

VUPOINT

IN PICKERING

VU COLLECTION

TOWER SUITES LEVEL 42-45				
Size (sq. ft.)	Model	From Suite	Exposure	Price From
457	1B	4204	S	\$637,000
498	1B	4212	E	\$597,000
516	1B	4207	W	\$602,000
520	1B	4208	W	\$622,000
524	1B	4201	E	\$587,000
529	1B	4213	E	\$587,000
531	1B	4202	E	\$587,000
622	1B+D	4209	W	\$717,000
635	1B+D	4206	W	\$732,000
693	2B	4210	NW	\$787,000
693	2B	4211	NE	\$777,000
737	2B	4203	SE	\$837,000
859	3B	4205	SW	\$932,000

PENTHOUSE SUITES				
Size (sq. ft.)	Model	From Suite	Exposure	Price From
498	1B	LPH12	E	\$605,000
516	1B	LPH07	W	\$610,000
520	1B	LPH08	W	\$630,000
524	1B	LPH01	E	\$595,000
529	1B	LPH13	E	\$595,000
531	1B	LPH02	E	\$595,000
622	1B+D	LPH09	W	\$725,000
635	1B+D	LPH06	W	\$740,000
693	2B	LPH10	NW	\$795,000
693	2B	LPH11	NE	\$785,000
737	2B	LPH03	SE	\$845,000
859	3B	LPH05	SW	\$940,000

*Premiums apply to floors and views

The Amenities

24/7 Concierge - Fitness Facility - Cardio Room - Weight Room - Yoga/Stretch Studio - Expansive Outdoor Terrace - BBQ's Catering Kitchen - Dining Room - Event Lounge - Business Lounge - Board Room - Study Pods - Podcast Studio - Tool Annex

Extended

Deposit Structure

\$10,000 on Signing
 Balance to **5%** in 30 days
5% in 90 days
5% in 270 **365** days
5% in 540 **720** days
1% on Occupancy

21% Total Deposit



Maintenance: Approximately **\$0.58/sqft**

Thermal, Hydro and Water billed separately

Bulk Internet & Smart Home: **\$41.81/Month**

Parking Unit: Available for all units

Locker: Waitlist

Underground Parking : \$49,000 +HST

15% Due on Signing

10% Due on Occupancy

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

Tentative Occupancy Date: May 26, 2026

Estimated Property Taxes: 1.08% (2021 City of Pickering Total Rate)

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

e: vupoint@mytribute.ca t: (905)-831-2689



DEVELOPMENT CHARGES CAPPED

- \$8,500 +HST for One Bedroom Suites
- \$12,000 +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