

# UNIONCITY

## SPECIAL INCENTIVE PROGRAM\*

LIMITED TIME OFFER

### CLIENT INCENTIVES

#### FREE ASSIGNMENT

Plus Legal Fees

#### FREE RIGHT TO LEASE

Plus Legal Fees

#### CAPPED DEVELOPMENT CHARGES

**\$9,999** for All Suites!

#### CAP ON PARKS AND COMMUNITY BENEFIT ADJUSTMENTS

**\$4,999** for All Suites!

#### PARKING\*

**\$69,999**

Tower 1 and 2: available for units 2Bed and larger

Tower 3: available for units 501 sqft and larger

#### EV PARKING\*

**\$79,999**

Available for a limited time. Restrictions apply afterwards

#### LOCKERS

All units will be waitlisted

#### MAINTENANCE FEES

**\$0.67** Excludes Utilities

\* Some restrictions may apply.

Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice E. & O.E.  
July 06, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

# METROPIA

**Baker**  
Real Estate Incorporated

# UNIONCITY

## EXCLUSIVE BRAND NEW RELEASED SUITES PRICE LIST

### PODIUM – 2 STOREY SUITES

MODEL	SUITE TYPE	APPROX SIZE	VIEW	STARTING FLOOR	PRICE STARTING FROM
512	1B+F 2S	754	E	5	\$875,900
510	1B+F 2S	814	E	5	\$919,900
509	2B+M 2S	969	E	5	\$1,159,900

### TOWER 1

MODEL	SUITE TYPE	APPROX SIZE	VIEW	STARTING FLOOR	PRICE STARTING FROM
07	3B+M	889	SE	20	\$1,082,900
07(BF)	3B+M	889	SE	7	\$1,069,900
10	3B+M	901	SW	8	\$1,080,900

### TOWER 1 PENTHOUSE

MODEL	SUITE TYPE	APPROX SIZE	VIEW	STARTING FLOOR	PRICE STARTING FROM
PENTHOUSE SUITE 01	1B	546	W	40	\$737,900
PENTHOUSE SUITE 06	1B+F	605	S	39	\$793,900
PENTHOUSE SUITE 09	1B+F	612	W	39	\$824,900
PENTHOUSE SUITE 07	1B+F	618	S	40	\$809,900

### TOWER 2

MODEL	SUITE TYPE	APPROX SIZE	VIEW	STARTING FLOOR	PRICE STARTING FROM
SUITE 07(BF)	1B+F	631	E	13	\$802,900

### TOWER 2 PENTHOUSE

MODEL	SUITE TYPE	APPROX SIZE	VIEW	STARTING FLOOR	PRICE STARTING FROM
PENTHOUSE SUITE 10	1B+M	558	W	44	\$741,900
PENTHOUSE SUITE 03	1B+F	479	N	43	\$690,900
PENTHOUSE SUITE 05	1B+F	479	N	44	\$696,900
PENTHOUSE SUITE 04	1B+F	485	N	43	\$695,900
PENTHOUSE SUITE 01	1B+F	642	W	43	\$826,900

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Real Estate Incorporated

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## TOWER 3

MODEL	SUITE TYPE	APPROX SIZE	VIEW	STARTING FLOOR	PRICE STARTING FROM
SUITE 04	1B+F	500	E	2	\$649,900
SUITE 10	1B+F	622	W	2	\$784,900
SUITE 07(BF)	1B+F	632	S	2	\$791,900
SUITE 06	2B	699	SE	2	\$890,900
SUITE 11	2B	699	NW	2	\$885,900
SUITE 02	2B	699	NE	29	\$912,900
SUITE 09	2B+M	694	SW	2	\$895,900
SUITE 02(BF)	2B+M	742	NE	2	\$899,900

\*\*Premiums may apply. Prices include Appliances & HST.

## TOWER 3 PENTHOUSE

MODEL	SUITE TYPE	APPROX SIZE	VIEW	STARTING FLOOR	PRICE STARTING FROM
PENTHOUSE SUITE 10	1B+F	558	N	35	\$743,900
LPH SUITE 10	1B+F	622	W	35	\$822,900

### EXTENDED DEPOSIT STRUCTURE\*

\$10,000 on signing  
Balance to 5% 30 Days  
5% on April 01, 2024  
2.5% on October 01, 2024  
2.5% on April 01, 2025  
5% on Occupancy

### SPECIAL DEPOSIT STRUCTURE\* 3 BED OVER \$1MIL

\$10,000 on signing  
Balance to 5% 30 Days  
5% on April 01, 2024  
5% on October 01, 2025  
5% on Occupancy

### CANADIAN NON-RESIDENT DEPOSIT STRUCTURE\*\*

\$10,000 on Signing  
Balance to 10% in 30 days  
10% on April 01, 2024  
5% on October 01, 2024  
5% on April 01, 2025  
5% on Occupancy

\*\*\*Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

### OCCUPANCY COMMENCING

Tower 1: September 2027  
Tower 2: January 2028  
Tower 3: March 2028

### PARKING

\$69,999  
Tower 1 and 2: 2Bed and larger  
Tower 3: 501 sqft and larger  
(Limited Parking. Some units waitlisted)

### MAINTENANCE FEE

Approx. \$0.67 per Sq ft  
(Excludes Utilities)

### METROPIA INTELLIGENT HOME

\$63.99 + HST/month  
Rogers Unlimited Internet + 1 Valet Fee  
+ Leak Detection

### EV PARKING

\$79,999

### PARKING MAINTENANCE

\$69.95/month

### LOCKER

All units will be waitlisted

### LOCKER MAINTENANCE

\$24.95/month

**ALL CHEQUES TO BE MADE PAYABLE TO: Harris, Sheaffer LLP In Trust**

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# METROPIA

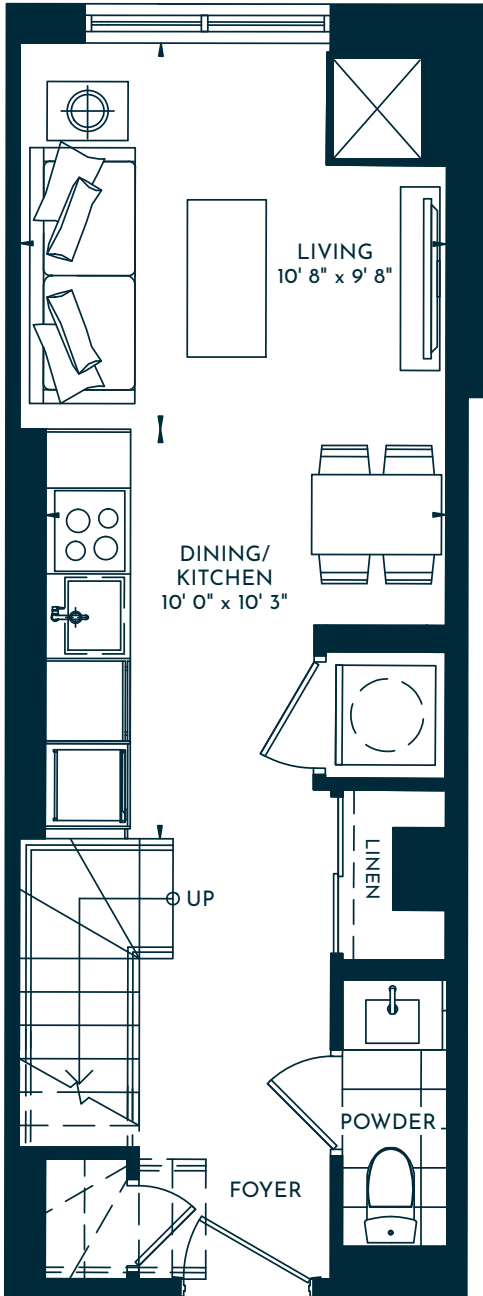
**Baker**  
Real Estate Incorporated

# SUITE 512

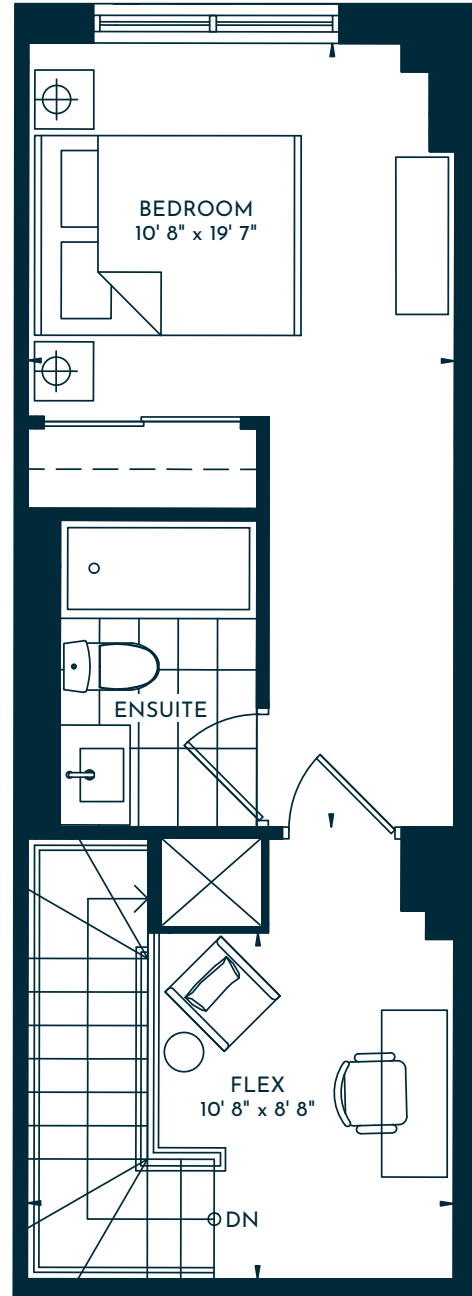
1 BEDROOM + FLEX | 2-STOREY | 1.5 BATH  
754 SQ. FT.

TOWER 1 PODIUM

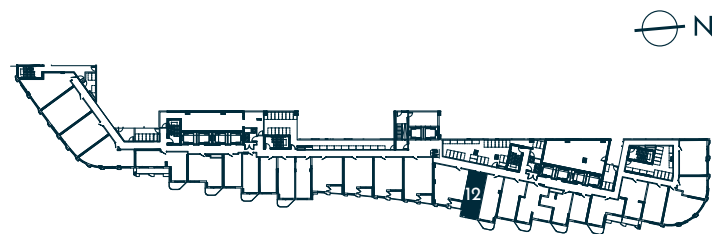
# UNIONCITY



LOWER



UPPER



LEVEL 5 - UNIT 12  
PODIUM

## METROPIA

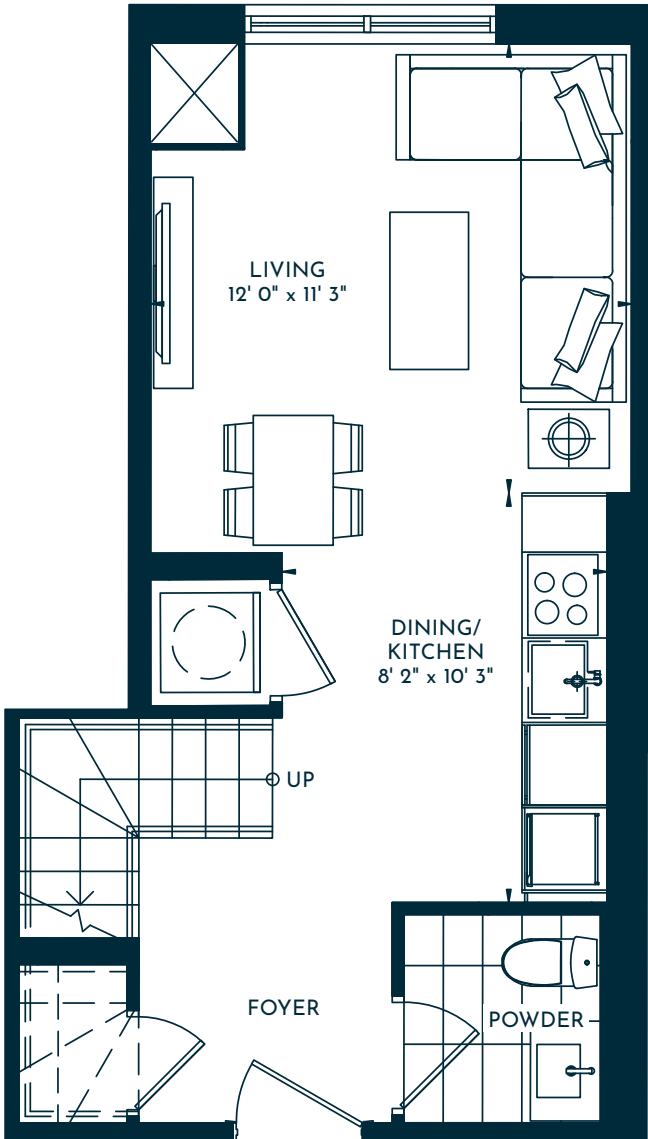
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and dimensions stated are approximate. Actual usable floor space, living area and square footages may vary from stated floor areas. All illustrations are artists concepts only. Unit shown may be the reverse layout of the unit purchased. Purchase price does not include any furniture. © 2023 Metropia.

