



EXCLUSIVE PRICELIST

PODIUM

MODEL	BED TYPE	BATH	STARTING FLOOR	SQUARE FOOTAGE	EXPOSURE	STARTING PRICE FROM
P-S-I	Studio	1	1	413	W	\$418,900
P-S-K	Studio	1	1	421	W	\$425,900
P-S-N	Studio	1	3	426	W	\$436,900
P-S-O	Studio	1	1	435	W	\$436,900
P-S-P	Studio	1	2	442	W	\$447,900
P-1F-K	1B+F	1	4	707	W	\$666,900
P-1F-M	1B+F	1	3	721	W	\$677,900
P-1F-N	1B+F	1	2	727	W	\$682,900

TOWER

MODEL	BED TYPE	BATH	STARTING FLOOR	SQUARE FOOTAGE	EXPOSURE	STARTING PRICE FROM
2BD-P	2B+D	2	14	859	E	\$806,900
2B-V	2B+M	2	55	796	E	\$808,400
2-GGG	2B	1	12	793	SE	\$809,900
2B-V	2B+M	2	61	796	E	\$811,400
2BD-I	2B+F	2	11	910	E	\$812,400
2-D	2B	2	9	816	NE	\$815,400
2-EEE	2B+M	2	11	829	SE	\$850,400
2BD-F	2B+F	2	10	928	E	\$864,900
3-A	3B	2	8	961	W	\$888,900
3-B	3B	2	9	981	W	\$906,400
2BD-C	2B+D	2	9	902	SE	\$909,400
3-C	3B	2	10	1006	W	\$924,900
3-N	3B	2	53	1199	NW	\$1,106,400

*Subject to availability. Premiums apply to floors & view. Please speak to a sales representative for details.

Please see a Sales Representative for details. All prices, incentives, figures and materials are preliminary and are subject to change without notice E. and O. E. January 12, 2021. **Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E



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<p><u>EXTENDED DEPOSIT STRUCTURE</u> Limited Time Only</p> <p>\$5,000 on Signing Balance of 5 % in 30 days 5% in 240 days 5% in 470 days 5% in 820 days</p> <p>OCCUPANCY COMMENCING FALL 2023</p>	<p><u>INTERNATIONAL DEPOSIT STRUCTURE</u> Limited Time Only</p> <p>\$5,000 on Signing Balance of 10% in 30 days 10% in 90 days 10% in 370 days 5% on occupancy</p> <p>TAXES Estimated at approximately 1% of Purchase Price</p> <p><i>Prices Include H.S.T.</i></p>	<p>MAINTENANCE Approximately \$0.55 per sq. ft. (Other expenses* and utilities separately metered)</p> <p>PARKING \$45,000 Suites under 532 sq. ft. will be waitlisted</p> <p>PARKING MAINTENANCE FEE \$44.95/month</p> <p>LOCKERS \$5,000 Suites under 780 sq. ft. will be waitlisted</p> <p>LOCKER MAINTENANCE FEE \$19.95/month</p>
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SUITE FEATURES

M3 will feature an array of stunning interior finishes including high-performance laminate wood flooring in all living areas & bedrooms, ceiling height of approximately 9 ft. The kitchens feature Cecconi Simone custom designed cabinetry as well as stone countertops, porcelain backsplashes, undermount stainless steel sinks with single lever chrome faucets & pull-down spray head. All suites will also feature the following appliances; 24" integrated fridge, 24" integrated dishwasher and 24" stainless steel slide in range and stainless steel microwave.

BUILDING FEATURES

A monumental 81 storey metal and glass tower with 6-storey podium designed by award winning IBI Group. Interiors designed by Cecconi Simone Interior Design. Eleven elevators for residents' convenience. A luxurious two-storey lobby with 24hr. concierge and fireplace lounge. Residents and their guests can enjoy M City 3's amenities such as indoor salt water pool, fitness center, screening room, splash pad and kids playground, indoor kids playroom, outdoor lounge seating with fireplace, and outdoor barbeque stations and private outdoor dining areas. A prep kitchen for dining room, event space, and party room.

*ROGERS Ignite Gigabit Internet (\$30+ HST/month Savings of over 75%) Smart Home Monitoring (Basic) (\$9.99 + HST/month Savings of over 75%)

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M City Condos Presentation Centre:
T. 905-232-0552 | E. mcitycondos@bakersales.info



\$500 ASSIGNMENT

Plus

CAP DEVELOPMENT CHARGES & LEVIES

\$10,000 for suites smaller than 2B

\$12,000 for 2B suites and larger

Plus

20% EXTENDED DEPOSIT STRUCTURE

\$5,000 on Signing

Balance of 5% in 30 days

5% in 240 days

5% in 470 days

5% in 820 days

Plus

ROGERS Ignite Gigabit Internet

(\$30+ HST/month Savings of over 75%)

Unlimited usage; speeds up to 1 Gbps for downloads and 30 Mbps for uploads; Gigabit Wi-Fi modem rental included***

Plus

Smart Home Monitoring (Basic)

(\$9.99 + HST/month Savings of over 75%)

Intelligent home automation system that allows you the convenience and control to connect to your home from anywhere via your smart phone

Includes preinstalled Smart Door Lock, thermostat, door sensor, light bulb, motion sensor, and USB dongle***

****Purchasers Incentive Program is for a limited time ONLY. Programs and Incentives are subject to change without notice. E. & O.E. See Sales Representative for details. January 12, 2021**

***The costs relating to Rogers Smart Home Monitoring Basic™ Telecommunication Services package and Rogers Ignite™ 1GB Bulk Internet Services Package comprise part of the common expenses of the condominium corporation and will be attributable/payable by each owner of a residential unit on an equal basis rather than on the basis of common interest, as more particularly set out in the Disclosure Statement and declaration of the Condominium Corporation. E. and O. E. January 12, 2021



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