

THE  
**UNIONVILLE**  
LUXURY CONDOMINIUM

LUXURY CONDOMINIUM. IN THE HEART OF UNIONVILLE.

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## PROJECT DETAILS

### Location: 9332 Kennedy Road

Conveniently located at Kennedy Road and 16<sup>th</sup> Avenue. Minutes away to Main Street Unionville, Toogood Pond Park and future York Downs nature preserve.

### Building Height: 10 Storeys

Aesthetically and energy efficient building design that compliments the surrounding environment.

### Total Suites: 270

Premium designer suites by Michael London Design.

### Architect: Baron Nelson Architects

An award winning architecture firm with many prominent and award-winning institutional developments and luxury residential projects.

### Interior Design: Michael London Design

Luxury interior designer firm with over 25 years of design experience, specialize in luxurious residential, commercial developments and high-profile private residences in prestigious neighborhoods.

### Suites Types:

1 Bedroom, 1 Bedroom + Den, 1 Bedroom + Flex  
2 Bedroom, 3 Bedroom  
Signature Townhomes  
Signature Terrace Suites  
Sky Lofts

### Ceiling Height:

9' smooth finished ceiling  
10' smooth finished ceiling on ground and penthouse floor

### Tentative Occupancy

October 1st, 2026

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## BUILDING FEATURES

### SECURE PLUS

The SECURE PLUS program is an enhanced parking security system features dual pass control system, integrated optical licence plate recognition, strategic camera placements and 24-7 monitor system to keep resident's vehicles safe and protected.

### FUTURE PLUS

- Electrical vehicle charging station at visitor parking
- Electrical vehicle rough-in available for purchase
- KITE Tesla and Electrical bicycle sharing program
- Fiber optic internet infrastructure
- Digital parcel locker
- Smart lockers for food delivery

## BUILDING AMENITIES

### Grand Lobby

Luxurious 2-storey lobby with fireplace gathering lounge, 24-hour 7-days concierge service and digital parcel lockers.

### Summit Gym

State-of-the-art fitness centre and dedicated yoga studio with sun filling windows with breathtaking views of Markham.

### High Point Club

A hotel inspired party lounge featuring chief-inspired kitchen, lounge, and dining area with access to rooftop terrace.

### Roof-Top Terrace

Expansive landscaped rooftop terrace featuring gas BBQ area with soft seating lounge, dining area with spectacular views.

### Tee Time Virtual Golf Lounge

Private bookable virtual golf room equipped with cutting edge golf simulator and soft seating area.

### STEAM Kids' Club

Innovative STEAM inspired kid's play space equipped with educational play tools, interactive STEAM play space, and party event area.

### Music Studio

Commercial grade soundproof music room with acoustics enhancement for music practice and creation.

### Aspire Workspace

Spacious open concept workspace featuring collaboration workspace, vision white boards, private study rooms and boardroom.

### Games Room

Multi-purpose games room with billiards table and private games room for board games and poker.

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## AMENITIES FEATURES

### LIFESTYLE PLUS

Enjoy the ultimate convenience with personalized arrangements available through the Unionville. Our concierge will help organize private services within our amenity spaces from the list of participating service providers.

- Private dining and catering service
- Private tutor
- Music teacher
- Golf instructor
- Personal fitness trainer

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**SPECIAL INCENTIVES**

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F R E E A S S I G N M E N T \*

R I G H T T O L E A S E D U R I N G  
I N T E R I M O C C U P A N C Y \*

C A P P E D D E V E L O P M E N T C H A R G E S \*

*1 B e d r o o m + F l e x & S m a l l e r*

*\$ 9 , 9 9 9*

*2 B e d r o o m & L a r g e r*

*\$ 1 2 , 9 9 9*

P A R K I N G A V A I L A B L E T O P U R C H A S E F O R  
A L L S U I T E T Y P E S \*

*\$ 6 9 , 9 9 9*

E X T E N D E D D E P O S I T S T R U C T U R E \*

*\$ 1 0 , 0 0 0 O n S i g n i n g ( B a n k D r a f t )*

*B a l a n c e t o 5 % i n 3 0 D a y s*

*2 . 5 % i n 1 2 0 D a y s*

*2 . 5 % i n 1 8 0 D a y s*

*2 . 5 % i n 6 0 0 D a y s*

*2 . 5 % i n 7 8 0 D a y s*

*5 % o n O c c u p a n c y ( O c t 1 <sup>s t</sup> , 2 0 2 6 ) \**

*T e n t a t i v e O c c u p a n c y*

*O c t 1 <sup>s t</sup> , 2 0 2 6*

D E P O S I T C H E Q U E P A Y A B L E T O

*H a r r i s S h e a f f e r L L P i n T r u s t*

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## PREVIEW PRICE LIST

SUITE TYPE	BATH	SIZE RANGE	PRICE RANGE
Studio	1	370 – 400 <i>sq.ft.</i>	\$600,000 - \$650,000
1 Bedroom	1	470 – 560 <i>sq.ft.</i>	\$690,000 - \$770,000
1 Bedroom + Flex	1	540 – 570 <i>sq.ft.</i>	\$770,000 - \$800,000
1 Bedroom + Flex	2	580 - 660 <i>sq.ft.</i>	\$800,000 - \$870,000
2 Bedroom	2	750 – 870 <i>sq.ft.</i>	\$950,000 - \$1,160,000
2 Bedroom + Flex	2	910 – 950 <i>sq.ft.</i>	\$1,190,000 - \$1,270,000
3 Bedroom	2 - 3	1000 – 1370 <i>sq.ft.</i>	\$1,400,000 - \$1,900,000

*Floor, exposure and outdoor premiums apply, Pricing and availability subject to change without notice E. & O.E.*

### DEPOSIT STRUCTURE

#### Local Deposit Structure

\$10,000 on signing (Bank Draft)

Balance of 5% in 30 days

2.5% in 120 days

2.5% in 180 days

2.5% in 600 days

2.5% in 780 days

5% on Occupancy (Oct 1<sup>st</sup>, 2026)\*

#### Tentative Occupancy:

*Oct 1<sup>st</sup>, 2026*

### PARKING & MAINTENANCE

#### Standard Parking

\$69,999

*Eligible for all suite types*

#### Standard Locker

*Waitlisted*

#### Maintenance Fee:

*Approx \$0.69/sq.ft*

*(Hydro, water, heating and cooling separately metered)*

#### Property Tax

*Estimated 1%*

#### Cheques payable to:

*Harris Sheaffer LLP in Trust*