

T 1 AT M 2 M

M2M Presentation Centre
5851 Yonge Street, North York
P: 416-901-2720


Hours of Operation
Mon - Fri: 12:00 - 6:00pm;
Sat & Sun: 12:00 - 5:00pm



M2M
at Yonge & Finch

M2MCondos.com

 
@M2Mcondos

Aoyuan 
building a healthy lifestyle

Exclusive listing brokerage: Baker Real Estate. Brokers Protected. Specifications are subject to change without notice. Illustrations are artist's concept. E. &O.E.



PURCHASER INCENTIVES LIMITED TIME EXCLUSIVE OFFER!

ADDITIONAL CLOSING CREDIT

1B & 1BD	2B & 2BD	3B & UP
\$5,000	\$10,000	\$15,000

DEPOSIT SUMMARY

EXTENDED DEPOSIT STRUCTURE

\$10,000 on signing
Balance to 5% in 30 days
5% in ~~90 days~~ 120 days.
5% in ~~120 days~~ 270 days
5% in ~~300 days~~ 500 days
1% on Occupancy

INTERNATIONAL 36% DEPOSIT STRUCTURE

10% on signing
10% in 120 days
10% in 270 days
5% in 400 days
1% on Occupancy

PARKING*

~~\$60,000~~ \$55,000
Parking available for suites
580 sq. ft. and larger only

LOCKER*

~~\$7,500~~ \$5,000

OCCUPANCY COMMENCING SUMMER 2022

ASSIGNMENT

~~\$5,000~~ Free**

MAINTENANCE

Approx. \$0.57 per square foot
(Suite, common element maintenance,
and gas, excludes hydro and water)

PARKING MAINTENANCE

\$49.98 per month

LOCKER MAINTENANCE

\$14.12 per month

TAXES

Estimated at approximately 1% of
purchase price
Prices include net. H.S.T

*Limited availability

**Legal fees may apply

Please see a Sales Representative for details, incentive figures and materials are preliminary and are subject to change
without notice E. and O.E. March 5, 2019

M2M – Yonge & Finch Presentation Centre is located at
5851 Yonge St., Toronto, Ontario, M2M 3T9
Phone: 416-901-2720 Email: sales@m2mCondos.com





INFORMATION FOR BUYING

We look forward to seeing you with your clients
March 9th & 10th, 12 noon – 6pm (Saturday & Sunday)

1. Completed worksheets must be submitted online

Your Purchaser's photo ID must also be included with your worksheet (both sides of the Driver's Licence). If providing Photo ID without the Purchaser's current address, verification of address must also be provided, i.e. Utility Bill.

NOTE: ONLY WORKSHEETS SUBMITTED ONLINE WILL BE PROCESSED.

2. You will be contacted by telephone from one of our Sales Representative to confirm your worksheet and to set up your signing appointments. Deadline for worksheet submission: **Friday, March 8th, 2019 at 3pm.** Signing appointments will be on Saturday, March 9th and Sunday, March 10th from 12:00 PM to 6:00 PM.

3. Purchaser must be present to purchase.

4. Agreements will be completed at time of signing on the Ipad. Please have your client's Photo ID, Proof of address if it does not appear on the Photo ID and Employment Information ready at time of signing.

5. A deposit cheque from a financial institution in the amount of \$10,000 must be presented at time of purchase together with the cheques due in 30 days, 120 days, 270 days and 500 days. Counter cheques will not be accepted. Cheques are payable to **Bennett Jones LLP in Trust**. If an address appears on the cheque, it must match that on the Cheque Issuer's Photo ID.

6. In order to comply with Fintrac regulations, Photo ID and Employment Information must be provided for all individuals named on the cheque(s) at time of signing. If cheque(s) are being issued by someone other than the Purchaser(s), Photo Identification and Employment Information must be provided for the cheque holder and anyone else named on the cheques they are providing. If an address appears on the cheque, it must match that on the Cheque Issuer's Photo ID.

7. The Broker Referral will be signed once the sale has gone firm, all deposit cheques have been received and an acceptable mortgage approval has been provided. Mortgage approvals will be verified with the Lender. The Broker Referral will be drawn up in the name of the Agent/Broker presenting their business card at time of signing.

Thank you for your support and co-operation,



T1 AT M2M



at Yonge & Finch

T1 AT M2M PRICE LIST

LIMITED TIME EXCLUSIVE OFFER!

