



M CITY 6 CONDOMINIUMS

CLIENT INCENTIVES

LIMITED TIME OFFER

Free Assignment

Plus legal fees, admin fees & HST*

(Value of \$10,000)

Free Right to Lease During Interim Occupancy

Plus legal fees, admin fees & HST*

(Value of \$5,000)

Capped Development Charges and Levies

1B+F and Smaller - ~~\$18,000~~ \$16,500

2B and Larger - ~~\$20,000~~ \$18,500

EXTENDED DEPOSIT STRUCTURE

\$10,000 Bank Draft on Signing

Balance of 5% in 30 days

2.5% in 180 days

2.5% in 395 days

2.5% in 760 days

2.5% in 1125 days

5% on occupancy

Parking

~~\$70,000~~ \$60,000

Parking currently available for 1B+D and larger.

EV Parking

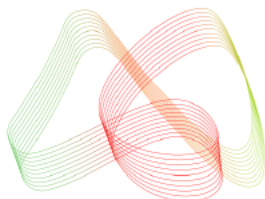
~~\$80,000~~ \$70,000

Available for a limited time. Restrictions apply afterwards.

Locker

~~\$8,000~~ \$7,000

Available for a limited time. Restrictions apply afterwards.



M CITY 6 CONDOMINIUMS

EXCLUSIVE VIP BROKER'S PRICE LIST*

MODEL	BED TYPE	APPROX SIZE	VIEW	FLOORS	VIP PRICE STARTING FROM*
A-271	STUDIO	271	W	8	\$389,900
A-313	STUDIO	313	NE	8	\$409,900
B-431	1B+M	431	E	8	\$570,900
B-446	1B+M	446	E	37	\$606,900
B-479	1B+M	479	N	8	\$609,900
C-493	1B+D	493	N	8	\$619,900
C-494	1B+D	494	NE	11	\$642,900
C-538	1B+F	538	W	8	\$669,900
C-562	1B+F	562	E	8	\$675,900
C-571	1B+F	571	W	8	\$685,900
C2-587	1B+F	587	E	8	\$685,900
D-693	2B	693	NW	8	\$850,900
D2-684	2B	684	SE	8	\$855,900
D-675	2B+M	675	E	37	\$845,900
D1-725	2B+M	725	SW	8	\$880,900
E1-628	2B+D	628	S	8	\$824,900
E2-628	2B+D	628	S	8	\$824,900
E-741	2B+F	741	E	37	\$879,900

ALL CHEQUES TO BE MADE PAYABLE TO: Harris Sheaffer LLP In Trust

EXTENDED DEPOSIT STRUCTURE

\$10,000 bank draft on signing
Balance of 5% in 30 days
2.5% in 180 days
2.5% in 395 days
2.5% in 760 days
2.5% in 1125 days
5% on occupancy

PARKING

\$60,000

Parking currently available for 1B+D and larger.
All other units will be waitlisted.

EV PARKING

\$70,000

MAINTENANCE FEE

TOWER: Approx. \$0.69 per square foot

(Excluding utilities, Rogers Bulk Internet and Rogers Smart Community package)

CANADIAN NON-RESIDENT DEPOSIT STRUCTURE

\$10,000 bank draft on signing
Balance of 10% in 30 days
5% in 180 days
5% in 395 days
5% in 760 days
5% in 1125 days
5% on occupancy

LOCKER

\$7,000

Lockers currently available for 2B and larger.
All other units will be waitlisted

PARKING MAINTENANCE

\$49.95/month

OCCUPANCY COMMENCING

Early 2029

LOCKER MAINTENANCE

\$22.95/month

SUITE FEATURES

M6 will feature an array of stunning interior finishes including pre-finished vinyl flooring in all living areas & bedrooms, ceiling height of approximately 9 ft. The kitchens feature Ceconci Simone custom designed cabinetry as well as quartz countertops, porcelain backsplashes, under-mount stainless steel sinks with single lever chrome faucets with 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 fusion of free-flowing curves and dramatic angles that converge in spectacular fashion. M6 is a 57-storey metal and glass tower with 6-storey podium designed by Hariri Pontarini. Interiors designed by Ceconci Simone Inc. Six elevators for residents' convenience. A luxurious lobby with 24hr. concierge. Residents and their guests can enjoy M6's amenities such as outdoor pool and hot tub with sun deck. Outdoor dining areas with BBQs and Outdoor TV lounge. Experience shower and steam rooms and saunas. Fitness centre, virtual fitness studio, spin studio and yoga studio. Multipurpose sports court for basketball, pickleball and badminton. Putting green and bocce courts. Dining Room and Event Space. Piano lounge, theatre room, TV lounge and games room. Shared workspace. Outdoor kids' play area with splashpad, and kids' play area and craft room.

