



## PODIUM

SUITE	EXPOSURE	BED TYPE	BATH	APPROX. SUITE SIZE (SQ. FT.)	OUTDOOR	FLOOR	PRICE
210	S	1B+F	2b	671	Balc - 147	2	\$742,900
509	NW	1B	1b	666	Terr - 1319	5	\$748,900
314	S	1B+F	1b	708	Balc - 116	3	\$749,900
523	S	1B+F	1b	742	Balc - 115	5	\$773,900
306	SE	2B	2b	815	Balc - 198	3	\$828,900
514	E	3B	2b	994	Balc - 214	5	\$928,900
405	E	3B	2b	1020	Balc - 219	4	\$944,900
305	E	3B	2b	1051	Balc - 227	3	\$963,900
205	E	3B	2b	1084	Balc - 234	2	\$983,900
313	S	3B	2b	1117	Balc - 345	3	\$1,022,900
413	S	3B	2b	1128	Balc - 343	4	\$1,025,900
522	S	3B	2b	1117	Balc - 345	5	\$1,028,900
622	SW	3B	2b	1106	Balc - 348	6	\$1,031,900

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

## PENTHOUSE

SUITE	EXPOSURE	BED TYPE	BATH	APPROX. SUITE SIZE (SQ. FT.)	OUTDOOR	FLOOR	PRICE
5910	N	2B+M	2b	791	Balc - 149	59	\$924,900
6002	N	2B+M	2.5b	1073	Balc - 112 + 112	60	\$1,107,900
6012	W	2B+D	2.5b	1079	Balc - 75 + 76	60	\$1,122,900

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



<p><b><u>EXTENDED DEPOSIT STRUCTURE</u></b>  <b>Limited Time Only</b></p> <p>\$5,000 on Signing  Balance of 5 % in 30 days  5% on March 31st, 2022</p> <p><b>Parking: \$50,000</b></p> <p><b>Lockers: \$5,000</b></p>	<p><b><u>INTERNATIONAL DEPOSIT STRUCTURE</u></b>  <b>Limited Time Only</b></p> <p>\$5,000 on Signing  Balance of 10% in 30 days  10% in 180 days  15% on occupancy</p>	<p><b>MAINTENANCE</b>  Approximately \$ 0.50 per square foot  (Plus utilities)</p> <p>Parking Maintenance fee \$44.95/month  Locker Maintenance fee \$19.95/month</p> <p>Occupancy Commencing:  Spring/Summer 2022</p> <p><b>TAXES</b>  Estimated at approximately 1% of Purchase Price</p> <p><i>Prices Include H.S.T.</i></p>
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***The spectacular architecture of M2's undulating design leads to many unique floor plans. There are square footage differences and layout variations from floor to floor. The above is a sample guideline for Price and Square Footage.***

**SUITE FEATURES**

Cecconi Simone custom designed kitchen cabinetry, stone countertop with square edge profile, tile backsplash and under-mount stainless steel sink. Integrated fridge and dishwasher, stainless steel slide-in range, low-profile range vent, and concealed microwave, as well as white stacked washer and dryer. Smooth ceiling finish, approximately 9 ft high. Wide plank laminate wood flooring in all living areas and bedrooms. Bathrooms feature custom designed vanity and medicine cabinet, stone countertop and backsplash, porcelain floor and wall tiles, frameless glass shower enclosure for separate showers, deep contour soaker tub with full-height tile tub surround, and energy efficient low-flush toilets.

**BUILDING FEATURES**

At 61 storeys tall, M2 is a natural complement and twin sister of the first breathtaking M City building. Rising above a 6-storey podium, M2 will feature approximately 793 suites, designed by the award-winning CORE Architects. A rooftop pool will overlook M Park, the new 2-acre green space below. Residents will enjoy outdoor BBQ's, dining and lounge seating, ping pong tables, a playground with a signature splash pad for the kids, a hidden boardwalk trail through the greenery and a grand 2-storey lobby with a 24-hour executive concierge

\*Please see a Sales Representative for details. All prices, incentives, figures and materials are preliminary and are subject to change without notice

\*\*The costs relating 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. July 19, 2021

**Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.**  
**M City Condos Presentation Centre: T. 905-232-0552 | E. [mcitycondos@bakersales.info](mailto:mcitycondos@bakersales.info)**  
**505 Webb Drive, Mississauga ON L5B 4A4**

**INCENTIVES**



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## FREE ASSIGNMENT

(\$500 Admin fee)

