

M CITY FOUR
CONDOMINIUMS

EXCLUSIVE V.I.P. BROKER PRICE LIST LIMITED TIME OFFER

MODEL	EXPOSURE	BED TYPE	APPROX. SUITE SIZE (SQ. FT.)	STARTING FLOOR	VIP PRICE
Mendoza	E	1B	473	10	\$459,400
Mississauga	N	1B	483	10	\$469,400
Maricopa	E	1B	473	49	\$478,900
Mumbai	N	1B	476	18	\$488,400
Montreal	S	1B	420	10	\$496,400
Manila	S	1B	428	10	\$506,400
Miami	N	1B+F	499	10	\$554,400
Mesa	S	1B+F	488	10	\$569,400
Milan	W	1B+F	573	49	\$633,900
Madison	E	1B+F	599	10	\$639,400
Manchester	S	1B+F	561	49	\$653,900
Modesto	E	1B+F	605	49	\$658,900
Memphis	W	1B+F	678	10	\$659,400
Macao	NE	2B+M	667	10	\$694,400
Moscow	NW	2B+M	649	18	\$708,400
Malmo	NW	2B+M	657	10	\$709,400
Munich	SE	2B+M	690	10	\$722,400
Moncton	SW	2B+M	659	10	\$729,400
Milton	SE	2B+M	659	49	\$733,900
Melbourne	SE	2B+M	720	10	\$743,400
Mojave	NW	2B+M	733	49	\$763,900
Madrid	NW	2B+M	731	10	\$783,400
Marseilles	SE	3B+M	870	49	\$886,900
Marrakesh	NW	3B+M	889	58	\$927,400
Maracay	NW	3B+M	935	49	\$970,900

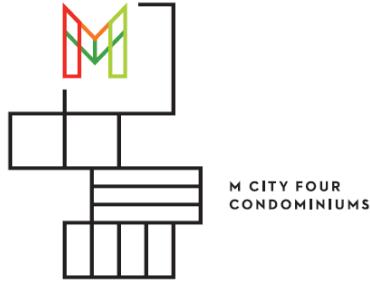
***\$500.00 Floor premiums apply.**

*Subject to availability. View premiums apply. Please speak to sales representative for details.

*Special Incentive Program is for a limited time only and subject to availability. Some restrictions apply. Please see a Sales Representative for details. All prices, incentives, figures and materials are preliminary and 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. ***Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams. E. and O. E. March 31, 2021. **Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.**



Real Estate Incorporated



EXCLUSIVE V.I.P. BROKER SPECIAL INCENTIVE PROGRAM*

LIMITED TIME OFFER
WEDNESDAY, MARCH 31, 2021

FOR YOUR CLIENT

EXTENDED DEPOSIT STRUCTURE

\$5,000 with APS
Balance to 5% in 30 days
5% in 240 days
5% in 470 days
5% on Occupancy

Plus

ONE YEAR FREE MAINTENANCE*

Excluding metered utilities and Rogers Ignite and Smart Community Package

Plus

FREE ASSIGNMENT

(Legal Fees & HST to be paid)*

Plus

FREE LOCKER – First 200 Sales Only!*

(Value of \$5000)

Plus

RIGHT TO LEASE DURING OCCUPANCY*

Plus

CAPPED DEVELOPMENT CHARGES

\$12,000 for 1B and 1B+D
\$15,000 for 2B and up

Plus

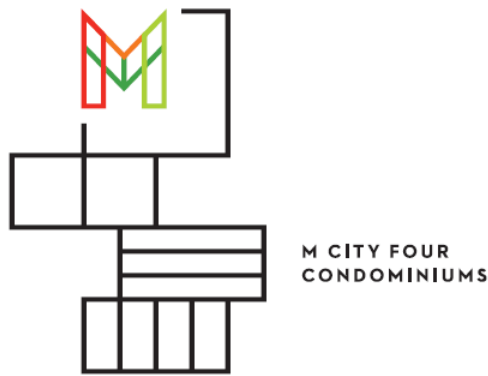
ROGERS Ignite Gigabit Internet and ROGERS Smart Community Package**

(Exclusive rate of only \$55+ HST/month)

Unlimited internet usage; download speeds of up to 1.5 Gbps; Gigabit Wi-Fi modem rental included.**

Rogers Smart Community powered by the 1Valet app includes integration with smart door lock on suite entry door, smart thermostat, and an enhanced smart ecosystem throughout the building with smartphone-based building automation features.

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M CITY FOUR
CONDOMINIUMS

EXCLUSIVE V.I.P. BROKER PRICE LIST LIMITED TIME OFFER

<p><u>EXTENDED DEPOSIT STRUCTURE</u> Limited Time Only \$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 January 25, 2027</p>	<p><u>INTERNATIONAL DEPOSIT STRUCTURE</u> Limited Time Only \$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 \$0.61 per sq. ft. (Excluding utilities, Rogers Bulk Internet and Rogers Smart Community package)</p> <p>PARKING \$50,000 Suites under 476 sq. ft. will be waitlisted</p> <p>PARKING MAINTENANCE FEE \$49.95/month</p> <p>LOCKER Free Locker* (First 200 sales only) Value of \$5,000 Available as long as quantities last</p> <p>LOCKER MAINTENANCE FEE \$22.95/month</p>
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SUITE FEATURES

M4 will feature an array of stunning interior finishes including custom-designed kitchens by Cecconi Simone with quartz countertop and tile backsplash, 24" integrated fridge, 24" integrated dishwasher and 24" stainless steel slide in-range and stainless steel microwave, smart door lock and smart thermostat integrated with Rogers Smart Community**, vinyl flooring in all living areas & bedrooms, and floor to ceiling heights of approximately 9' in principal living rooms***

BUILDING FEATURES

A monumental 67 storey metal and glass tower with 8-storey podium designed by award winning Core Architects. Interiors designed by Cecconi Simone Interior Design. Eleven elevators for residents' convenience. A luxurious lobby with 24hr. concierge, shared work area and fireplace lounge. Residents and their guests can enjoy M4's amenities including: the sprawling amenity terrace featuring multiple lounge areas, firepits, BBQs and private dining areas, cabanas, TV's, Bar and hammock; outdoor salt-water pool with poolside seating and sun deck; the "Nakaniwa Garden" open-air courtyard with waterfall and rock garden; fitness center and yoga/dance studio; games and screening room; outdoor kids playground and indoor playroom; party room with dining, prep kitchen and fireplace lounge, and "The Retreat," a tranquil hideaway with architectural bench seating and privacy landscaping.

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