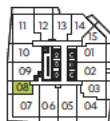
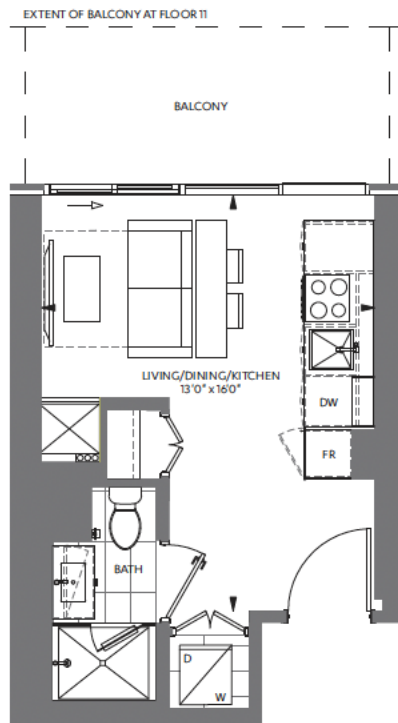


STUDIO + 1 BATH

A-271

INTERIOR: 271 SF
EXTERIOR: 84 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.



FLOOR 11



M CITY & CONDOMINIUMS

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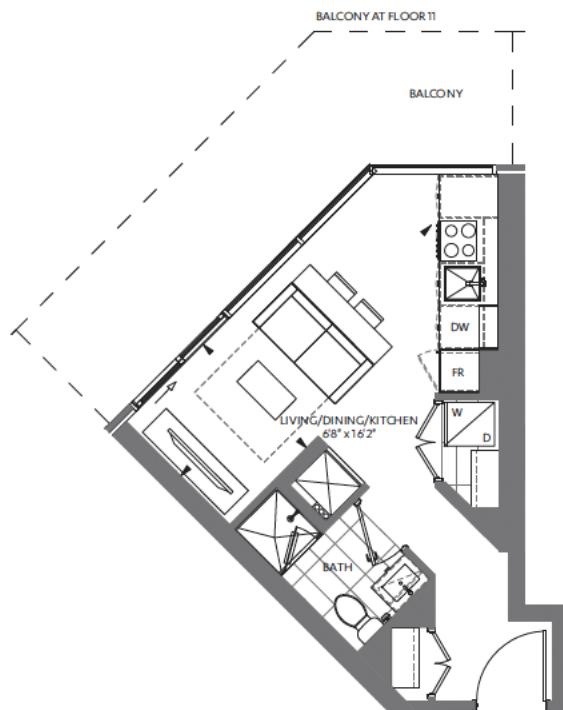


STUDIO + 1 BATH

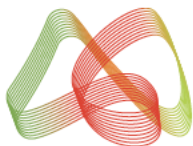
A-313

INTERIOR: 313 SF

EXTERIOR: 155 SF



FLOOR 11



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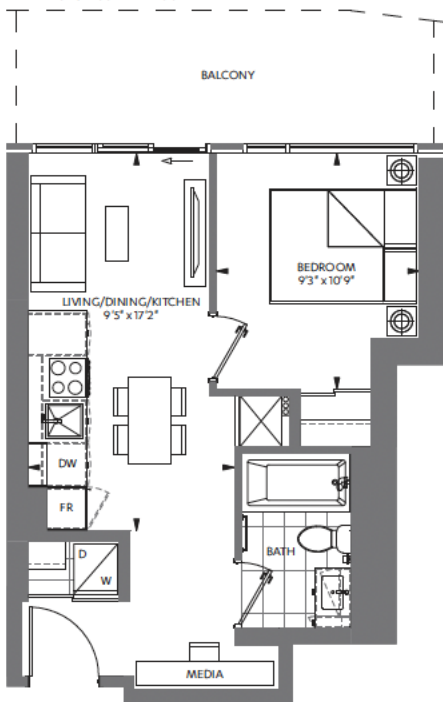
1 BED + MEDIA + 1 BATH