# SUITE 510

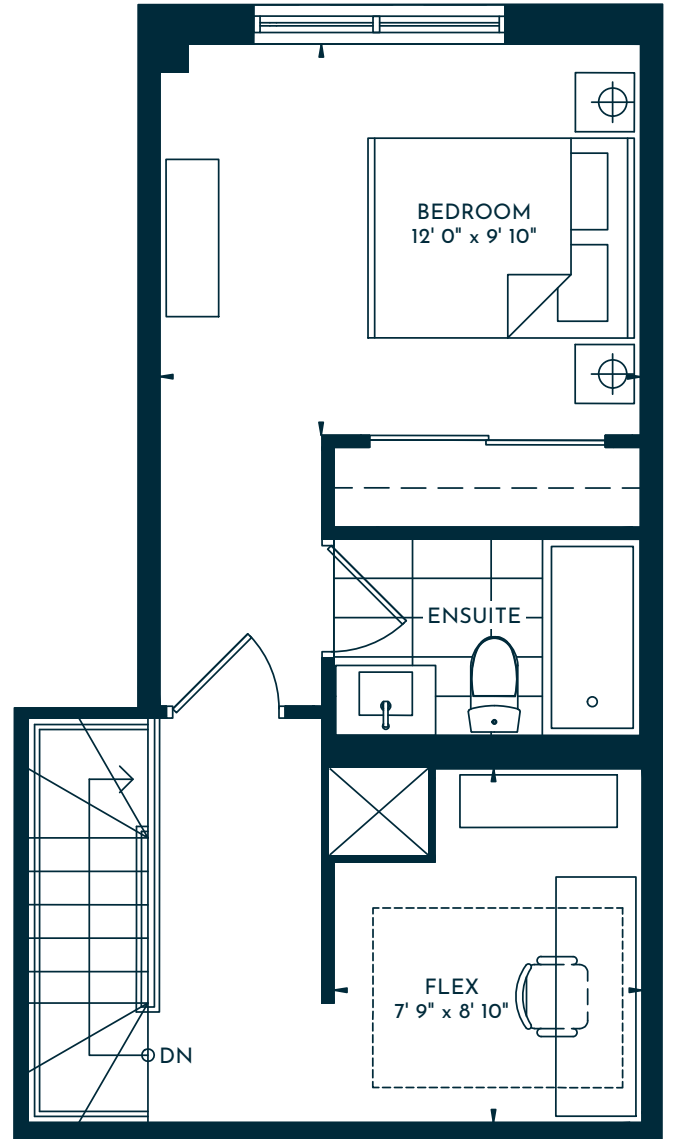
1 BEDROOM + FLEX | 2-STOREY | 1.5 BATH  
814 SQ. FT.

TOWER 1 PODIUM

# UNIONCITY



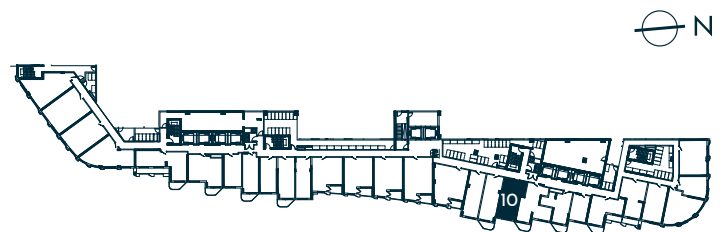
LOWER



UPPER

## METROPIA

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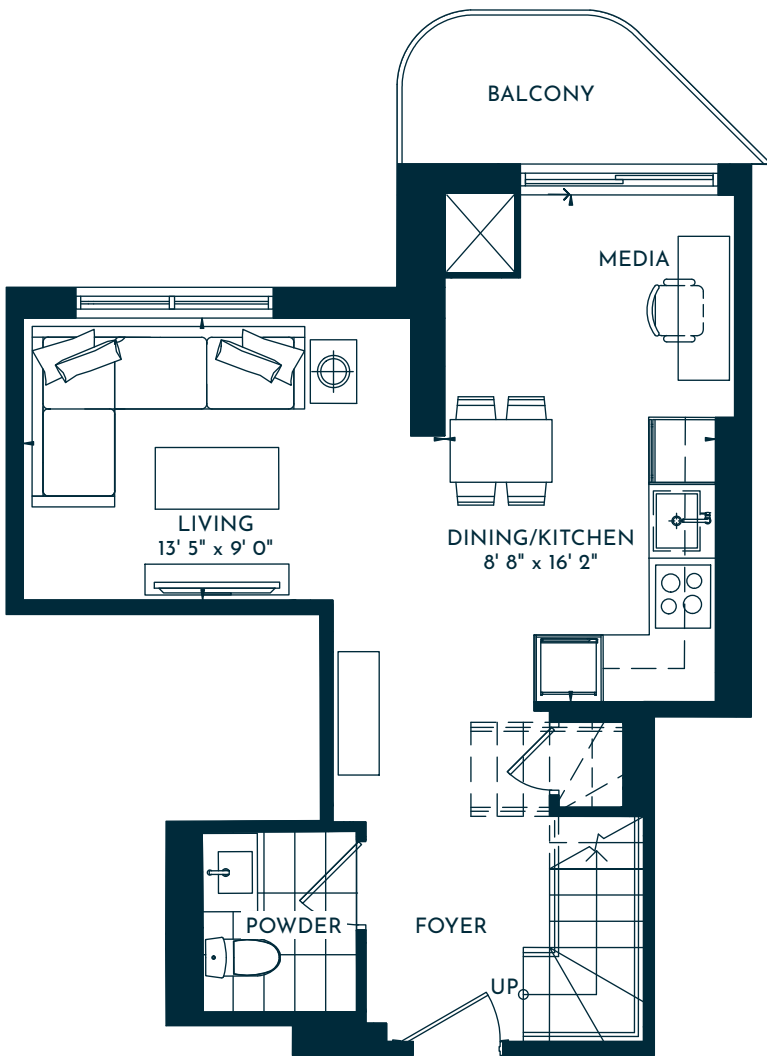


LEVEL 5 - UNIT 10  
PODIUM

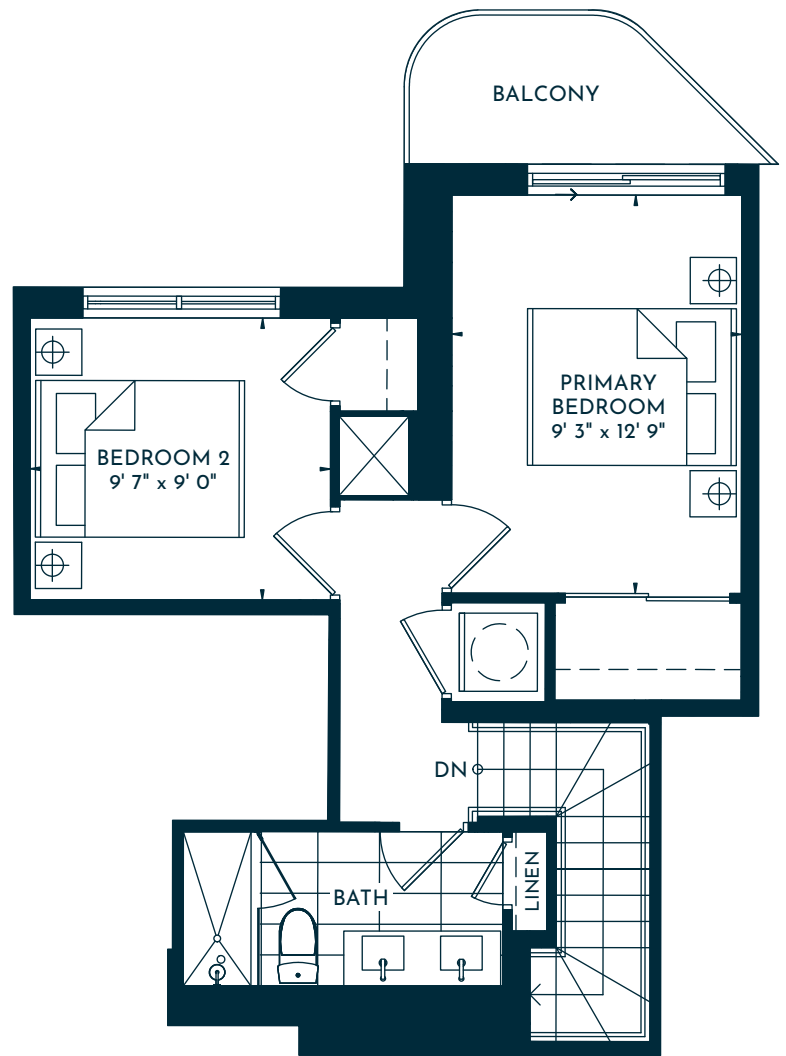
# SUITE 509

2 BEDROOM + MEDIA | 2-STOREY | 1.5 BATH  
969 SQ. FT. | BALCONY 85 SQ. FT. | TOTAL 1054 SQ. FT.

TOWER 1 PODIUM  
**UNIONCITY**



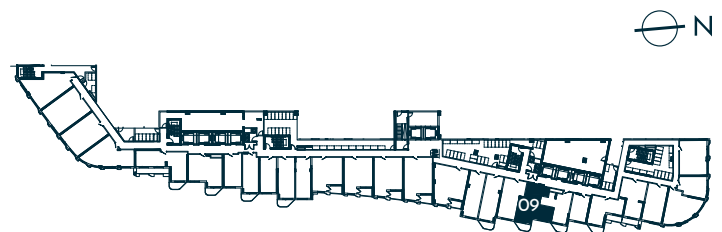
LOWER



UPPER

## METROPIA

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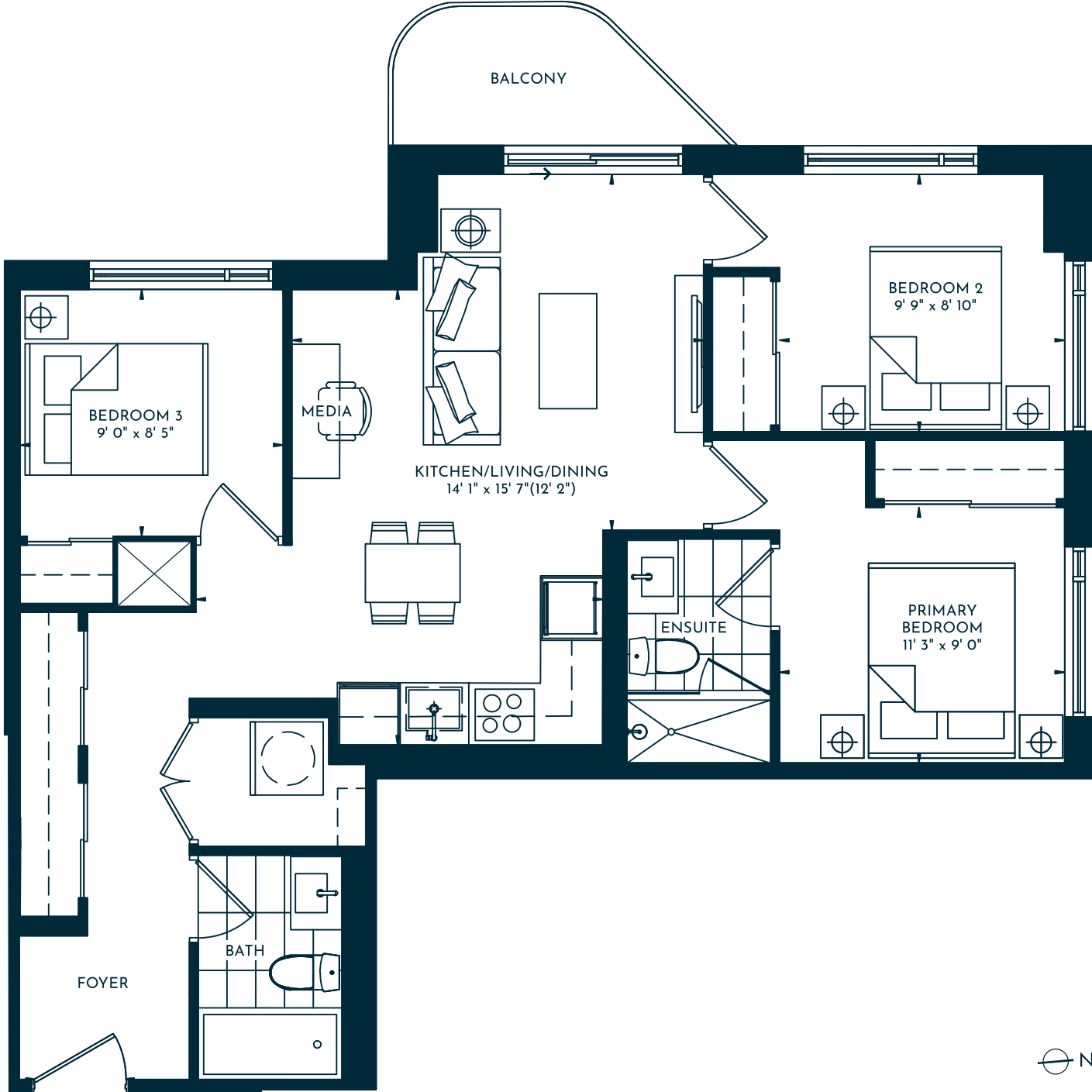


LEVEL 5 - UNIT 09  
PODIUM

# SUITE 07

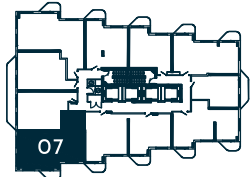
# TOWER 1 AT UNIONCITY

3 BEDROOM + MEDIA | 2 BATH  
889 SQ. FT. | BALCONY 42 SQ. FT. | TOTAL 931 SQ. FT.



## METROPIA

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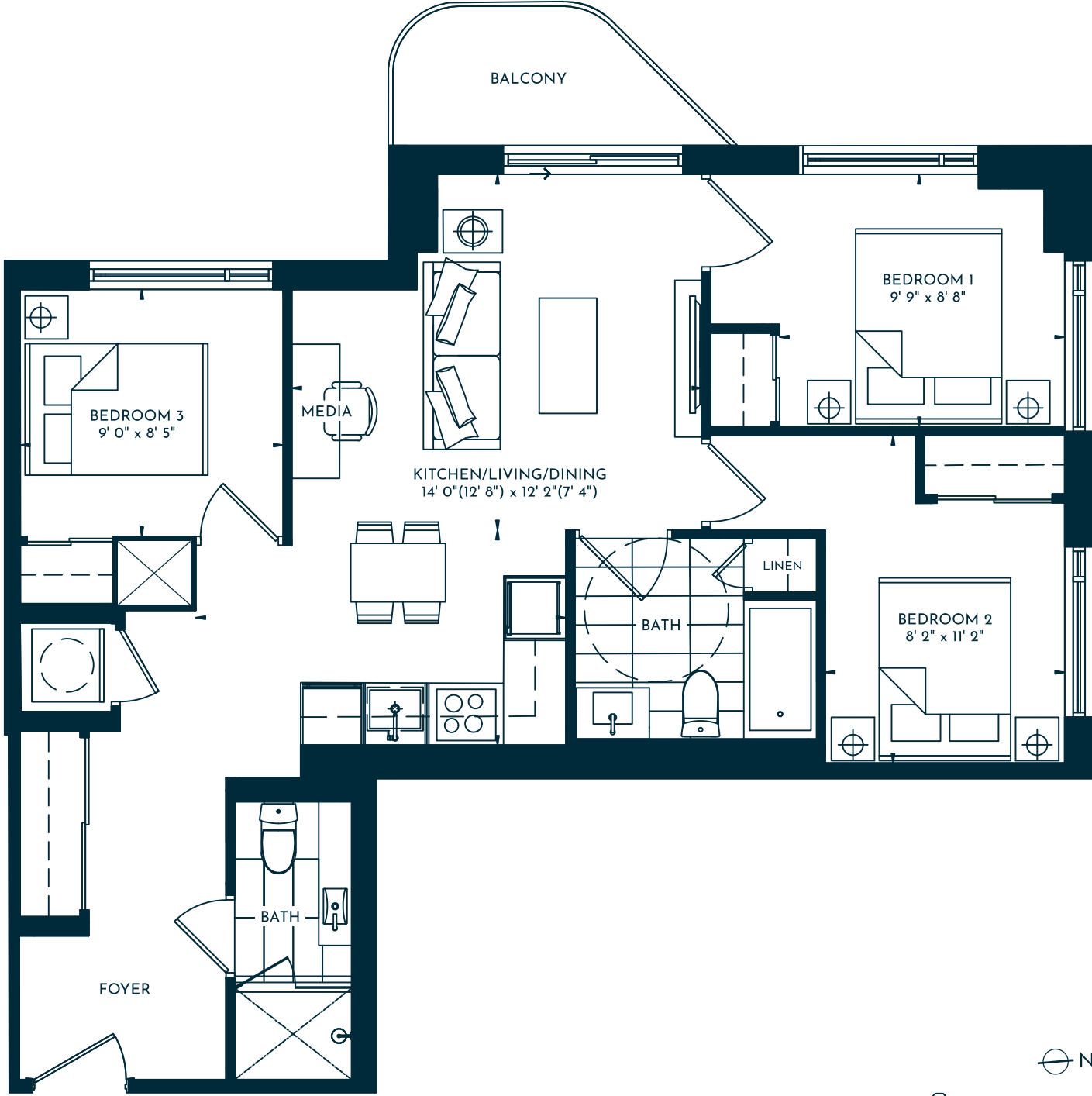


