

The
DAWES

CONDOMINIUMS
EAST *of* MAIN

MARLIN
SPRING

MARLIN SPRING

Marlin Spring is a fully integrated real estate company that strategically acquires, develops, constructs, and repositions assets throughout North America with a mission to deliver exceptional Real Estate value to all its stakeholders with an uncompromising adherence to its core values.

The award-winning company brings a fresh, innovative, and vibrant energy to the rapidly changing world of residential real estate. With a team of over 100 Real Estate Professionals, Marlin Spring produces inspiring, forward-thinking, and imaginative communities.

Marlin Spring has a diversified development portfolio of low, mid, high-rise, and mixed-use projects in prime locations throughout the GTA. From boutique condominiums to townhome developments in various locations across the region, Marlin Spring has products to suit everyone's needs.

Their current portfolio includes sought-after communities located in Danforth Village/Upper Beaches, The Beach, Stockyards, The Junction, Vaughan, Oshawa, and Markham.

MARLIN SPRING



- Ranked No. 1 Fastest Growing Company in Canada by Canadian Business
- 45+ Projects
- 8,000 + development units
- 7 Billion project completion value
- 13 Million Sq. Ft. of GFA
- 6 projects under construction (Archetto, Ivylea, Symphony Towns, The Tailor, Stockyards District Residences, and House of Assembly)

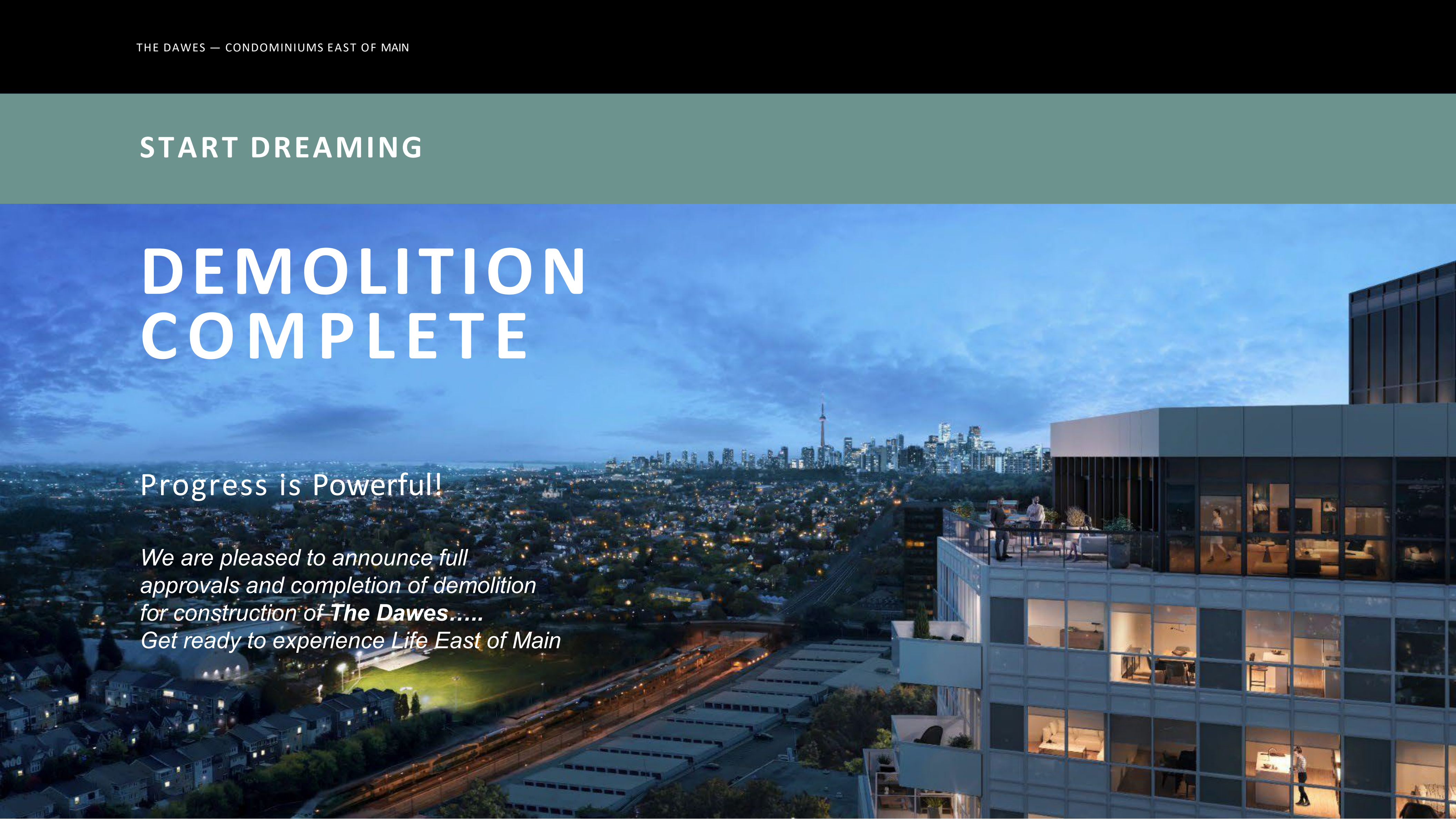
START DREAMING

DEMOLITION COMPLETE

Progress is Powerful!

