



M CITY FOUR
CONDOMINIUMS

PRICE LIST LIMITED TIME OFFER

PODIUM

MODEL	EXPOSURE	BED TYPE	APPROX. SUITE SIZE (SQ. FT.)	FLOOR	PRICE
P-S-C	W	Studio	433	7	\$496,900
P-SM-B	N	Studio+M	462	7	\$522,900
P-2M-D	SW	2B+M	727	3	\$756,900
P2M-G	SW	2B+M	727	4	\$757,400
P-2D-D	E	2B+D	704	4	\$762,400
P-2F-E	SE	2B+F	870	5	\$839,900
P-2D-E	E	2B+D	878	5	\$843,900
P-2F-D	S	2B+F	877	5	\$846,900
P-2M-P	NW	2B+M	843	8	\$885,400
P-2F-L	NW	2B+F	799	8	\$889,400
P-3M-A	E	3B+M	980	7	\$939,900

TOWER

MODEL	EXPOSURE	BED TYPE	APPROX. SUITE SIZE (SQ. FT.)	FLOOR	PRICE
Monterey	S	2B	742	9	\$943,900
Maracay	NW	3B+M	935	49	\$980,900
Monte Carlo	SE	3B+D	1027	9	\$1,159,900

***\$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. June 6, 2021. **Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.**

M City Presentation Centre: 505 Webb Drive, Mississauga ON L5B 4A4
T. 905-232-0552 | E. mcitycondos@bakersales.info

Presentation Centre is open by appointment only.





<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 Wait List Available as long as quantities last</p> <p>LOCKER MAINTENANCE FEE \$22.95/month</p>
--	--	---

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.

*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. June 6, 2021. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.



SPECIAL INCENTIVE PROGRAM*

LIMITED TIME OFFER

June 6, 2021

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

**\$500 ASSIGNMENT
(Legal Fees & HST to be paid)***

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.**

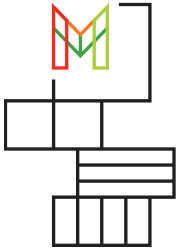
Rogers Smart Community powered by the 1Valet app includes integration with smart door lock on suite entry door, smart thermostat, and an enhanced smart ecosystem throughout the building with smartphone-based building automation features.

*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. June 6, 2021. **Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.**

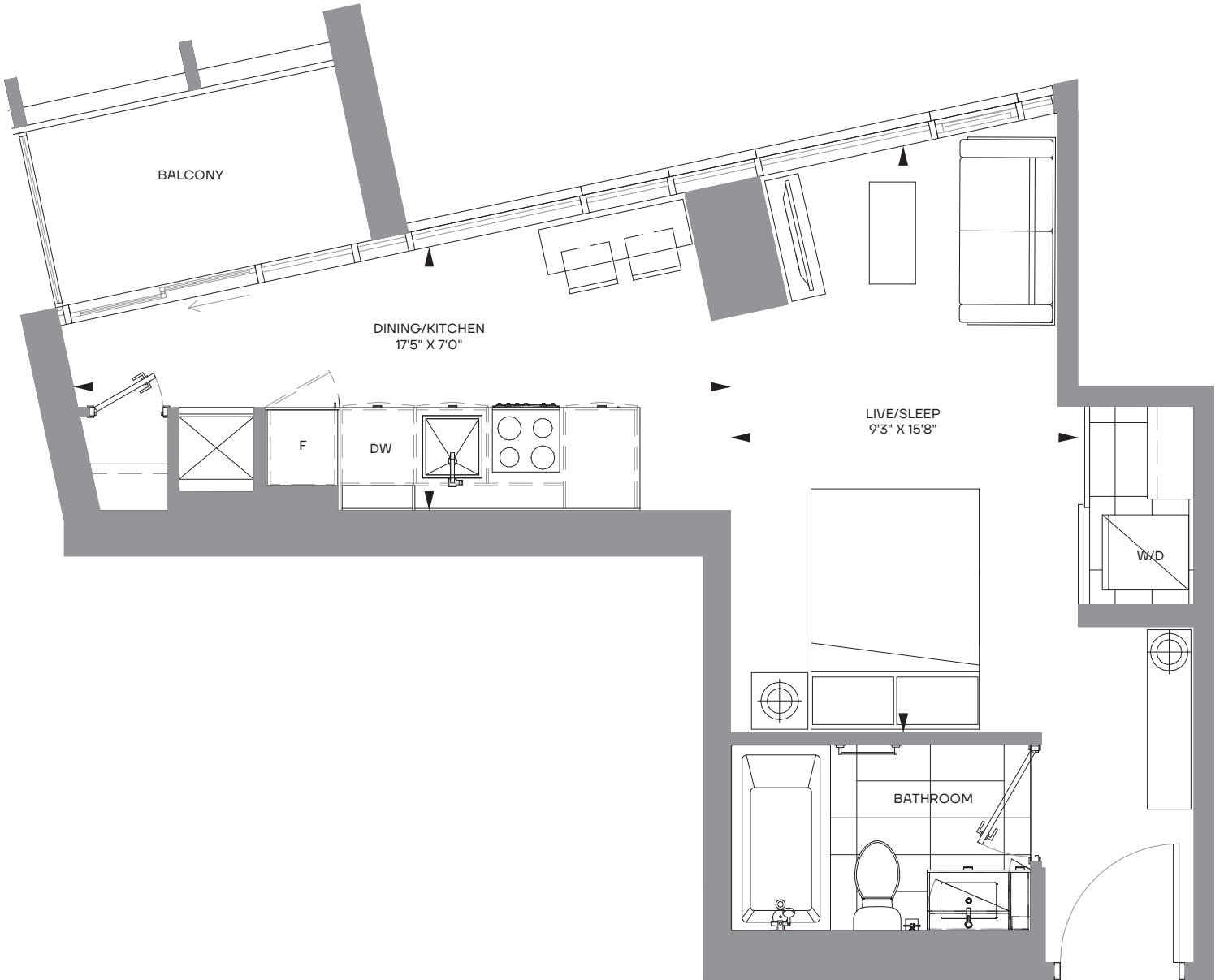
M City Presentation Centre: 505 Webb Drive, Mississauga ON L5B 4A4
T. 905-232-0552 | E. mcitycondos@bakersales.info

Presentation Centre is open by appointment only.