LEVEL 17-38 - UNIT 07  
TOWER 1

# SUITE 07(BF)

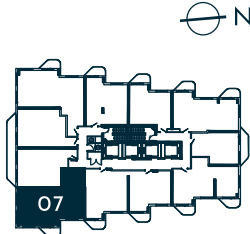
# TOWER 1 AT UNIONCITY

3 BEDROOM + MEDIA | 2 BATH  
889 SQ. FT. | BALCONY 42 SQ. FT. | TOTAL 931 SQ. FT.



## METROPIA

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LEVEL 7-16 - UNIT 07(BF)  
TOWER 1



# SUITE 10

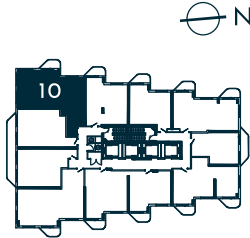
# TOWER 1 AT UNIONCITY

3 BEDROOM + MEDIA | 2 BATH  
901 SQ. FT. | BALCONY 42 SQ. FT. | TOTAL 943 SQ. FT.



## METROPIA

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LEVEL 7-38 - UNIT 10  
TOWER 1

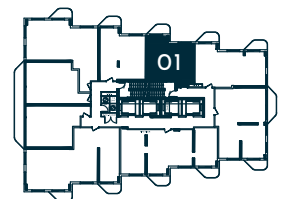
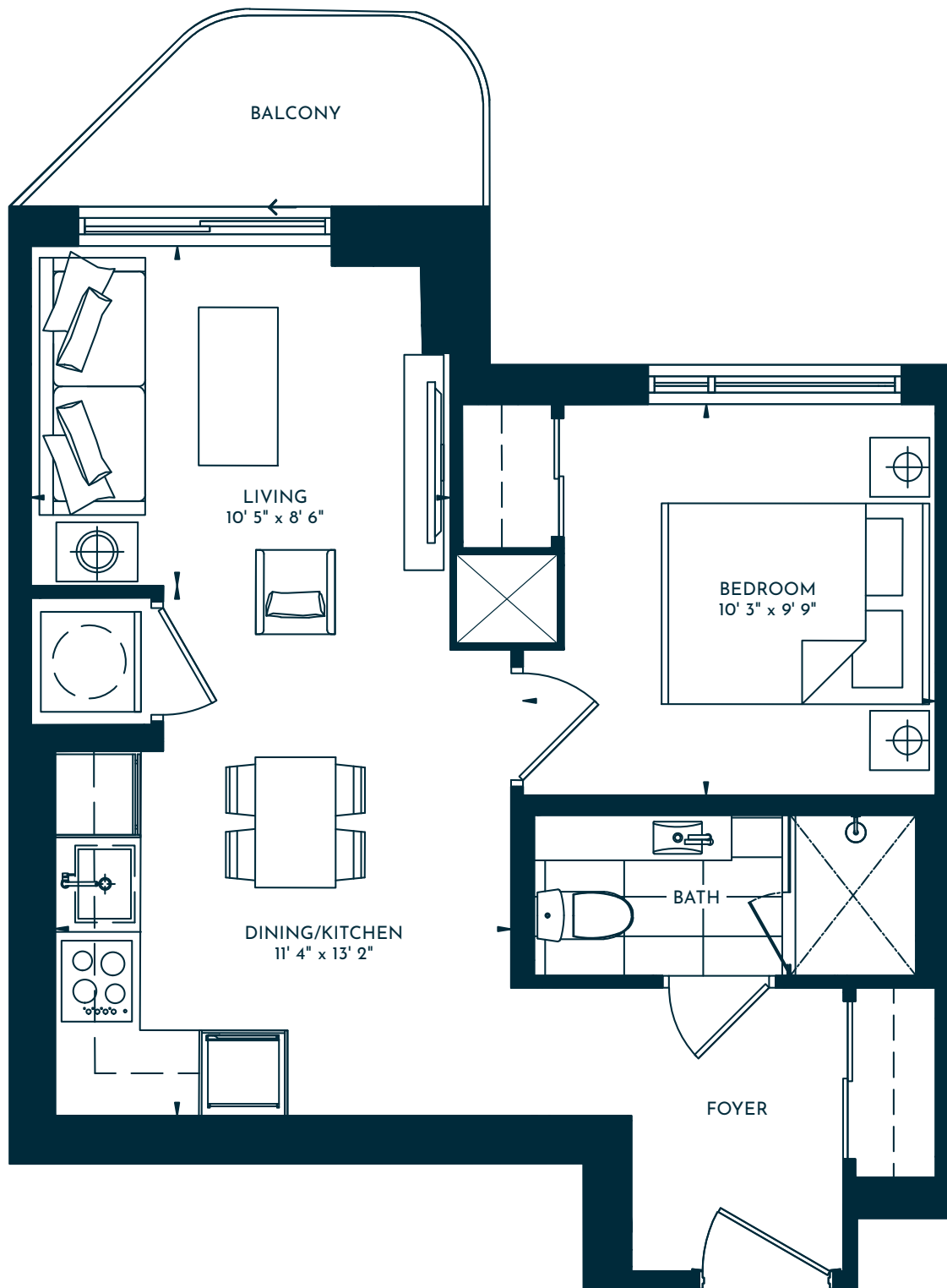
# PENTHOUSE SUITE 01

TOWER 1 AT

# UNIONCITY

1 BEDROOM | 1 BATH

546 SQ. FT. | BALCONY 42 SQ. FT. | TOTAL 588 SQ. FT.



**METROPIA**

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LEVEL 39(LPH)-40(PH) - UNIT 01

TOWER 1

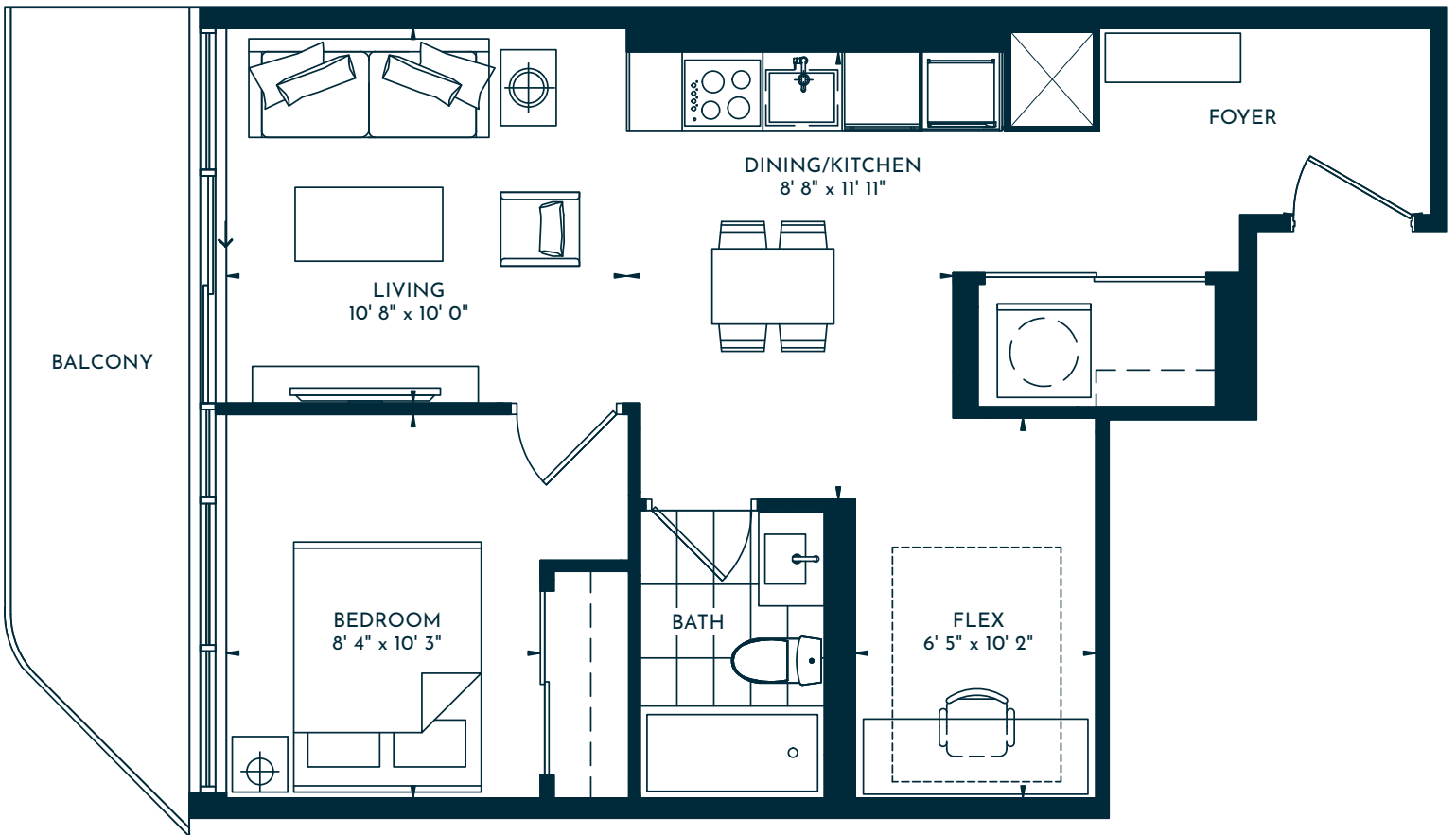
# PENTHOUSE SUITE 06

TOWER 1 AT

# UNIONCITY

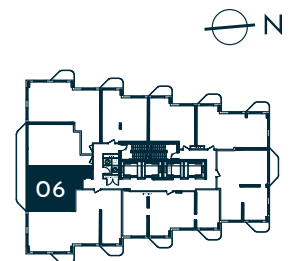
1 BEDROOM + FLEX | 1 BATH

605 SQ. FT. | BALCONY 93 SQ. FT. | TOTAL 698 SQ. FT.



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LEVEL 39(LPH)-40(PH) - UNIT 06  
TOWER 1

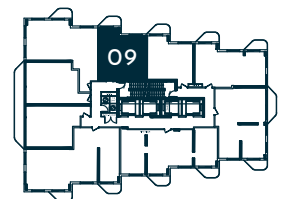
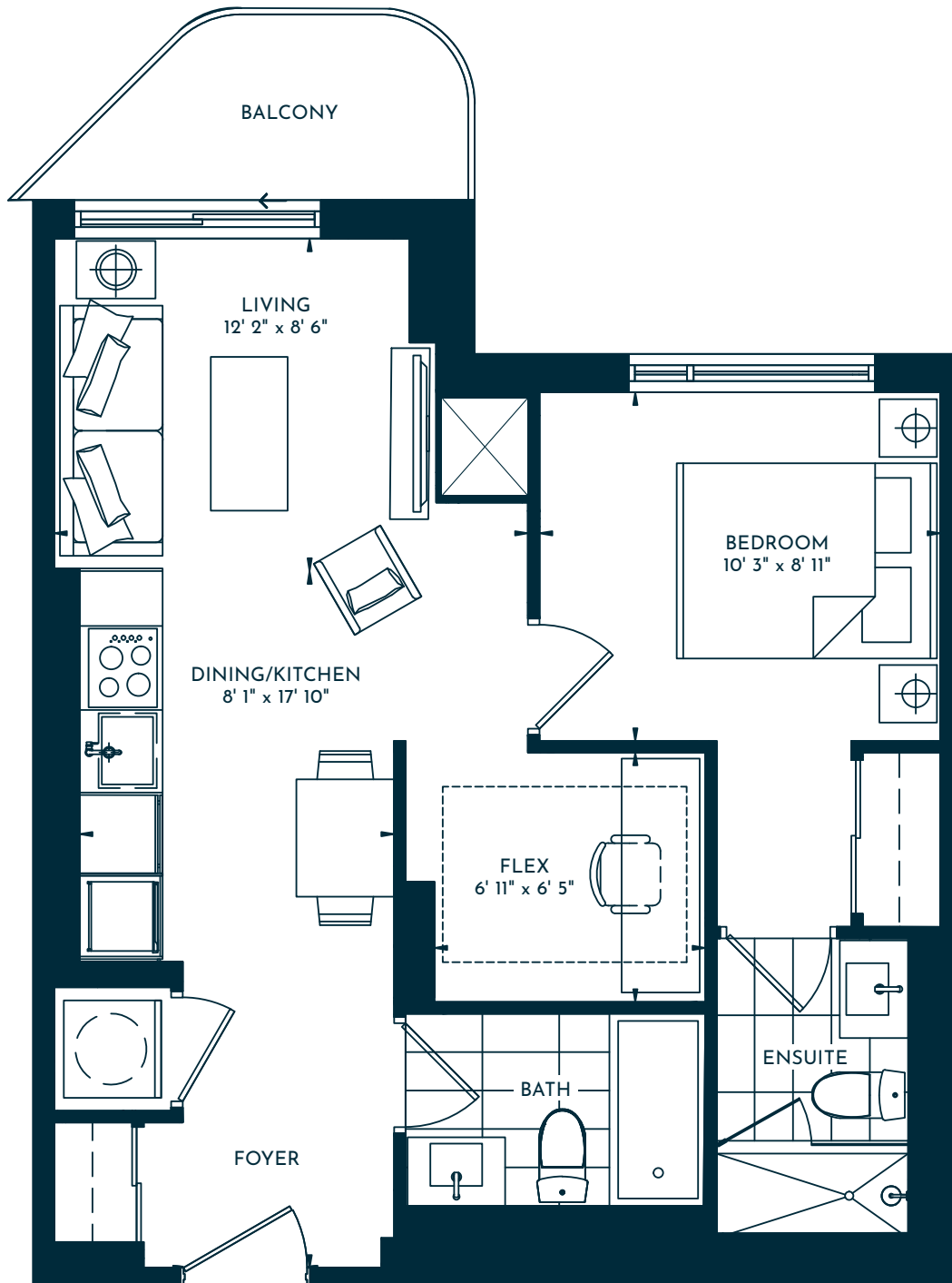
# PENTHOUSE SUITE 09

