

EXCLUSIVE ALLOCATIONS OF SUNNY SHARMA

PODIUM SUITES*

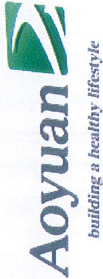
SUITE	MODEL	BED TYPE	APPROX. SUITE SIZE (Square Feet)	VIEW	PRICE
419	2B-O-M N	2B	681	N	\$614,900
625	2BD-AI-M	2BR+D	759	E	\$665,900
340	2B-E	2B	868	NW	\$745,900

Subject to availability. Premiums apply to floors & view. Please speak to sales representative for details.

*Please see a Sales Representative for details. All prices, incentive, figures and materials are preliminary and are subject to change without notice E. and O. E. October 11, 2018

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E

M2M Sales Presentation Centre is located at 5851 Yonge St, Toronto, Ontario, M2M 3T9
Phone: 416-901-2720 Email: m2m@bakersales.info



**M2M
CONDOS**

YONGE & FINCH

**V.I.P. PLATINUM RELEASE
OCTOBER 11, 2018**

FALL RELEASE SUMMARY

EXTENDED DEPOSIT STRUCTURE

\$10,000 with APS,
Balance to 5% in **30** days,
5% in ~~90 days~~ **120** days,
5% in ~~180 days~~ **320** days,
5% in ~~270 days~~ **500** days,
1% on Occupancy

**INTERNATIONAL 35%
DEPOSIT STRUCTURE**

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

PARKING

\$52,000
Parking available for suites
600 sq. ft. and larger only.

PARKING UPGRADES

EV Upgrade, additional \$7,500

LOCKER

\$2,800 (Value \$5,000)

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

OCCUPANCY COMMENCING:

Spring 2022

*FREE Assignment

TAXES

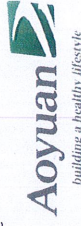
Estimated at approximately
1% of Purchase Price

Prices Include H.S.T.



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M2M Condo Presentation Lounge is located at 5851 Yonge St. Toronto, Ontario, M2M 3T9
Phone: 416-322-1667 Email: m2m@bakersalesinfo



**M2M
CONDOS**
YONGE & FINCH

Two Bedrooms

Connection Suites

Unit 2B-O-M

Suite: 681 sq. ft.

Balcony: 50 sq. ft. / 103 sq. ft.

Total: 731 sq. ft. / 784 sq. ft.



Dimensions, specifications, finishes and materials are approximate only and are subject to change without notice. The dimensions may vary. Window size and location may vary. Actual usable floor space may vary from stated size. Balcony and terrace areas are approximate and not included in net suite area. The Owner acknowledges that the actual unit purchased may be a reference about the plan shown. See Unit's Representative for full details. E.O.E.