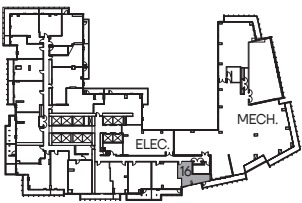




M CITY FOUR
CONDOMINIUMS



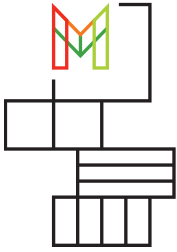
P-S-C studio



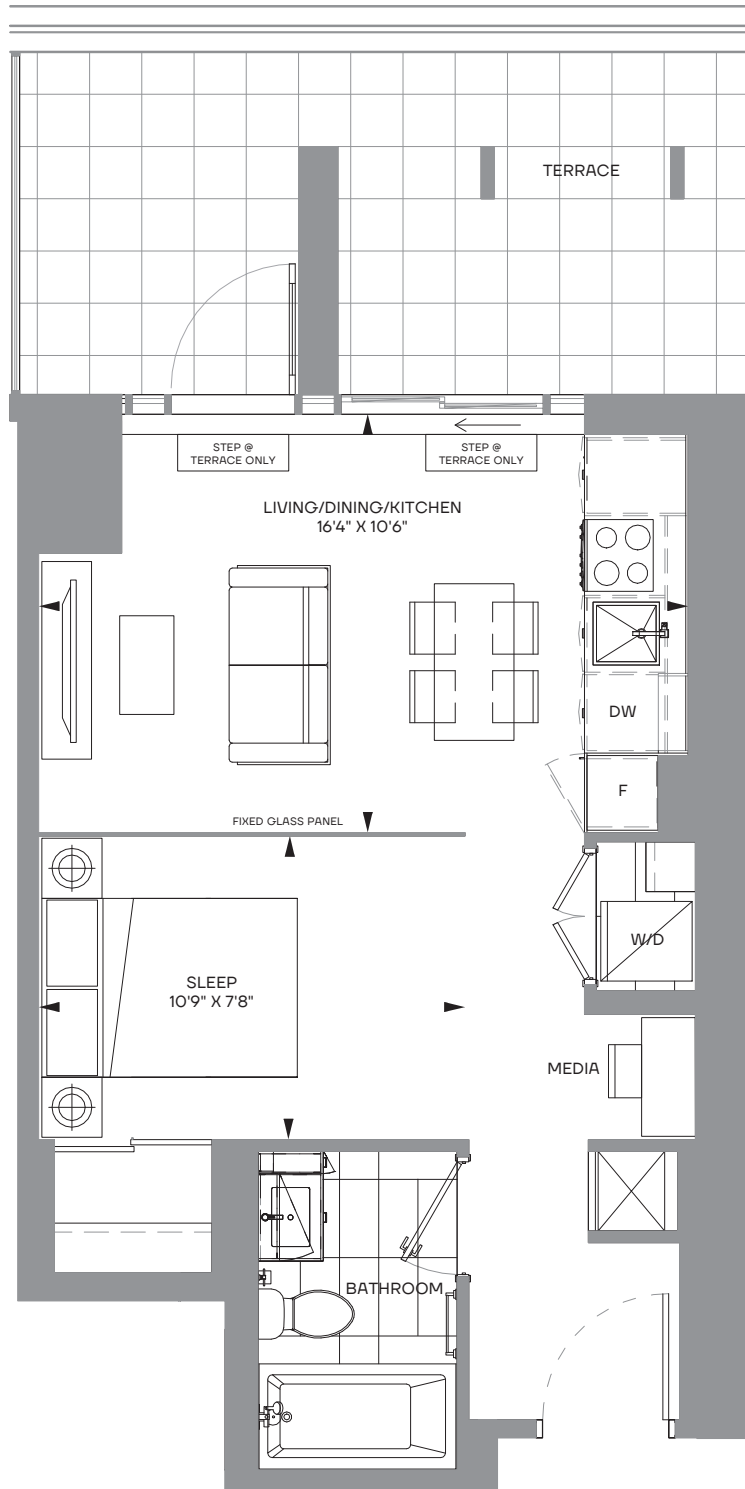
LEVEL 07

Type 1
Interior 433 s.f.
Exterior 46 s.f.
Total 479 s.f.

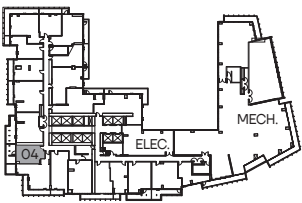
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. April 23, 2021



M CITY FOUR
CONDOMINIUMS



P-SM-B studio + media



LEVEL 07

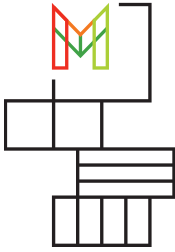
Type 1

Interior 462 s.f.

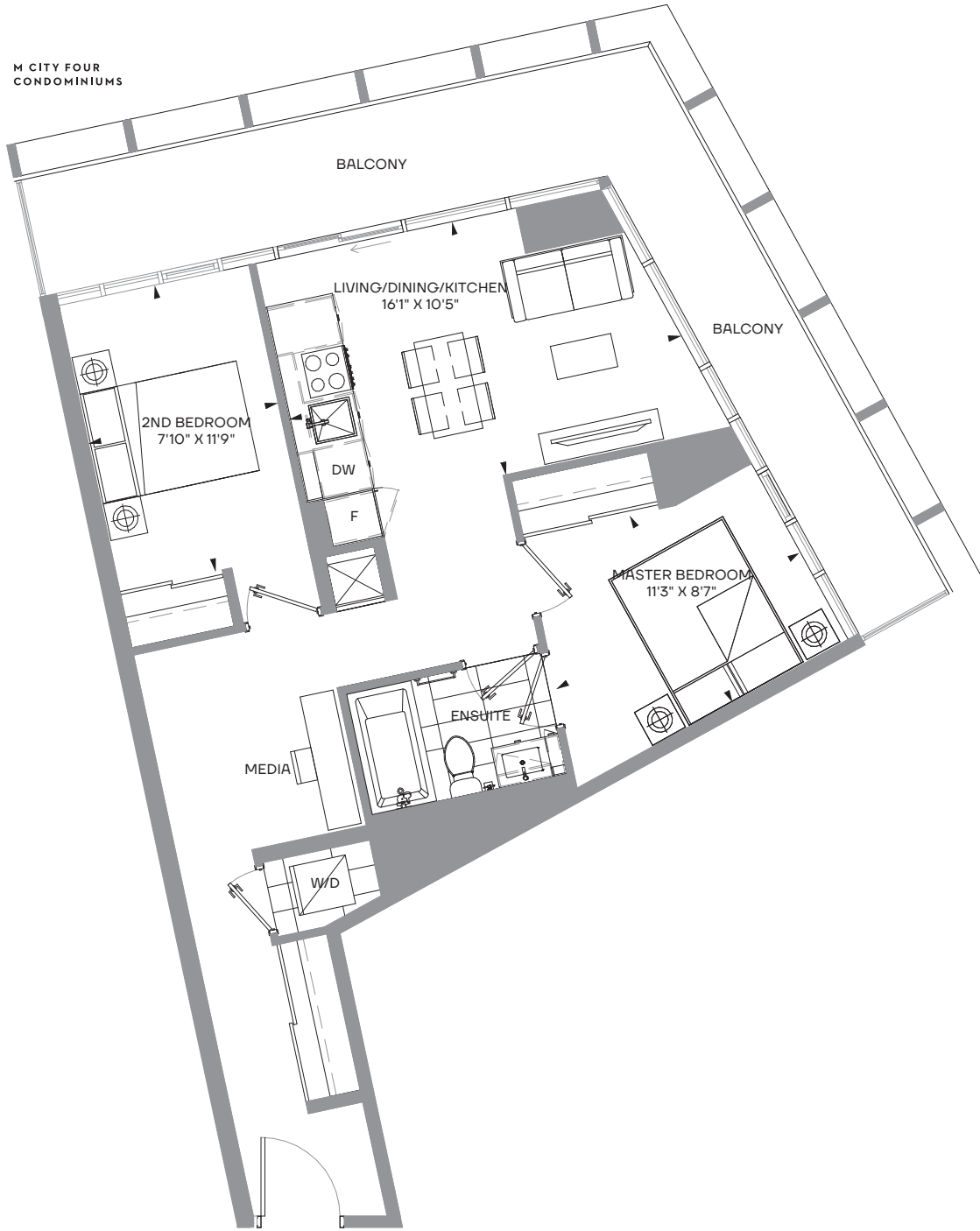
Exterior 147 s.f.

Total 609 s.f.

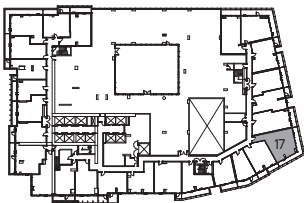
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. April 23, 2021