*We are pleased to announce full
approvals and completion of demolition
for construction of **The Dawes**.....*

*Get ready to experience **Life East of Main***

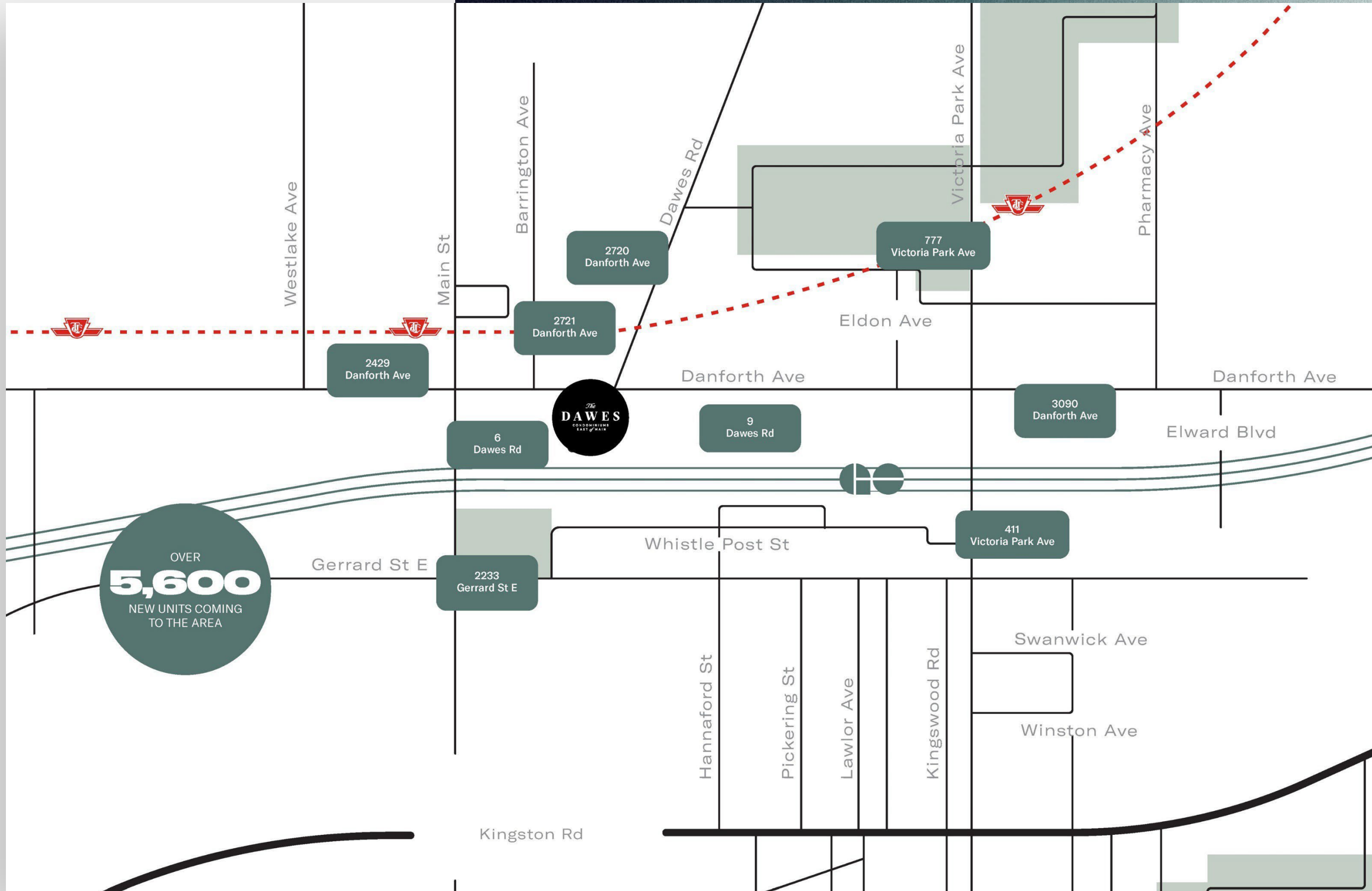


East of Main



Located at **10-30 Dawes Road** in Danforth Village this community consists of two residential towers connected by a 6-storey podium totalling 631 residential units