**M2M
CONDOS**

YONGE & FINCH

Two Bedrooms + Den

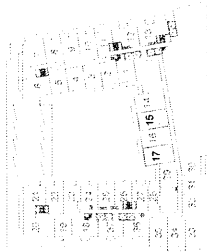
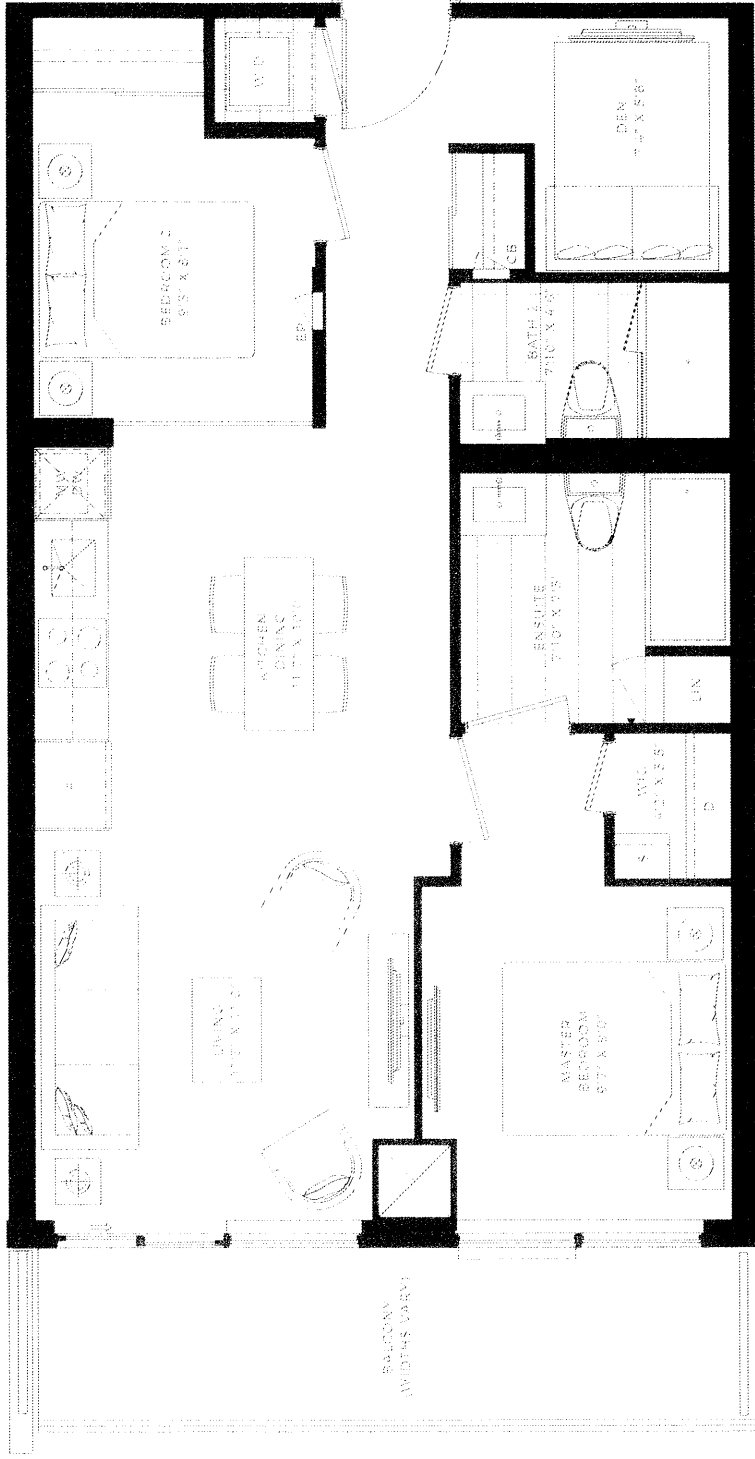
Connection Suites

Unit 2BD-AI-M

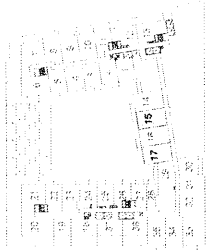
Suite: 759 sq. ft.

Balcony: 50 sq. ft.

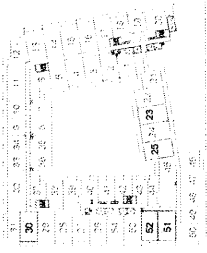
Total: 809 sq. ft.



L8



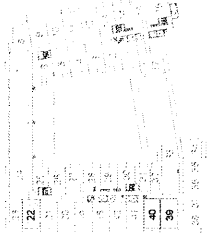
L7



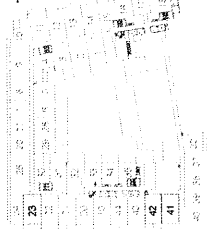
L6



L5



L4



L3



Dimensions, specifications, layouts and materials are shown here only and are subject to change without notice. The patterns may vary. Windows size and location may vary. Actual usable floor areas may vary from stated floor area. Balcony and terrace area is approximate and not included in the suite area. The enclosed balconies that may be used for outdoor may be subject to change. See Sales Representative for full details. B & O E