TOWER 1 AT

# UNIONCITY

1 BEDROOM + FLEX | 2 BATH

612 SQ. FT. | BALCONY 42 SQ. FT. | TOTAL 654 SQ. FT.



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LEVEL 39(LPH)-40(PH) - UNIT 09

TOWER 1

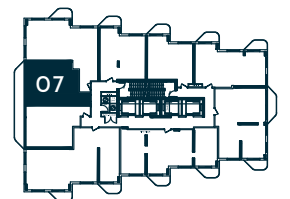
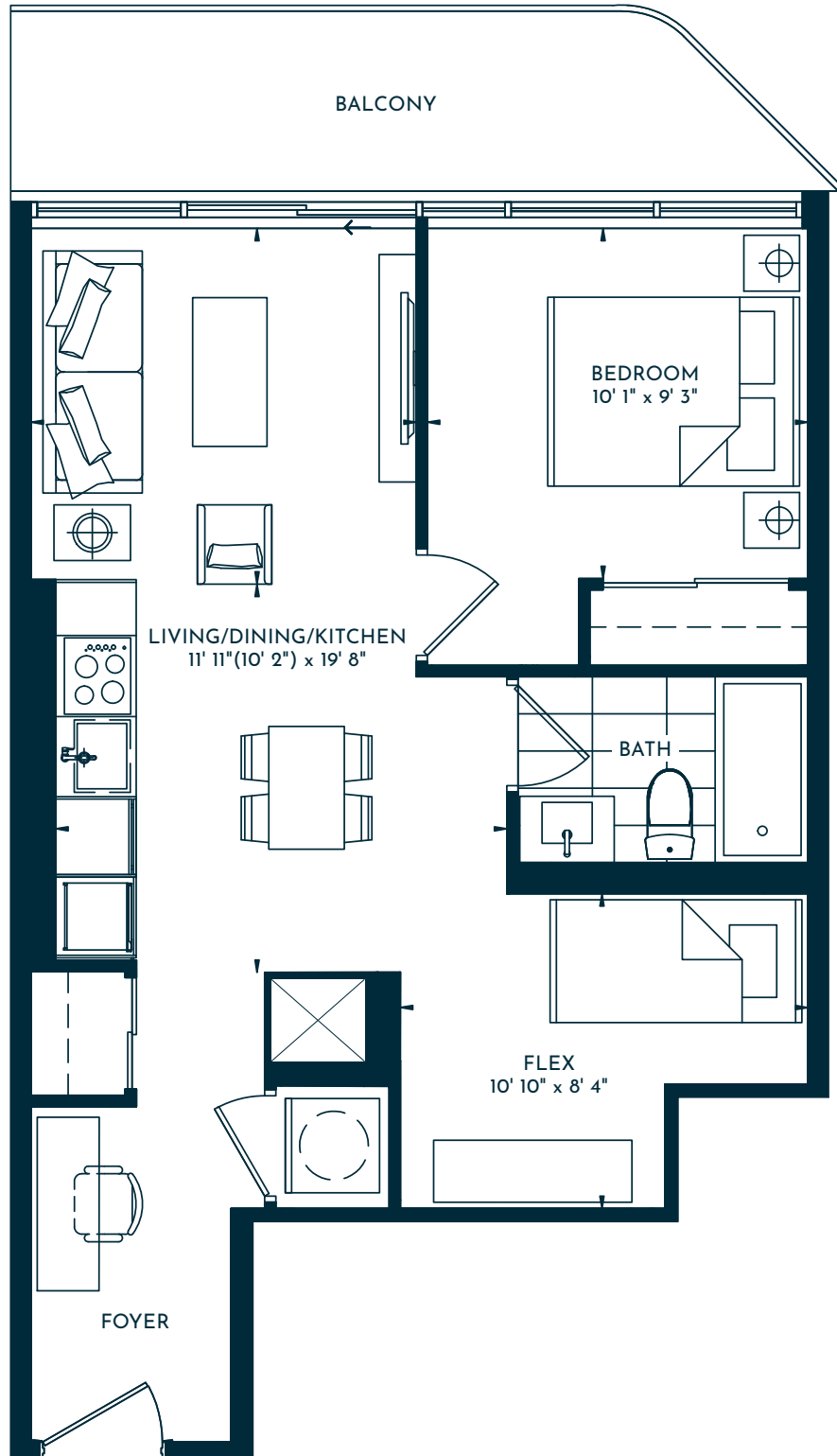
# PENTHOUSE SUITE 07

TOWER 1 AT

# UNIONCITY

1 BEDROOM + FLEX | 1 BATH

618 SQ. FT. | BALCONY 93 SQ. FT. | TOTAL 711 SQ. FT.



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LEVEL 39(LPH)-40(PH) - UNIT 07  
TOWER 1

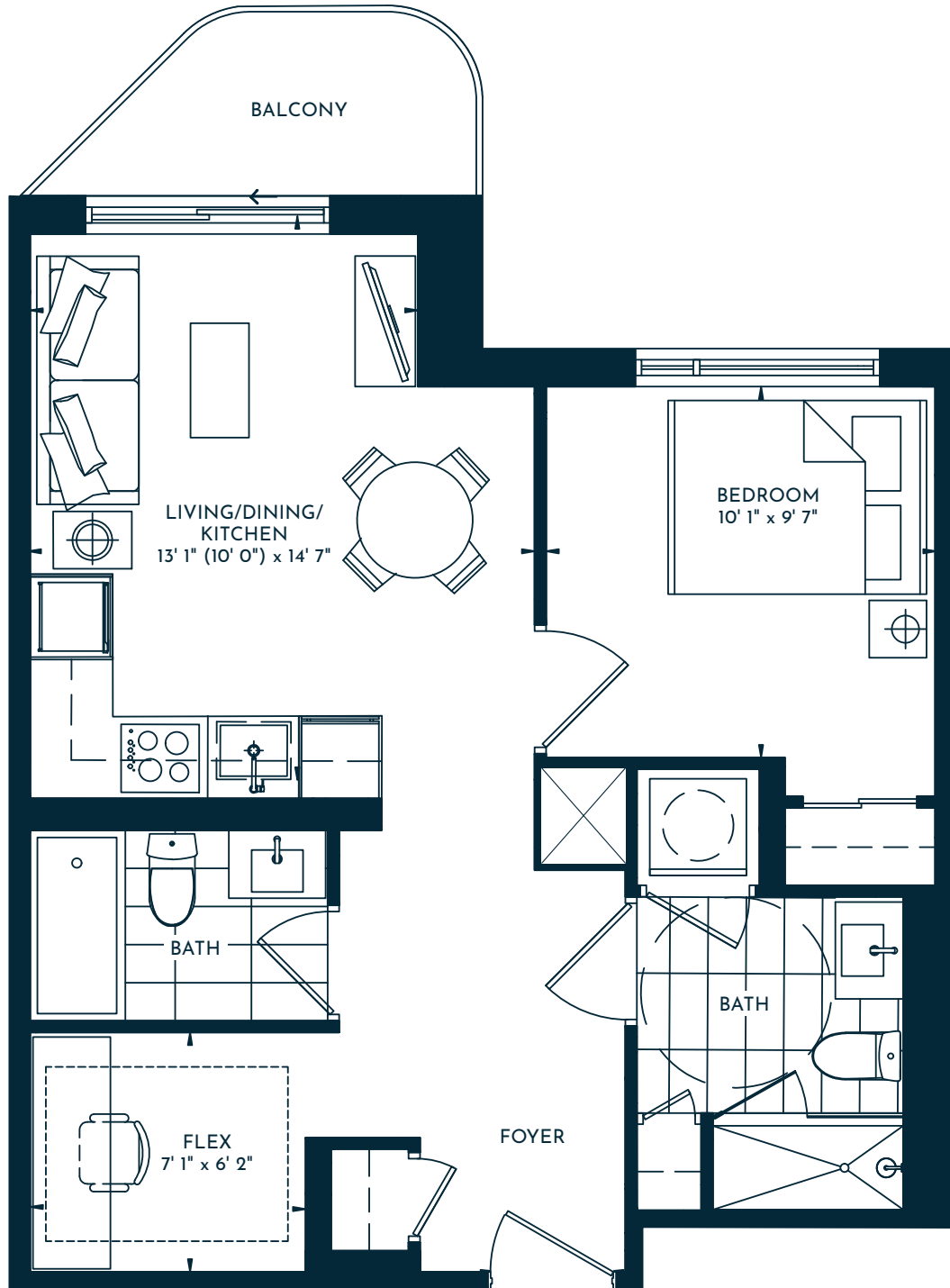
# SUITE 07(BF)

1 BEDROOM + FLEX | 2 BATH

631 SQ. FT. | BALCONY 42 SQ. FT. | TOTAL 673 SQ. FT.

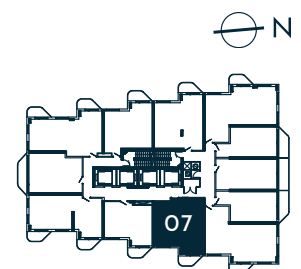
TOWER 2 AT

# UNIONCITY



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LEVEL 7-29 - UNIT 07

TOWER 2

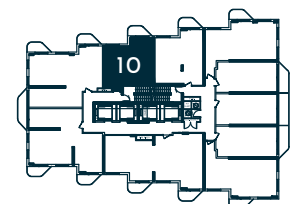
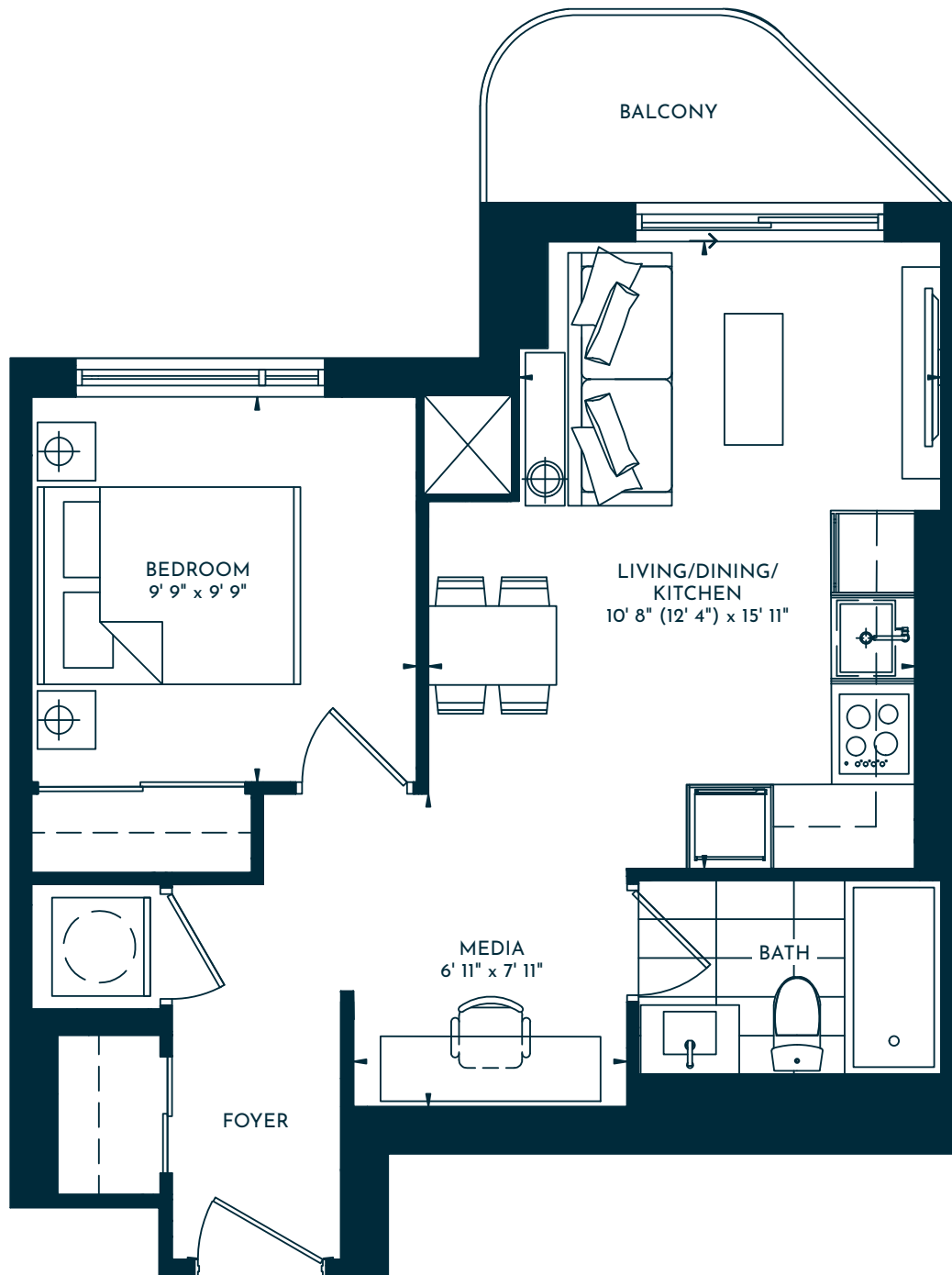
# PENTHOUSE SUITE 10