**Plus**

## CAP DEVELOPMENT CHARGES & LEVIES

\$10,000 for suites smaller than 2B

\$12,000 for 2B suites and larger

**Plus**

## 10% DEPOSIT STRUCTURE

\$5,000 on Signing

Balance of 5 % in 30 days

5% on March 31st, 2022

**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)

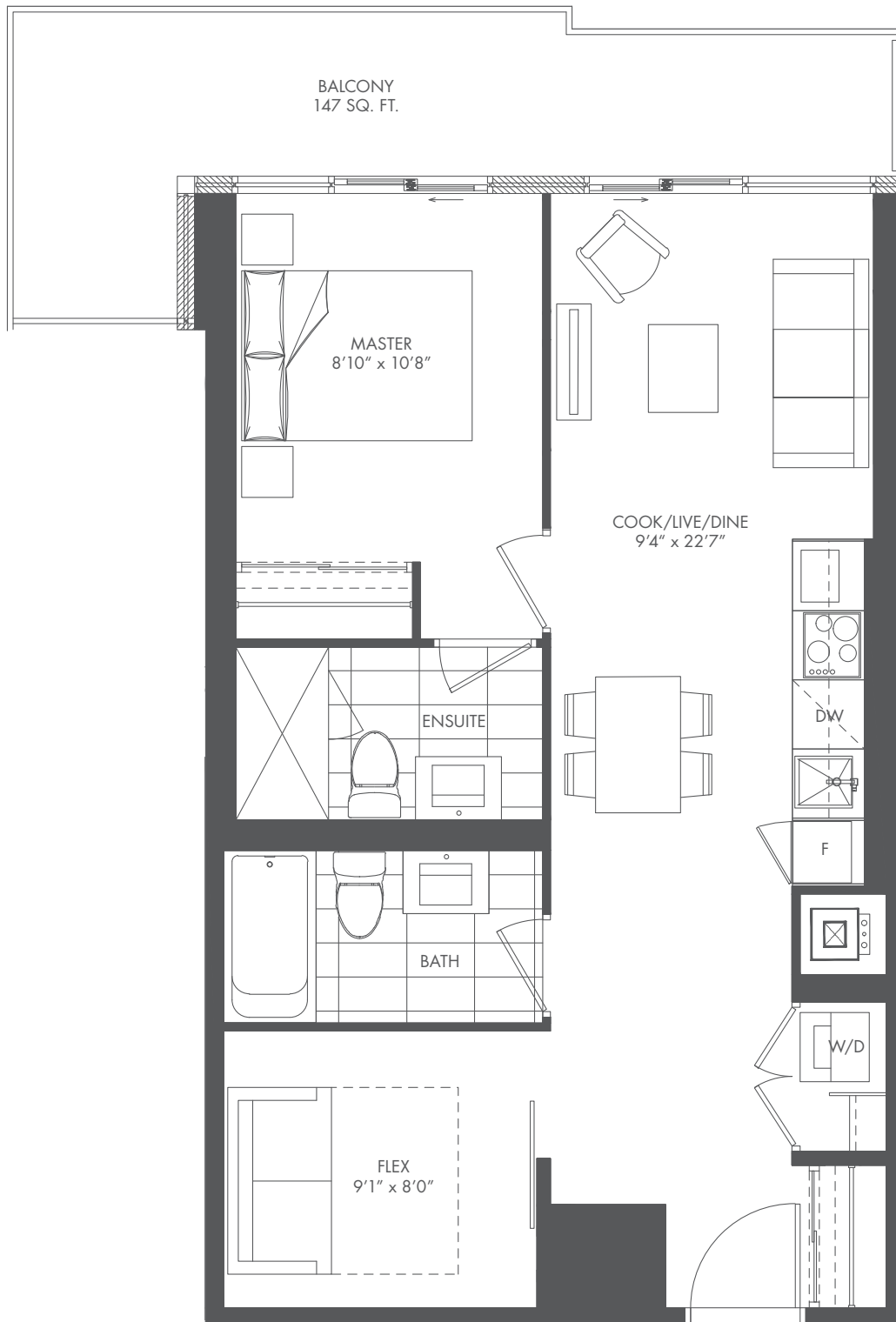
(\$9.99 + HST/month Savings of over 75%)

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. July 19, 2021.**

\*\*\*The costs relating 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. July 19, 2021.



