

The
DAWES

CONDOMINIUMS
EAST *of* MAIN



MARLIN
SPRING

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Marlin Spring is transforming Danforth Village with a modern residential opportunity.

Residents will experience some of the best transit in the city in this evolving neighbourhood, with everything they need for great day and nightlife just a short walk away.



38 & 24
631

Storeys connected by a 6-Storey Podium
Residential Units

17,000 sq.ft.
11,000+ sq.ft.
27,000

Retail & Office Commercial Space
Daycare Space in the Heritage Building
Indoor / Outdoor Amenity Space

Over 27,000 sq.ft of indoor and outdoor amenity space over 5 floors.

1st Floor:

- Parcel Rooms
- Pet Wash
- Residents' Lobby
- Kids' Area: indoor and outdoor

3rd Floor:

- 2-Storey Fitness Studio: weights, machines, spin, yoga, boxing

4th Floor:

- 2-Storey Fitness Studio: weights, machines, spin, yoga, boxing



Illustrations are artist's concept. E. & O.E.

5th Floor:

- Games room
- Social Lounge
- Art/Maker Studio
- Indoor Dining
- Co-work

7th Floor:

- Outdoor Dining
- Outdoor BBQ
- Outdoor Lounge
- Library Lounge
- Meeting Room
- Screening Room

DEFINING YOURSELF

AMENITIES MAP

The DAWES CONDOMINIUMS EAST of MAIN

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. Courcellette Public School

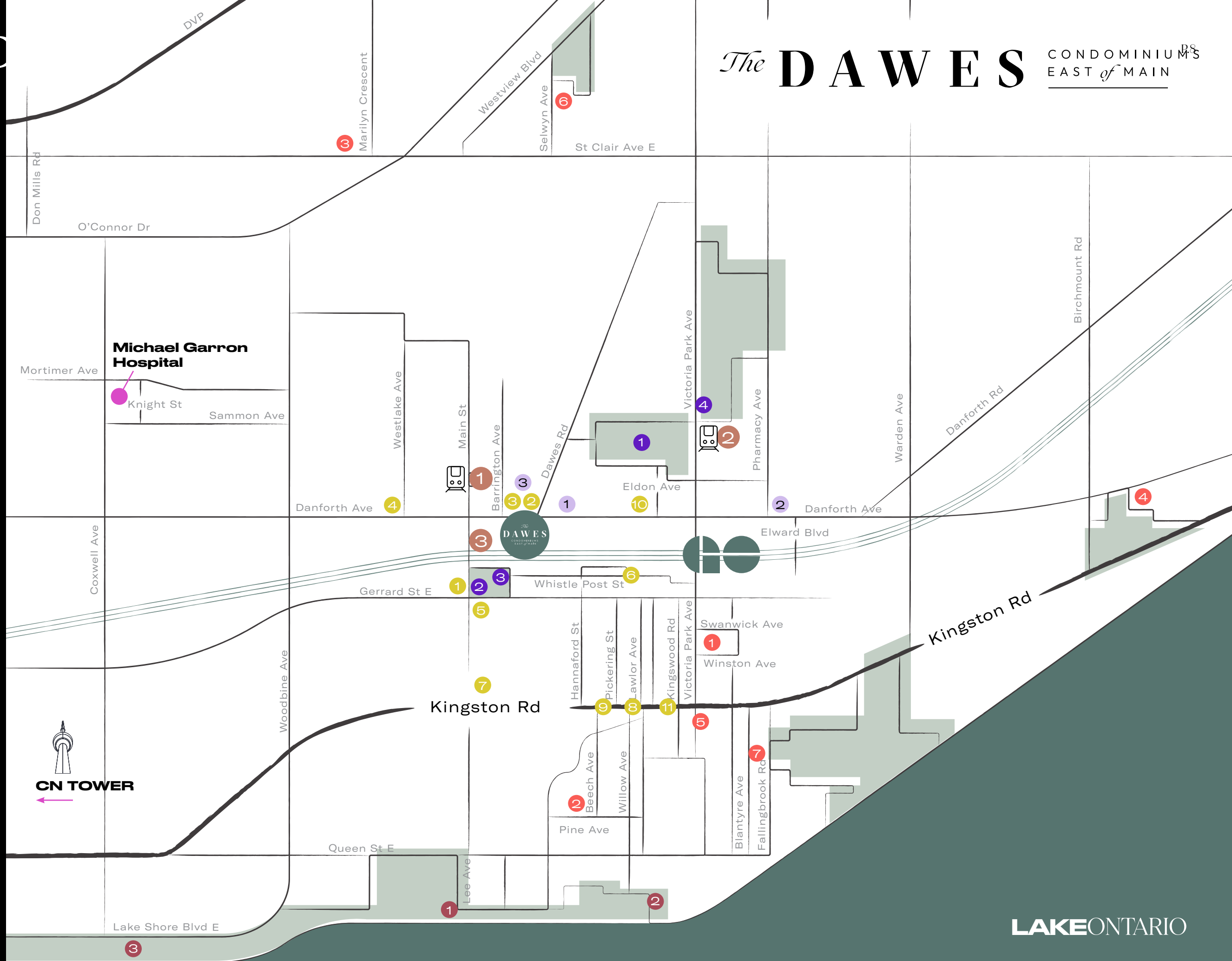
BEACHES

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.



