



EXCLUSIVE PRICELIST

PODIUM

MODEL	EXPOSURE	BED TYPE	BATH	APPROX. SUITE SIZE (SQ. FT.)	OUTDOOR	FLOOR	PRICE
P-1F-M	W	1B+F	1	721	J	3	\$688,900
P-1F-N	W	1B+F	1	727	J	2	\$692,900
P-1F-P	W	1B+F	2	765	J	2	\$725,900
P-1F-O	W	1B+F	2	765	J	3	\$725,900

TOWER

MODEL	EXPOSURE	BED TYPE	BATH	APPROX. SUITE SIZE (SQ. FT.)	OUTDOOR	FLOOR	PRICE
2BD-F1	E	2B+F	2	945	104	9	\$877,400
3-B	W	3B	2	981	183	9	\$906,400
3-C	W	3B	2	1006	180	10	\$924,900
3-N	NW	3B	2	1199	384	53	\$1,106,400

PENTHOUSE

MODEL	EXPOSURE	BED TYPE	BATH	APPROX. SUITE SIZE (SQ. FT.)	OUTDOOR	FLOOR	PRICE
PH-1-B	N	1B	1	465	114	76	\$684,900
PH-1-A	N	1B	1	474	109	77	\$693,900
PH-1-C	E	1B	1	571	107	76	\$786,900
PH-1-D	E	1B	1	612	114	76	\$826,900
PH-2-C	NW	2B	2	807	268	77	\$1,061,900
PH-2BD-A	E	2B+D	2	889	T 597	77	\$1,167,900
PH-2BD-B	NW	2B+F	2	971	313	76	\$1,220,900
PH-3-A	SW	3B+F	2	1095	331	76	\$1,351,900
PH-3-B	NE	3B+F	2	1100	T 878	77	\$1,378,900
PH-3-C	SW	3B+F	2	1157	352	77	\$1,412,900
PH-3-D	SE	3B+F	2	1200	T 513	77	\$1,478,900

*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. July 19, 2021. **Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E



Real Estate Incorporated



<p>EXTENDED DEPOSIT STRUCTURE Limited Time Only</p> <p>\$5,000 on Signing Balance of 5 % in 30 days 5% in 240 days 5% in 470 days 5% on Occupancy</p> <p>OCCUPANCY COMMENCING FALL 2023</p>	<p>INTERNATIONAL DEPOSIT STRUCTURE 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 \$50,000</p> <p>PARKING MAINTENANCE FEE \$44.95/month</p> <p>LOCKERS \$5,000</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%)

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. 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



Real Estate Incorporated



\$500 ASSIGNMENT

Plus

CAP DEVELOPMENT CHARGES & LEVIES

\$10,000 for suites smaller than 2B

\$12,000 for 2B suites and larger

Plus

EXTENDED DEPOSIT STRUCTURE

\$5,000 on Signing

Balance of 5% in 30 days

5% in 240 days

5% in 470 days

5% on Occupancy

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

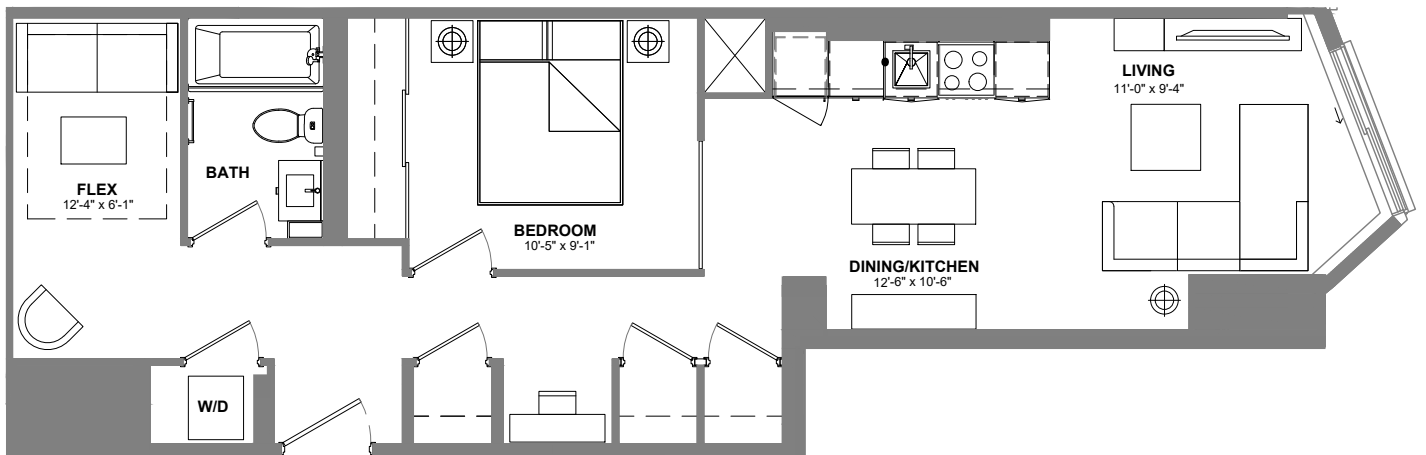
Includes preinstalled Smart Door Lock, thermostat, door sensor, light bulb, motion sensor, and USB dongle***

****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 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. July 19, 2021



Real Estate Incorporated

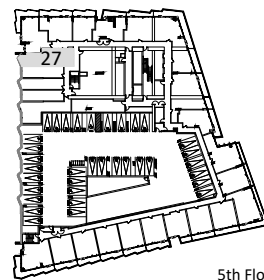
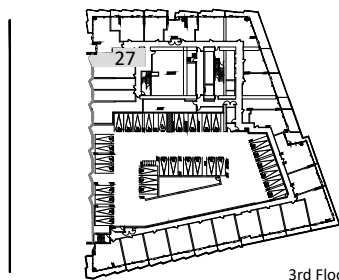


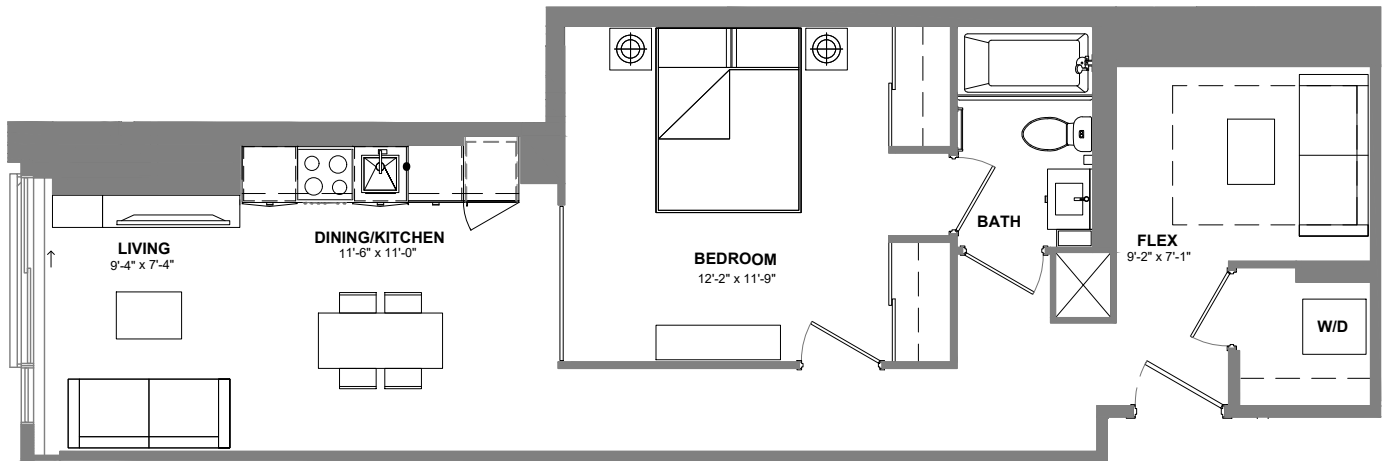
P-1F-M

1 BED + FLEX + BATH

721 SQ. FT.

INTERIOR: 721 SQ. FT.