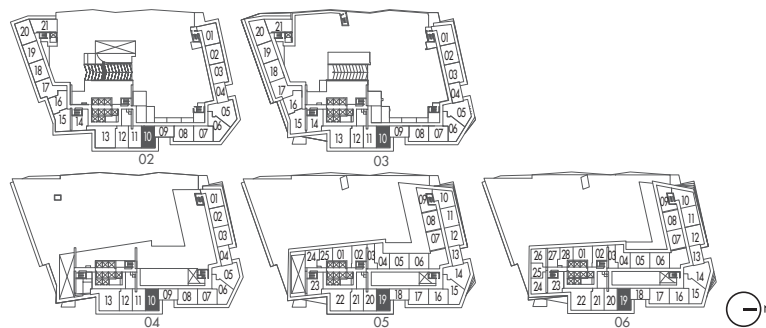
# P18

**1 BED + FLEX + 2 BATH**

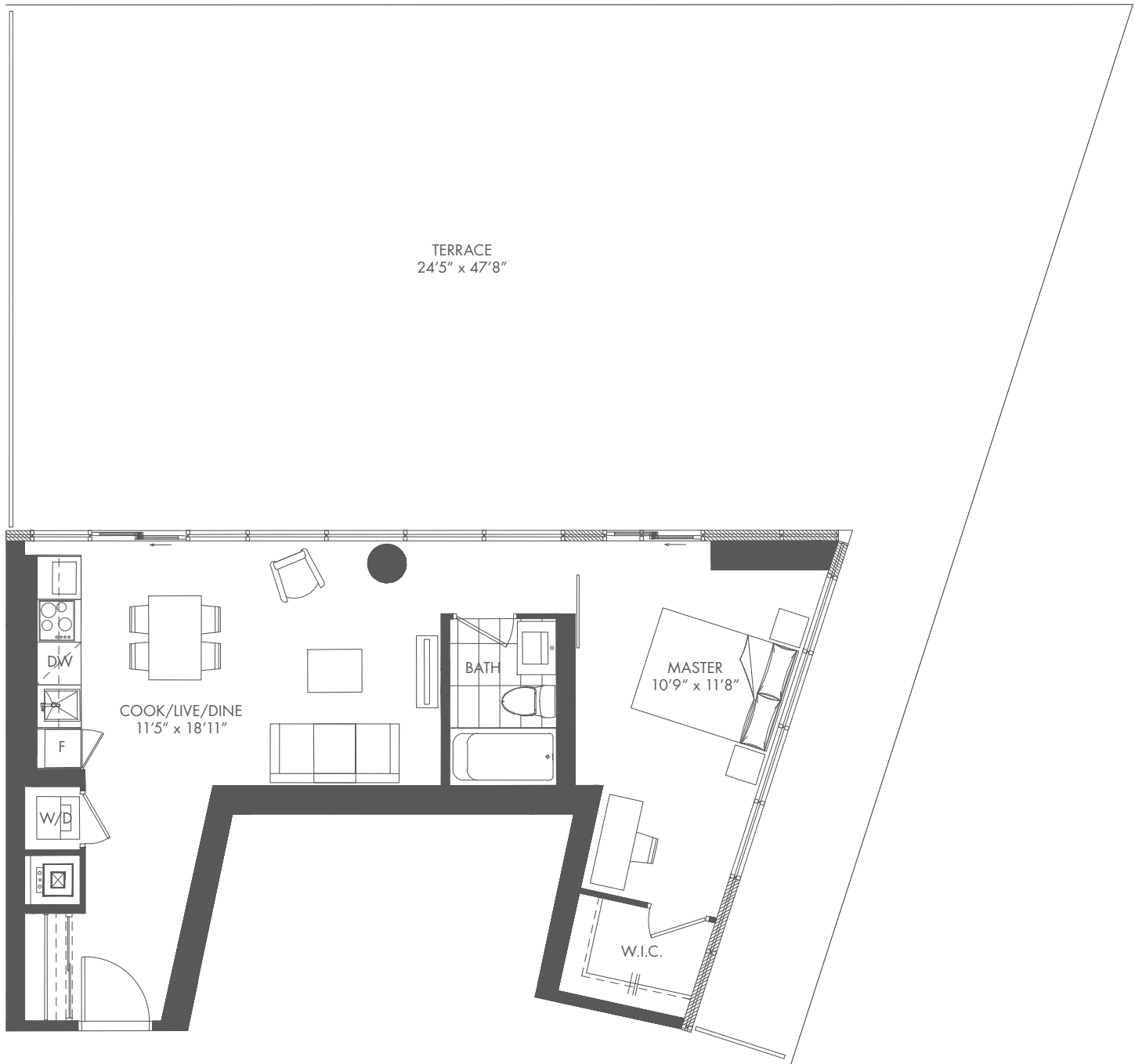
**818 SQ. FT.**

INTERIOR: 671 SQ. FT.

EXTERIOR: 147 SQ. FT.



Sizes and specifications are subject to change without notice. E. & O.E.



**P16**

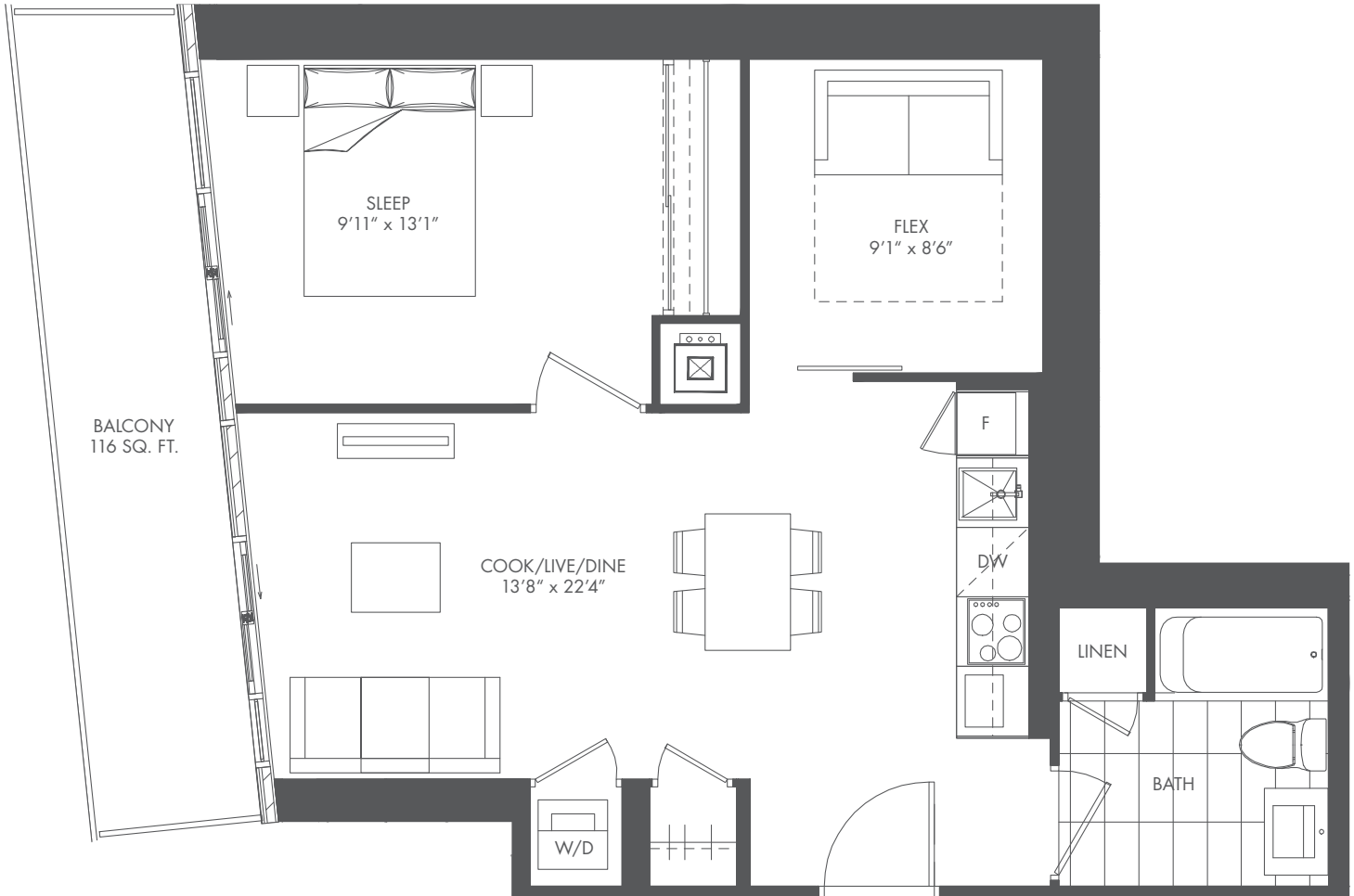
**1 BED + 1 BATH**

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**1985 SQ. FT.**  
 INTERIOR: 666 SQ. FT.  
 EXTERIOR: 1319 SQ. FT.

Sizes and specifications are subject to change without notice. E. & O.E.