Model Type	View	Approx. Size	Model Name	Floors From	Prices Starting From*	Closing Credit	VIP Broker Prices Starting From**
T1 3rd-8th Floor							
1 Bedroom	S	549	1BD-X, 1BD-X-T	7	\$524,900	\$5,000	\$519,900
1 Bedroom + Den	N	588 - 614	1BD-K1, 1BD-K2, 1BD-L	7	\$569,900	\$5,000	\$564,900
		661	1BD-E	4	\$590,900	\$5,000	\$585,900
	S	636	1BD-J, 1BD-J-T	7	\$620,900	\$5,000	\$615,900
		683	1BD-B	3	\$630,900	\$5,000	\$625,900
		721	1BD-C	3	\$635,900	\$5,000	\$630,900
2 Bedroom	N	681 - 705	2B-L, 2B-L-T, 2B-O	3	\$626,900	\$10,000	\$616,900
	NE	871	2BD-C, 2BD-C-T	8	\$790,900	\$10,000	\$780,900
	S	687 - 705	2B-AK, 2B-AK-T, 2B-AL, 2B-AL-T, 2B-L, 2B-L-T2	7	\$645,900	\$10,000	\$635,900
		772 - 781	1BD-A, 2B-Q, 2B-Q-T	3	\$660,900	\$10,000	\$650,900
	SE	704 - 714	2BD-A1, 2BD-A1-L5, 2BD-A-T	3	\$655,900	\$10,000	\$645,900
		867	2BD-Q, 2BD-Q-T	8	\$789,900	\$10,000	\$779,900
2 Bedroom + Den	E, S	759 - 776	2BD-AI, 2BD-AI-M, 2BD-AI-MT, 2BD-AJ, 2BD-AJ-M	3	\$670,900	\$10,000	\$660,900
3 Bedroom	E	1013	2BD3-U1-MT	3	\$995,900	\$15,000	\$980,900
		1058	2BD3-U	6	\$1,018,900	\$15,000	\$1,003,900
3 Bedroom + Den	E	1256	2BD3-V-M	4	\$1,169,900	\$15,000	\$1,154,900
T1 9th-34th Floor							
1 Bedroom	S	549	1BD-X-L9, 1BD-X	9	\$525,900	\$5,000	\$520,900
	E	474	1B-N, 1B-N-T	12	\$543,900	\$5,000	\$538,900
1 Bedroom + Den	N	582 - 593	1BD-K, 1BD-K1, 1BD-N	10	\$563,900	\$5,000	\$558,900
		613 - 631	1BD-M, 1BD-R, 1BD-R-L9	9	\$590,900	\$5,000	\$585,900
	W	544	1BD-S	26	\$564,900	\$5,000	\$559,900
2 Bedroom	NE	886	2B-Z, 2B-Z-T	12	\$880,900	\$10,000	\$870,900
	NW	737	2B-AC	13	\$711,900	\$10,000	\$701,900
	S	681 - 687	2B-AJ, 2B-AK, 2B-O	9	\$644,900	\$10,000	\$634,900
		781	2B-Q	9	\$710,900	\$10,000	\$700,900
	SW	798	2B-AB	12	\$765,900	\$10,000	\$755,900
		1093	2BD3-F-T	9	\$1,106,900	\$10,000	\$1,096,900
	SE	730	2B-AA, 2B-AA-T	12	\$821,900	\$10,000	\$811,900
2 Bedroom + Den	NE	971	2BD-B	10	\$915,900	\$10,000	\$905,900
3 Bedroom	NE	1004	2BD-I	20	\$970,900	\$15,000	\$955,900
	NW	1023	2BD-H	10	\$873,900	\$15,000	\$858,900
	SW	1057	2BD-G	10	\$933,900	\$15,000	\$918,900
	SE	1099	2BD3-T-T	9	\$1,108,900	\$15,000	\$1,093,900
		1101	2BD3-G (MODEL SUITE)	27	\$1,025,900	\$15,000	\$1,010,900

*Please speak to a Sales Representative for details. **This pricing is with the incentive for Agents deducted. This pricing only applies to floors and units that are released.

All prices, figures and materials are preliminary and are subject to change without notice E. & O. E.

All areas and stated room dimensions are approximate.

March 5, 2019



SUITE FEATURE HIGHLIGHTS

- KOHLER® plumbing fixtures in bathroom and kitchen
- 9 ft. high ceiling with smooth painted finish
- Individual on-demand control of heating and air-conditioning all year round
- 27-inch energy-efficient stacked washing machine and dryer
- Suites with internal bedrooms include M2M Switchable Smart Glass for added privacy*
- Under cabinet LED lighting
- Flat cook top and slim-line hood fan
- European built-in appliances

AMENITY FEATURES

- A two-storey fitness centre with access to outdoor yoga deck and a landscaped courtyard garden
- Double-height yoga studio
- Indoor & outdoor children play area adjacent to fitness centre
- Co-working lounge equipped with a formal presentation boardroom and large format printer and scanner.
- Private movie theatre and games room
- Pet spa
- Outdoor infinity-edge pool complete with change rooms and lockers

* as per applicable plan

1.) The Vendor reserves the right, with respect to any aspect of construction, finishing or equipment, to make substitutes and changes to the information contained herein without notices; so long as in the Vendor's sole and unreviewable discretion any substituted materials and/or changes are of at least comparable quality. 2.) Floors and specific finishes will depend on Vendor's packages as selected. The Purchaser upon request by the Vendor shall meet with the Vendor or its representative and shall select certain colours and materials from Vendor's finish packages. 3.) Without in any way limiting the generality of Paragraph 11(a) of the Agreement, the Vendor shall not be responsible for shade differences occurring from different dye lots or characteristics of natural material, including with respect to tiles, carpets, hardwood flooring, kitchen cabinets, trim and doors as the case may be. Details of the entry doors and other design features may not be exactly as shown on renderings. 4.) All dimensions are subject to normal construction variances. Dimensions including ceiling heights, sizes, specifications, layouts and materials are approximate only and subject to change without notice. 5.) The installation of some features and finishes may vary by suite design and normal construction variances. 6.) Illustrations are artists concepts. E.&O.E.

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