

# U.C. 3 tower 3

CONDOS IN NORTH OSHAWA

## The Tower

- Designed by Turner Fleischer Architects, rising 19 stories - the newest addition to the award-winning UC Community in North Oshawa
- Seconds away from 407 highway access
- Steps from Riocan's new Windfields Plaza and Costco

## The Suites

- Interiors by Turner Fleischer Interior Design
- Ceiling heights (approximate):
  - 10' on Ground floor
  - 8'6" on floors 2 to 19
  - 9' on PH
- Smooth finished ceilings throughout the suite
- Contemporary design cabinetry, quartz countertops and tiled backsplash in kitchen
- Appliances for Studio, One Bedroom and One Bedroom + Flex suites:
  - 24" stainless steel fridge
  - 24" cook top and 24" wall oven
  - 24" combo hoodfan/microwave
  - 18" integrated paneled dishwasher
  - 24" laundry centre
- Appliances for Two Bedroom and Three Bedroom suites:
  - 30" stainless steel-faced fridge
  - 30" slide-in electric range
  - 30" combo hoodfan/microwave
  - 24" integrated paneled dishwasher
  - Front loading stackable washer and dryer
- Laminate flooring in entry, living/dining, kitchen, main hallway, bedroom(s) and flex, as per plan

## The Amenities

- 24/7 Concierge
- A fully equipped fitness facility with a cardio, weights, yoga/stretch and spin studio.
- Theater room, games room and lounge
- Expansive outdoor terrace with lounge areas, dining areas and BBQ's
- Dining room with adjoined Catering Kitchen, Event Lounge, and Private Dining
- Business Lounge, Board room, Breakout Study Pods, Podcast Studio, Tool Annex
- Two Guest Suites
- Unlimited usage High-Speed Internet service included in common expenses
- Tribute Communities Smart Living App customized for UC Tower 3
- Hydro, Water and Thermal individually metered

## Development Charges & Meters Capped:

- \$5,000 + HST for Studios & One Bedroom Suites
- \$7,000 + HST for Two & Three Bedroom Suites
- \$2,250 + HST (sub) meter cap
- \$1,500 + HST for residential infrastructure charge

## Assignment Incentive:

- ~~\$3,500 + HST to the Vendor~~ No Assignment Fee to Vendor
- \$1,500 + HST to Vendor's Solicitor

Julie Corby  
Sales Representative  
UC Tower 3 Presentation Centre:  
2425 Simcoe Street North  
[uctower3@mytribute.ca](mailto:uctower3@mytribute.ca)  
905-721-0211

Tribute 40 YEARS  
communities

RIO CAN  
LIVING