



M CITY 5 CONDOMINIUMS

EXCLUSIVE VIP BROKER'S PRICE LIST

SUITE TYPE	APPROX SIZE	PRICE STARTING FROM
1 BED & 1 BED + MEDIA	464 - 537	low \$600s
1 BED + FLEX	477 - 688	mid \$600s
2 BED & 2 BED + MEDIA	681 - 802	low \$800s
2 BED + DEN / 2 BED + FLEX	694 - 929	mid \$800s
3 BED + 3 BED + MEDIA	899 -1011	low \$1Mill.

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

PARKING

\$50,000

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

MAINTENANCE FEE

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

OCCUPANCY COMMENCING

January 26, 2026

LOCKER

\$5,000

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

PARKING MAINTENANCE

\$49.95/month

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. April 14, 2022. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.