1 BEDROOM + MEDIA | 1 BATH

558 SQ. FT. | BALCONY 42 SQ. FT. | TOTAL 600 SQ. FT.

TOWER 2 AT

# UNIONCITY



## METROPIA

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LEVEL 43(LPH)-44(PH) - UNIT 10  
TOWER 2

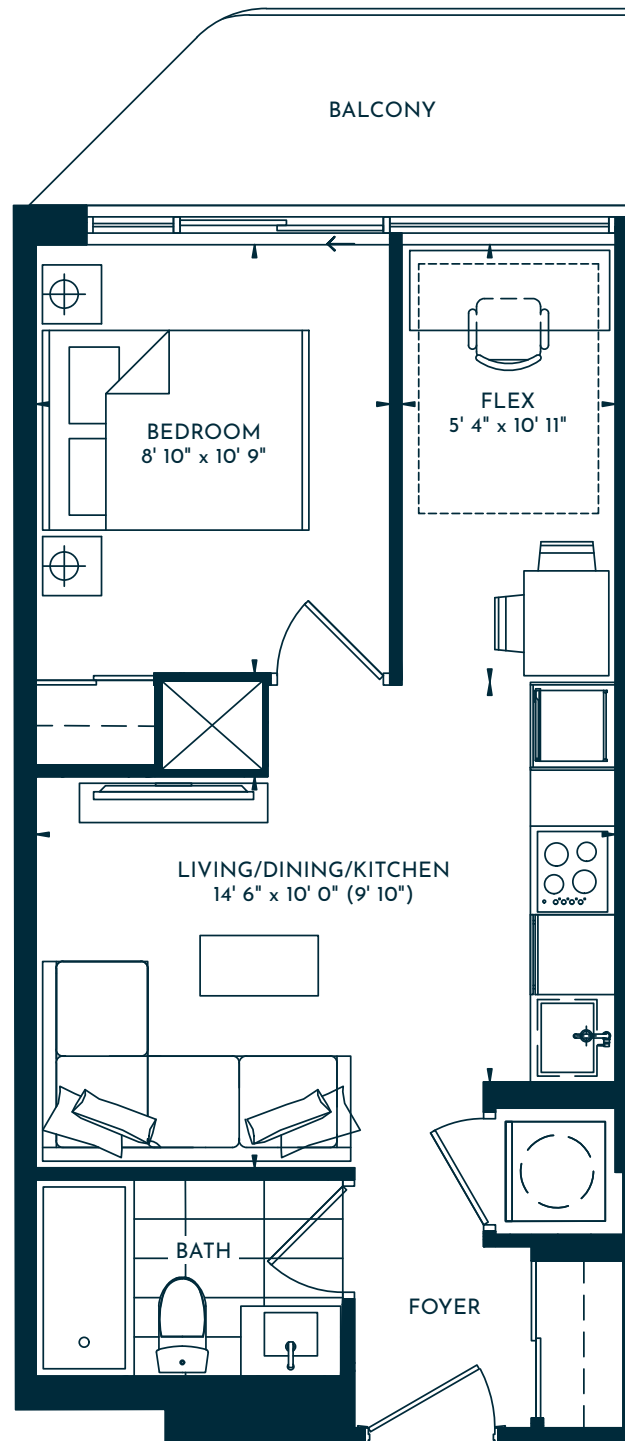
# PENTHOUSE SUITE 03

1 BEDROOM + FLEX | 1 BATH

479 SQ. FT. | BALCONY 62 SQ. FT. | TOTAL 541 SQ. FT.

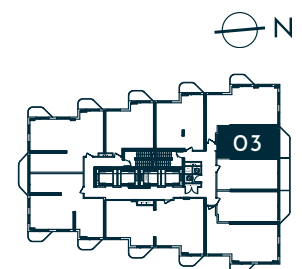
TOWER 2 AT

# UNIONCITY



## METROPIA

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LEVEL 43(LPH)-44(PH) - UNIT 03  
TOWER 2



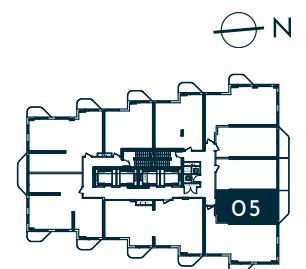
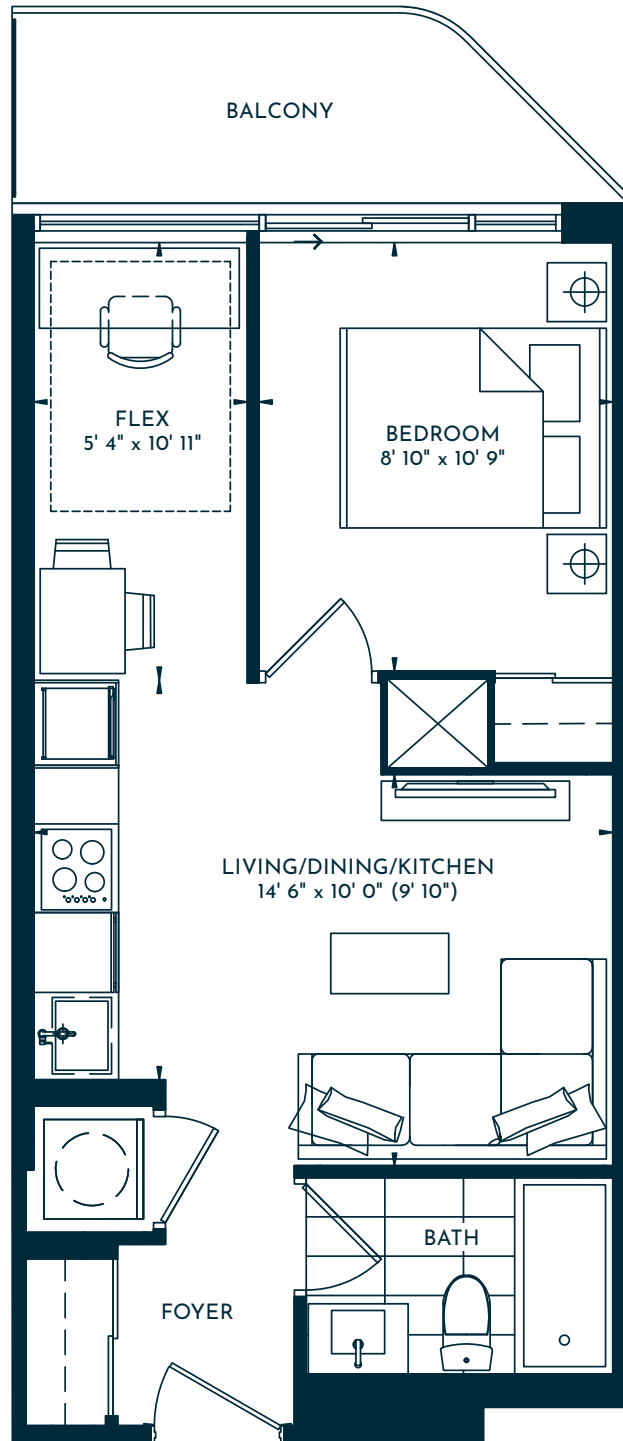
# PENTHOUSE SUITE 05

1 BEDROOM + FLEX | 1 BATH

479 SQ. FT. | BALCONY 62 SQ. FT. | TOTAL 541 SQ. FT.

TOWER 2 AT

# UNIONCITY



## METROPIA

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LEVEL 43(LPH)-44(PH) - UNIT 05  
TOWER 2

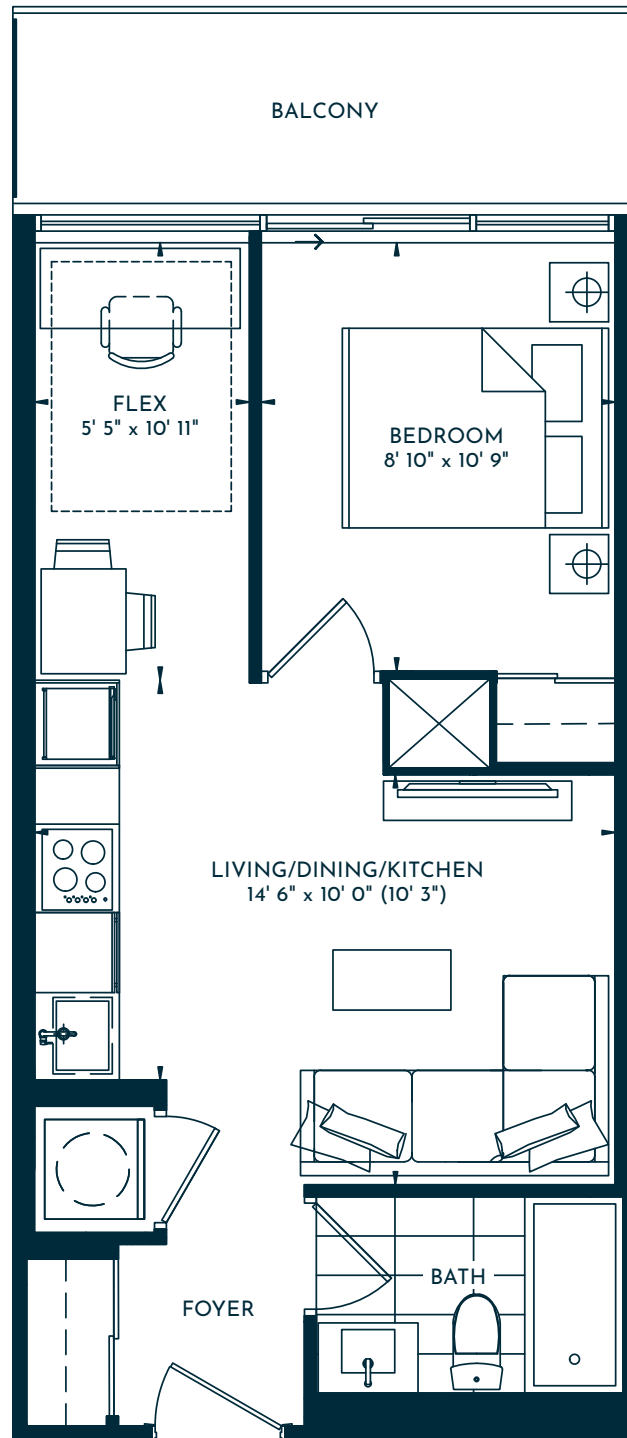
# PENTHOUSE SUITE 04

1 BEDROOM + FLEX | 1 BATH

485 SQ. FT. | BALCONY 74 SQ. FT. | TOTAL 559 SQ. FT.

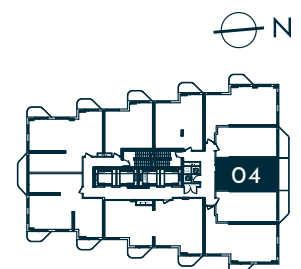
TOWER 2 AT

# UNIONCITY



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LEVEL 43(LPH)-44(PH) - UNIT 04  
TOWER 2

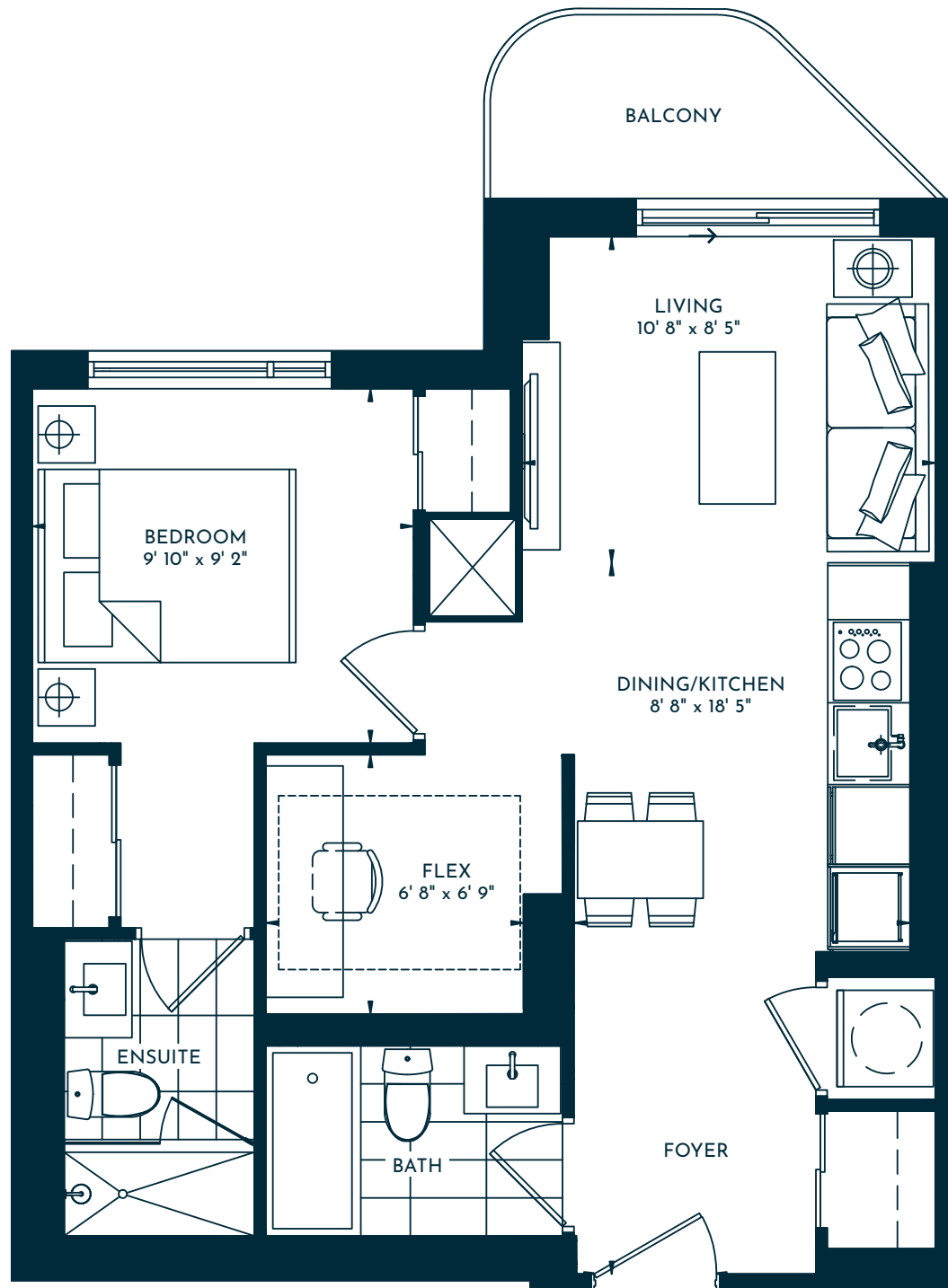
# PENTHOUSE SUITE 01

TOWER 2 AT

# UNIONCITY

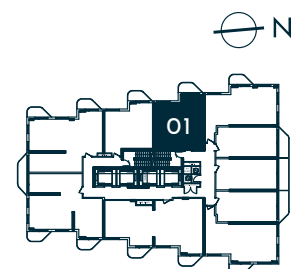
1 BEDROOM + FLEX | 2 BATH

642 SQ. FT. | BALCONY 42 SQ. FT. | TOTAL 684 SQ. FT.



**METROPIA**

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LEVEL 43(LPH)-44(PH) - UNIT 01  
TOWER 2