B-431

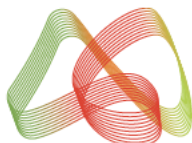
INTERIOR: 431 SF
EXTERIOR: 113 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 11



FLOOR 11



M CITY & CONDOMINIUMS

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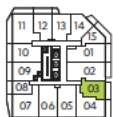
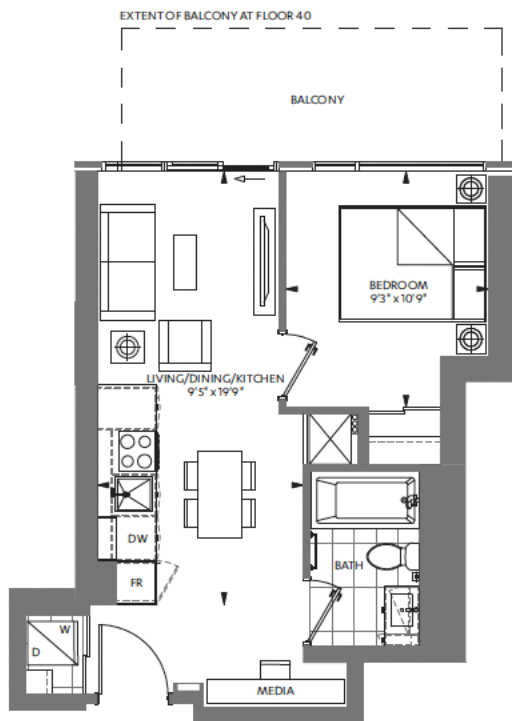


1 BED + MEDIA + 1 BATH

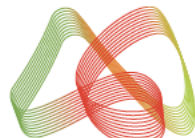
B-446

INTERIOR: 446 SF
EXTERIOR: 104 SF*

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FLOOR 40



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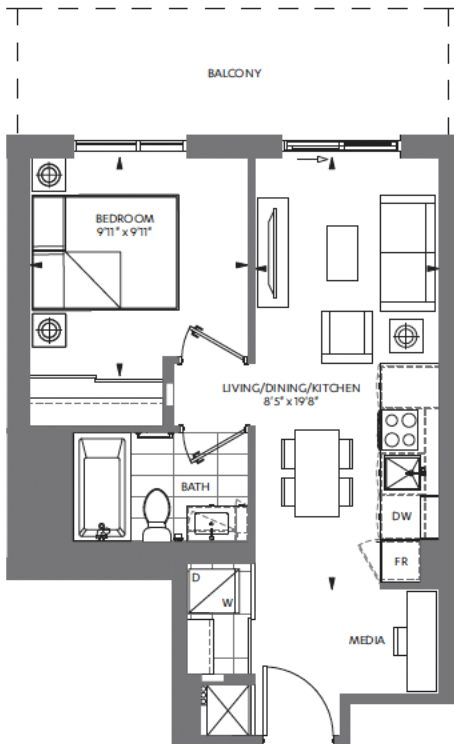
1 BED + MEDIA + 1 BATH

B-479

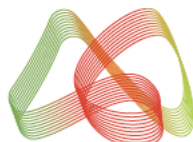
INTERIOR: 479 SF
EXTERIOR: 116 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 11



FLOOR 11



M CITY & CONDOMINIUMS

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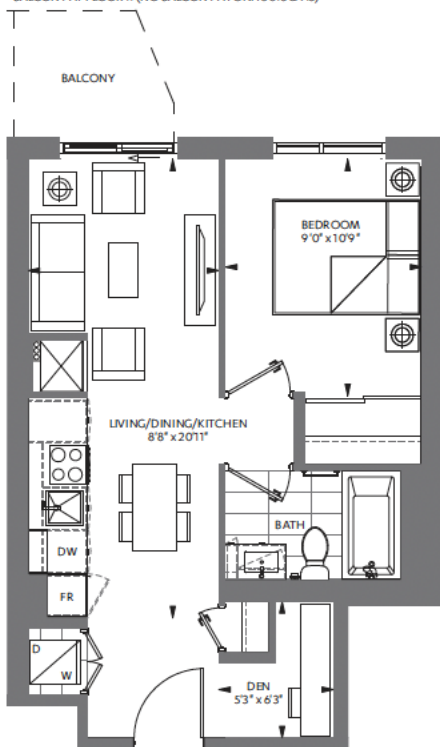
1 BED + DEN + 1 BATH