M CITY FOUR
CONDOMINIUMS



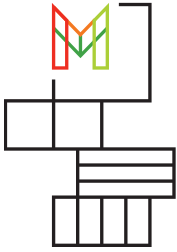
P-2M-D 2 bedroom + media



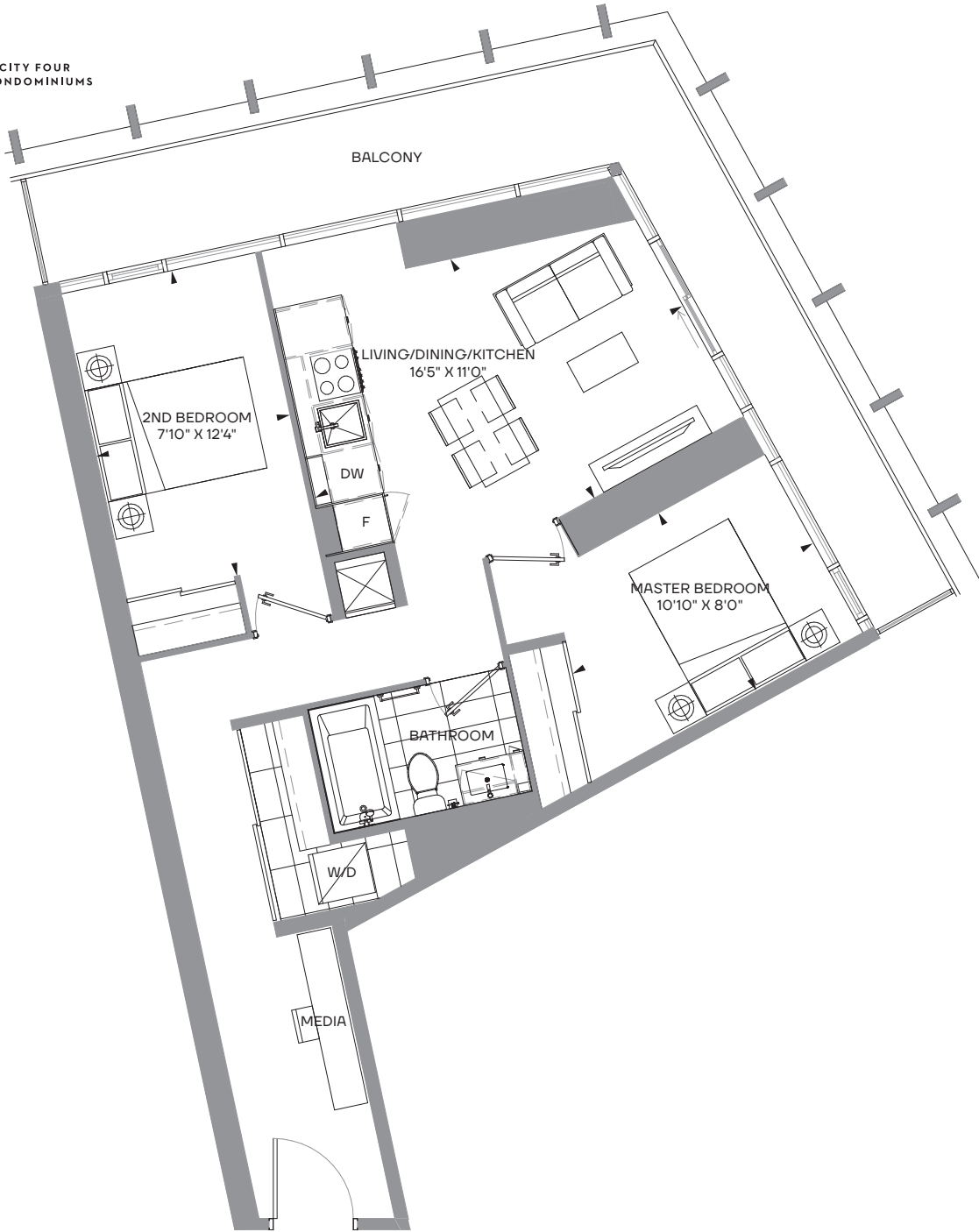
LEVEL 03

Type 1
Interior 727 s.f.
Exterior 284 s.f.
Total 1011 s.f.

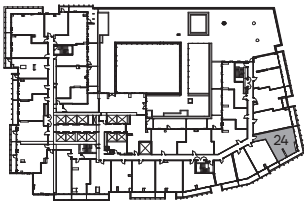
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. April 23, 2021



M CITY FOUR
CONDOMINIUMS



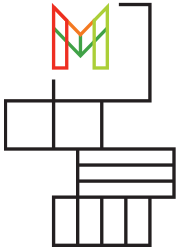
P2M-G 2 bedroom + media



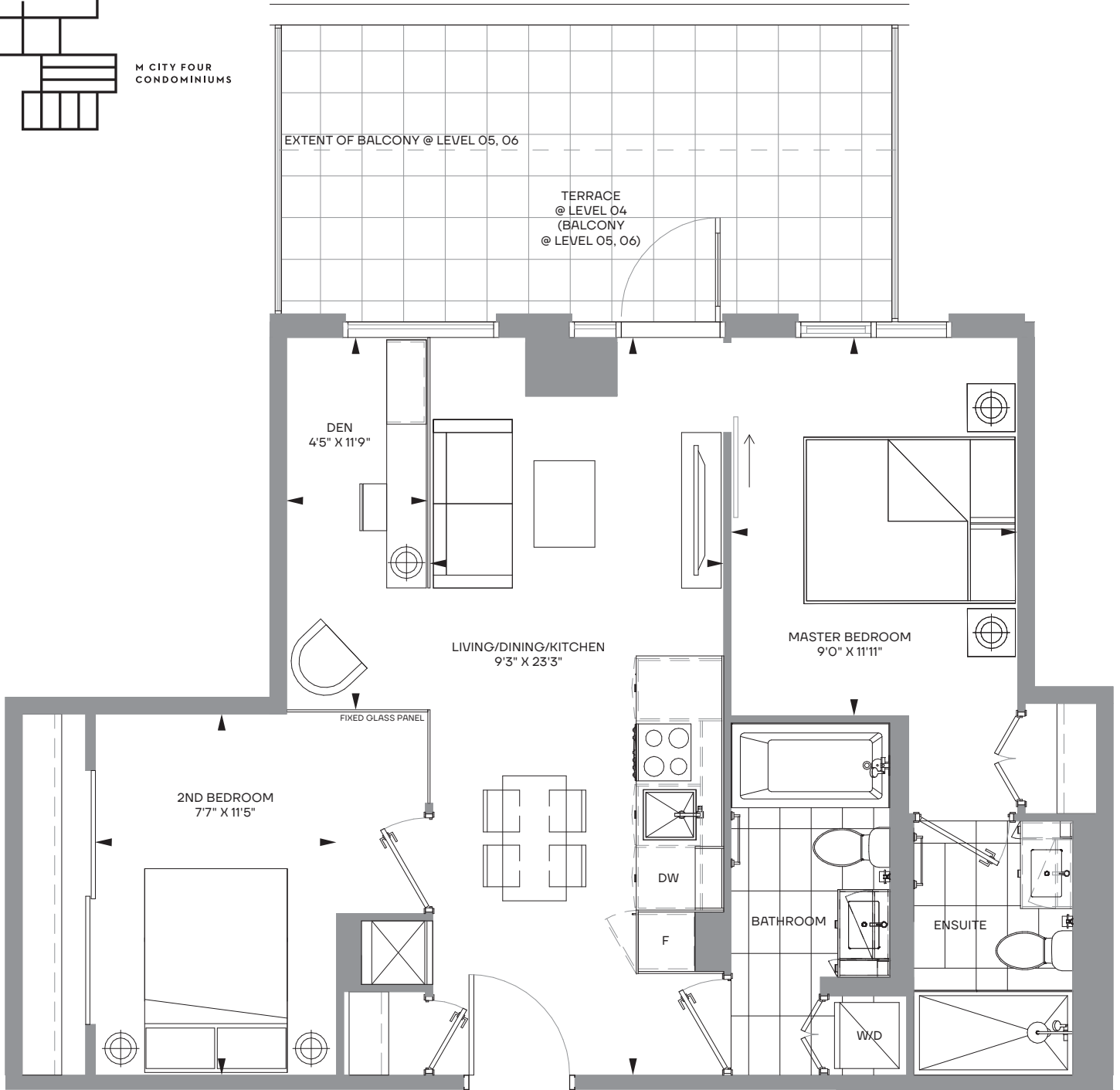
LEVEL 04

Type 1
Interior 727 s.f.
Exterior 241 s.f.
Total 968 s.f.

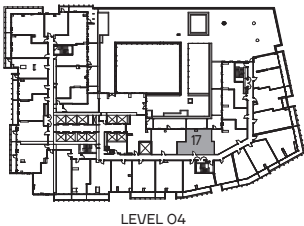
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. April 23, 2021



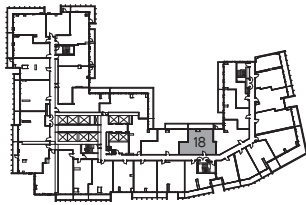
M CITY FOUR
CONDOMINIUMS



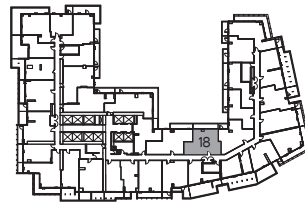
P-2D-D 2 bedroom + den + 2 bath



LEVEL 04



LEVEL 05



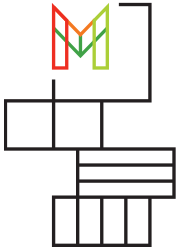
LEVEL 06

Type 1
Interior 704 s.f.
Exterior 180 s.f.
Total 884 s.f.

