

# Feature Sheet

Step up to a higher level of living with The Highmark, rooted in the heart of Pickering, a thriving community on the verge of exciting growth. Live the highlife where wellness is at the heart of the design in this two building project, consisting of 346 suites and over 24,000 sq ft of amenity space.

## Building Features

**Main Floor:** Concierge, Guest Suite, Pet Spa, Fit Zone, Yoga Zone, Children’s Play Zone, Zen Zone

**6th Floor:** Fun Zone, Rooftop Terrace, Dining Pavilion, BBQs, Cabanas, Games Table

## Suite Features

9’ Ceilings & 12’ Ceilings (Ground Floor), Quartz Countertops, Wide Plank Laminate Floors, Integrated Refrigerator and Dishwasher, 24” and 30” Appliances As Per Floor Plan, SMRT Home Living

<p><b>PARKING*</b>  <del>\$60,000</del> \$55,000                  Suites 559sf or larger eligible</p> <p><b>LOCKER*</b>  <del>\$7,500</del> Included</p> <p>Oversized Lockers available for sale*</p> <p><b>ISLAND*</b>  <del>\$5,000</del> Included                  (Excluding Jr 1B)</p> <p><b>1 OR 2 YEAR 2.99% MORTGAGE RATE GUARANTEE*</b>                  *Speak to a Sales Representative</p>	<p><b>DEPOSIT STRUCTURE</b></p> <p>\$5,000 on Signing</p> <p>Balance to 5% in 30 Days                  3% on Feb 1, 2024                  2% on Oct 1, 2024                  5% on Oct 1, 2025</p> <p>5% 30 days prior to Occupancy</p> <p><b>TENTATIVE OCCUPANCY</b>                  Fall 2027</p>	<p><b>MAINTENANCE</b>                  (Excludes hydro and water)</p> <p>Approx. \$0.59/Sq. Ft                  \$55.00 for SMRT &amp; Internet Bundle</p> <p><b>PROPERTY TAX</b>                  Approx. 1%</p> <p>Please Make Cheques Payable to  <b>Scarfone Hawkins LLP in Trust</b></p>
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\*As per plan from Vendor’s standard samples and/or as provided in the agreement of purchase and sale. Availability, features, promotions and prices are subject to change without notice. \*\* Floor premiums may apply, based on elevation and location. Legal/admin fees apply. Price includes HST. Please see a sales representative for full details. E. & O.E. September 19, 2023.

**Rethink. Revive. And reset your expectations. You are about to ascend to The Highmark.**

# Price List

Model	Type	Bath	Indoor (sq ft)	View	Starting From
1B	Junior 1B	1	386	S	\$504,990
1E	1B	1	446	E or W	\$572,990
1G	1B	1	464	W	\$574,990
1I	1B	1	490	E	\$599,990
1K	1B	1	517	W	\$605,990
1M	1B+D	1	545	N or S	\$629,990
1O	1B+D	1	559	S or E	\$633,990
1R	1B+D	1	560	E	\$646,990
1S	1B+D	1	577	N or W	\$651,990
1T	1B+D	2	597	E or S	\$655,990
1U	Junior 2B	2	656	S/E	\$709,990
2C	2B	2	662	N	\$731,990
2D	2B	2	660	N or W	\$732,990
2E	2B	2	687	N/W	\$740,990
2H	2B+M	2	709	N/E	\$772,990
2I	2B	2	710	N/W or N/E	\$771,990
2N	2B+M	2	817	S/W	\$842,990
3A	3B	2	923	S	\$911,990
3C	3B+D	2	1055	S/E or S/W	\$968,990

\*As per plan from Vendor's standard samples and/or as provided in the agreement of purchase and sale. All dimensions are approximate and are subject to normal construction variances. Ceiling height excludes dropped areas or areas where bulkheads are required. Availability, features, promotions and prices are subject to change without notice. \*\* Floor premiums may apply, based on elevation and location. Legal/admin fees apply. Price includes HST. Please see a sales representative for full details. E. & O.E. September 19, 2023.

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