



## INCENTIVES

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### FREE ASSIGNMENT

(\$500 Admin fee)

Plus

### CAP DEVELOPMENT CHARGES & LEVIES

\$8,000 for suites smaller than 2B

\$10,000 for 2B suites and larger

Plus

### 20% EXTENDED DEPOSIT STRUCTURE

\$5,000 on Signing

Balance of 5% in 30 days

5% in 180 days

5% in 370 days

5% in 540 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. September 6, 2018.**

\*\*\*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. September 6, 2018.



<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% in 180 days          5% in 370 days          5% in 540 days</p> <p><b>Parking: \$30,000</b>  <b>Lockers: \$3,500</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 90 days          10% in 370 days          5% on occupancy</p>	<p><b>MAINTENANCE</b>          Approximately \$ 0.37 per square foot          (Plus utilities)</p> <p>Parking Maintenance fee \$44.95/month          Locker Maintenance fee \$19.95/month</p> <p>Occupancy Commencing:  <b>August 2021</b></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

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**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)**  
**3980 Confederation Parkway, Mississauga, ON L5B 0K7**

**M CITY Condos**  
**Presentation Centre**  
 505 Webb Drive  
 Mississauga, ON L5B 4A4  
 T: 905-232-0552  
 E: [mcitycondos@bakersales.info](mailto:mcitycondos@bakersales.info)