C-493

INTERIOR: 493 SF

EXTERIOR: 39 SF

BALCONY AT FLOOR 11 (NO BALCONY AT UNITS 813 & 913)



FLOOR 11



M CITY & CONDOMINIUMS

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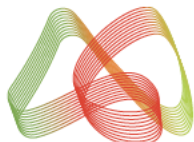
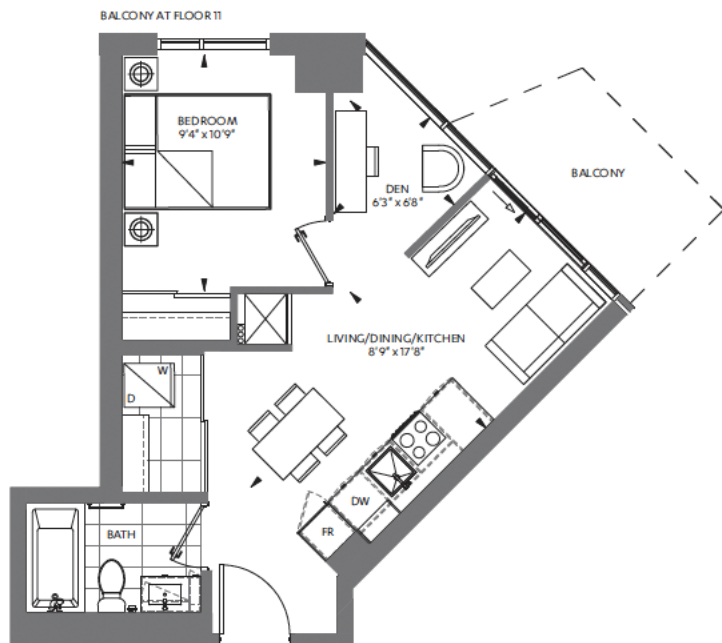


1 BED + DEN + 1 BATH

C-494

INTERIOR: 494 SF
EXTERIOR: 62 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.



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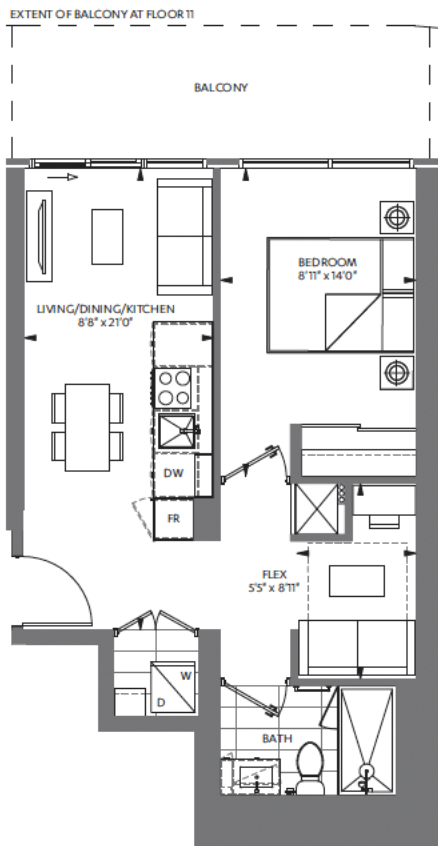


1 BED + FLEX + 1 BATH

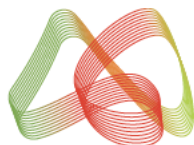
C-538

INTERIOR: 538 SF
EXTERIOR: 114 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the keyplan sheets.



FLOOR 11



M CITY & CONDOMINIUMS

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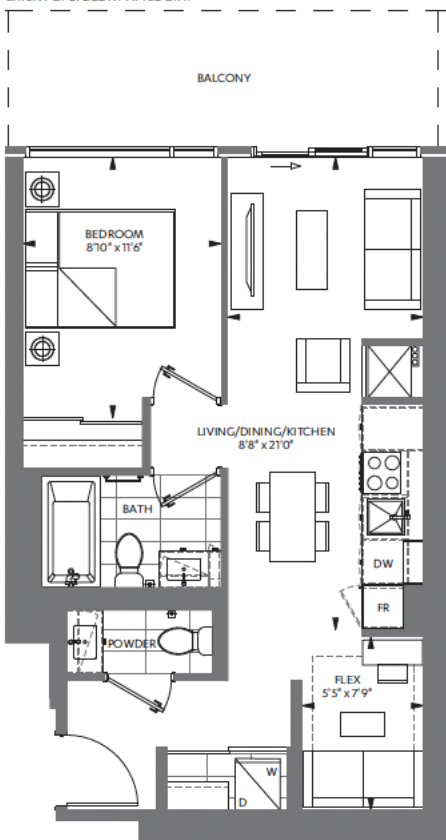
1 BED + FLEX + 1.5 BATH

