



## UC Tower 2 Suites

UNIT	APPROXIMATE SUITE SIZE	TYPE	LEVEL FROM	EXPOSURE	STARTING PRICES:
20	407 sqft	Studio	5	East	\$359,990
09	455 sqft	Studio	5	West	\$329,990
02	498 sqft	1 Bedroom	5	East	\$379,990
15	507 sqft	1 Bedroom	5	West	\$409,990
03	511 sqft	1 Bedroom	5	East	\$389,990
19	521 sqft	1 Bedroom	5	East	\$399,990
21	527 sqft	1 Bed + Flex	5	East	\$429,990
01	534 sqft	1 Bed + Flex	5	East	\$429,990
14	621sqft	1 Bed + Flex	5	West	\$459,990
13	626 sqft	1 Bed + Flex	5	West	\$469,990
05	635 sqft	2 Bedroom	5	East	\$529,990
04	642 sqft	2 Bedroom	5	East	\$529,990
11/12	643 sqft	1 Bed + Flex	5	West	\$479,990
10	654 sqft	1 Bed + Flex	5	West	\$499,990
18	718 sqft	2 Bedroom	5	East	\$569,990
16	793 sqft	2 Bedroom	5	North West	\$604,990
08	817 sqft	2 Bedroom	5	West	\$599,990
07	829 sqft	2 Bedroom	5	South West	\$646,990
17	860 sqft	2 Bedroom	5	North East	\$634,990
06	927 sqft	3 Bedroom	5	South East	\$696,990

### 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

### Maintenance

Approximately \$0.56/per square foot  
 (Hydro, Water, Thermal separately metered)  
 Rogers Bulk Internet & Smart Home - \$37.29/month

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

### Parking Space:

Available for 1 Bed+Flex or larger  
 \$23,000 + HST for Uncovered Parking  
 \$35,000 + HST for Covered Parking  
 \$45,000 + HST for Underground Parking

Locker: \$4,000 + HST

### Property Taxes

Approximately 1.3%  
 (2020 City of Oshawa Rate)

### Occupancy Commencing:

November 2024





## UC Tower 2 - 3 Storey Townhomes

UNIT	APPROXIMATE TOWN SIZE	TYPE	ROOFTOP TERRACE	STARTING PRICES:
Interior	1584 sqft	3 Bedroom + Flex	383 sqft	\$769,990
Corner	1626 sqft	3 Bedroom + Flex	387 sqft	\$799,990

\*Includes one covered parking spot\*

### Modern Finishes

- Custom designed and architecturally controlled front entry landscaping and roof top terrace
- Smooth finished ceilings throughout the suite. Approx 9' ceiling height on main floor and 8' ceiling height on floors 2 & 3
- Contemporary design kitchen cabinetry, Quartz countertops and tiled backsplash
- Appliances package as per plan:
  - 30" stainless steel-faced fridge
  - 30" slide-in stainless range
  - 30" combo hoodfan/microwave
  - 24" paneled dishwasher
- Natural oak stairs with oak veneer stringer and risers; square wood pickets and wood railings
- Laminate flooring in entry, living/dining, kitchen, hallways, bedrooms and den(s) as per plan
- Rooftop terrace level includes one weather proof exterior outlet, one non-freeze hose bib and one gas hook-up, as per plan.
- Tribute Communities Smart Living App customized for UC Tower 2
- 3 Storey Townhomes will have access to UC Tower 2 Amenities consisting of approx. 27,000 square feet of Indoor and Outdoor Amenity Space.

#### 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

#### One covered Parking space included

##### Additional Parking Space:

Available for 1 Bed+Flex or larger  
 \$23,000 + HST for Uncovered Parking  
 \$35,000 + HST for Covered Parking  
 \$45,000 + HST for Underground Parking

**Locker:** \$4,000 + HST

#### Maintenance

Approximately \$249.99/month  
 (Hydro, Water, Thermal separately metered)  
 Rogers Bulk Internet & Smart Home - \$37.29/month

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

#### Property Taxes

Approximately 1.3%  
 (2020 City of Oshawa Rate)

#### Occupancy Commencing:

November 2024