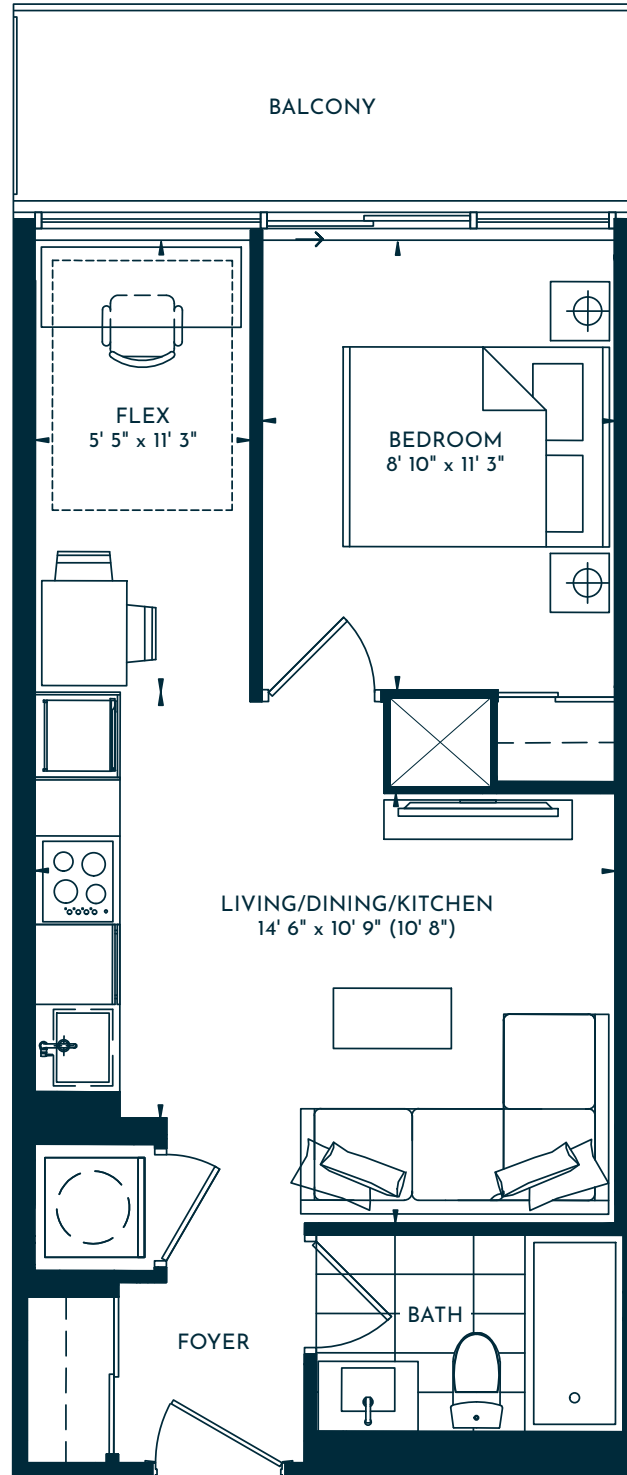
# SUITE 04

1 BEDROOM + FLEX | 1 BATH

500 SQ. FT. | BALCONY 74 SQ. FT. | TOTAL 574 SQ. FT.

TOWER 3 AT

# UNIONCITY



## METROPIA

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LEVEL 2-35 - UNIT 04  
TOWER 3

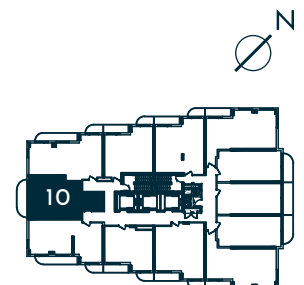
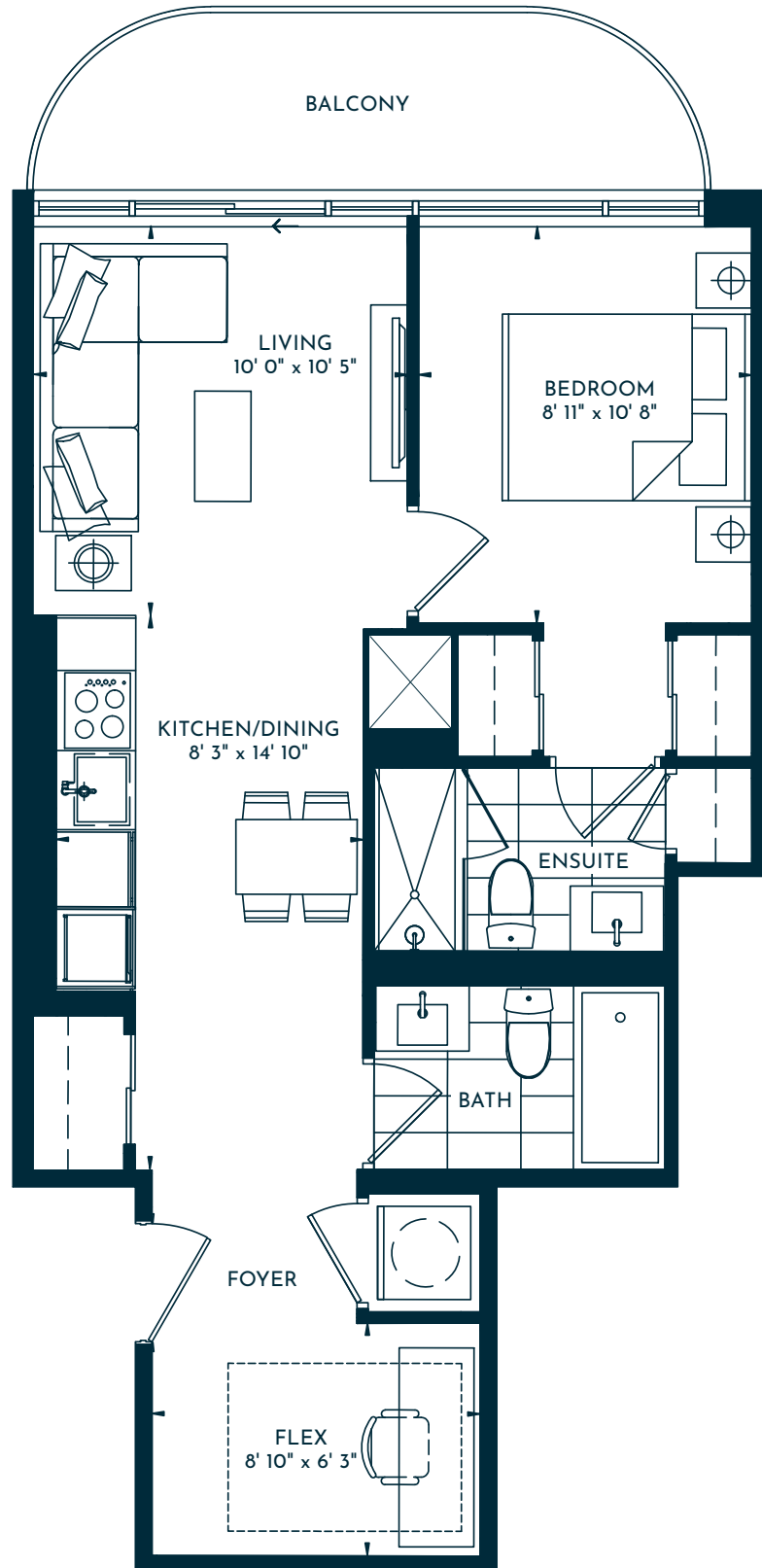
# SUITE 10

1 BEDROOM + FLEX | 2 BATH

622 SQ. FT. | BALCONY 76 SQ. FT. | TOTAL 698 SQ. FT.

TOWER 3 AT

# UNIONCITY



## METROPIA

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LEVEL 2-35 - UNIT 10

TOWER 3

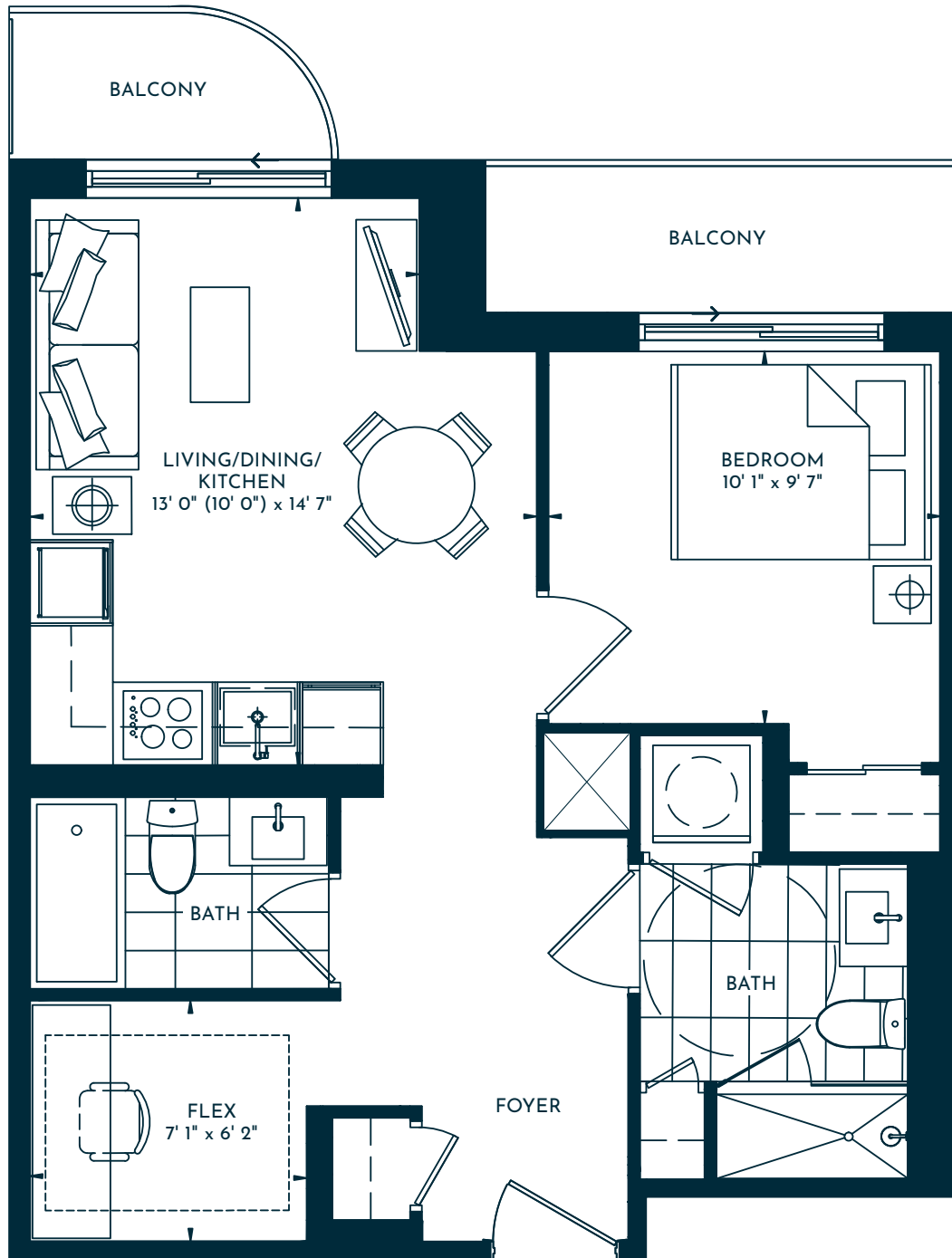
# SUITE 07(BF)

