



M CITY 5 CONDOMINIUMS

EXCLUSIVE VIP BROKERS' HOT LIST*

PODIUM

MODEL	EXPOSURE	BED TYPE	BATH	APPROX. SUITE SIZE (SQ.FT)	STARTING FLOOR	VIP PRICE
P-S-517	N	STUDIO	1	517	3	\$639,900
P-1B-535	N	1B	1	535	5	\$661,900
P-1B+F+M-568	S	1B+F+M	1	568	4	\$700,900
P-1B+F-583	E	1B+F	2	583	6	\$733,900
P-1B+F+M-614	N	1B+F+M	1	614	6	\$741,900
P-1B+F-663	E	1B+F	2	663	3	\$759,900
P-1B+F-689	W	1B+F	2	689	3	\$789,900
P-2B+M-748	E	2B+M	2	748	3	\$885,900
P-2B+M-770	SW	2B+M	2	770	3	\$909,900
P-2B+M-803	W	2B+M	2	803	3	\$919,900
P-2B+D-806	S	2B+D	2	806	3	\$959,900
P-2B+F+M-893	SE	2B+F+M	2	893	3	\$1,035,900
P-2B+D-933	NE	2B+D	2	933	3	\$1,059,900
P-3B-963	NW	3B	2	963	5	\$1,100,900

TOWER

MODEL	EXPOSURE	BED TYPE	BATH	APPROX. SUITE SIZE (SQ.FT)	STARTING FLOOR	VIP PRICE
1B-464	S	1B	1	464	25	\$642,900
1B+F-477	W	1B+F	1	477	27	\$699,900
1B+F-537	W	1B+F	1	537	23	\$730,900
1B+F-590	W	1B+F	2	590	30	\$777,900
1B+F-555	E	1B+F	2	555	34	\$781,900
2B-699	SW	2B	2	699	9	\$906,900
2B-720	NW	2B	2	720	19	\$906,900
2B-746	SE	2B	2	746	13	\$950,900



**EXTENDED
DEPOSIT STRUCTURE**

\$5,000 bank draft
Balance of 5% in 30 days
5% in 180 days
5% in 370 days
5% in 540 days

Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

**CANADIAN NON-RESIDENT
DEPOSIT STRUCTURE**

\$5,000 on signing
Balance of 10% in 30 days
10% in 90 days
10% in 370 days
5% on occupancy

Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

MAINTENANCE FEE

Approx. \$0.64 per square foot
(Excluding utilities, Rogers Bulk Internet and Rogers Smart Community package)

OCCUPANCY COMMENCING

January 26, 2026

PARKING

\$50,000

Parking currently available for units 535 sf and larger. All other units will be waitlisted

PARKING MAINTENANCE

\$49.95/month

LOCKER

\$5,000

Lockers currently available for units 567 sf and larger. All other units will be waitlisted

LOCKER MAINTENANCE

\$22.95/month

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

SUITE FEATURES

M5 will feature an array of stunning interior finishes including vinyl flooring in all living areas & bedrooms, ceiling height of approximately 9 ft. The kitchens feature Cecconi Simone custom designed cabinetry as well as quartz countertops, porcelain backsplashes, under-mount stainless steel sinks with single lever chrome faucets & 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

With a geometry of black and white forms creating a grid-like pattern, M5 is a 36 storey metal and glass tower with 6-storey masonry-clad podium designed by IBI Group. Interiors designed by Cecconi Simone Inc. Four elevators for residents' convenience. A luxurious lobby with 24hr. concierge with a fireplace and lounge seating. Residents and their guests can enjoy M5's amenities such as outdoor lounge with a water sculpture and hot plunge pool. Fitness center, virtual fitness studio, spin studio and outdoor yoga area. Hammam Steam Bath, Individual Infrared Saunas. Treatment Room, Zen Lounge, Meditation Room. Media Lounge and Sitting Room. Dining Room and Event Space. Kid's splashpad outdoor play area and indoor kid's playground. Outdoor amenity terrace with multiple lounge areas, firepits, BBQs and private dining areas and hammock.