G-562

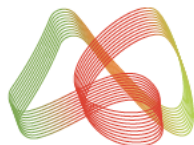
INTERIOR: 562 SF

EXTERIOR: 115 SF

EXTENT OF BALCONY AT FLOOR 11



FLOOR 11



M CITY & CONDOMINIUMS

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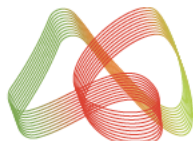
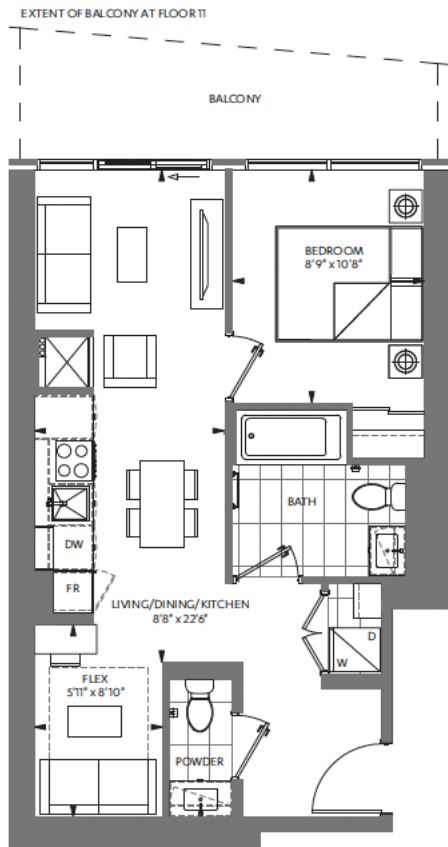


1 BED + FLEX + 1.5 BATH (BF)

G-571

INTERIOR: 571 SF
EXTERIOR: 102 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.



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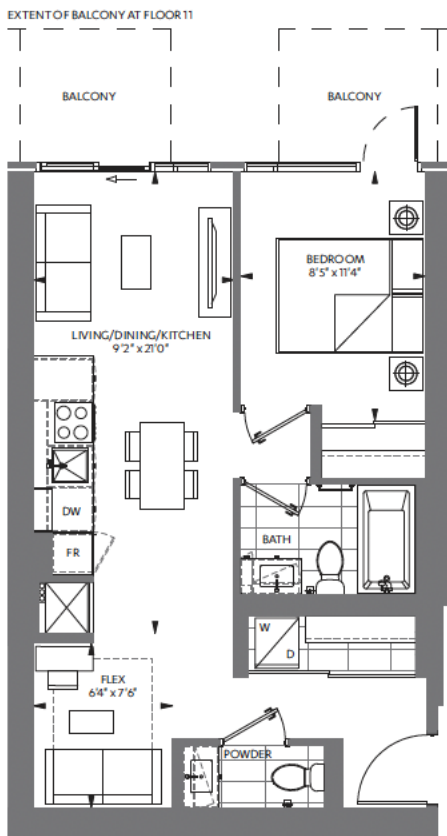


1 BED + FLEX + 1.5 BATH

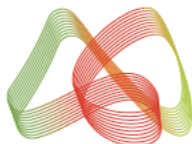
C2-587

INTERIOR: 587 SF
EXTERIOR: 83 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the keyplan sheets.