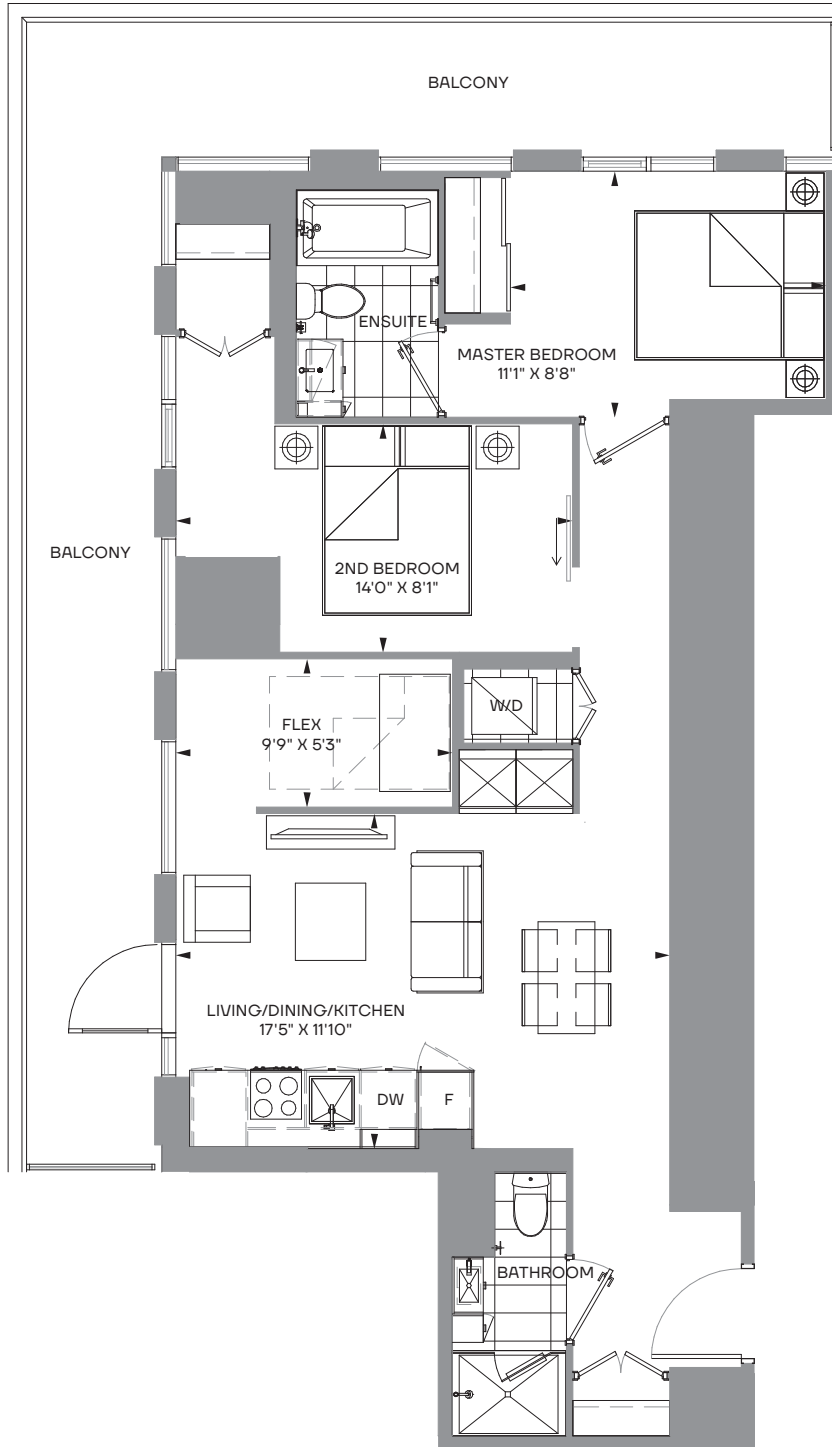
Type 2
Interior 704 s.f.
Exterior 125 s.f.
Total 829 s.f.

Type 3
Interior 704 s.f.
Exterior 125 s.f.
Total 829 s.f.

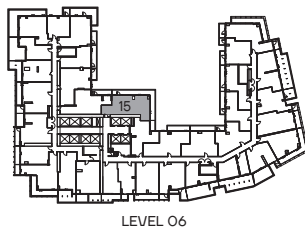
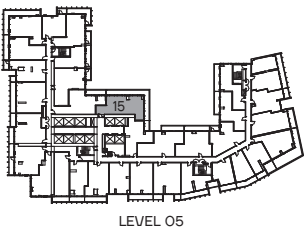
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. April 23, 2021



M CITY FOUR
CONDOMINIUMS



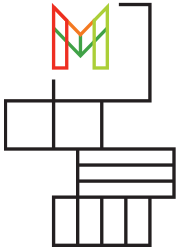
P-2F-E 2 bedroom + flex + 2 bath



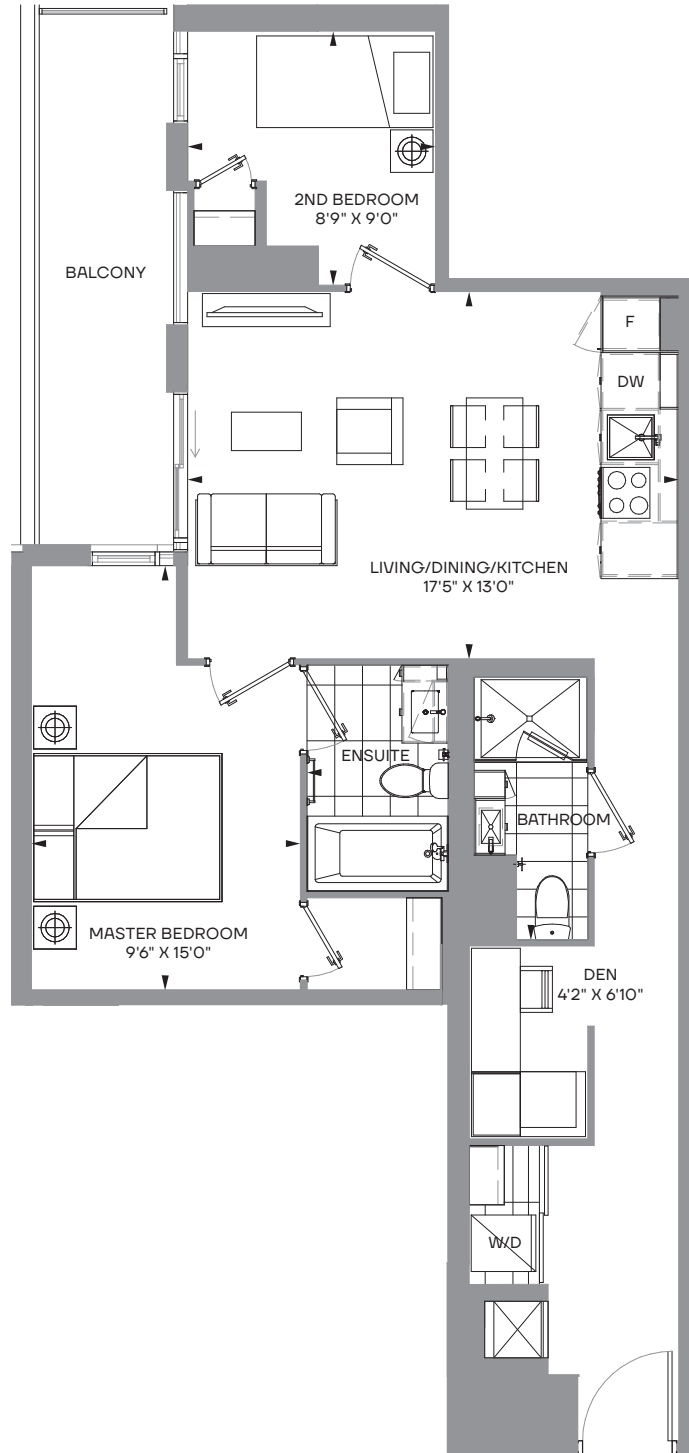
Type 1
Interior 870 s.f.
Exterior 345 s.f.
Total 1215 s.f.