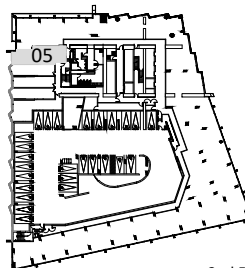


P-1F-N

1 BED + FLEX + 1 BATH

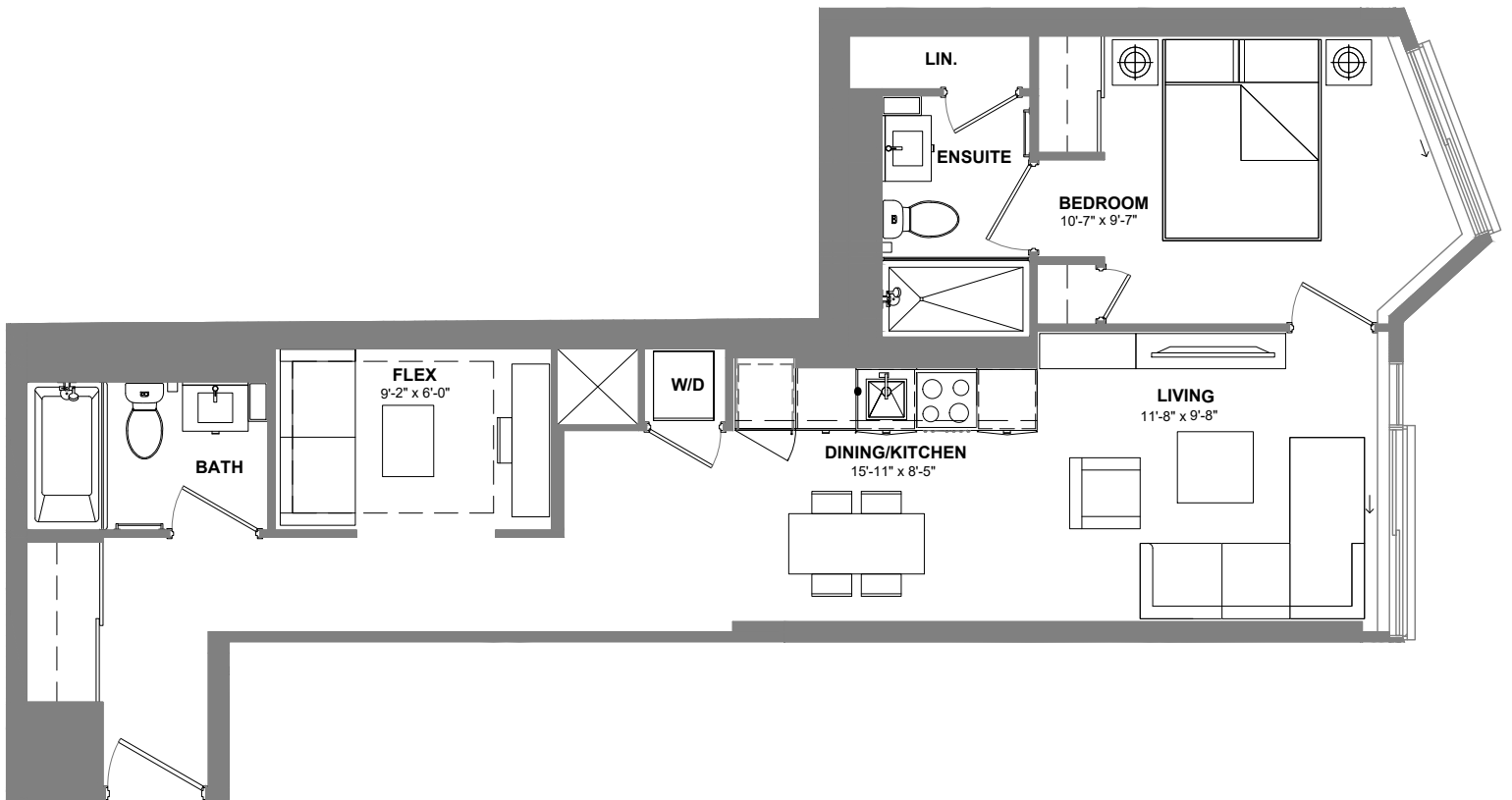
727 SQ. FT.

INTERIOR: 727 SQ. FT.



2nd Floor



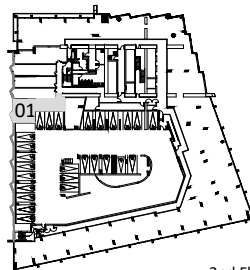


P-1F-P

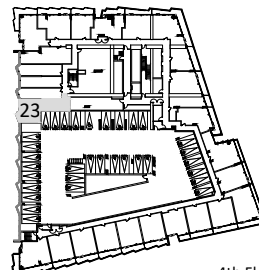
1 BED + FLEX+ 2 BATH

765 SQ. FT.

INTERIOR: 765 SQ. FT.