FLOOR 11



M CITY & CONDOMINIUMS

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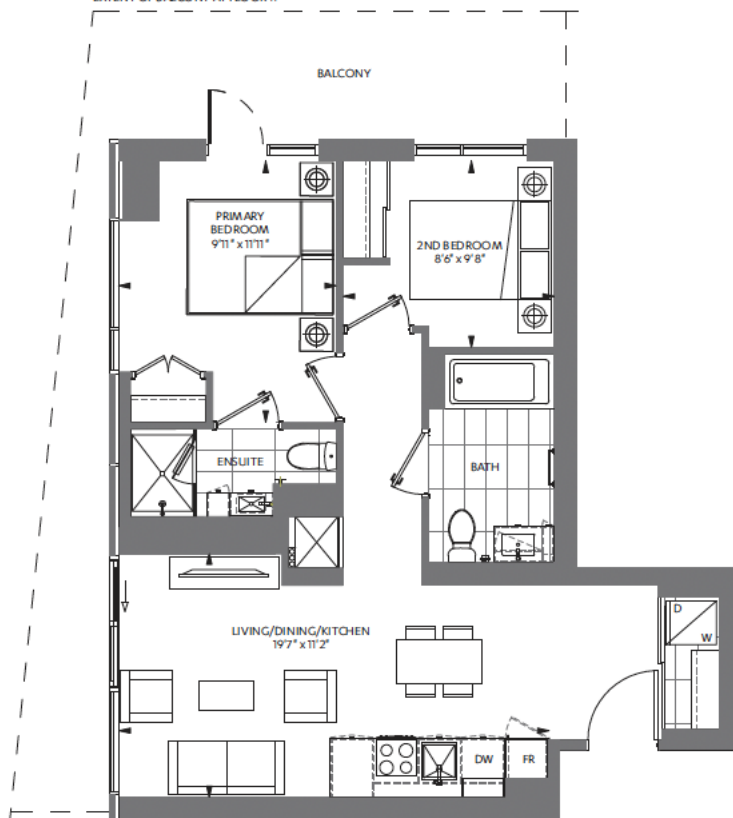
2 BED + 2 BATH (BF)

D-693

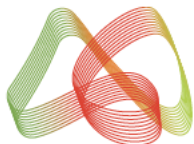
INTERIOR: 693 SF
EXTERIOR: 215 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 11



FLOOR 11



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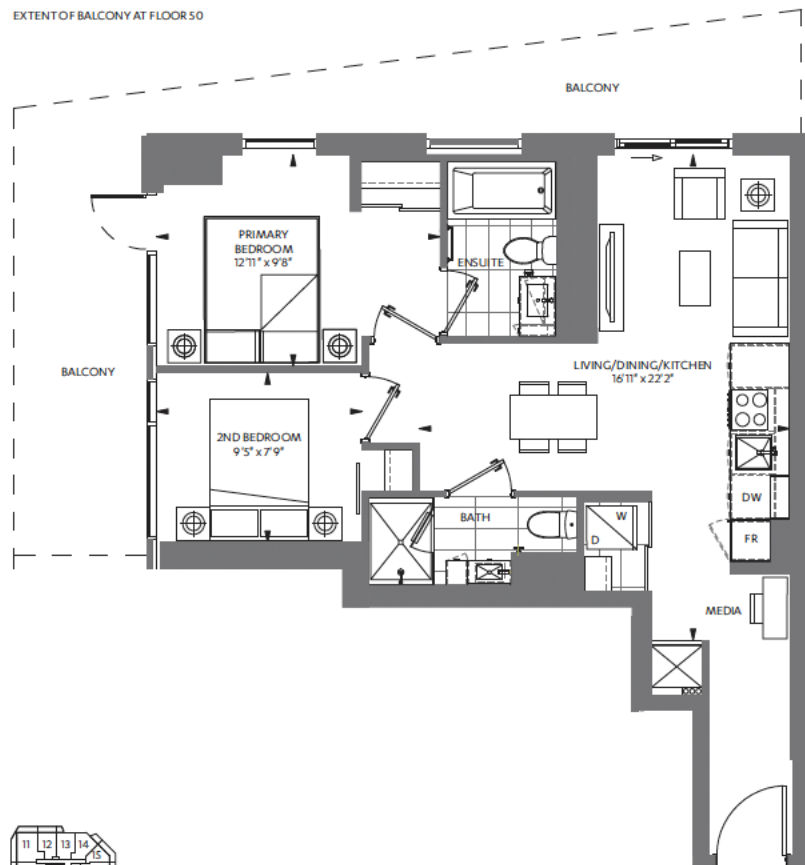
2 BED + MEDIA + 2 BATH

D2-684

INTERIOR: 684 SF
EXTERIOR: 236 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 50



