

VUPPOINT

IN PICKERING

VIP Broker Price List

Tower Suites

UNIT	APPROXIMATE SUITE SIZE	TYPE	LEVEL FROM	EXPOSURE	STARTING PRICE
01	524 sqft	1 Bedroom	9	East	\$495,000
13	529 sqft	1 Bedroom	9	East	\$495,000
02	531sqft	1 Bedroom	9	East	\$495,000
12	498 sqft	1 Bedroom	9	East	\$505,000
07	516 sqft	1 Bedroom	9	West	\$505,000
08	520 sqft	1 Bedroom	9	West	\$525,000
04	457 sqft	1 Bedroom	9	South	\$540,000
09	622 sqft	1 Bed + Den	9	West	\$610,000
06	635 sqft	1 Bed + Den	9	West	\$615,000
11	693 sqft	2 Bedroom	9	North East	\$685,000
10	693 sqft	2 Bedroom	9	North West	\$695,000
03	737 sqft	2 Bedroom	9	South East	\$745,000
05	859 sqft	3 Bedroom	9	South West	\$845,000

Deposit Structure:

\$5,000 at signing
 Balance to 5% in 30 days
 5% in 90 days
 5% in 270 days
 5% in 540 days
 1% on occupancy

*Contact Sales Rep for International Deposit Structure

Parking Space:

Available for 524sf or larger

\$39,000 + HST for Covered Parking
 \$49,000 + HST for Underground Parking
15% Due on Signing
 10% Due on Occupancy

Locker: Waitlist

Maintenance

Approximately \$0.58/per square foot
 (Hydro, Water, Thermal separately metered)
 Rogers Bulk Internet & Smart Home - \$41.81/month

Parking Maintenance fee - \$49.95/month
 Locker Maintenance fee - \$19.95/month

Property Taxes

Approximately 1.08%
 (2021 City of Pickering Rate)

Occupancy Commencing:

May 26, 2026



January 18, 2022

The above prices include H.S.T. Prices, terms and conditions are subject to change without notice. E. & O.E.

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VIP Broker Price List

Podium Suites

UNIT	APPROXIMATE SUITE SIZE	TYPE	LEVEL FROM	EXPOSURE	STARTING PRICE
04	530 sqft	1 Bed + Den	2	West	\$535,000
09	581 sqft	1 Bedroom	2	North	\$555,000
05	596 sqft	1 Bed + Den	2	West	\$575,000
06	714 sqft	2 Bedroom	2	West	\$675,000
10	706 sqft	2 Bedroom	2	North	\$685,000
11	706 sqft	2 Bedroom	2	North	\$685,000
12	706 sqft	2 Bedroom	2	North	\$685,000
01	759 sqft	2 Bedroom	2	West	\$685,000
07	759 sqft	2 Bedroom	2	West	\$715,000
03	829 sqft	2 Bed + Den	2	West	\$755,000

Deposit Structure:

\$5,000 at signing
 Balance to 5% in 30 days
 5% in 90 days
 5% in 270 days
 5% in 540 days
 1% on occupancy

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Parking Space:

Available for 524sf or larger
 \$39,000 + HST for Covered Parking
 \$49,000 + HST for Underground Parking
15% Due on Signing
 10% Due on Occupancy

Locker: Waitlist

Maintenance

Approximately \$0.58/per square foot
 (Hydro, Water, Thermal separately metered)
 Rogers Bulk Internet & Smart Home - \$41.81/month

Parking Maintenance fee - \$49.95/month
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Occupancy Commencing:

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The Tower

- Designed by IBI group, rising 46 dramatic stories - the first of three towers at Liverpool and 401
- Seconds away from 401 highway access
- Minutes from Pickering GO Station

The Suites

- Interiors by Turner Fleischer Interior Design
- Ceiling heights (approximate):
 - 8'6" on floors 2 to 6
 - 9' on floors 8 to 44
 - 10' on LPH and 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 + Den suites:
 - 24" integrated paneled fridge
 - 24" cook top and 24" wall oven
 - 24" combination hoodfan/microwave
 - 18" integrated paneled dishwasher
- Appliances for Two Bedroom and Three Bedroom suites:
 - 30" stainless steel-faced fridge
 - 30" slide-in range
 - 30" combination hoodfan/microwave
 - 24" integrated paneled dishwasher
- Laminate flooring in entry, living/dining, kitchen, main hallway, bedroom(s) and flex, as per plan
- Cultured marble countertop and porcelain tile in bathrooms

The Amenities

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

Development Charges & Meters Capped:

- \$8,500 + HST for One Bedroom Suites
- \$12,000 + HST for Two & Three Bedroom Suites
- \$2,250 + HST (sub) meter cap
- \$1,500 + HST for residential infrastructure charge

Assignment Incentive:

- No fee to Vendor
- \$1,500 + HST to Vendor's Solicitor