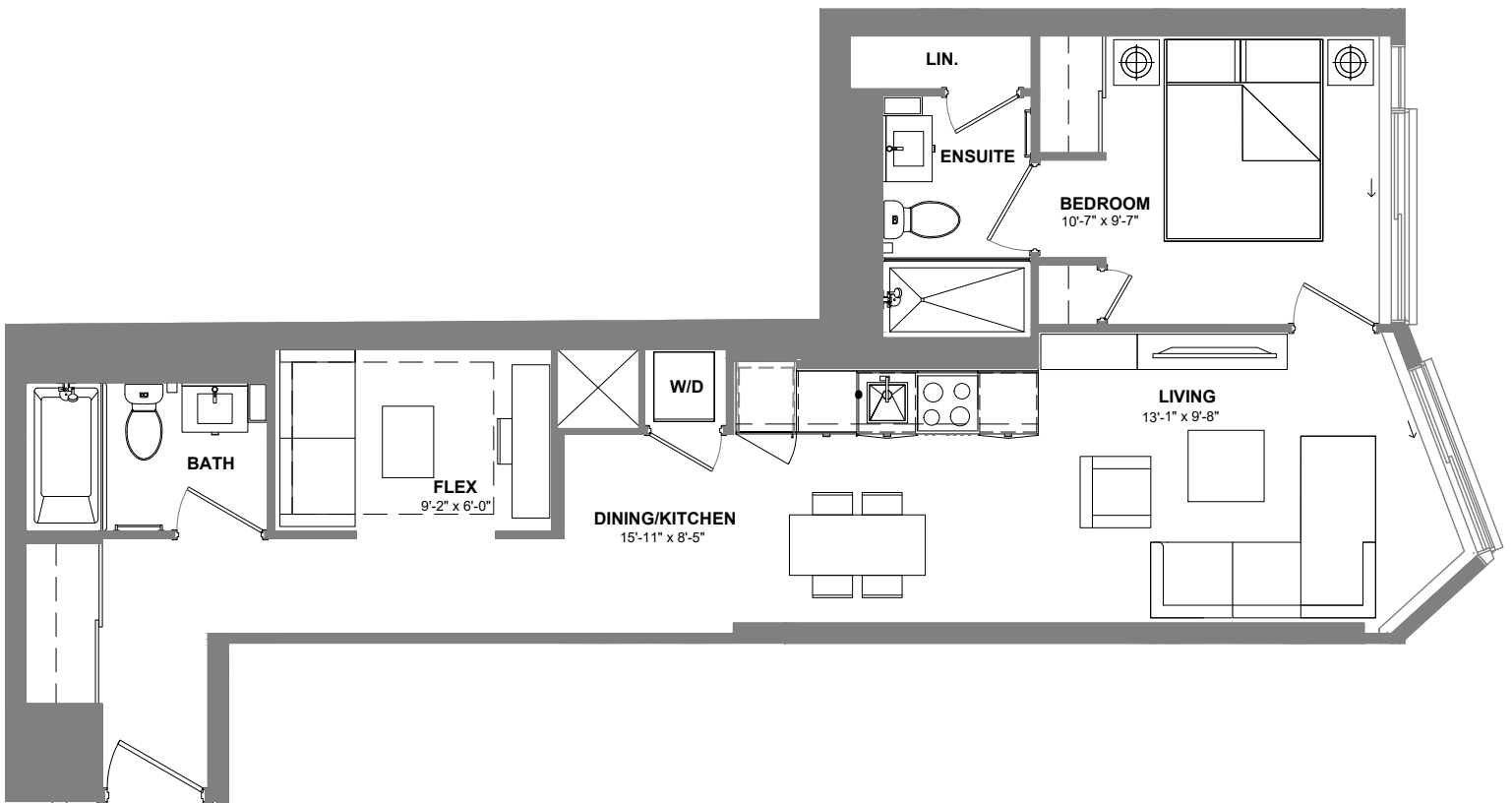


2nd Floor



4th Floor

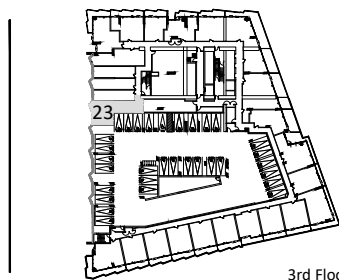




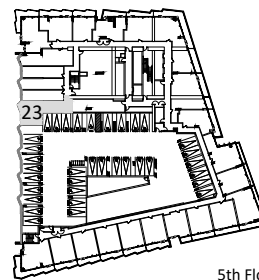
P-1F-O

1 BED + FLEX + 2 BATH

765 SQ. FT.
 INTERIOR: 765 SQ. FT.

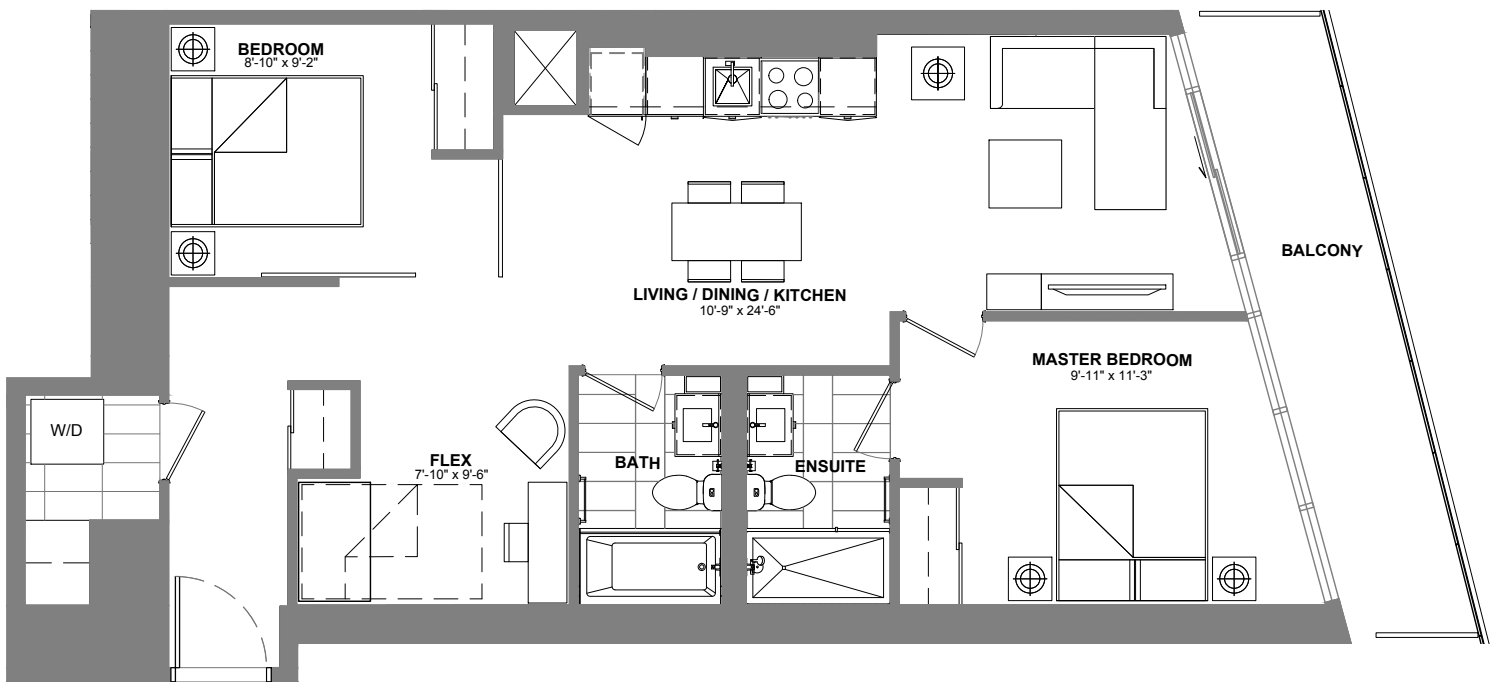


3rd Floor



5th Floor





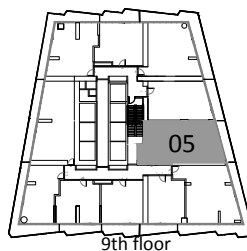
2BD-F1

2 BED + FLEX + 2 BATH

1049 SQ. FT.

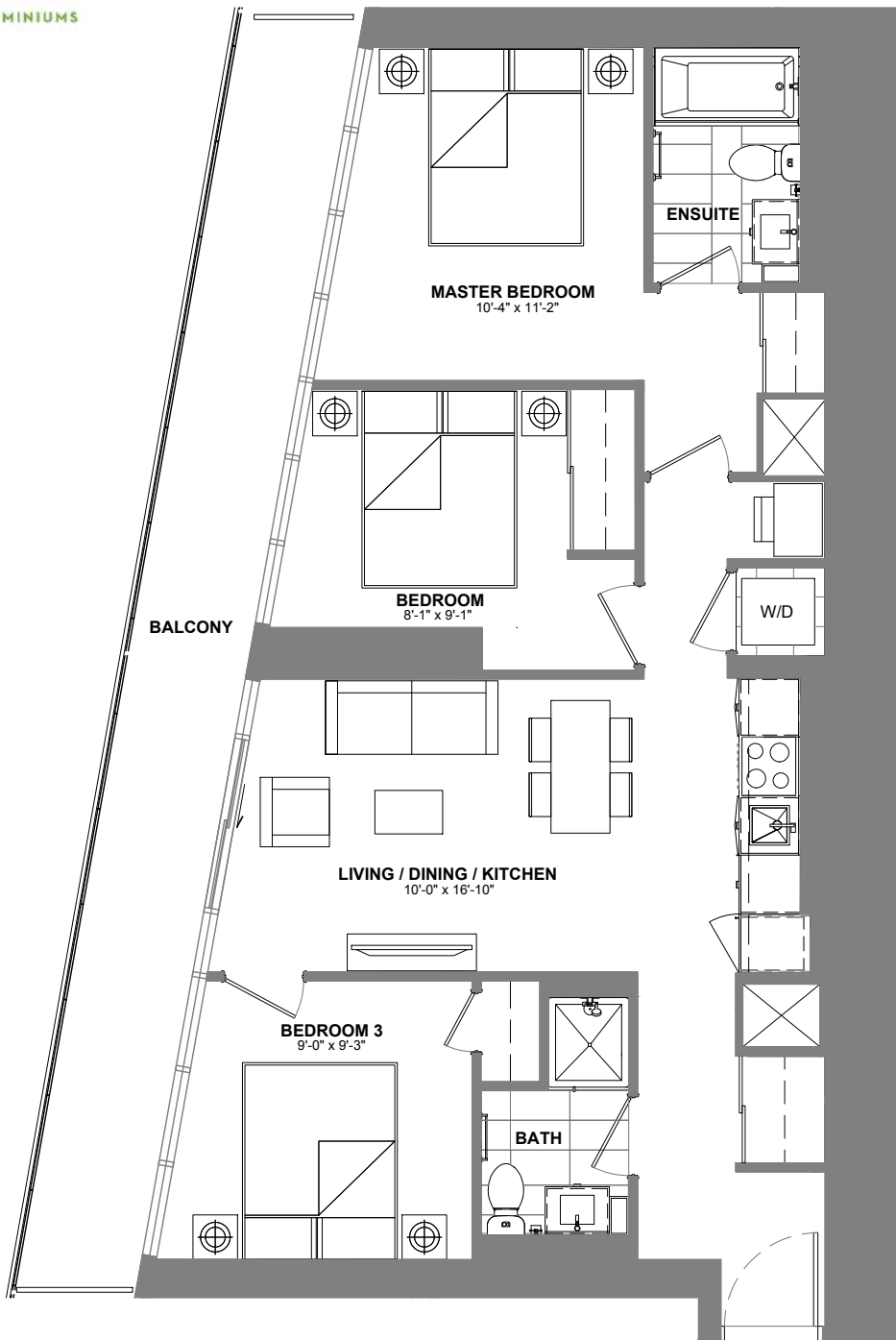
INTERIOR: 945 SQ. FT.

EXTERIOR: 104 SQ. FT.