**P24**

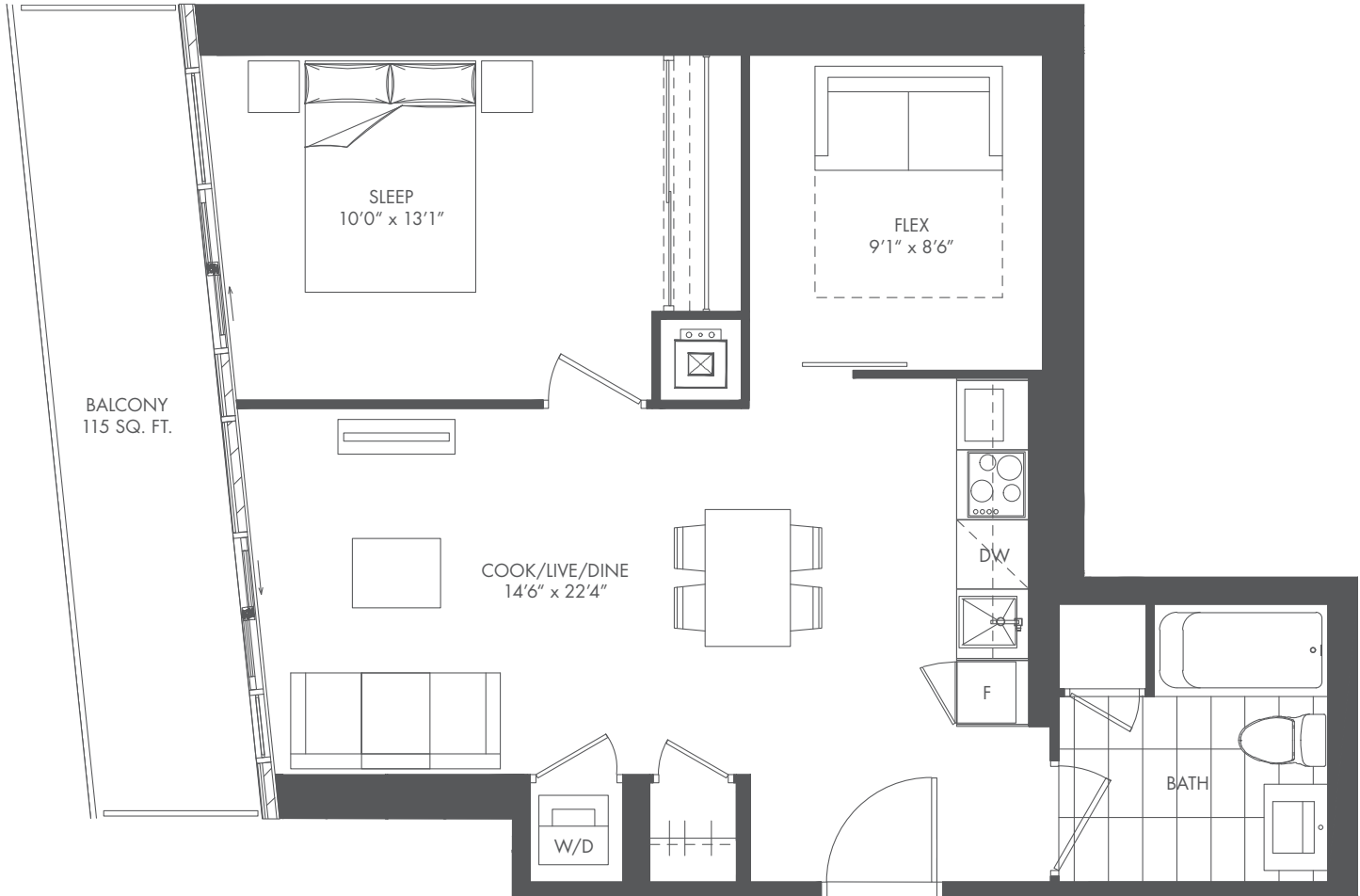
**1 BED + FLEX + 1 BATH**

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**824 SQ. FT.**  
 INTERIOR: 708 SQ. FT.  
 EXTERIOR: 116 SQ. FT.

Sizes and specifications are subject to change without notice. E. & O.E.





**P30**

**1 BED + FLEX + 1 BATH**

**857 SQ. FT.**  
 INTERIOR: 742 SQ. FT.  
 EXTERIOR: 115 SQ. FT.

Sizes and specifications are subject to change without notice. E. & O.E.





**P35**

**2 BED + 2 BATH**

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**1013 SQ. FT.**  
 INTERIOR: 815 SQ. FT.  
 EXTERIOR: 198 SQ. FT.

Sizes and specifications are subject to change without notice. E. & O.E.







**P42**

**3 BED + 2 BATH**

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**1208 SQ. FT.**  
 INTERIOR: 994 SQ. FT.  
 EXTERIOR: 214 SQ. FT.

Sizes and specifications are subject to change without notice. E. & O.E.

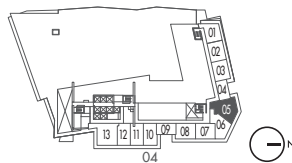




# P43

**3 BED + 2 BATH**

**1239 SQ. FT.**  
 INTERIOR: 1020 SQ. FT.  
 EXTERIOR: 219 SQ. FT.



Sizes and specifications are subject to change without notice. E. & O.E.



**P44**

**3 BED + 2 BATH**

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**1278 SQ. FT.**  
 INTERIOR: 1051 SQ. FT.  
 EXTERIOR: 227 SQ. FT.

Sizes and specifications are subject to change without notice. E. & O.E.