Type 2
Interior 870 s.f.
Exterior 345 s.f.
Total 1215 s.f.

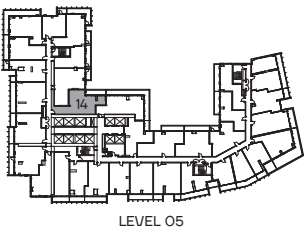
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. April 23, 2021



M CITY FOUR
CONDOMINIUMS

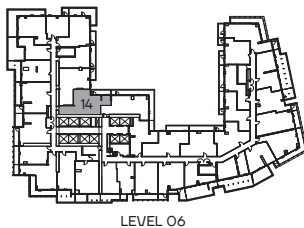


P-2D-E 2 bedroom + den + 2 bath



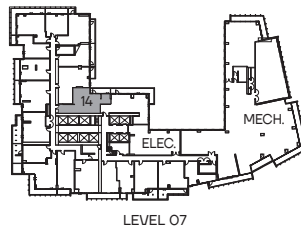
LEVEL 05

Type 1
Interior 878 s.f.
Exterior 102 s.f.
Total 980 s.f.



LEVEL 06

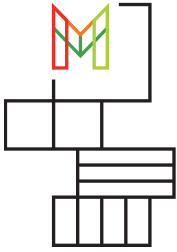
Type 2
Interior 878 s.f.
Exterior 102 s.f.
Total 980 s.f.



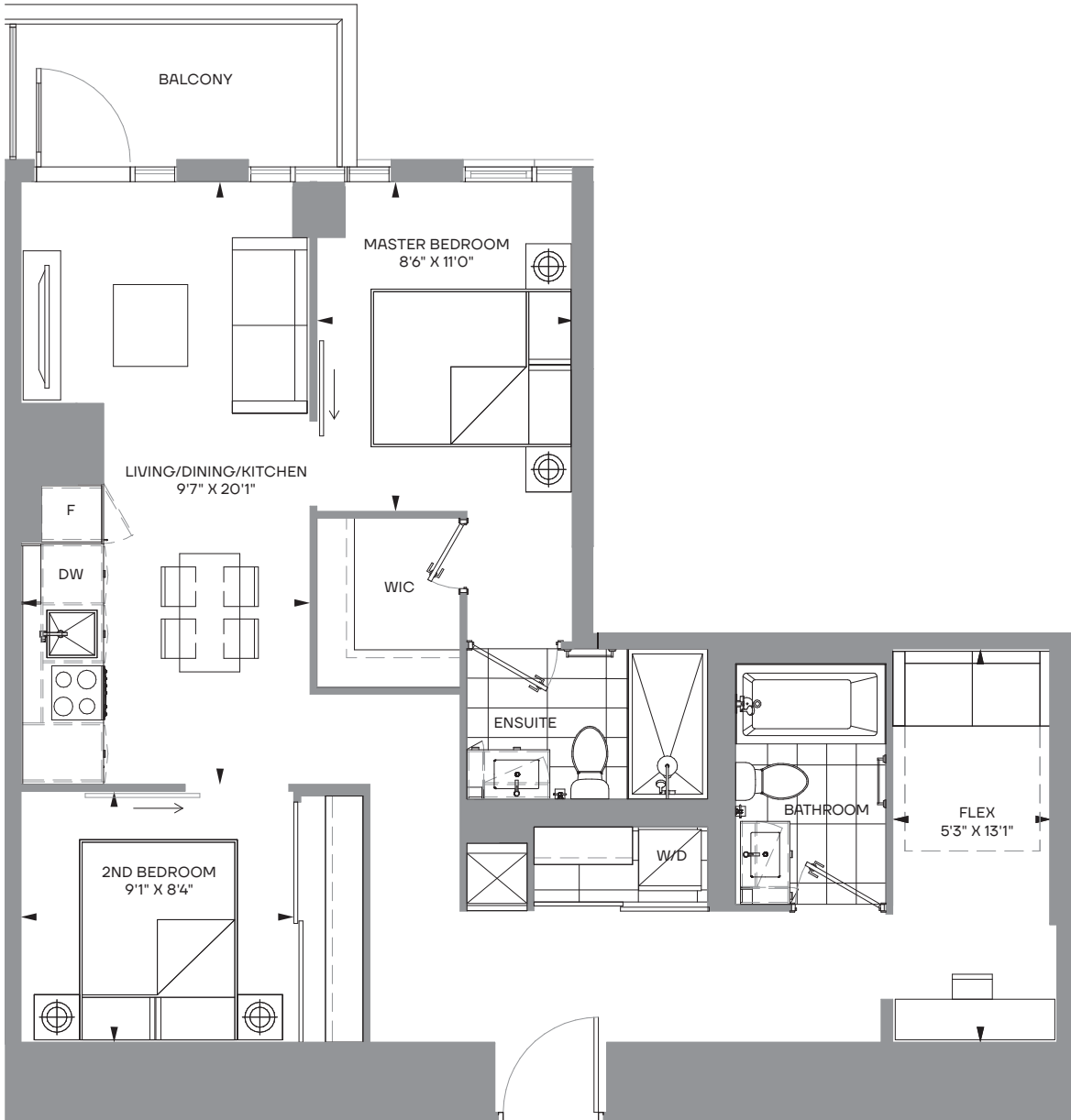
LEVEL 07

Type 3
Interior 878 s.f.
Exterior 102 s.f.
Total 980 s.f.

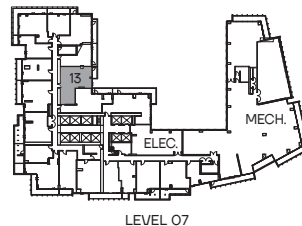
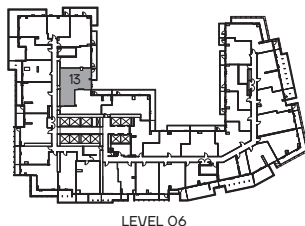
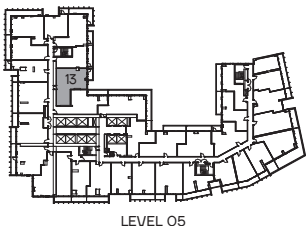
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. April 23, 2021



M CITY FOUR
CONDOMINIUMS



P-2F-D 2 bedroom + flex + 2 bath

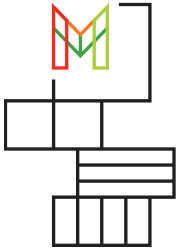


Type 1
Interior 877 s.f.
Exterior 61 s.f.
Total 938 s.f.