9th floor





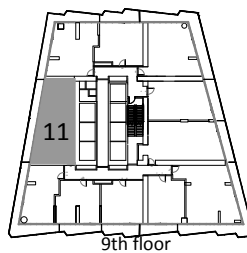
3-B

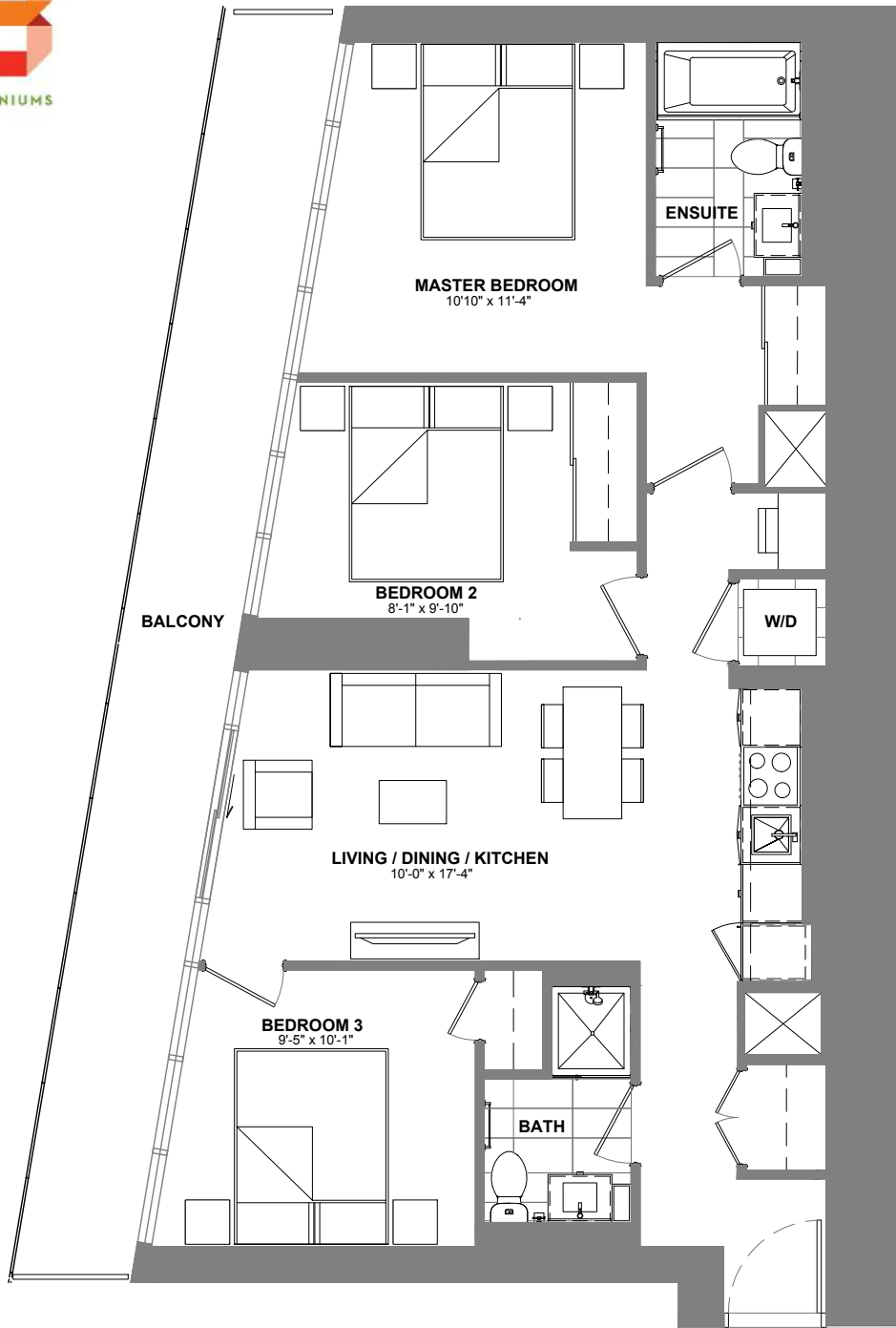
3BED + 2 BATH

1164 SQ. FT.

INTERIOR: 981 SQ. FT.

EXTERIOR: 183 SQ. FT.





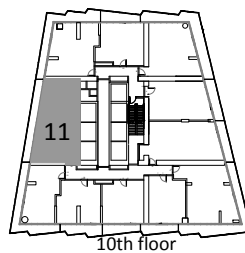
3-C

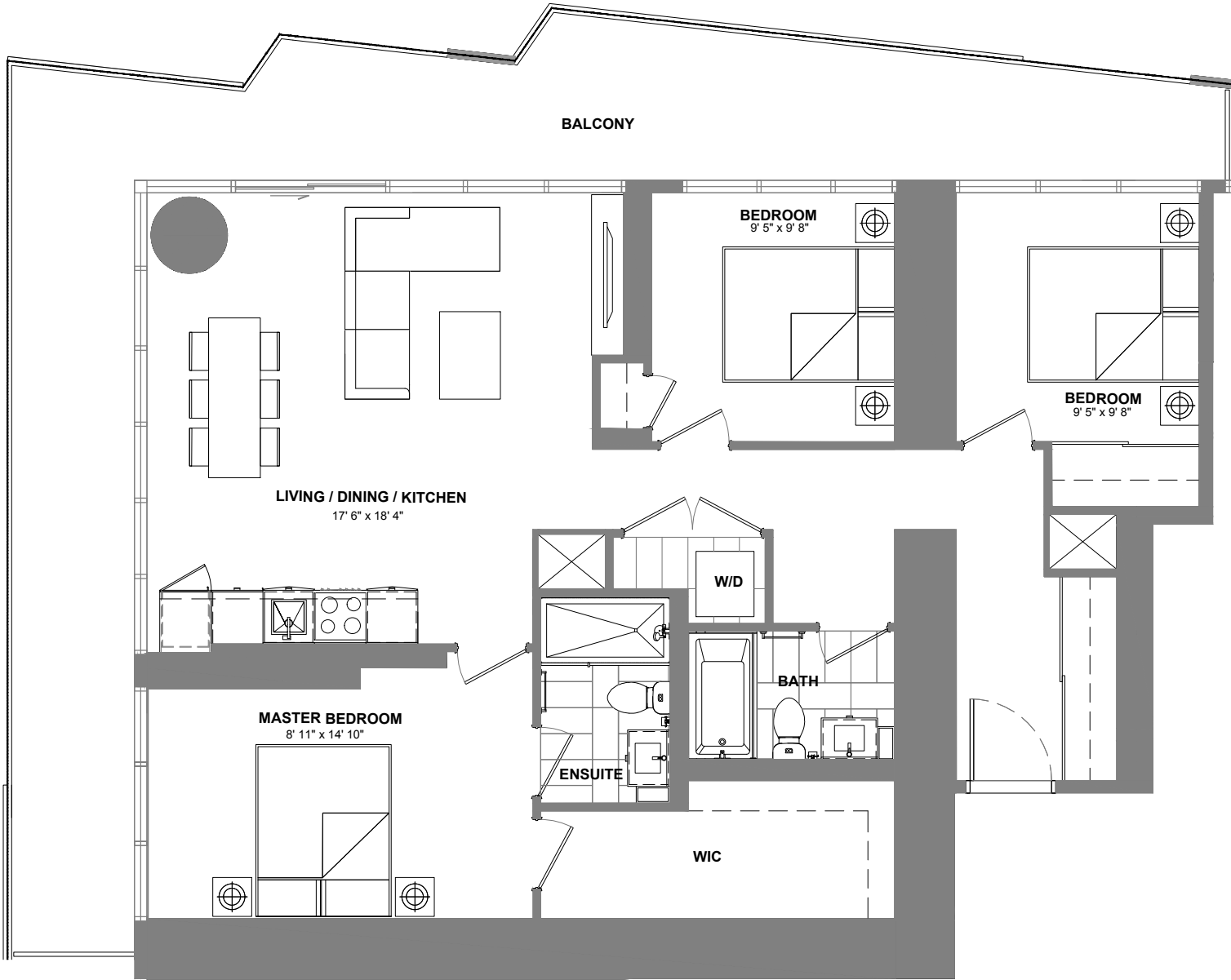
3 BED + 2 BATH

1186 SQ. FT.

INTERIOR: 1006 SQ. FT.

EXTERIOR: 180 SQ. FT.





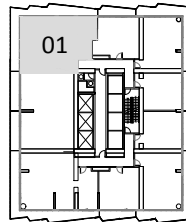
3-N

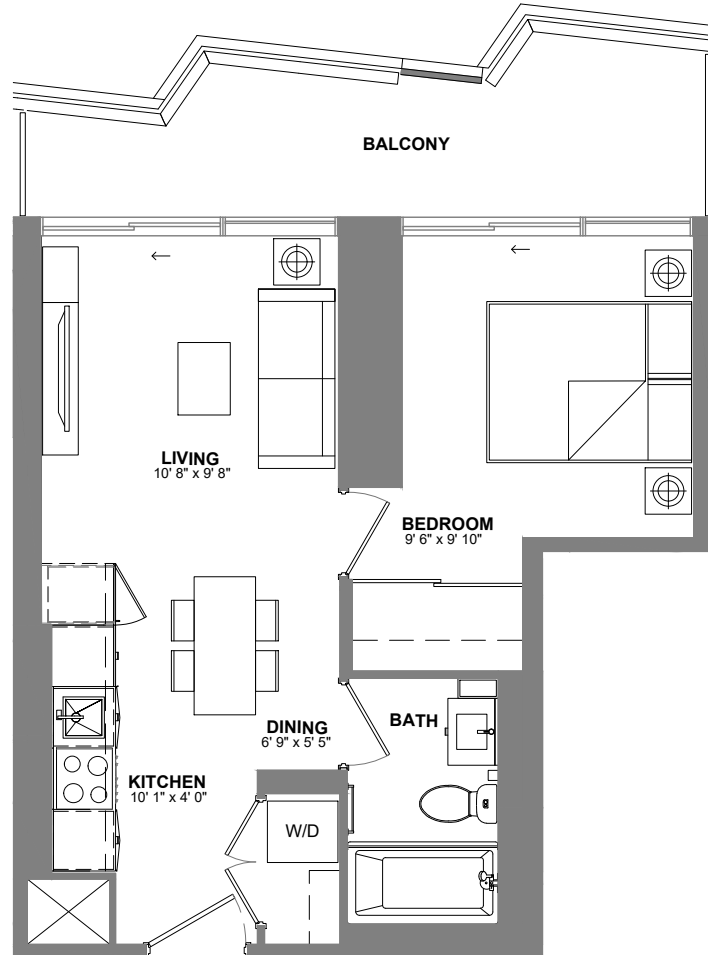
3 BED + 2 BATH

1582 SQ. FT.

INTERIOR: 1199 SQ. FT.