**P45**

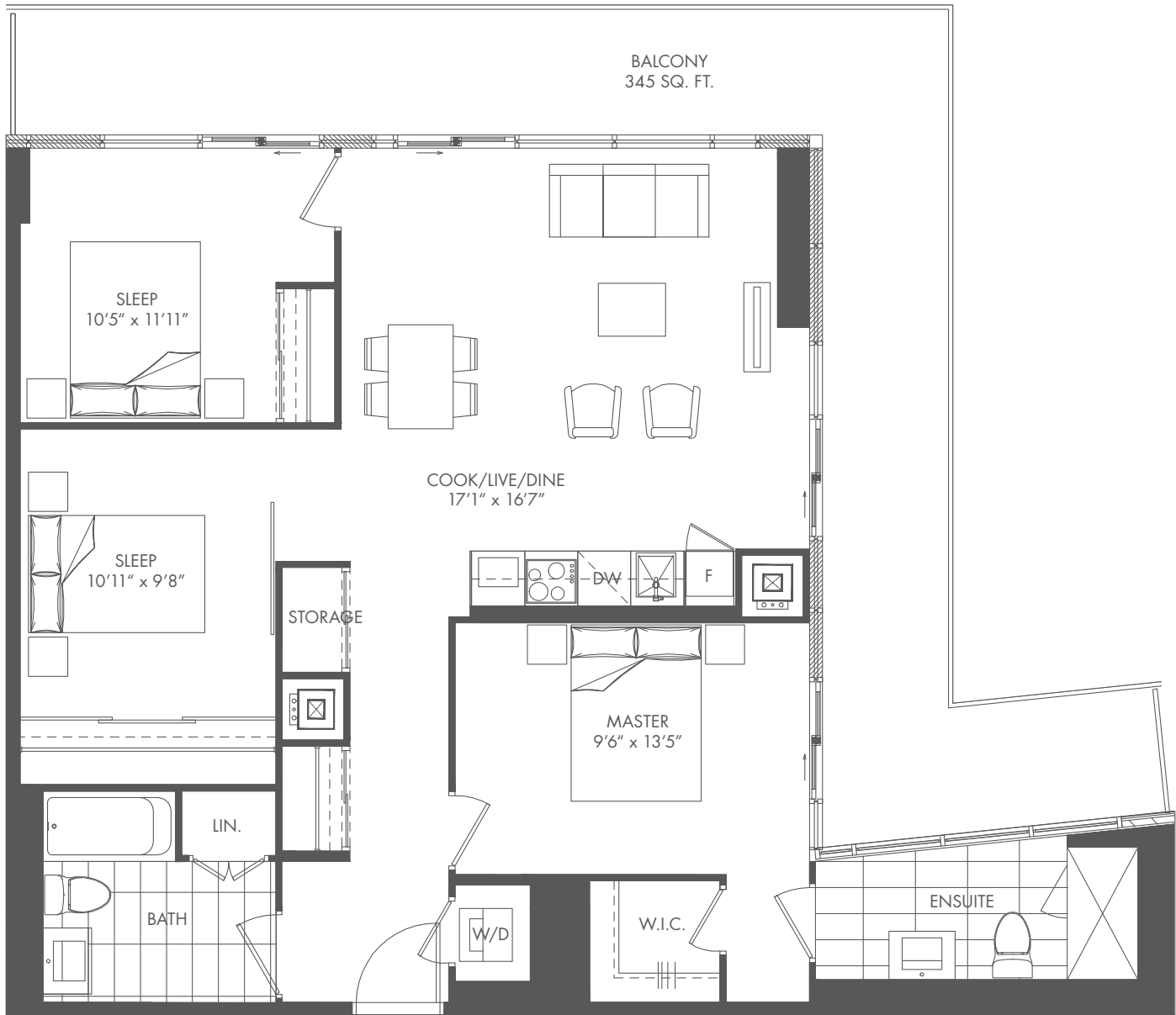
**3 BED + 2 BATH**

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**1318 SQ. FT.**  
 INTERIOR: 1084 SQ. FT.  
 EXTERIOR: 234 SQ. FT.

Sizes and specifications are subject to change without notice. E. & O.E.





