

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	4507	W	\$605,000
520	1B	4308	W	\$623,000
524	1B	4401	E	\$589,000
529	1B	4413	E	\$589,000
531	1B	4402	E	\$589,000
622	1B+D	4409	W	\$719,000
635	1B+D	4206	W	\$732,000
693	2B	4410	NW	\$789,000
693	2B	4411	NE	\$779,000
737	2B	4403	SE	\$839,000
859	3B	4205	SW	\$932,000

**Premiums apply to floors and views*

PENTHOUSE SUITES				
Size (sq. ft.)	Model	From Suite	Exposure	Price From
498	1B	PH12	E	\$610,000
524	1B	PH01	E	\$600,000
635	1B+D	PH06	W	\$745,000
693	2B	PH10	NW	\$800,000
693	2B	PH11	NE	\$790,000

**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 : \$59,000 +HST

15% Due on Signing

10% Due on Occupancy

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

Tentative Occupancy Date: May 26, 2026

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



DEVELOPMENT CHARGES CAPPED

- Development charges, education levies, & community benefit charges capped at \$8,500 +HST for 1 Bedroom Suites
- Development charges, education levies, & community benefit charges capped at \$12,000 +HST for 2 & 3 Bedroom Suites
- Park levies and Sec. 37 charges capped at \$1,000 +HST

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