FLOOR 50



M CITY & CONDOMINIUMS

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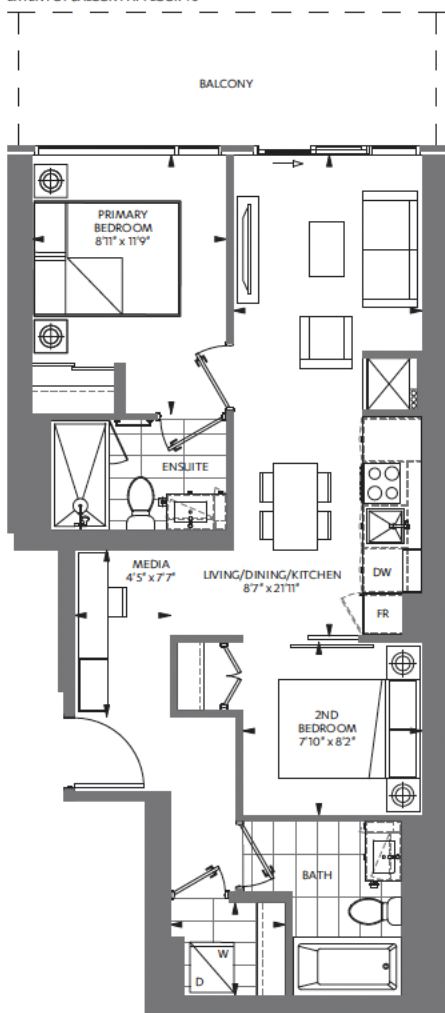
2 BED + MEDIA + 2 BATH

D-675

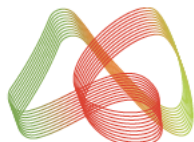
INTERIOR: 675 SF

EXTERIOR: 114 SF

EXTENT OF BALCONY AT FLOOR 40



FLOOR 40



M CITY & CONDOMINIUMS

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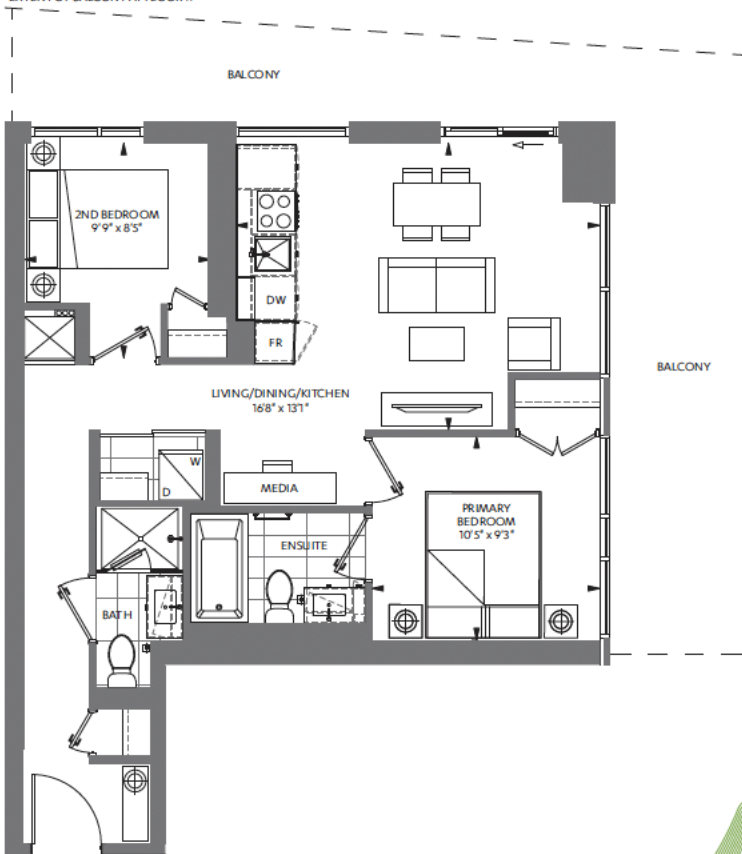
2 BED + MEDIA + 2 BATH

D1-725

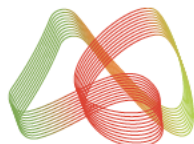
INTERIOR: 725 SF
EXTERIOR: 285 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the key plan sheet.