- South Tower at 38 storeys high with 378 units
North Tower at 24 storeys high with 253 units, an intensification that will create approx. 631 suites.
 - Over 17,000 sq.ft, of Retail and Office Commercial Space.
 - Over 11,000 sq.ft. of Daycare in the adjacent Heritage Building.
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95 Transit Score
96 Walk Score
91 Bike Score

- 600m from Main Subway station
- \$1,600 average psf of Toronto projects launched within 600m from the 2 subway lines
- 7 min walk to Main Street TTC Subway station
- 8 min walk to Danforth GO Station
- 13 min drive to the DVP
- 16 min drive to HWY 401
- 5 stops to the Future Danforth & Pape Ontario subway line
- 20 min ride to the Yonge & Bloor subway station
- 22 min Go Train ride to Union station

Overall average \$psf of The Dawes is just under \$1,300

Average \$psf of projects launched this year within 600m from the subway line is approximately \$1,790

NORTH PODIUM				
BED	SIZE RANGE		PRICE RANGE	AVERAGE \$PSF
1B	447sf	531 sf	\$590,900 - \$685,900	\$1312 psf
1B+D	515 sf	737 sf	\$701,900 - \$840,900	\$1225 psf
2B	595 sf	710 sf	\$789,900 - \$866,900	\$1249 psf
3B	1055 sf	1055 sf	\$1,207,900 - \$1,263,900	\$1159 psf
AVG.				\$1232 psf

SOUTH TOWER				
BED	SIZE RANGE		PRICE RANGE	AVERAGE \$PSF
STUDIO	367 sf	367 sf	\$519,900	\$1369 psf
1B	437 sf	593 sf	\$647,990 - \$769,990	\$1449 psf
1B+D	562 sf	582 sf	\$686,990 - \$800,990	\$1270 psf
2B	588 sf	786 sf	\$801,990 - \$977,990	\$1265 psf
3B	1003 sf	1036 sf	\$1,064,990 - \$1,198,990	\$1126 psf
AVG.				\$1330 psf

AMENITIES MAP

PARKS

1. Dentonia Park
2. Ted Reeve Community Arena
3. Ted Reeve Baseball Park
4. Dentonia Park Golf Course

TRANSIT

1. Main Street
2. Victoria Park
3. Danforth Go Station

RESTURANTS & CAFES

1. Beach Hill Smokehouse
2. Camino Bistro
3. Len Duckworth's Fish & Chips
4. Golden Pizza
5. Red Tape Brewery
6. Nom Nom Nom Cupcakery
7. The Grover Pub
8. Kibo Sushi House - Upper Beach
9. Fearless Meat
10. Nishita Farm Fresh
11. The Porch Light

SCHOOLS

1. Blantyre Public School
2. Balmy Beach Community School
3. Presteign Heights Public School
4. Birchmount Park Collegiate Institute
5. Neil McNeil High School
6. Selwyn Public School
7. Courcelette Public School