EXTERIOR: 383 SQ. FT.





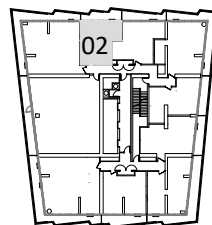
PH-1-B

1 BED+ 1 BATH

579 SQ. FT.

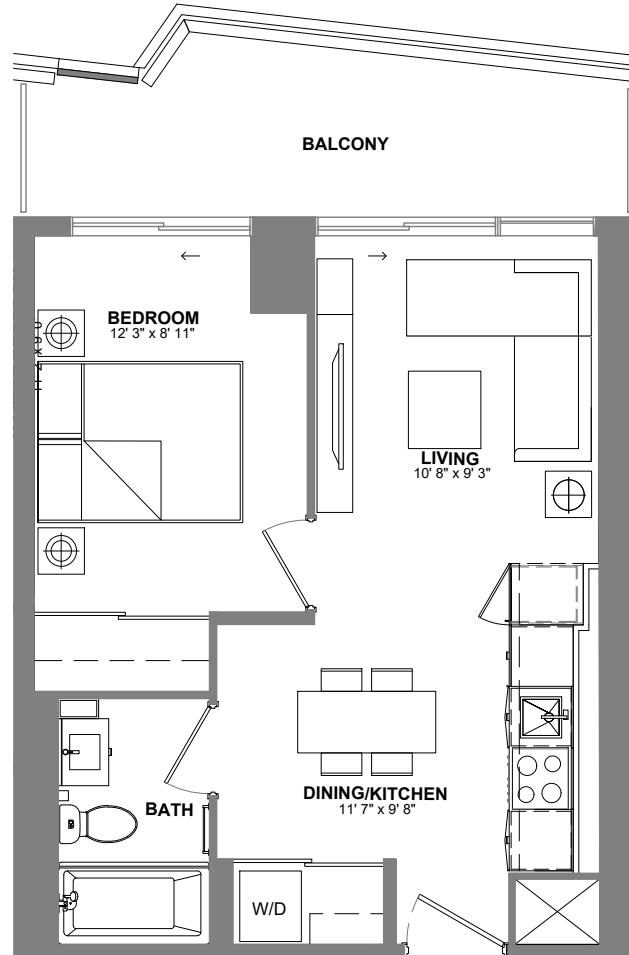
INTERIOR: 465 SQ. FT.

EXTERIOR: 114 SQ. FT.



76th Floor





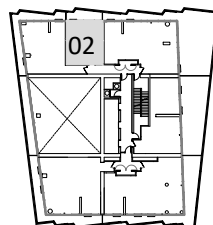
PH-1-A

1 BED + 1 BATH

583 SQ. FT.

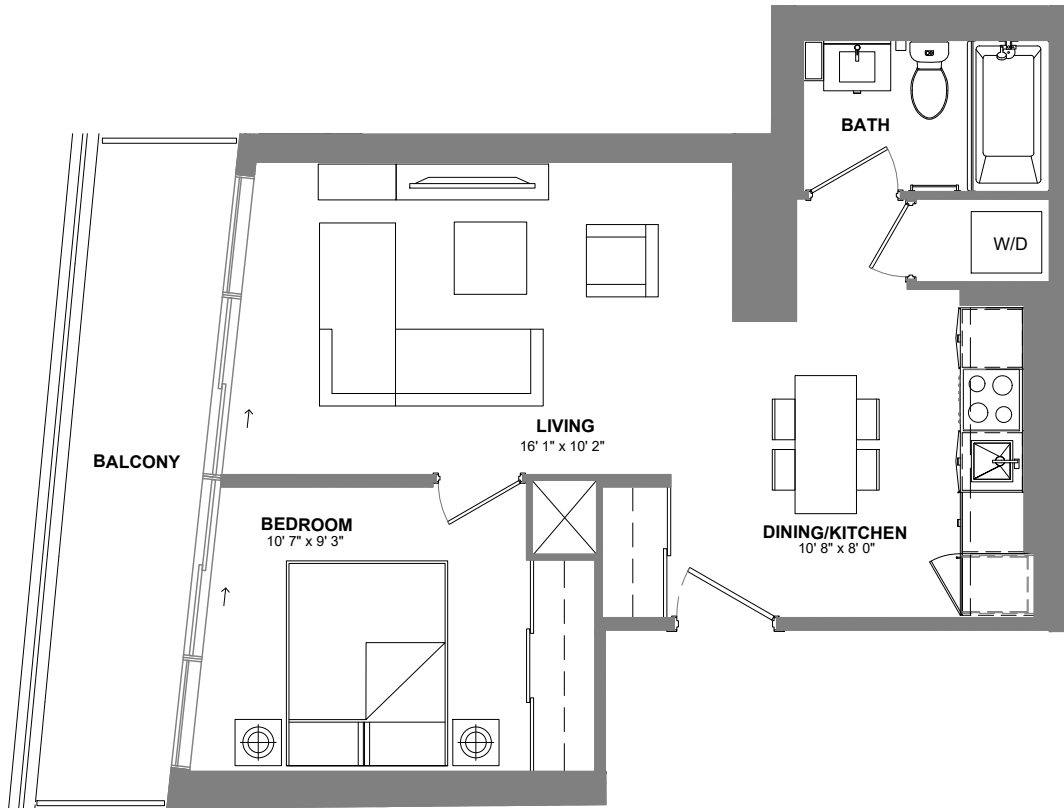
INTERIOR: 474 SQ. FT.

EXTERIOR: 109 SQ. FT.



77th Floor





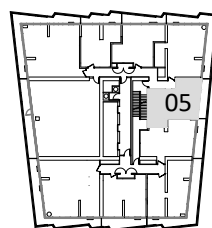
PH-1-C

1 BED + 1 BATH

678 SQ. FT.

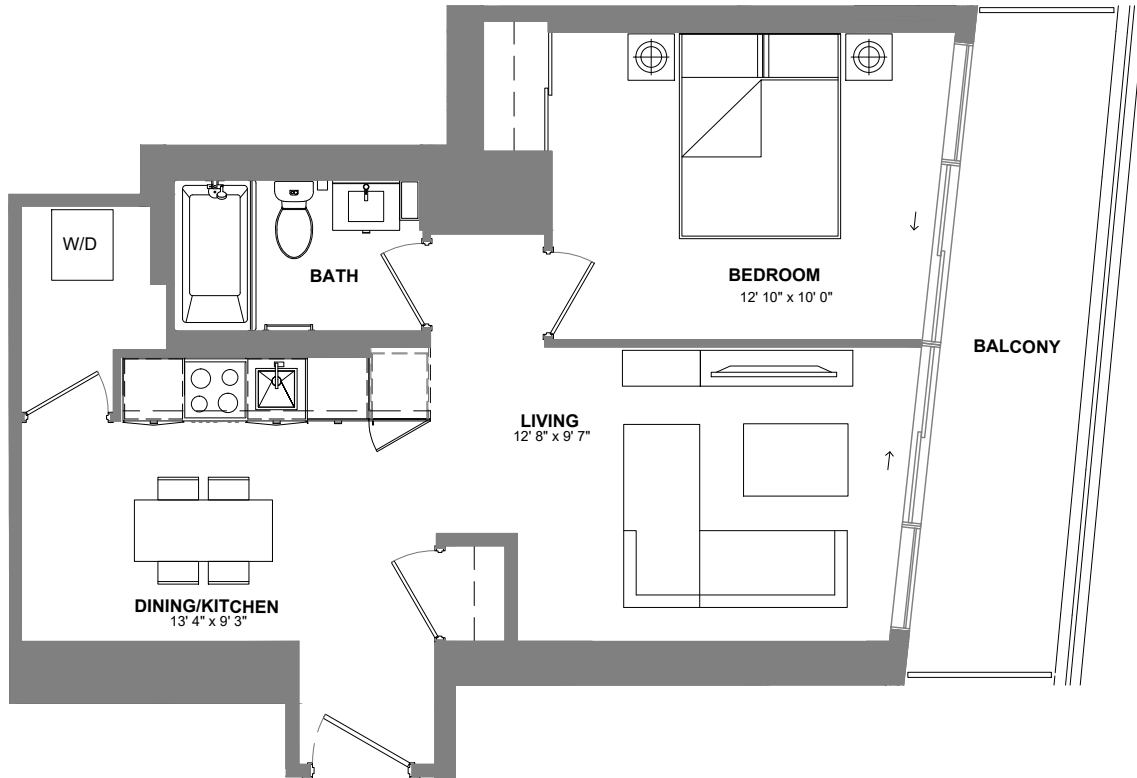
INTERIOR: 571 SQ. FT.