EXTENT OF BALCONY AT FLOOR 11



FLOOR 11



M CITY & CONDOMINIUMS

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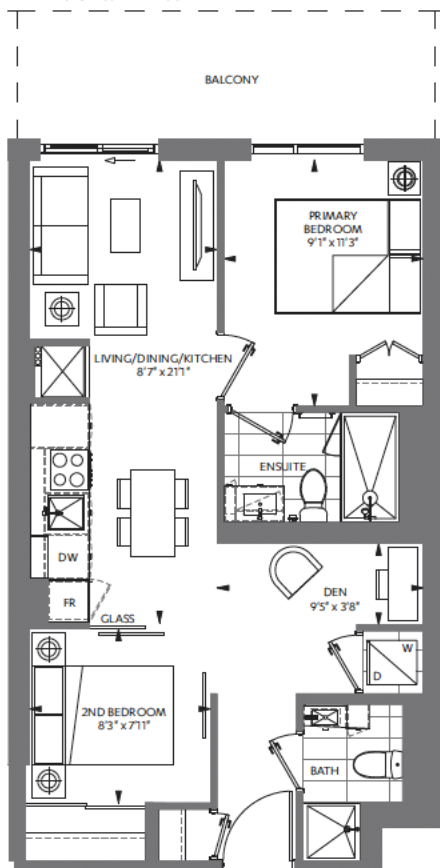
2 BED + DEN + 2 BATH

E1-628

INTERIOR: 628 SF

EXTERIOR: 112 SF

EXTENT OF BALCONY AT FLOOR 11



FLOOR 11



M CITY & CONDOMINIUMS

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2 BED + DEN + 2 BATH

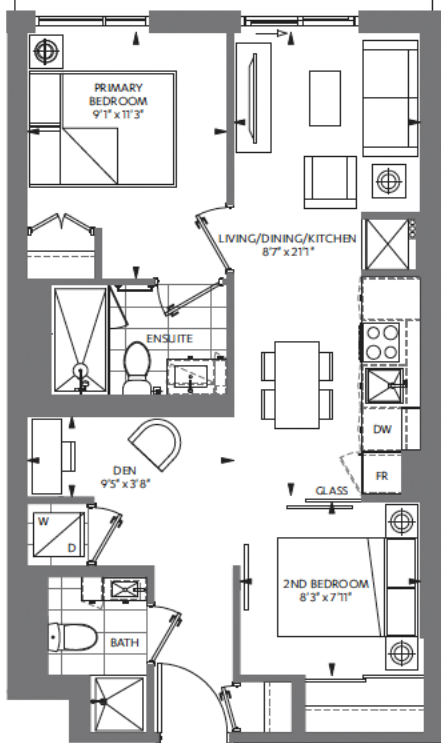
E2-628

INTERIOR: 628 SF
EXTERIOR: 109 SF*

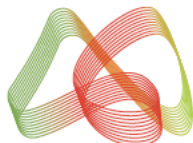
*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 11

BALCONY



FLOOR 11



M CITY & CONDOMINIUMS

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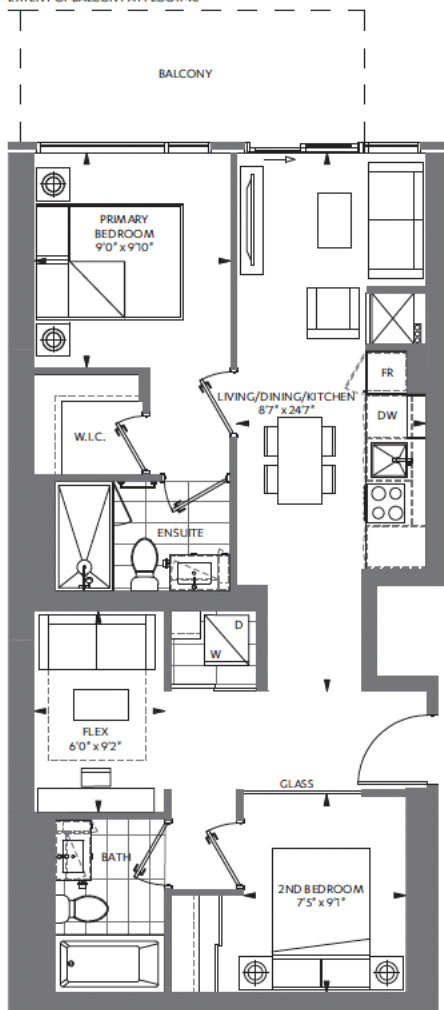
2 BED + FLEX + 2 BATH

E-741

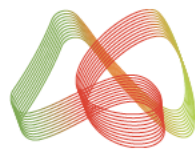
INTERIOR: 741 SF
EXTERIOR: 94 SF*

*Balcony square footage and layout correspond to the floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 40



FLOOR 40



M CITY & CONDOMINIUMS

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