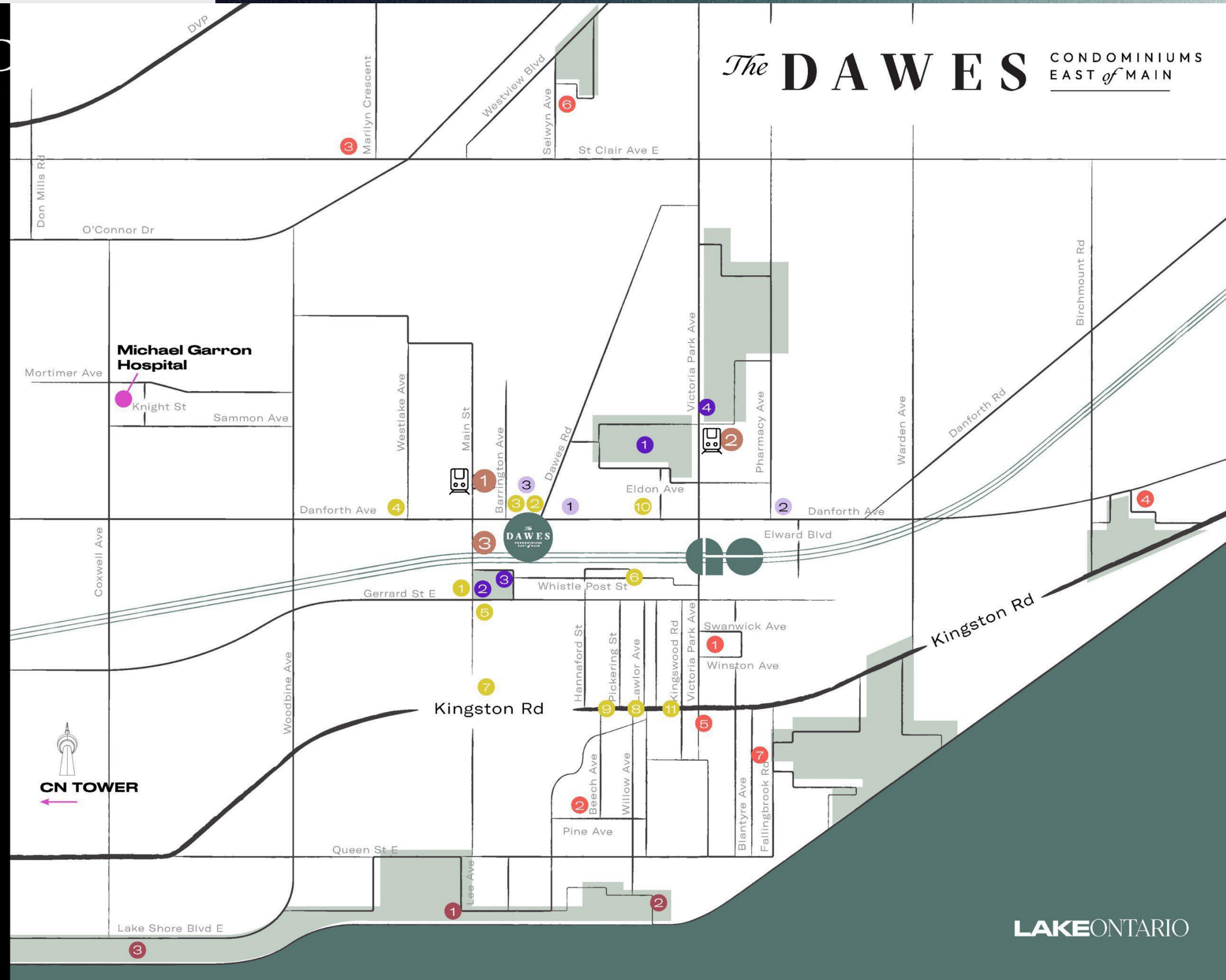
BEACHES

1. The Beaches
2. Balmy Beach Park
3. Woodbine Beach

ARTS & CULTURE

1. Comedy Bar Danforth
2. Long & McQuade Musical Instruments
3. Areej Artists Centre inc

Brokers Protected. Prices and specifications are subject to change without notice. Illustrations are artist's concept. E. & O.E.



- 7 min drive to Greek Town
- 8 min drive to The Beaches
- 2 min walk to Danforth Village
- Less than 10 minute walk to 5 area parks such as the Dentonia Park- 7 min walk, Taylor Creek park - 9 min walk Maryland Park 5 min walk, Goodwood Park 9 min walk, Coleman Park 5 min.
- 9 min walk to Shoppers World
- 30 min ride to Toronto Eaton Center

Over **27,000** Sq. Ft. of Indoor and outdoor amenity space located on floors 1,3,4,5 and 7.

- Residents Lobby with 24 HR Concierge
- Parcel Rooms
- 2-storey Fitness Studio: weights, machines, spin, yoga, boxing
- Kids' Area: indoor and outdoor
- Indoor Dining
- Screening Room
- Social Lounge
- Co-work
- Games room
- Art/Maker Studio
- Meeting Room
- Library Lounge
- Pet Wash
- Outdoor Dining
- Outdoor BBQ
- Outdoor Lounge







CO-WORK LOUNGE



GAMES ROOM



KITCHEN/ LIVING

- Approximate ceiling height +/-9' with smooth finish
- Custom designed kitchen with designer curated quartz countertop
- Contemporary Kitchen backsplash with stainless steel undermount sink
- Stainless Steel Appliances which include 24" fridge, 24" freestanding range and 30" OTR microwave; 24" panel-ready dishwasher
- Bathroom vanity with quartz countertop and undermount sink
- Frameless clear glass shower partition or door (as per plan)



SOCIAL LOUNGE



CLIENT INCENTIVES



FREE ASSIGNMENT

Legal Fees & HST* applies
(Value of \$5,000)

REDUCED DEVELOPMENT CHARGES AND LEVIES

1B+D and Smaller - ~~\$18,000~~ \$15,500
2B and Larger - ~~\$21,000~~ \$18,500

RIGHT TO LEASE DURING INTERIM OCCUPANCY

(\$1,500 Legal Fees & HST* applies)