EXTERIOR: 107 SQ. FT.



76th Floor





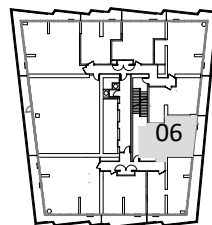
PH-1-D

1 BED + 1 BATH

726 SQ. FT.

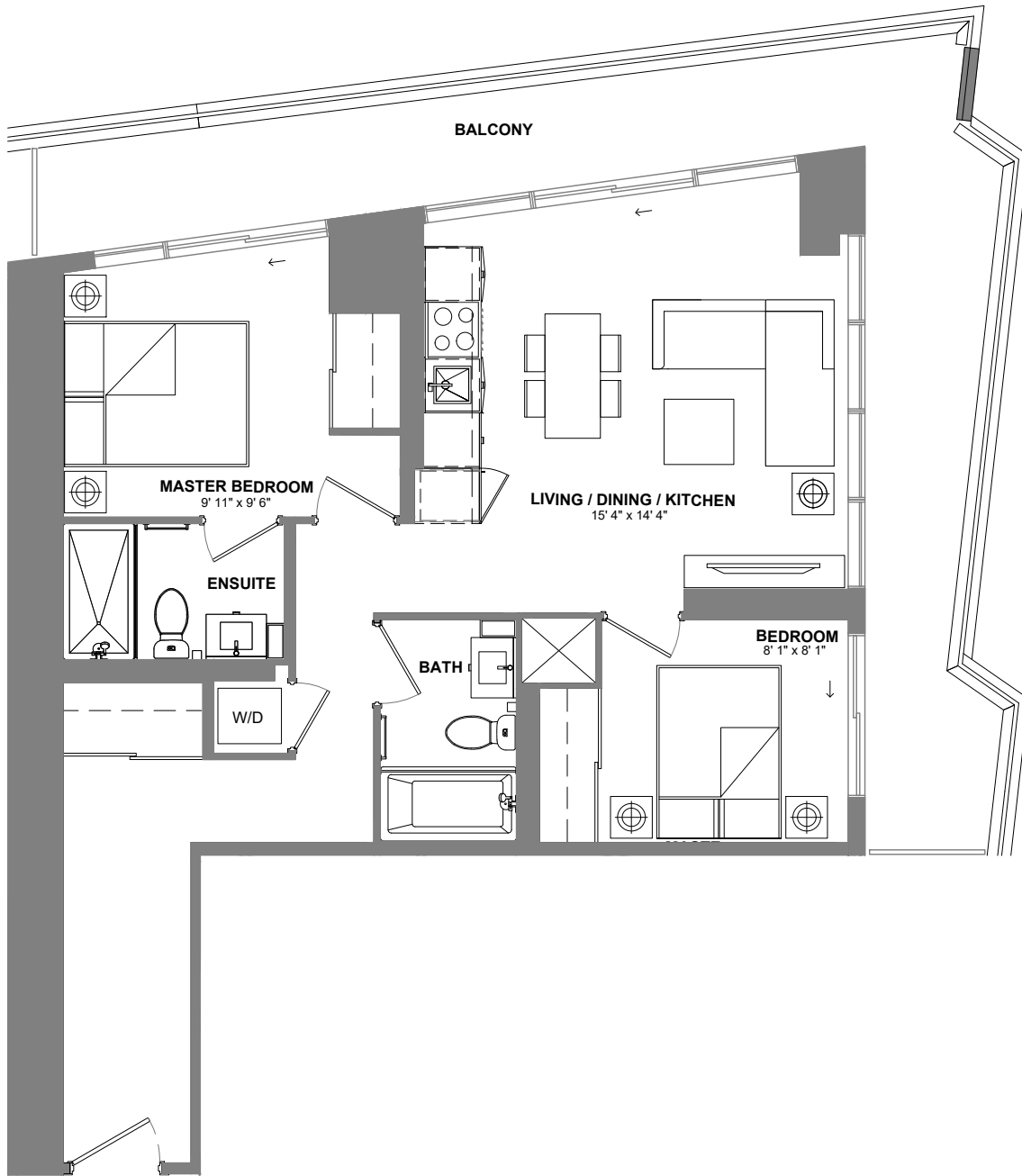
INTERIOR: 612 SQ. FT.

EXTERIOR: 114 SQ. FT.



76th Floor





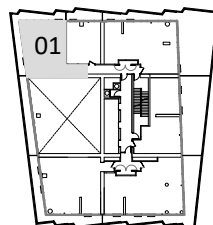
PH-2-C

2 BED + 2 BATH

1075 SQ. FT.

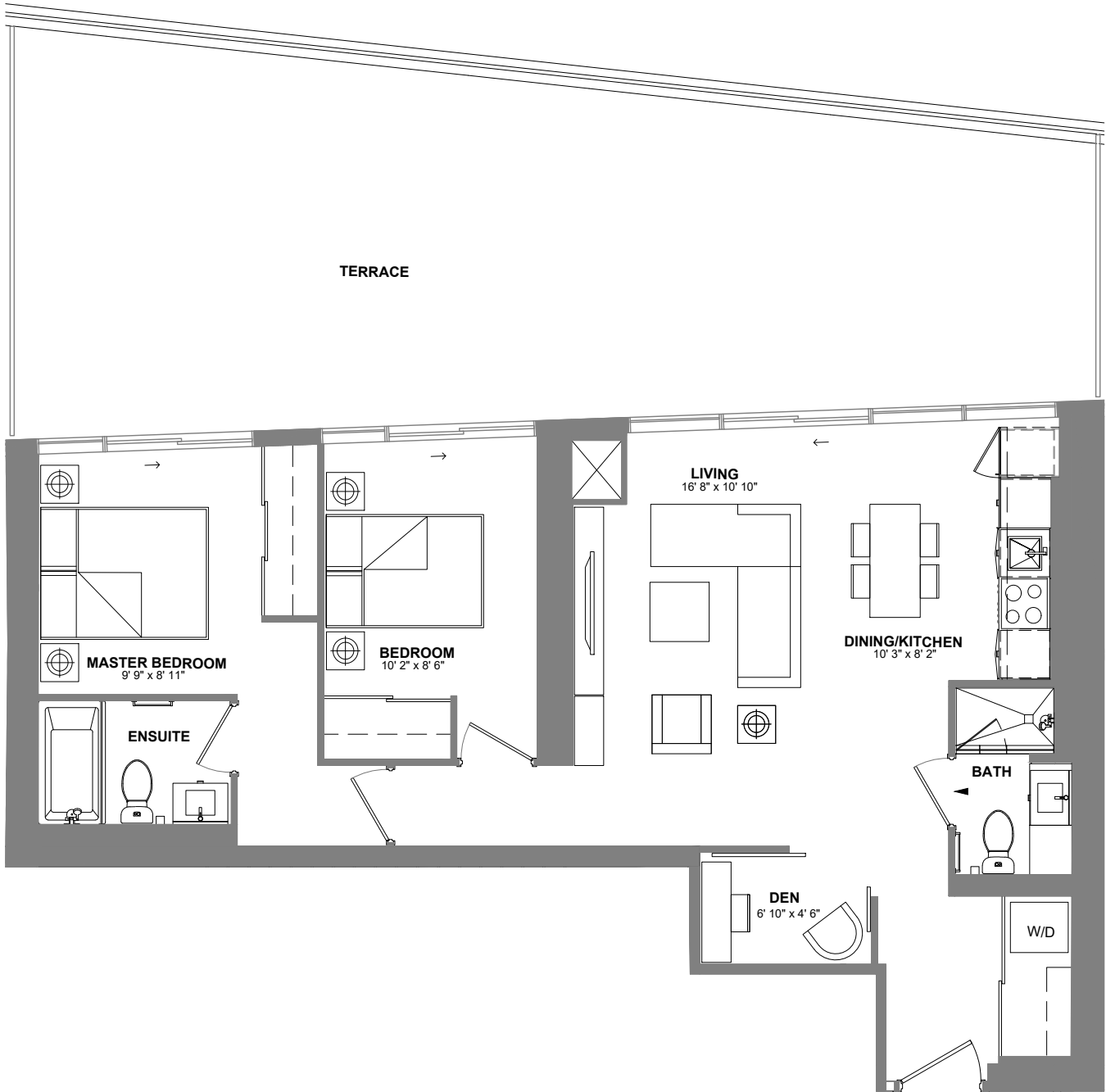
INTERIOR: 807 SQ. FT.

EXTERIOR: 268 SQ. FT.