**P47**

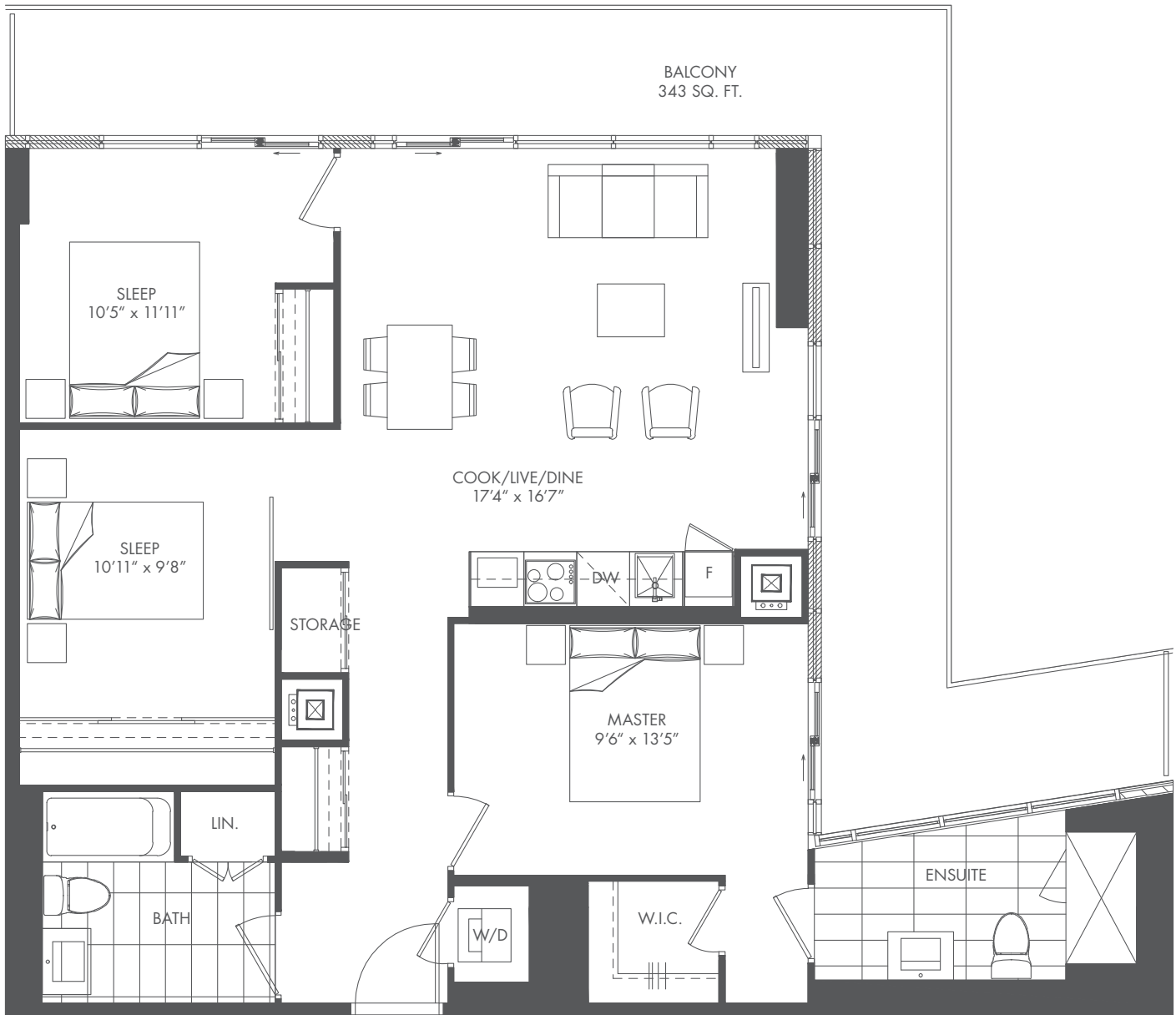
**3 BED + 2 BATH**

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**1462 SQ. FT.**  
 INTERIOR: 1117 SQ. FT.  
 EXTERIOR: 345 SQ. FT.

Sizes and specifications are subject to change without notice. E. & O.E.





**P48**

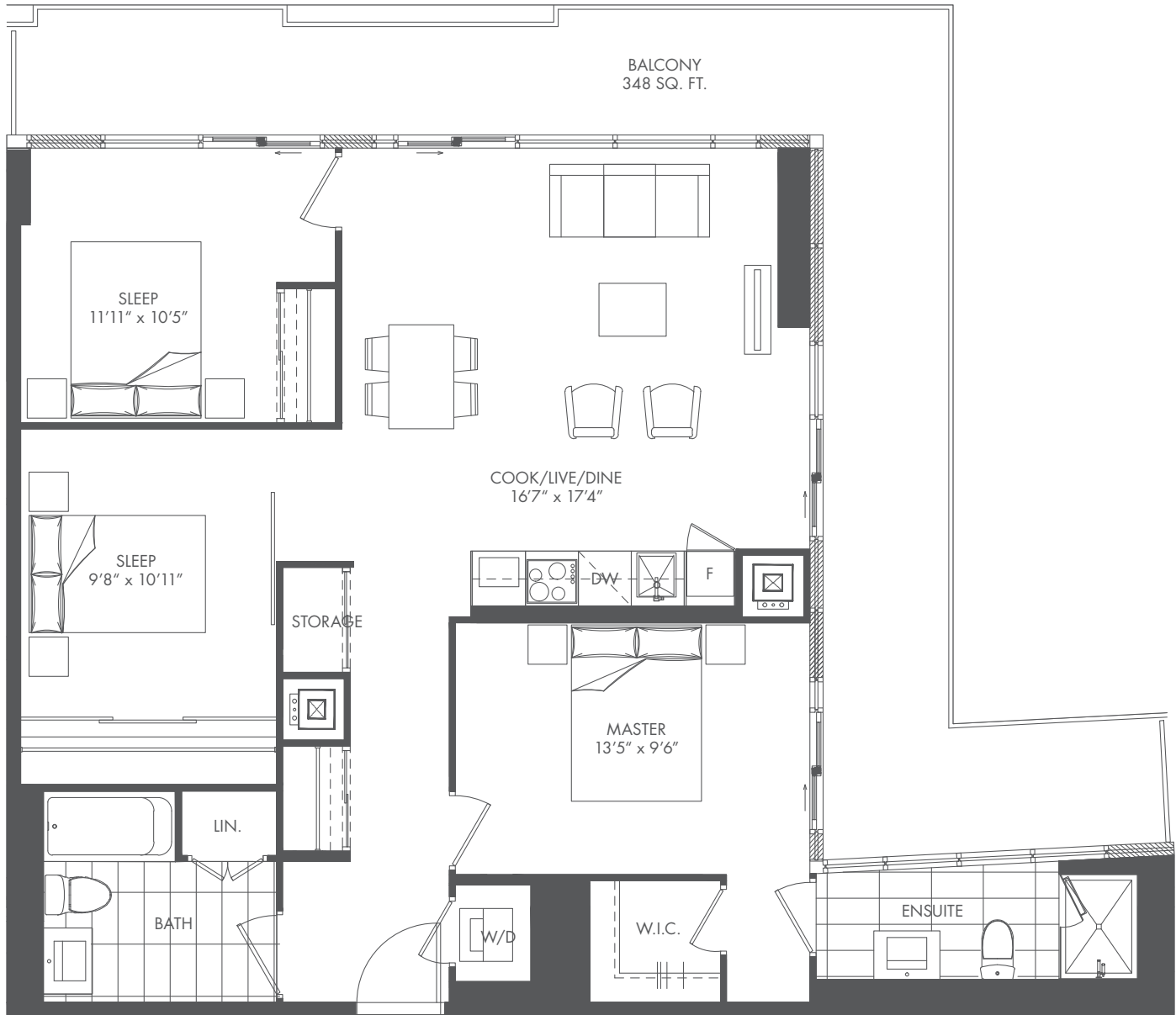
**3 BED + 2 BATH**

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**1471 SQ. FT.**  
 INTERIOR: 1128 SQ. FT.  
 EXTERIOR: 343 SQ. FT.

Sizes and specifications are subject to change without notice. E. & O.E.





**P46**

**3 BED + 2 BATH**

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**1454 SQ. FT.**  
 INTERIOR: 1106 SQ. FT.  
 EXTERIOR: 348 SQ. FT.

Sizes and specifications are subject to change without notice. E. & O.E.