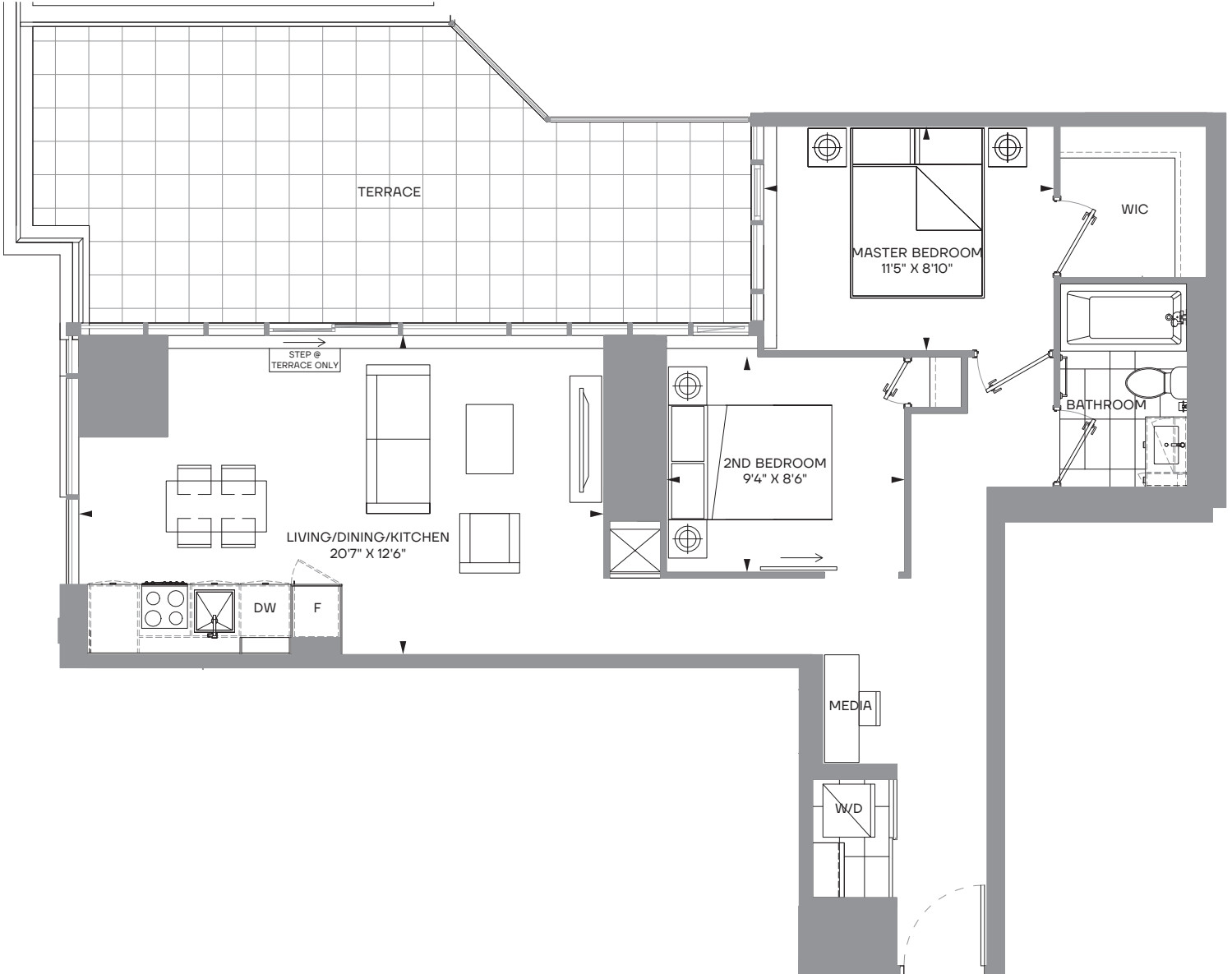
Type 2
Interior 877 s.f.
Exterior 61 s.f.
Total 938 s.f.

Type 3
Interior 877 s.f.
Exterior 61 s.f.
Total 938 s.f.

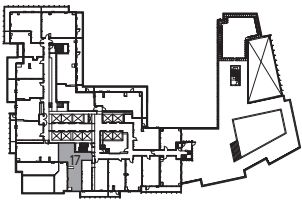
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. April 23, 2021



M CITY FOUR
CONDOMINIUMS



P-2M-P 2 bedroom + media



LEVEL 08

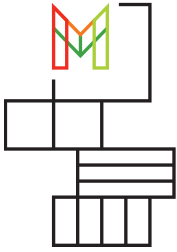
Type 1

Interior 843 s.f.

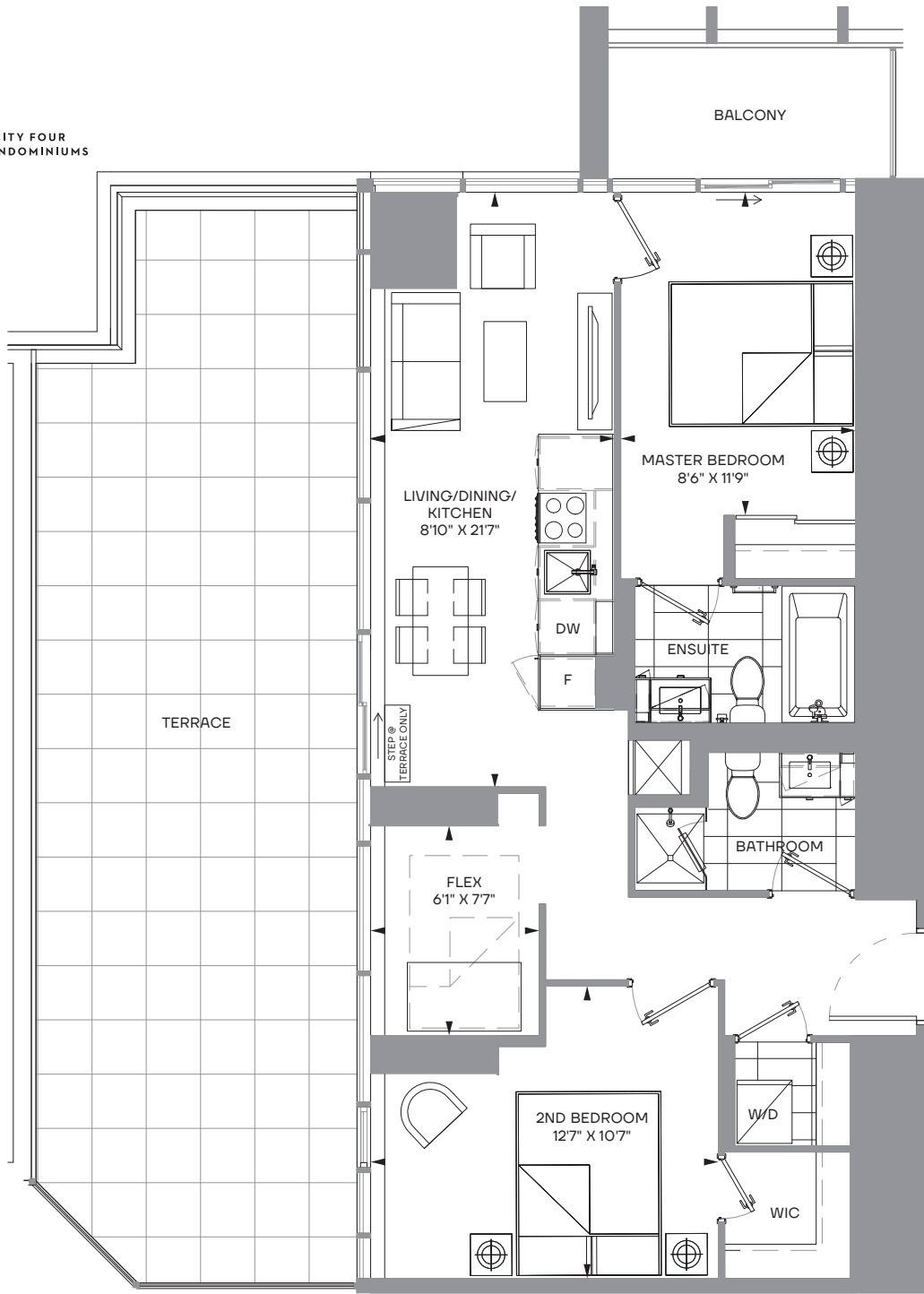
Exterior 282 s.f.

Total 1125 s.f.

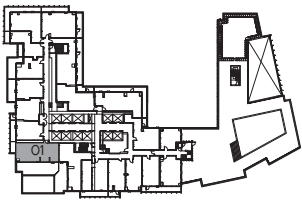
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. April 23, 2021



M CITY FOUR
CONDOMINIUMS



P-2F-L 2 bedroom + flex + 2 bath



LEVEL 08

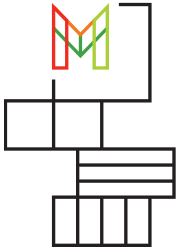
Type 1

Interior 799 s.f.