77th Floor





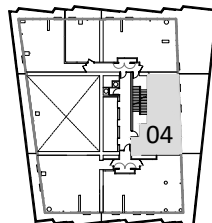
PH-2BD-A

2 BED + DEN+ 2 BATH

1486 SQ. FT.

INTERIOR: 889 SQ. FT.

EXTERIOR: 597 SQ. FT.

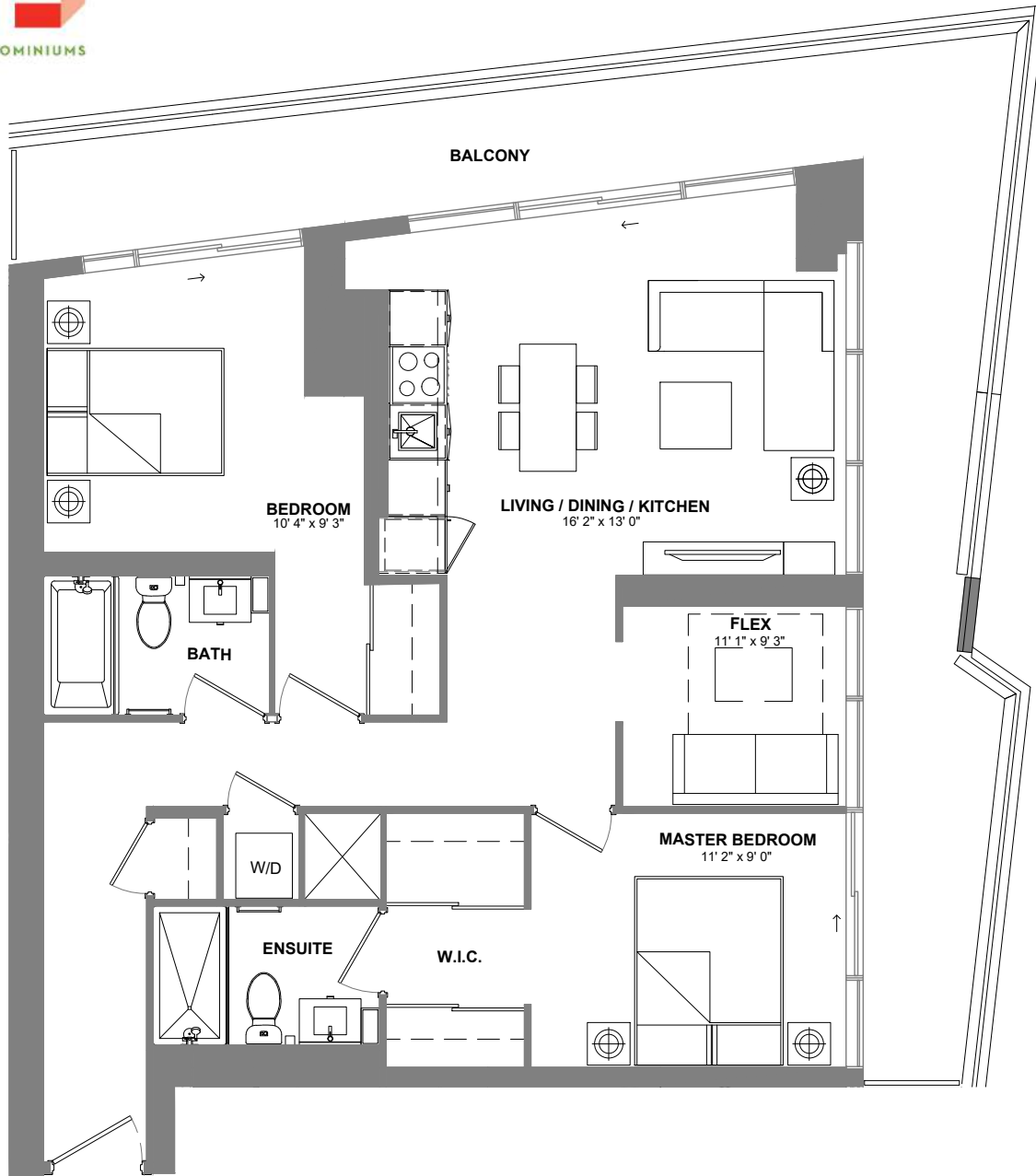


77th Floor





M CITY CONDOMINIUMS



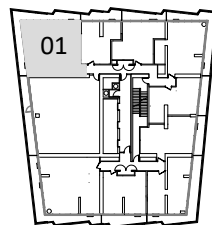
PH-2BD-B

2 BED +FLX+2 BATH

1284 SQ. FT.

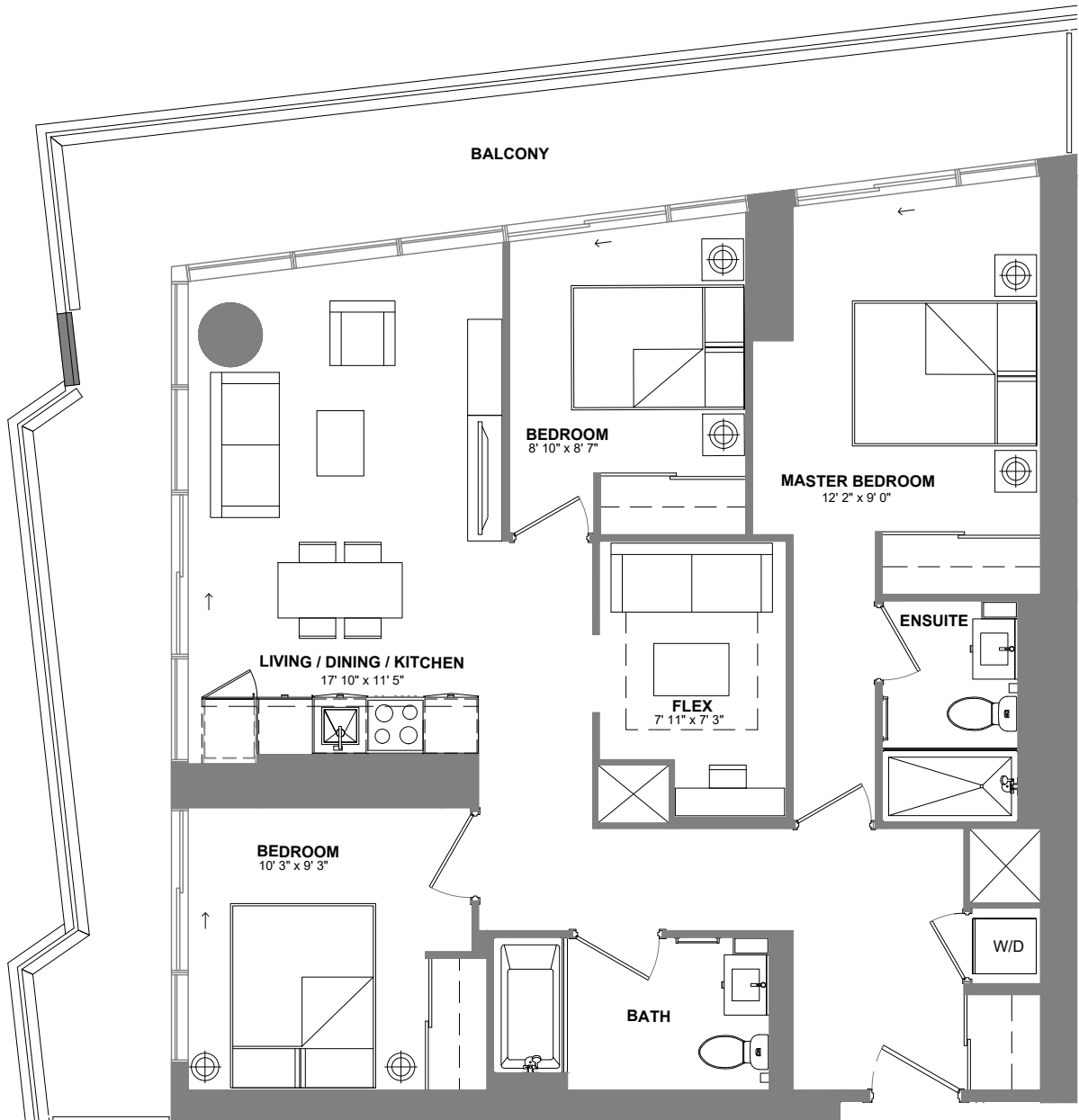
INTERIOR: 971 SQ. FT.

EXTERIOR: 313 SQ. FT.