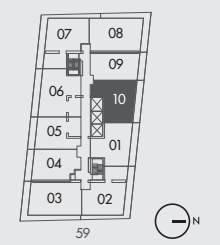
**PENTHOUSE 5910**



**2 BED + MEDIA + 2 BATH**

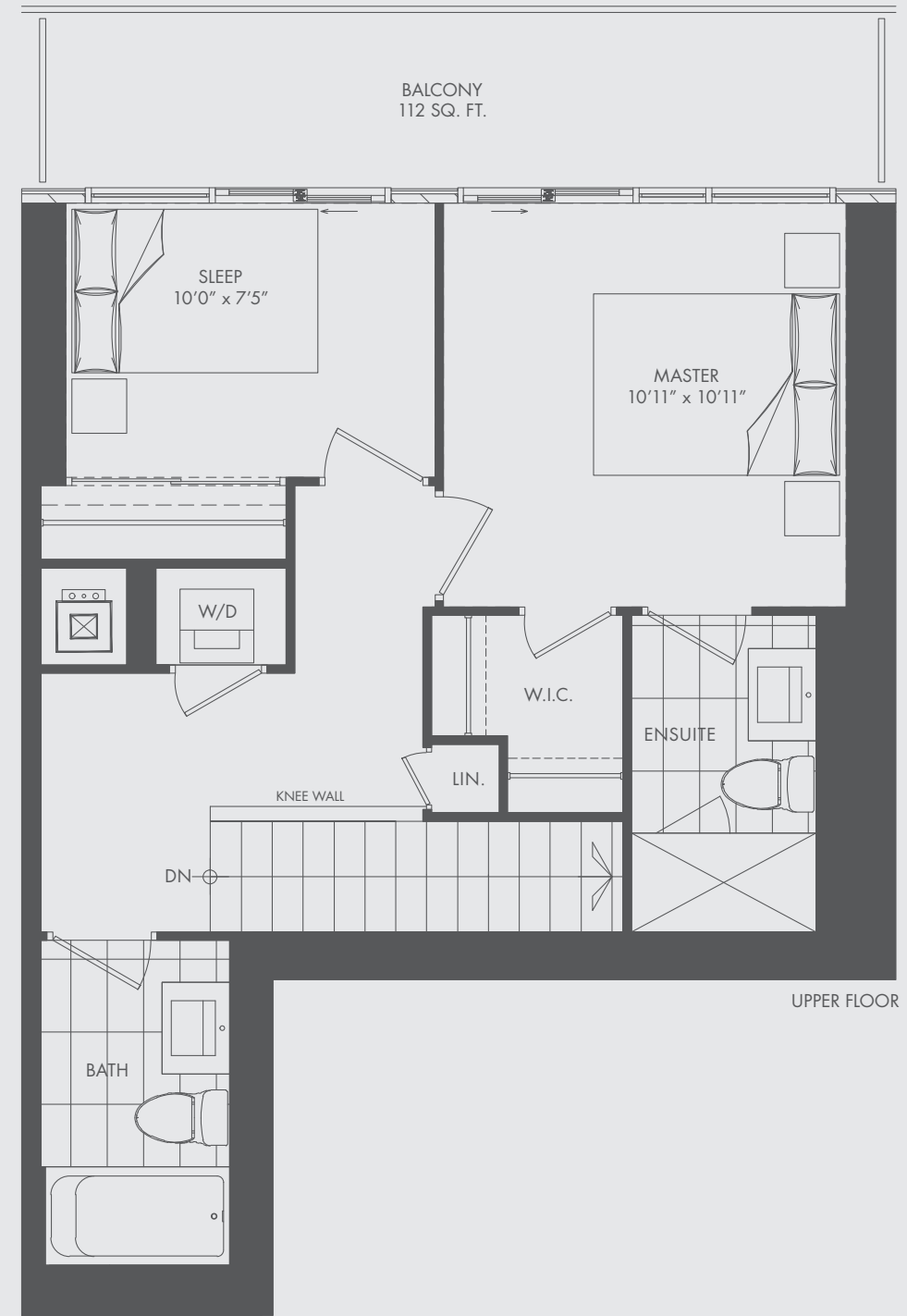
**940 SQ. FT.**  
INTERIOR: 791 SQ. FT.  
EXTERIOR: 149 SQ. FT.

Sizes and specifications are subject to change without notice. E. & O.E.