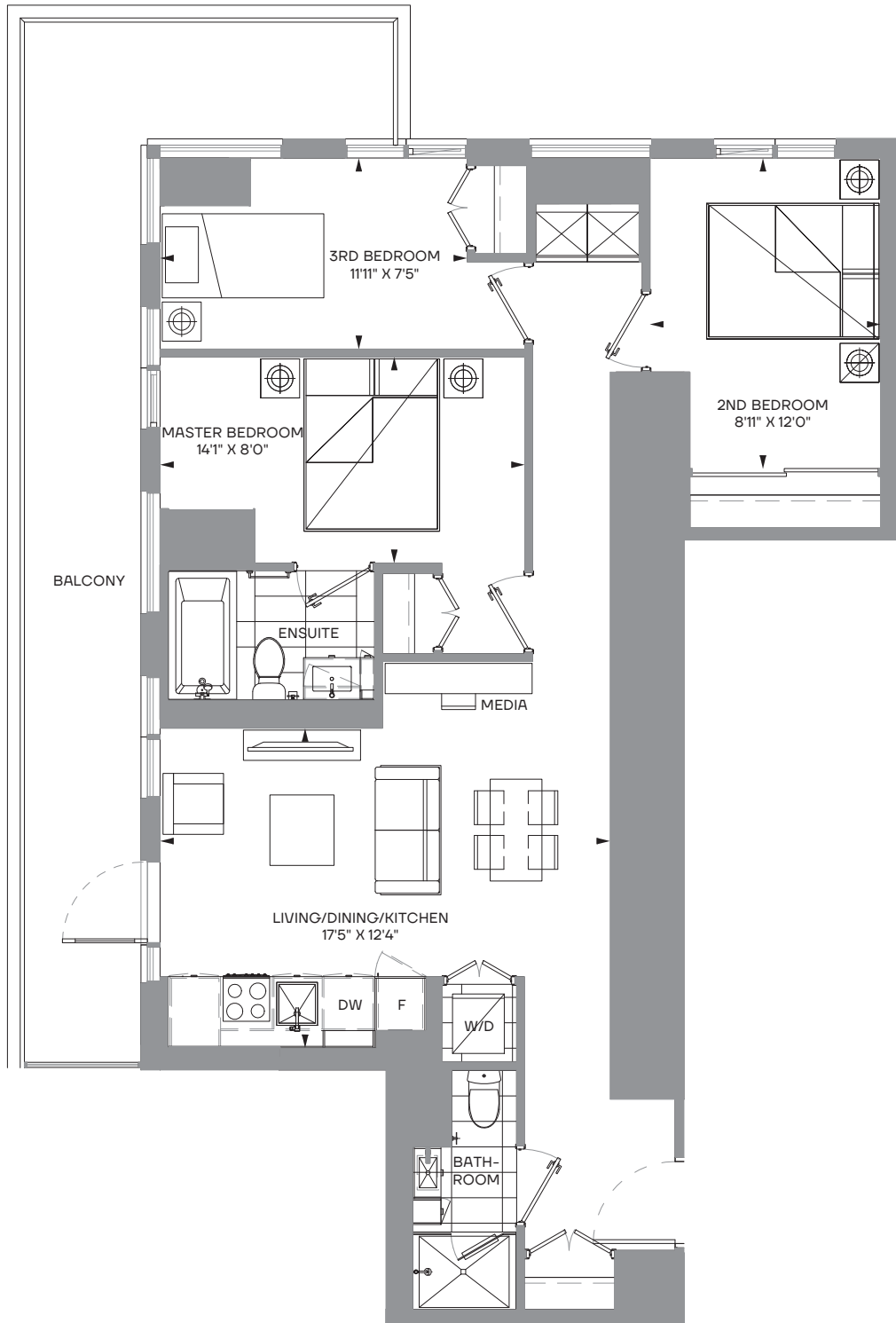
Exterior 430+56 s.f.

Total 1285 s.f.

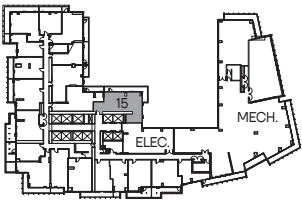
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. April 23, 2021



M CITY FOUR
CONDOMINIUMS



P-3M-A 3 bedroom + media + 2 bath



LEVEL 07

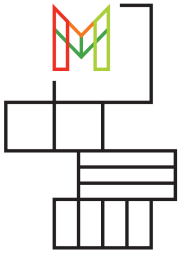
Type 1

Interior 980 s.f.

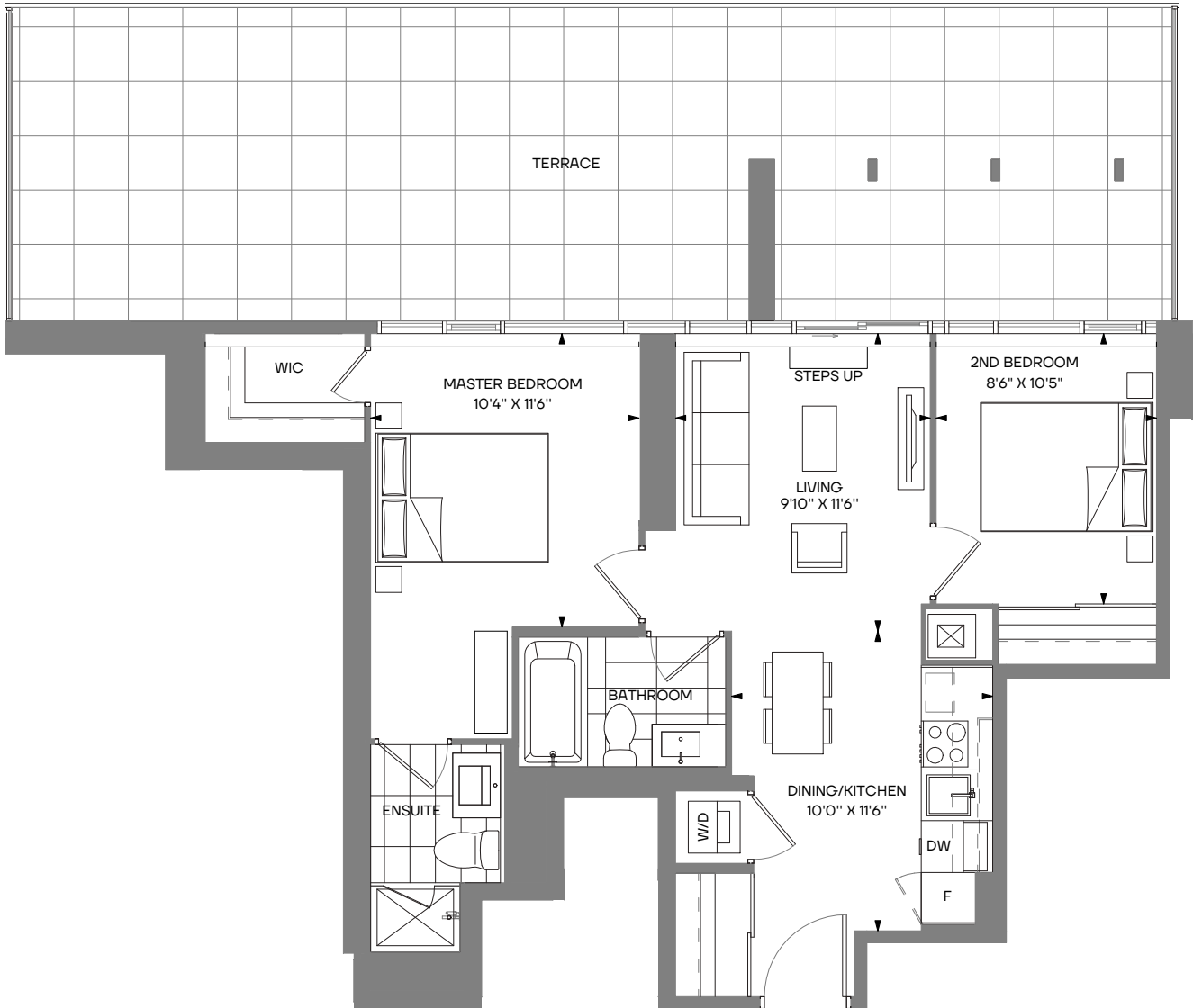
Exterior 273 s.f.

Total 1253 s.f.