76th Floor





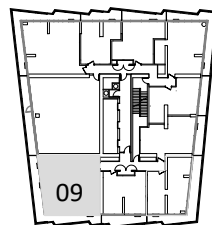
PH-3-A

3 BED + FLEX + 2 BATH (BF)

1426 SQ. FT.

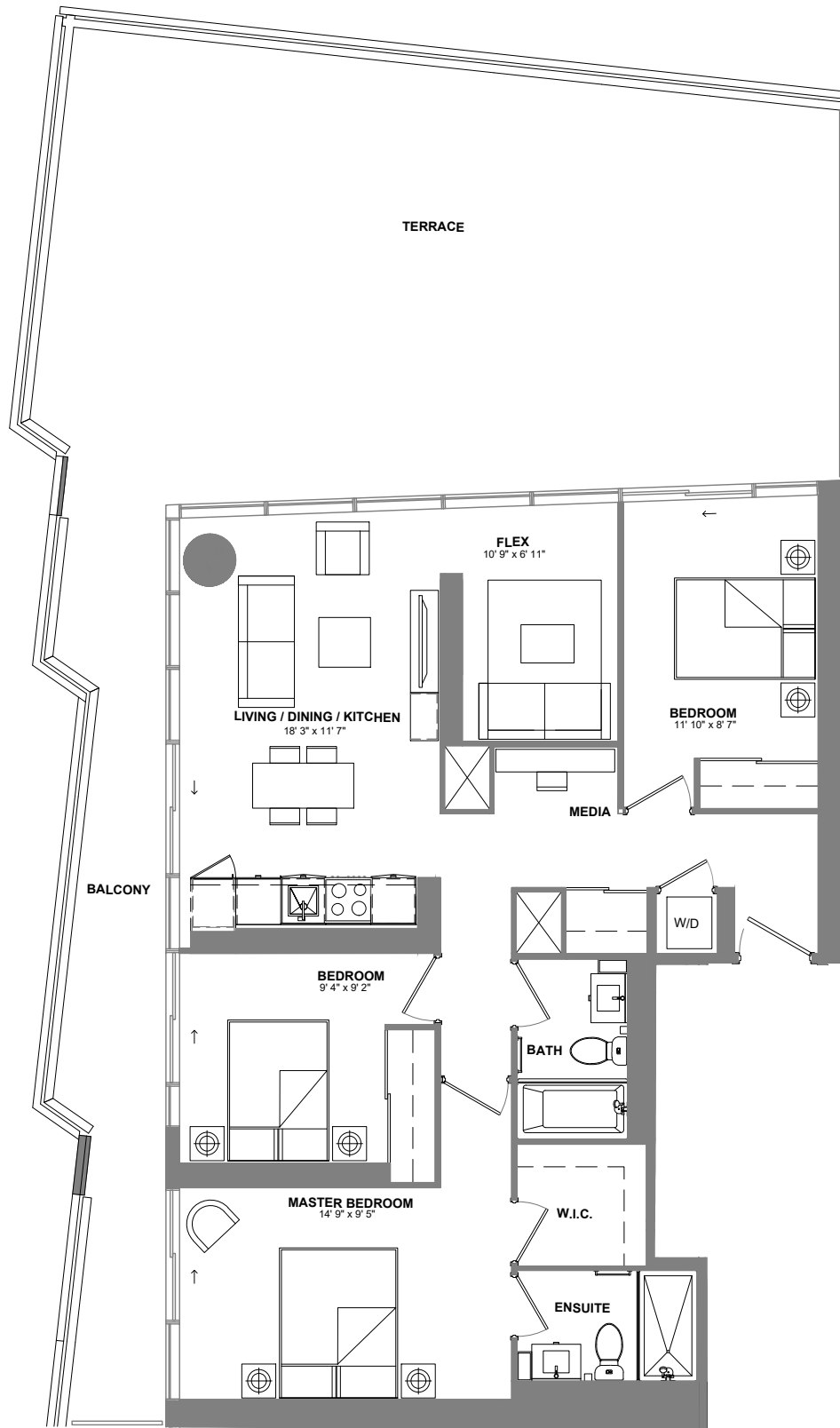
INTERIOR: 1095 SQ. FT.

EXTERIOR: 331 SQ. FT.



76th Floor





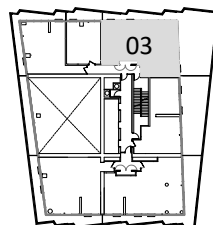
PH-3-B

3 BED + FLEX + 2 BATH+ MEDIA

1978 SQ. FT.

INTERIOR: 1100 SQ. FT.

EXTERIOR: 878 SQ. FT.



77th Floor





M CITY CONDOMINIUMS



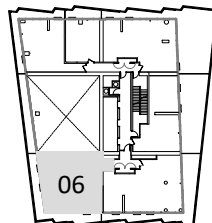
PH-3-C

3 BED + FLEX + 2 BATH (BF)

1509 SQ. FT.

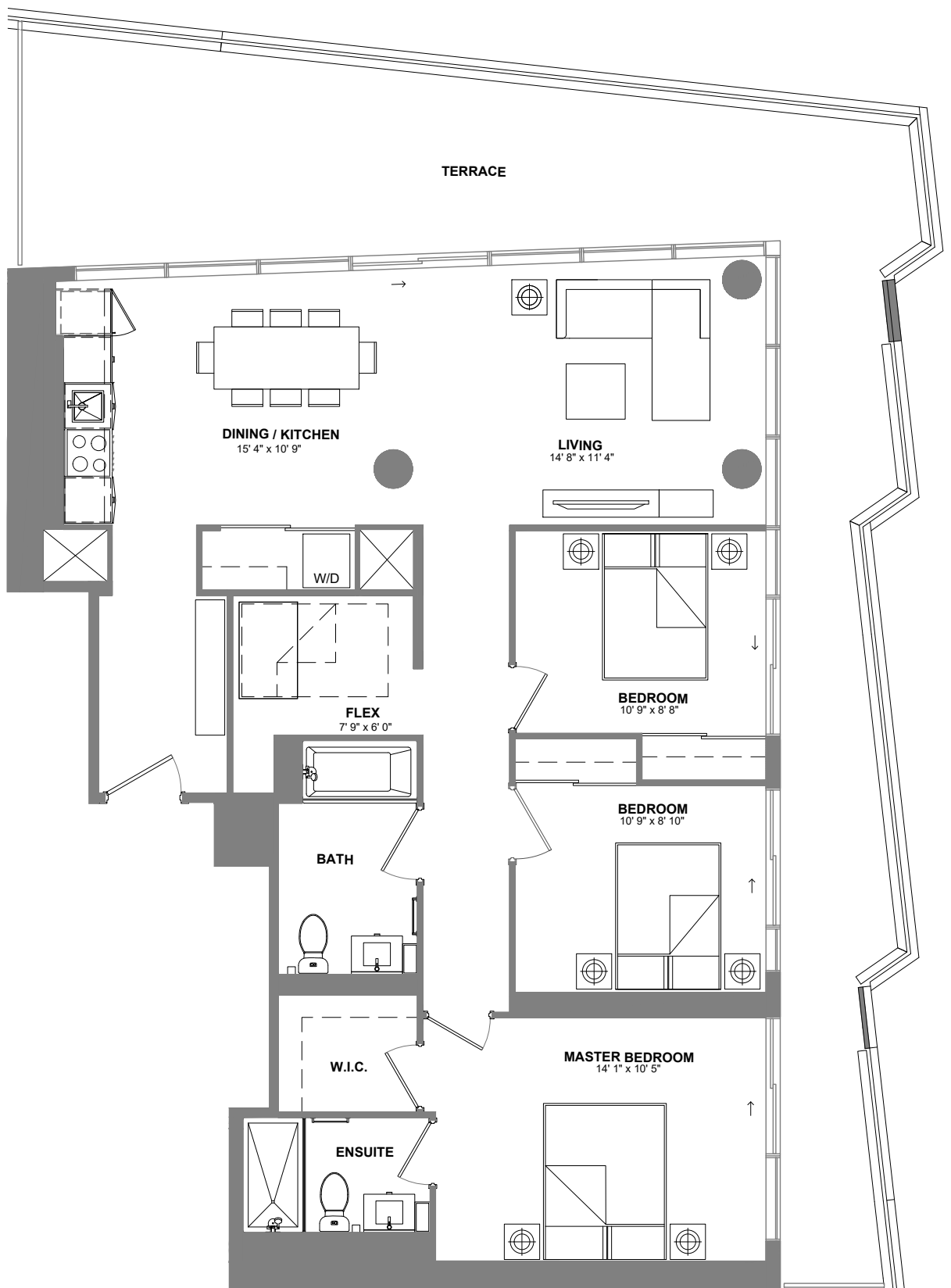
INTERIOR: 1157 SQ. FT.

EXTERIOR: 352 SQ. FT.



77th Floor





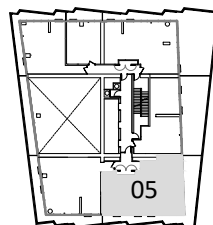
PH-3-D

3 BED + FLEX + 2 BATH (BF)

1713 SQ. FT.

INTERIOR: 1200 SQ. FT.

EXTERIOR: 513 SQ. FT.



77th Floor