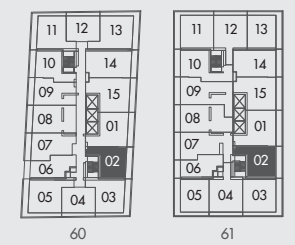
**SKYHOUSE 6002**



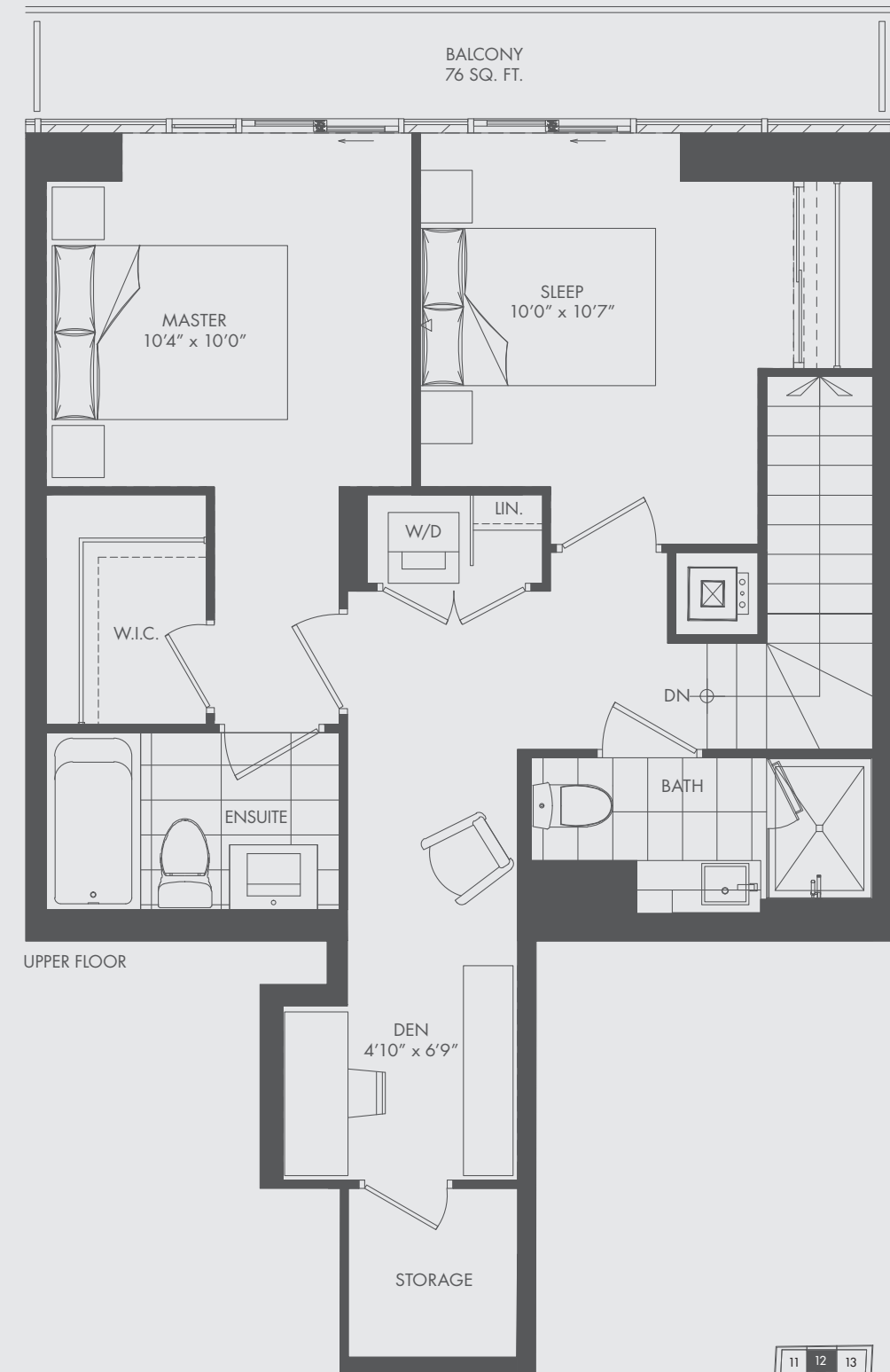
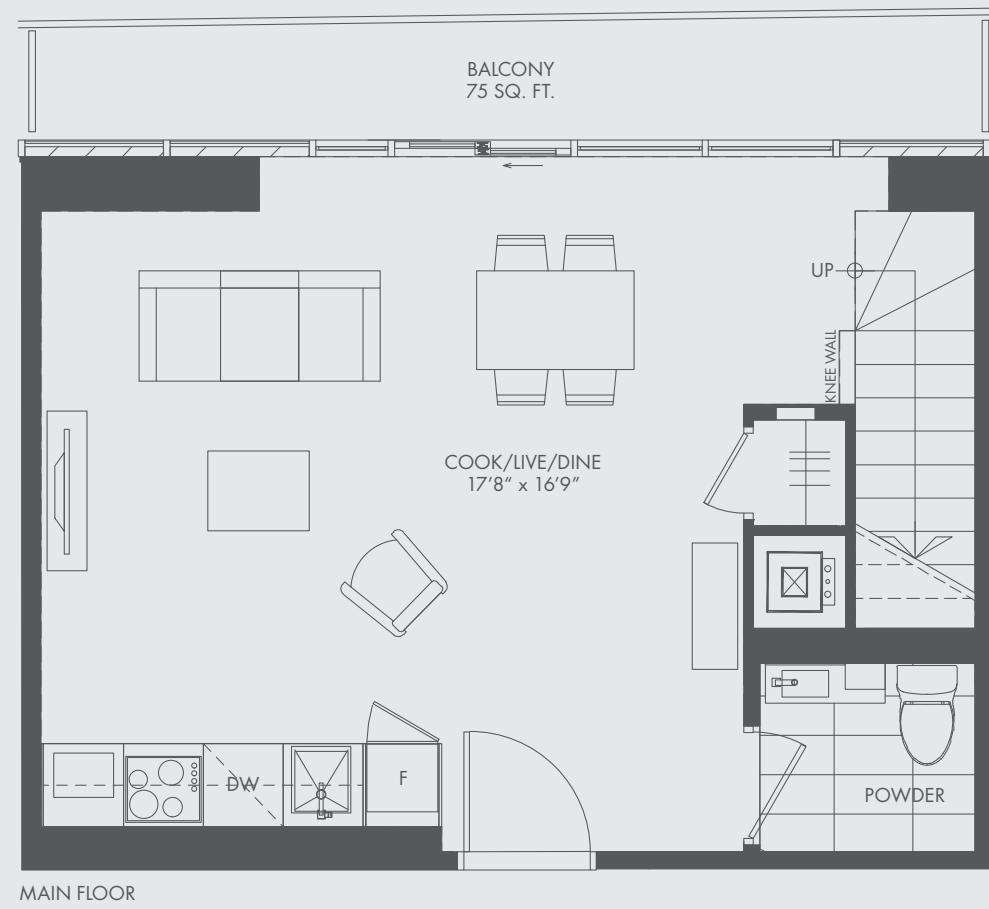
**2 BED + MEDIA + 2.5 BATH**

**1297 SQ. FT.**  
 INTERIOR: 1073 SQ. FT.  
 EXTERIOR: 224 SQ. FT.

Sizes and specifications are subject to change without notice. E. & O.E.



**SKYHOUSE 6012**



**2 BED + DEN + 2.5 BATH**

**1230 SQ. FT.**  
 INTERIOR: 1079 SQ. FT.  
 EXTERIOR: 151 SQ. FT.

Sizes and specifications are subject to change without notice. E. & O.E.