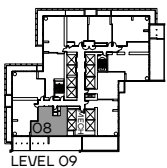
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. April 23, 2021



M CITY FOUR
CONDOMINIUMS

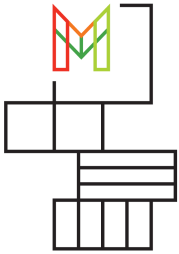


MONTEREY 2 bedroom + 2 bath

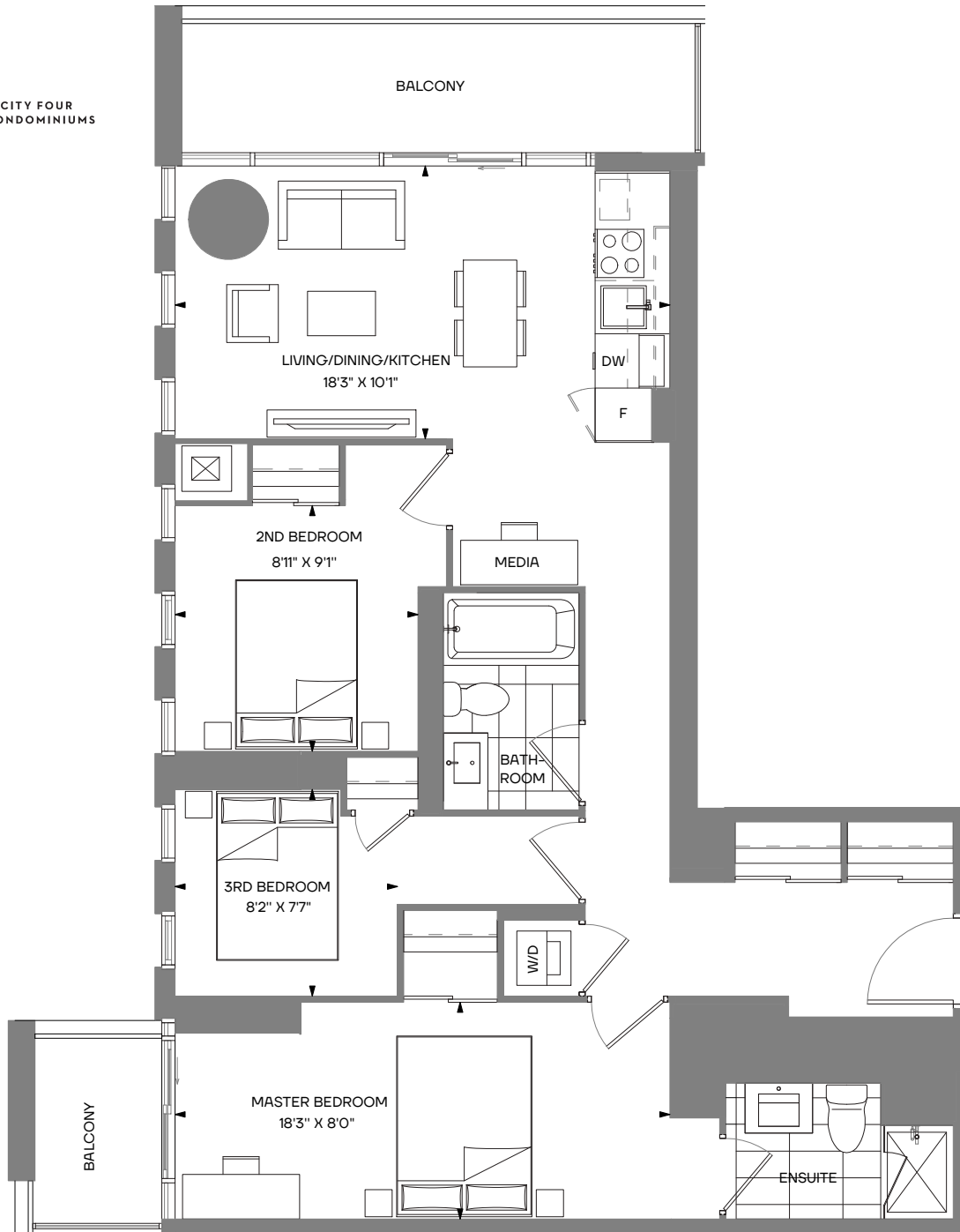


Type 1
Interior 742 s.f.
Exterior 537 s.f.
Total: 1279 s.f.

The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E.

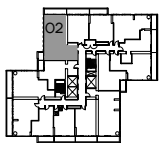


M CITY FOUR
CONDOMINIUMS



BASED ON 49TH FLOOR SUITE

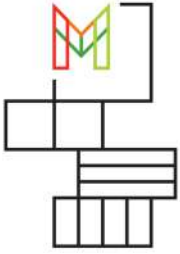
MARACAY 3 bedroom + media + 2 bath



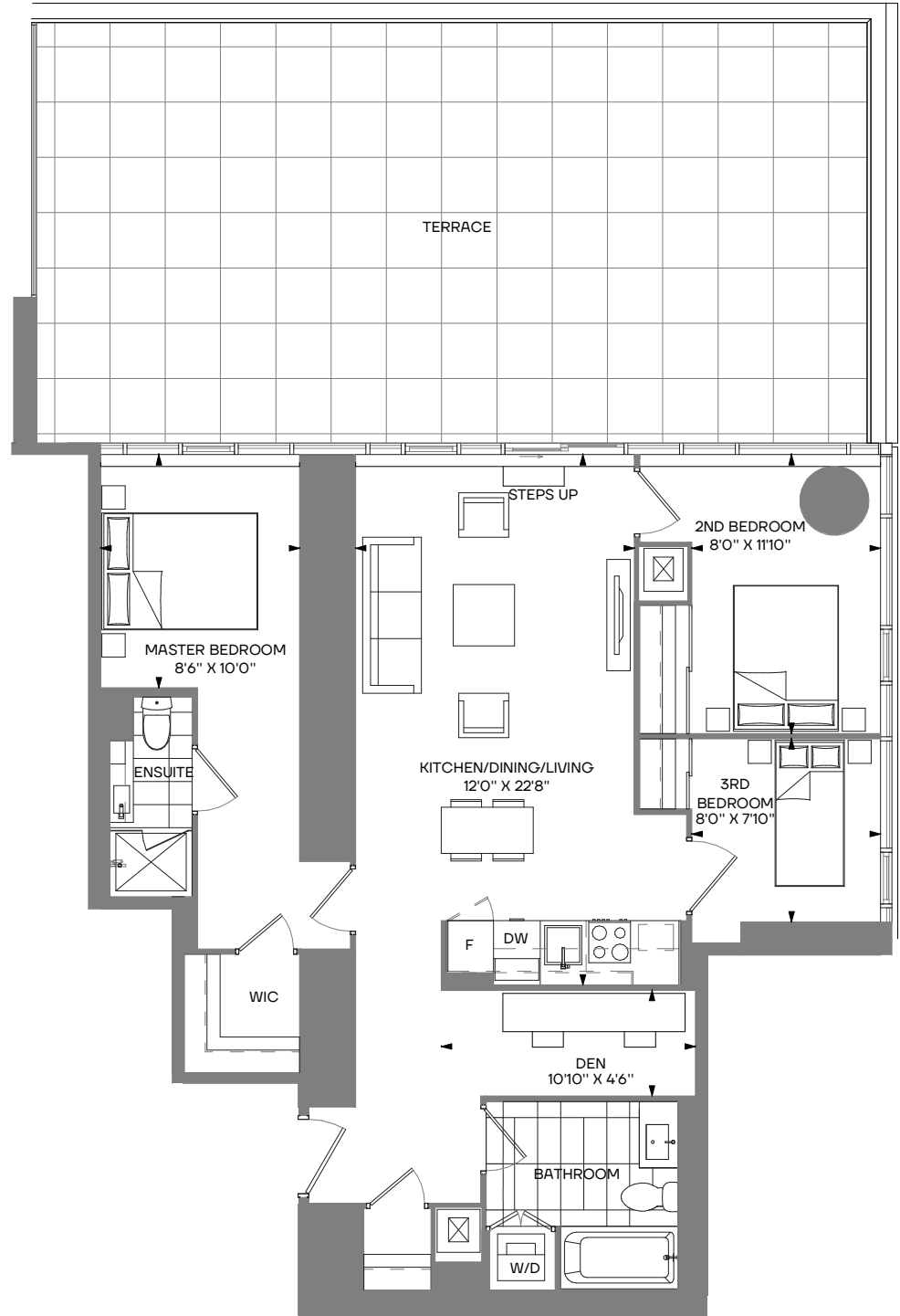
LEVEL 49-57,59-61

Type 1
Interior 935 s.f.
Exterior 37+103 s.f.
Total: 1075 s.f.

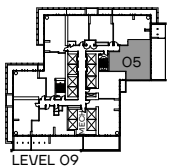
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E.



M CITY FOUR
CONDOMINIUMS



MONTE CARLO 3 bedroom + den + 2 bath



Type 1
Interior 1027 s.f.
Exterior 648 s.f.
Total: 1675 s.f.

The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E.