1 BEDROOM + FLEX | 2 BATH

632 SQ. FT. | BALCONY 74 SQ. FT. | TOTAL 706 SQ. FT.

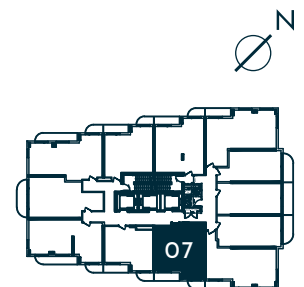
TOWER 3 AT

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LEVEL 2-21 - UNIT 07

TOWER 3

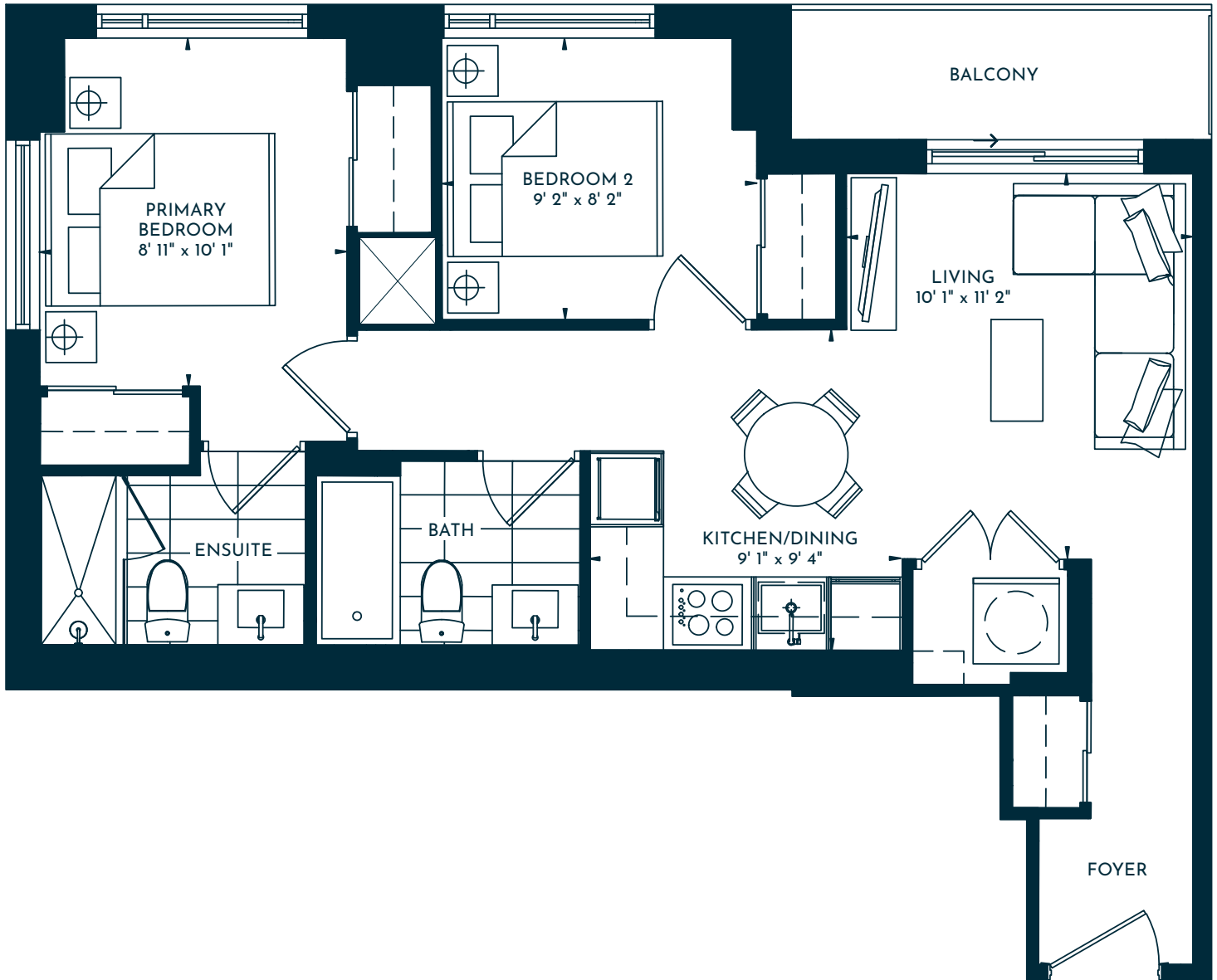
# SUITE 06

2 BEDROOM | 2 BATH

699 SQ. FT. | BALCONY 46 SQ. FT. | TOTAL 745 SQ. FT.

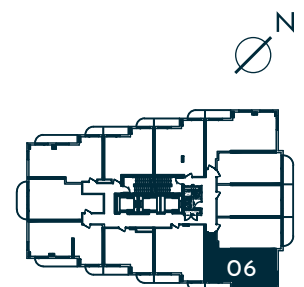
TOWER 3 AT

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LEVEL 2-35 - UNIT 06  
TOWER 3

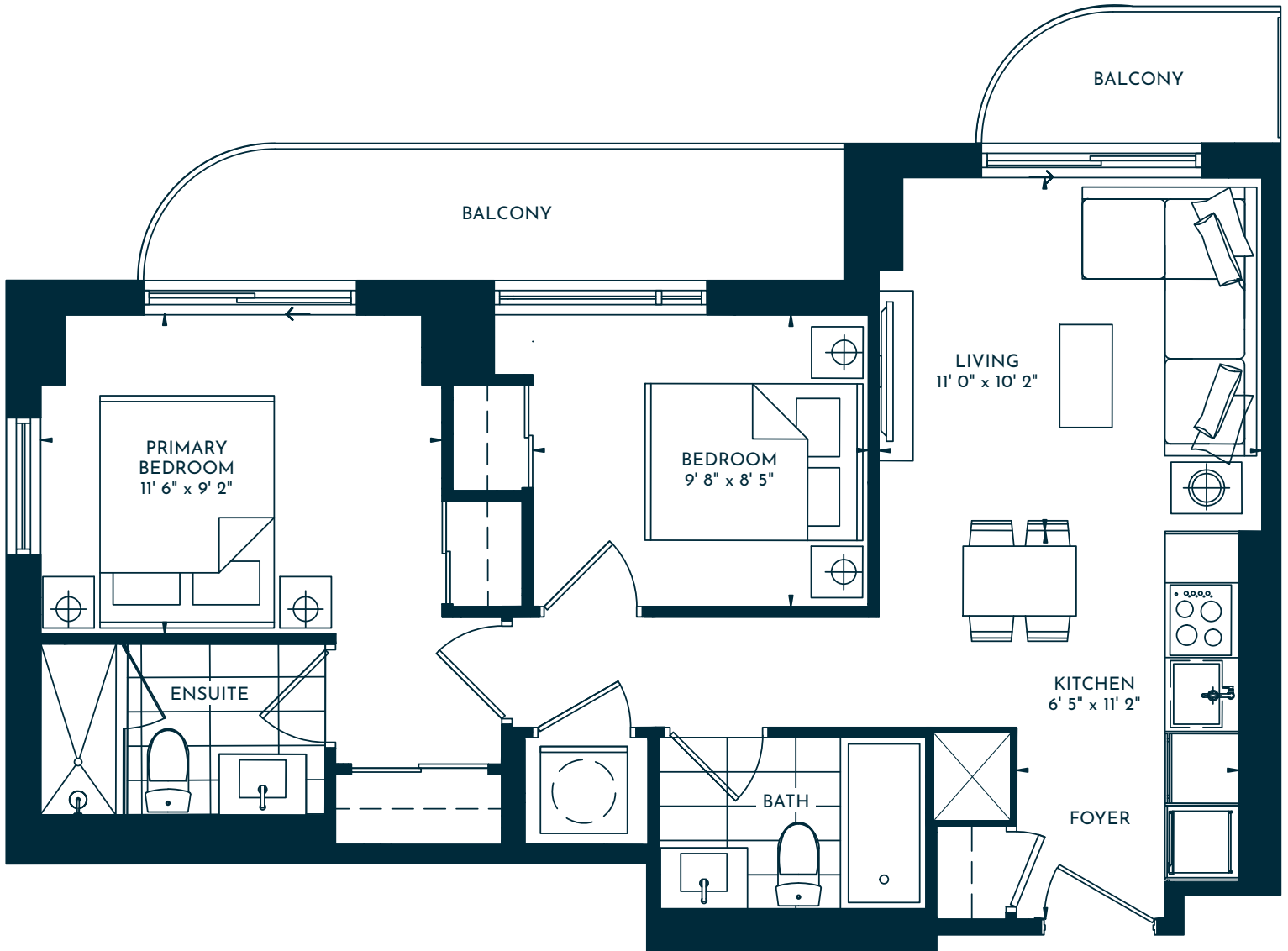
# SUITE 11

2 BEDROOM | 2 BATH

699 SQ. FT. | BALCONY 102 SQ. FT. | TOTAL 801 SQ. FT.

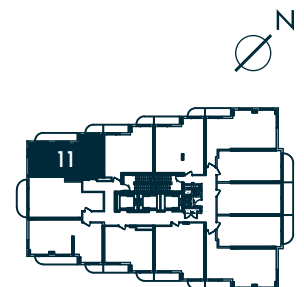
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LEVEL 2-35 - UNIT 11  
TOWER 3



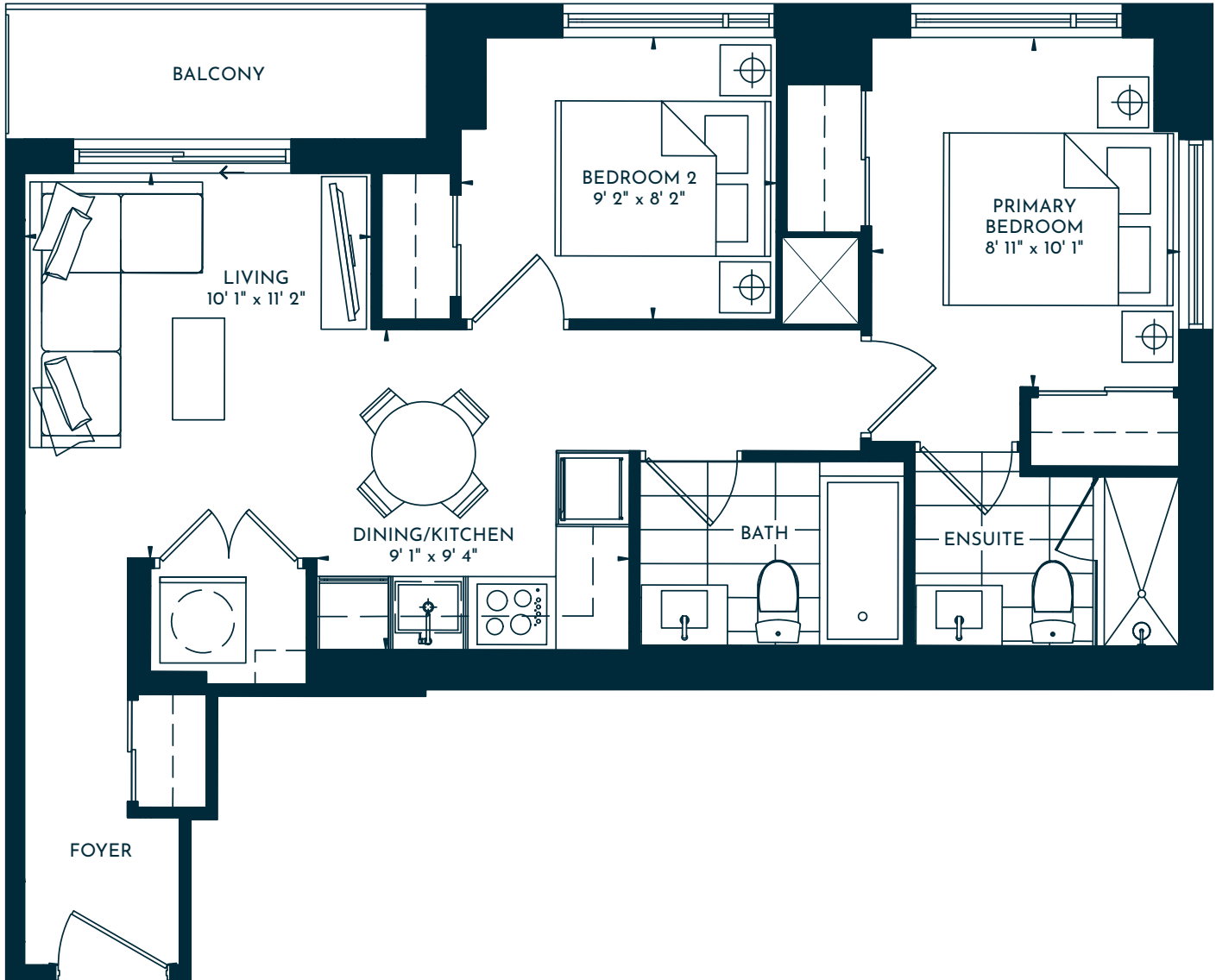
# SUITE 02

2 BEDROOM | 2 BATH

699 SQ. FT. | BALCONY 46 SQ. FT. | TOTAL 745 SQ. FT.

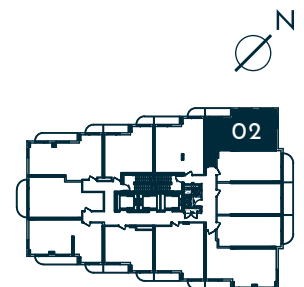
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LEVEL 24-35 - UNIT 02  
TOWER 3

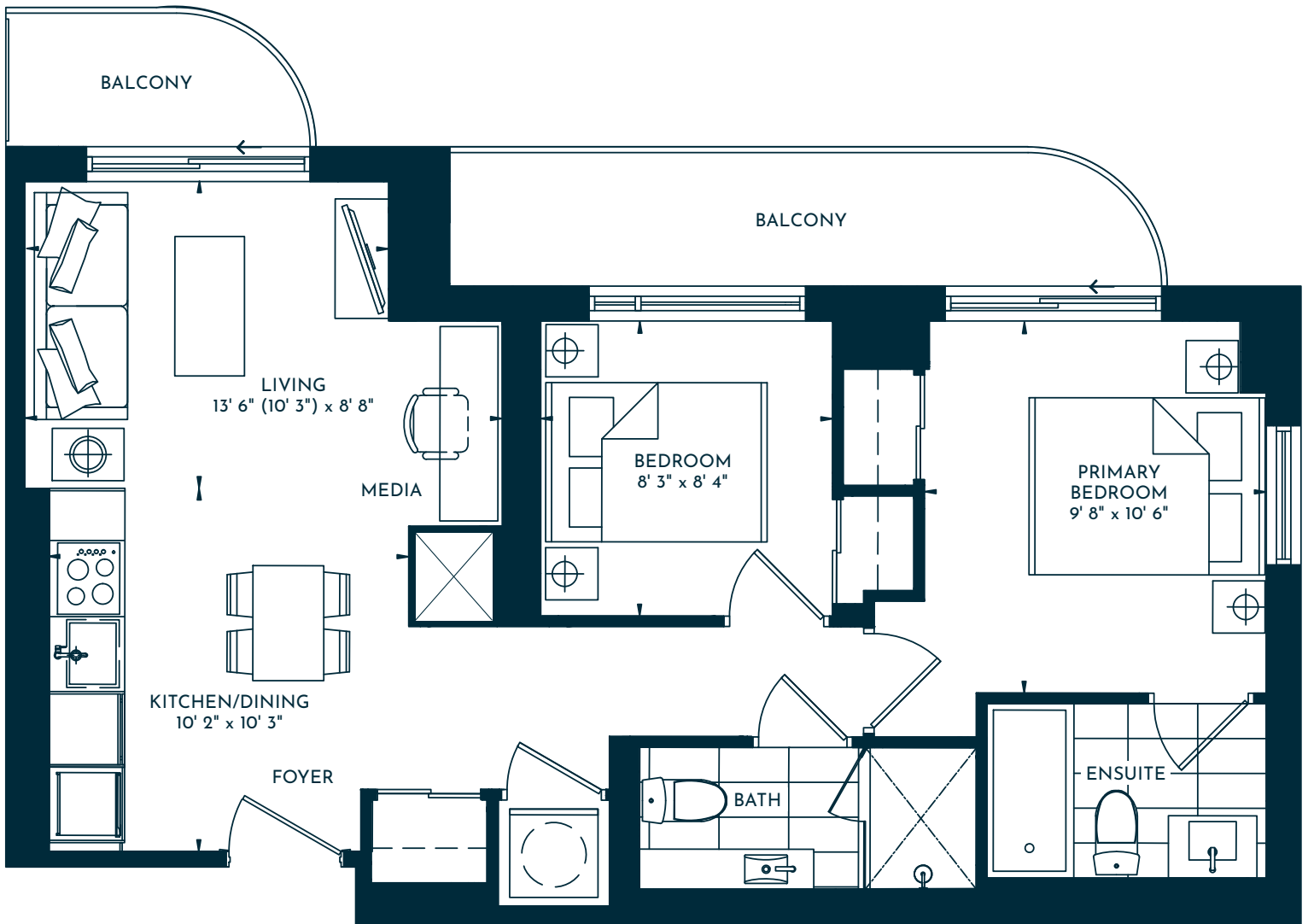
# SUITE 09

2 BEDROOM + MEDIA | 2 BATH

694 SQ. FT. | BALCONY 102 SQ. FT. | TOTAL 796 SQ. FT.

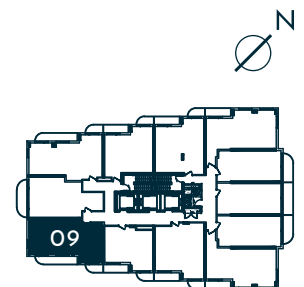
TOWER 3 AT

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LEVEL 2-35 - UNIT 09  
TOWER 3