M2M
CONDOS

YONGE & FINCH

Two Bedrooms

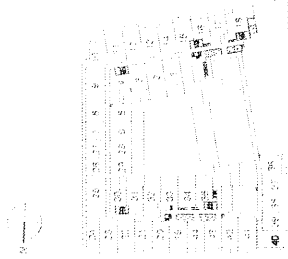
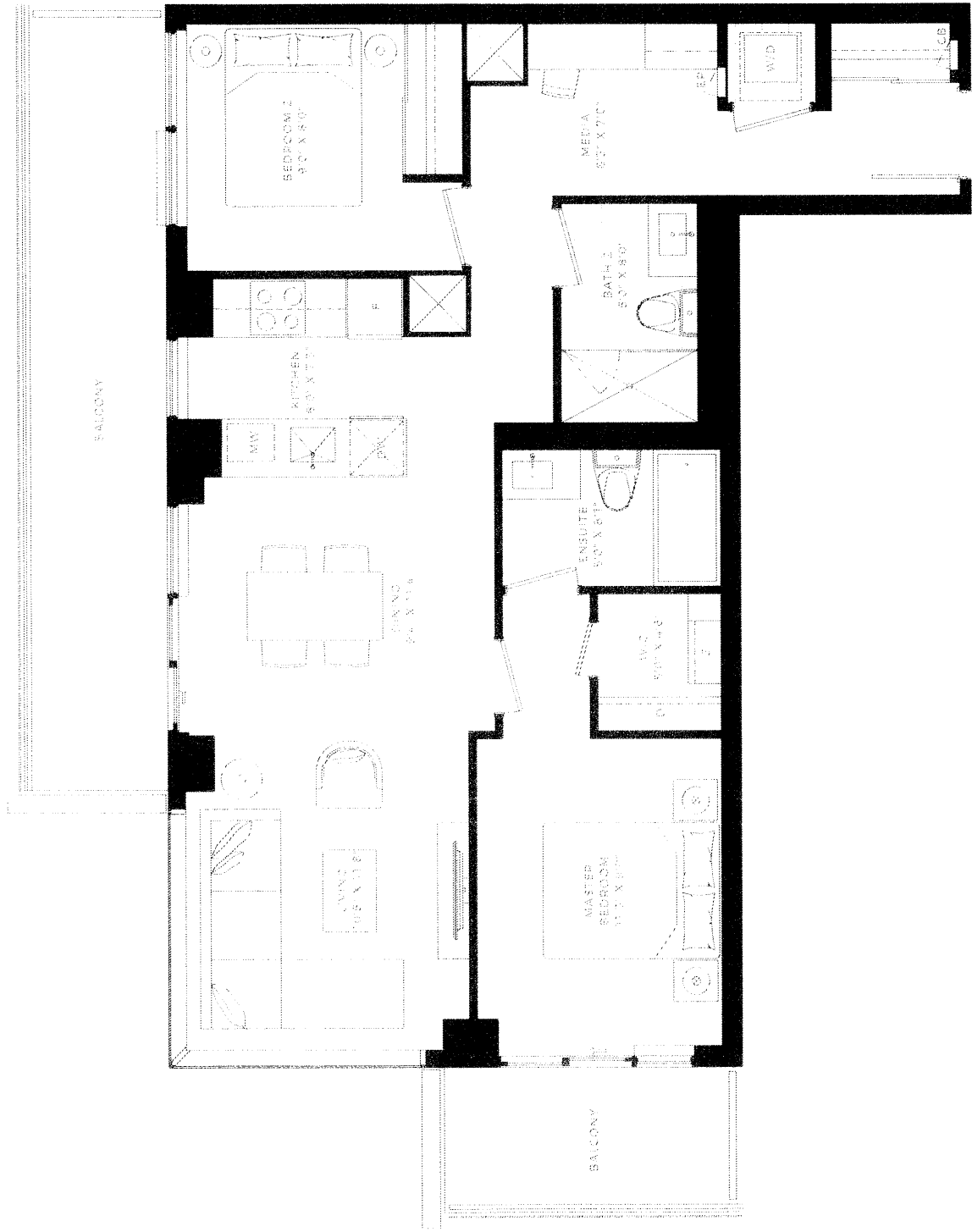
Yongeside Suites

Unit 2B-E

Suite: 868 sq. ft.

Balconies: 140+50 sq. ft.

Total: 1058 sq. ft.



13-16

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M2M CONDOS

YONCE & FINCH

V.I.P. PLATINUM RELEASE
OCTOBER 11, 2018

SUITE FEATURE HIGHLIGHTS

- 9 ft. high ceiling with smooth painted finish
- Individual on demand control of heating and air conditioning all year round
- Suites with internal bedrooms include M2M switchable smart glass for added privacy**
- Wide plank laminate flooring with acoustic underlay
- Designer cabinetry with a wide selection of finishes, choice of hardware, soft close drawers, extended height uppers, and undercabinet lighting
- Caesarstone quartz composite countertop*
- Professional style undermount sink*
- Tall backsplash with choice of tile*
- Five European built-in appliances; including fridge, dishwasher, and hood fan with cabinet panels; plus built-in microwave with trim kit**
- 27" European high efficiency stackable washer and dryer
- Spa inspired rain head showers and handheld showers on slide bar
- Large format porcelain bath floor and wall tile*
- Walk-in showers include frameless glass enclosure with door**

AMENITY FEATURES

- Lobby with lounge area, 24 hour concierge, mail and parcel handling with refrigeration
- Pet spa
- Business centre with boardroom
- Wellness amenity area includes:
 - A two-storey fitness centre opening with access to a landscaped courtyard garden
 - Yoga studio, outdoor yoga deck, weight training and cardio equipment
 - His/hers change rooms complete with saunas
- Children's amenity conveniently located adjacent to the fitness centre with play area
- Private movie theatre and games room
- Infinity edge pool complete with change rooms and lockers
- Landscaped terrace with outdoor lounge, BBQ's and seating areas
- Two indoor party room facilities complete with lounge, kitchen, and private dining room
- Three furnished guest suites

*as per builder's samples ** as per applicable plan *** subject to availability

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 notice; 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 1.1(e) 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&OE.

