FROM RICHMOND HILL
 60 MINS NEWMARKET



GO TRAINS TO TORONTO EVERY 15 MINUTES!

1.5 KM

TO PICKERING TOWN CENTRE

2.1 KM

TO BEACHFRONT PARK

2.3 KM

TO FRENCHMAN'S BAY MARINA

2.7 KM

TO DURHAM BUSINESS COMPUTER COLLEGE

10 KM

TO HIGHWAY 407

28 KM

TO ONTARIO TECH UNIVERSITY

With so much shopping, dining, entertainment, and green space surrounding Universal City, you might find yourself staying close to home. However, should you feel like exploring or must commute to work, you'll find it's incredibly easy to get around. Only one minute to Pickering GO Station, Highway 401, and Via Train, discover transit options that will quickly transport you to your every destination.

PICKERING GO STATION

In between Rouge Hill Station and Ajax GO Station, this nearby train and bus stop is on the Lakeshore East line and features a landmark pedestrian bridge connecting passengers to Downtown Pickering. It includes over 2,500 parking spaces, bicycle facilities, and is wheelchair accessible.

HIGHWAY 401

This nearby highway weaves through the GTA and beyond, providing easy access to the 404, Don Valley Parkway, and Toronto Pearson International Airport.

23 MINS

TO YONGE & HIGHWAY 401

31 MINS

TO YONGE & BLOOR

32 MINS

TO UNION STATION

33 MINS

TO YONGE & DUNDAS

35 MINS

TO PEARSON INTERNATIONAL AIRPORT

36 MINS

TO SPADINA & DUNDAS



REASONS TO INVEST

@CHESTNUTHILLDEV @CHESTNUTHILLDEV @CHESTNUTHILLDEV



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PICKERING IS LEADING THE GTA IN GROWTH WITH AN ADDITIONAL

74,500 RESIDENTS INCREASE

800 ACRES OF LAND FOR BUSINESS AND HOMES



PICKERING GROWTH OUTPACES THE GTA

RESALE CONDO PRICES

PICKERING HAS SEEN A PRICE INCREASE OF **8% Y/Y** (Sept 21 to Sept 22)

TORONTO HAS ONLY SEEN A **3% PRICE INCREASE Y/Y** (Sept 21 to Sept 22)

GTA HAS ONLY SEEN A **3% PRICE INCREASE Y/Y** (Sept 21 to Sept 22)



ALREADY HAS: SHOPPING & DINING

200 STORES IN PICKERING TOWN CENTRE + NAUTICAL VILLAGE SHOPS

190 RESTAURANTS IN PICKERING

WATERFRONT

2.7 KM OF WATERFRONT

7.6 KM OF SANDY BEACH

THE AVG RENTAL PRICE IN PICKERING IS **95%** OF THE AVG RENTAL PRICE IN TORONTO

TORONTO AVG RENTAL PRICE **\$2,605**

PICKERING AVG RENTAL PRICE **\$2,477**

PRECONSTRUCTION CONDO PRICES

PICKERING HAS SEEN A PRICE INCREASE OF **30% Y/Y** (Sept 21 to Sept 22)

TORONTO HAS SEEN A PRICE INCREASE OF **17% Y/Y** (Sept 21 to Sept 22)

GTA HAS SEEN A PRICE INCREASE OF **18% Y/Y** (Sept 21 to Sept 22)

PICKERING HAS LOW SUPPLY COUPLED WITH HIGH DEMAND

PICKERING ONLY HAD **2** LAUNCHES IN 2021 & 2022 = **884** UNITS LAUNCHED IN PICKERING

TORONTO HAD **47** LAUNCHES IN 2021 & 2022 = **16,639** UNITS LAUNCHED IN TORONTO

SINCE THE LAUNCH OF UNIVERSAL CITY TOWER 1, UNIVERSAL CITY HAS SEEN PRICES APPRECIATE BY AN OUTSTANDING INCREASE OF 91%

WITH PRICE APPRECIATION BETWEEN EACH BUILDING GROWING FROM ONE LAUNCH TO THE NEXT:

UC1 TO UC2 = **9% INCREASE**

UC2 TO UC3 = **11% INCREASE**

UC3 TO UCE = **28% INCREASE**

UCE TO THE GRAND = **23% INCREASE**

Chestnut Hill boasts an outstanding track record of creating homes in Pickering, by understanding the needs and wants of the community. As a trusted developer Chestnut Hill is focused on continuing their legacy through meticulous attention to detail, superior features, and exciting amenities. Count on Chestnut Hill for connected, contemporary living in Pickering and beyond.