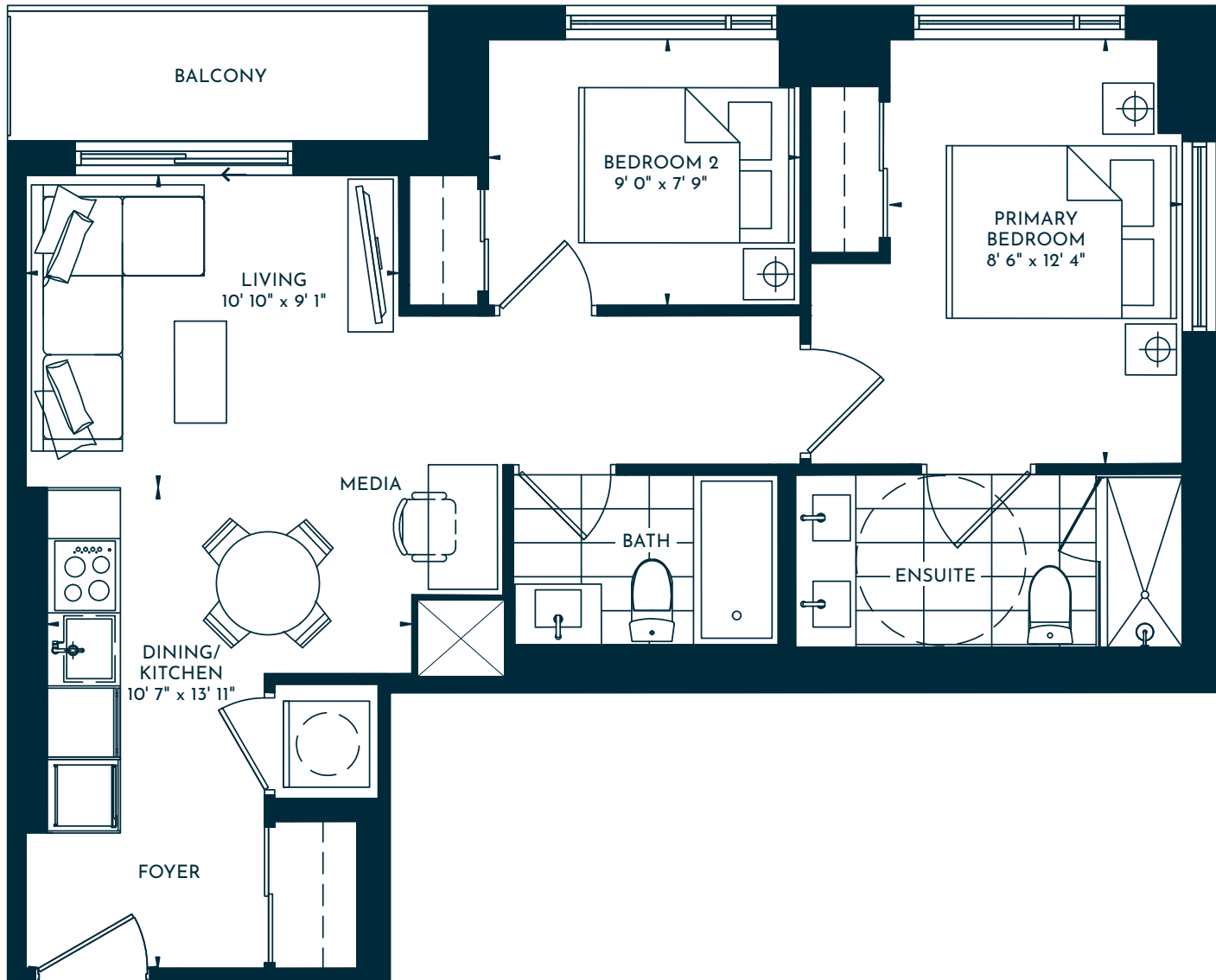
# SUITE 02(BF)

2 BEDROOM + MEDIA | 2 BATH

742 SQ. FT. | BALCONY 46 SQ. FT. | TOTAL 788 SQ. FT.

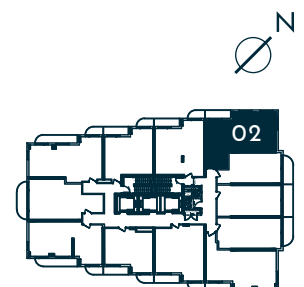
TOWER 3 AT

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LEVEL 2-23 - UNIT 02  
TOWER 3

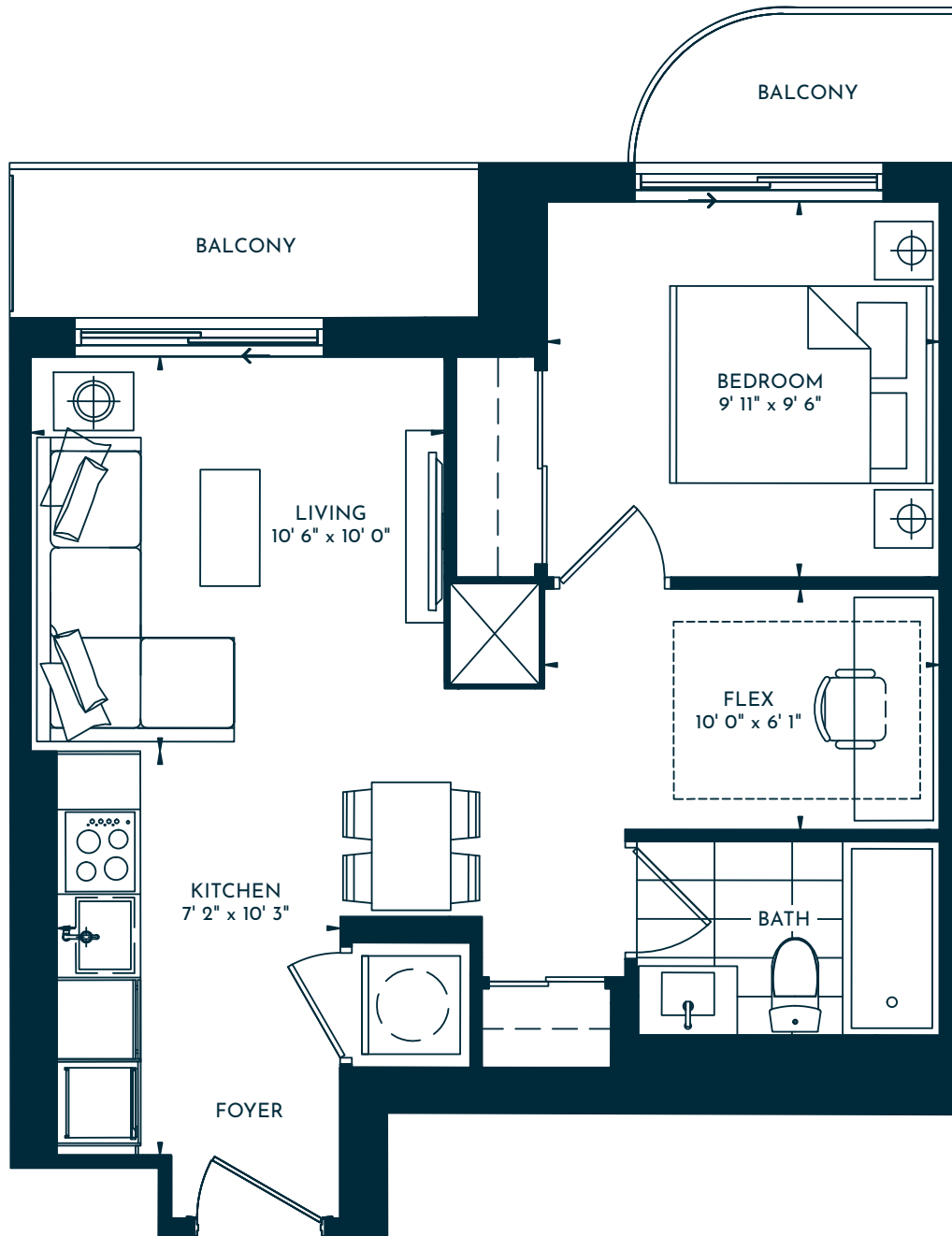
# PENTHOUSE SUITE 10

TOWER 3 AT

# UNIONCITY

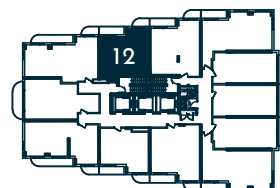
1 BEDROOM + FLEX | 1 BATH

558 SQ. FT. | BALCONY 73 SQ. FT. | TOTAL 631 SQ. FT.



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LEVEL 35(LPH) - UNIT 12  
TOWER 3



LEVEL 36(PH) - UNIT 10  
TOWER 3

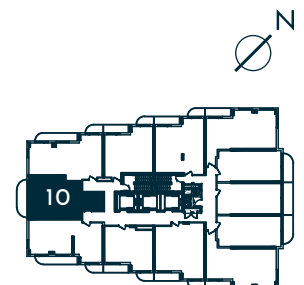
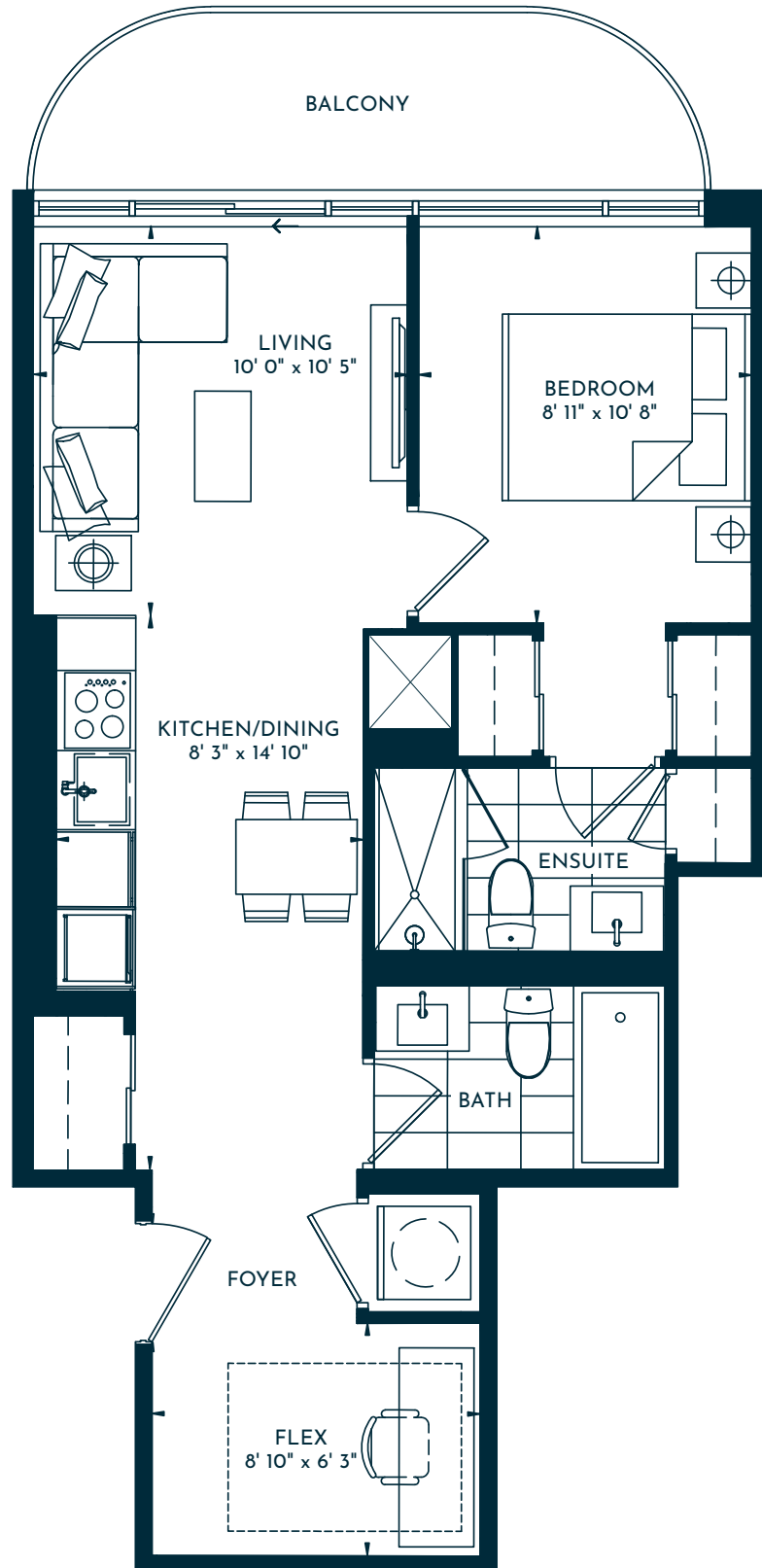
# LPH SUITE 10

1 BEDROOM + FLEX | 2 BATH

622 SQ. FT. | BALCONY 76 SQ. FT. | TOTAL 698 SQ. FT.

TOWER 3 AT

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LEVEL 35(LPH) - UNIT 10  
TOWER 3