

M CITY 5 CONDOMINIUMS

## EXCLUSIVE VIP BROKERS' HOT LIST\*

### PODIUM

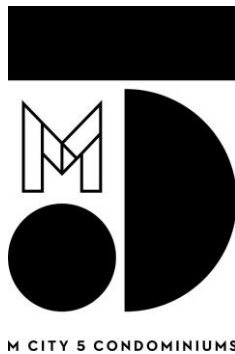
MODEL	EXPOSURE	BED TYPE	BATH	APPROX. SUITE SIZE (SQ.FT)	STARTING FLOOR	VIP PRICE
P-S-517	N	STUDIO	1	517	3	\$639,900
P-1B-535	N	1B	1	535	5	\$661,900
P-1B+F-663	E	1B+F	2	663	3	\$759,900
P-1B+F-689	W	1B+F	2	689	3	\$789,900
P-2B+M-748	E	2B+M	2	748	4	\$886,900
P-2B+M-770	SW	2B+M	2	770	3	\$909,900
P-2B+M-803	W	2B+M	2	803	3	\$919,900
P-2B+D-806	S	2B+D	2	806	3	\$959,900
P-2B+F+M-893	SE	2B+F+M	2	893	3	\$1,035,900
P-2B+D-933	NE	2B+D	2	933	3	\$1,059,900
P-3B-963	NW	3B	2	963	5	\$1,100,900

### TOWER

MODEL	EXPOSURE	BED TYPE	BATH	APPROX. SUITE SIZE (SQ.FT)	STARTING FLOOR	VIP PRICE
1B-464	S	1B	1	464	25	\$642,900
1B+F-477	W	1B+F	1	477	27	\$699,900
1B+F-537	W	1B+F	1	537	23	\$730,900
1B+F-563	N	1B+F	2	563	18	\$755,900
1B+F-590	W	1B+F	2	590	30	\$777,900
1B+F-555	E	1B+F	2	555	34	\$781,900
2B-699	SW	2B	2	699	9	\$906,900
2B-746	SE	2B	2	746	13	\$950,900

To book a virtual or in person appointment, please speak to any of our Sales Representatives

\* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice. \*\*Rogers Smart Community and Bulk Internet Service monthly fees apply and are included in the common element budget. Refer to Condominium Documents for details. The Rogers Smart Community features, products and services described and/or depicted herein are subject to change in the sole and absolute discretion of Rogers Communications Inc. depending on the features, products and services ultimately integrated with the Rogers Smart Community program at the time of installation. E. & O.E. October 2, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.



### **EXTENDED DEPOSIT STRUCTURE**

\$5,000 bank draft  
Balance of 5% in 30 days  
5% in 180 days  
5% in 370 days  
5% in 540 days

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

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

\$5,000 on signing  
Balance of 10% in 30 days  
10% in 90 days  
10% in 370 days  
5% on occupancy

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

### **MAINTENANCE FEE**

**Approx. \$0.64 per square foot**  
(Excluding utilities, Rogers Bulk Internet and Rogers Smart Community package)

### **OCCUPANCY COMMENCING**

January 26, 2026

### **PARKING**

\$60,000

Parking currently available for units 535 sf and larger. All other units will be waitlisted

### **PARKING MAINTENANCE**

\$49.95/month

### **LOCKER**

\$7,000

Lockers currently available for units 567 sf and larger. All other units will be waitlisted

### **LOCKER MAINTENANCE**

\$22.95/month

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

### **SUITE FEATURES**

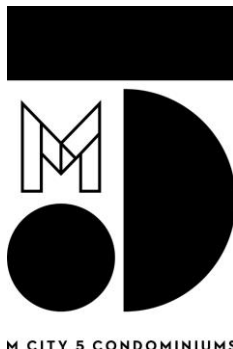
M5 will feature an array of stunning interior finishes including vinyl flooring in all living areas & bedrooms, ceiling height of approximately 9 ft. The kitchens feature Cecconi Simone custom designed cabinetry as well as quartz countertops, porcelain backsplashes, under-mount stainless steel sinks 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**

With a geometry of black and white forms creating a grid-like pattern, M5 is a 36 storey metal and glass tower with 6-storey masonry-clad podium designed by IBI Group. Interiors designed by Cecconi Simone Inc. Four elevators for residents' convenience. A luxurious lobby with 24hr. concierge with a fireplace and lounge seating. Residents and their guests can enjoy M5's amenities such as outdoor lounge with a water sculpture and hot plunge pool. Fitness center, virtual fitness studio, spin studio and outdoor yoga area. Hammam Steam Bath, Individual Infrared Saunas. Treatment Room, Zen Lounge, Meditation Room. Media Lounge and Sitting Room. Dining Room and Event Space. Kid's splashpad outdoor play area and indoor kid's playground. Outdoor amenity terrace with multiple lounge areas, firepits, BBQs and private dining areas and hammock.

**To book a virtual or in person appointment, please speak to any of our Sales Representatives**

\* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice. \*\*Rogers Smart Community and Bulk Internet Service monthly fees apply and are included in the common element budget. Refer to Condominium Documents for details. The Rogers Smart Community features, products and services described and/or depicted herein are subject to change in the sole and absolute discretion of Rogers Communications Inc. depending on the features, products and services ultimately integrated with the Rogers Smart Community program at the time of installation. E. & O.E. October 2, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.



M CITY 5 CONDOMINIUMS

# CLIENT INCENTIVES

## LIMITED TIME OFFER ONLY!

**\$3,000 Assignment Fee  
Plus Legal Fees & HST\***  
(Value of \$5,000)

### Capped Development Charges and Levies

**1B and Smaller - \$14,500**

**2B and Larger - \$16,500**

### Right to Lease During Interim Occupancy

(\$500 Plus Legal Fees & HST\*)

(Value of \$5,000)

### EXTENDED DEPOSIT STRUCTURE

\$5,000 on signing

Balance of 5% in 30 days

5% in ~~90~~ 180 days

5% in ~~270~~ 370 days

5% in ~~450~~ 540 days

To book a virtual or in person appointment, please speak to any of our Sales Representatives

\* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice. \*\*Rogers Smart Community and Bulk Internet Service monthly fees apply and are included in the common element budget. Refer to Condominium Documents for details. The Rogers Smart Community features, products and services described and/or depicted herein are subject to change in the sole and absolute discretion of Rogers Communications Inc. depending on the features, products and services ultimately integrated with the Rogers Smart Community program at the time of installation. E. & O.E. October 2, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.