WHY INVEST IN THE GTA

30%

projected population growth

800.000

800,000 people moving to Toronto by 2030

17%

average resale condo price increase y/y2

21%

average increase in condo sales y/y3

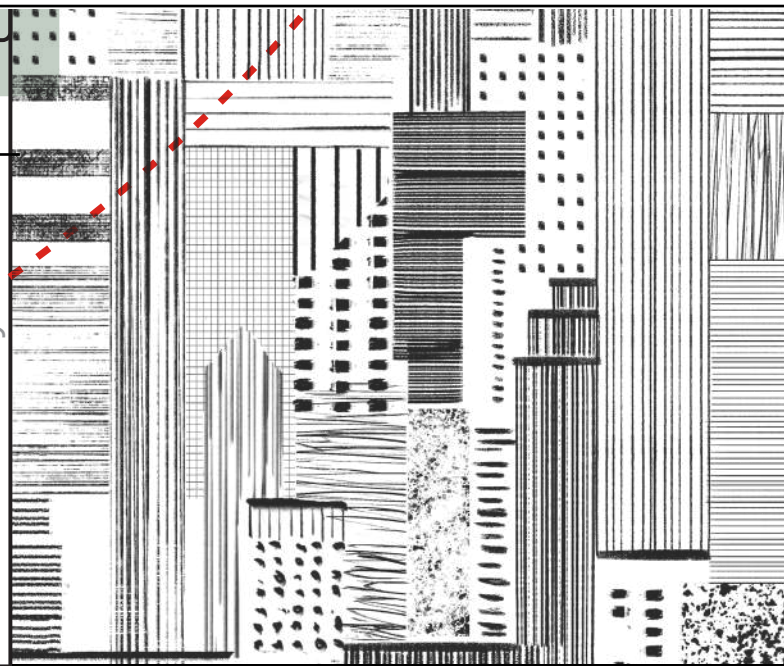
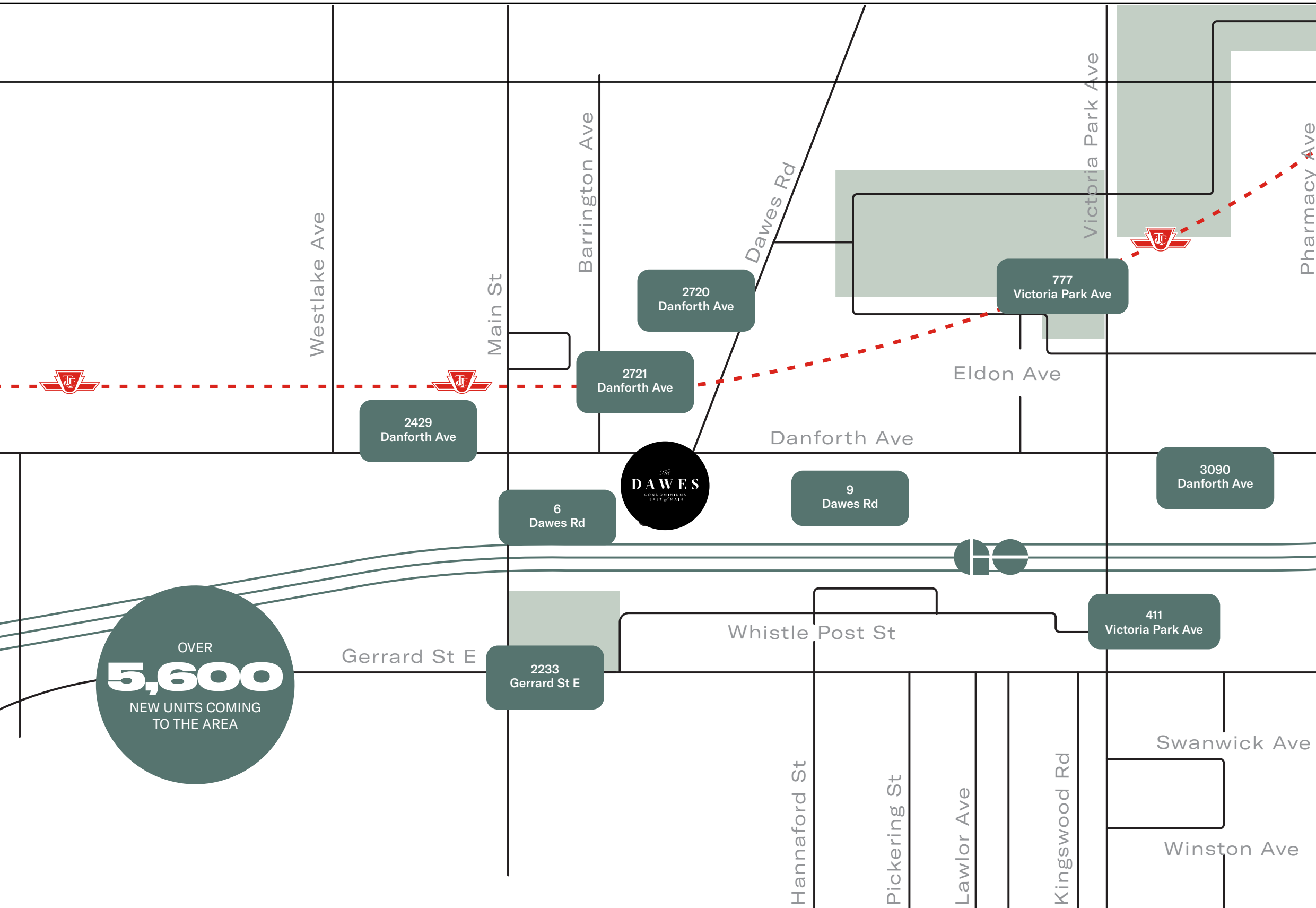
15%

average increase in condo rental price y/y4



WHY DANFORTH VILLAGE

IS A SMART MOVE



The Dawes is the first high rise residential project among the 5600 new residential units coming to Danforth Village.

5,500 sq. ft.
new Community Hub

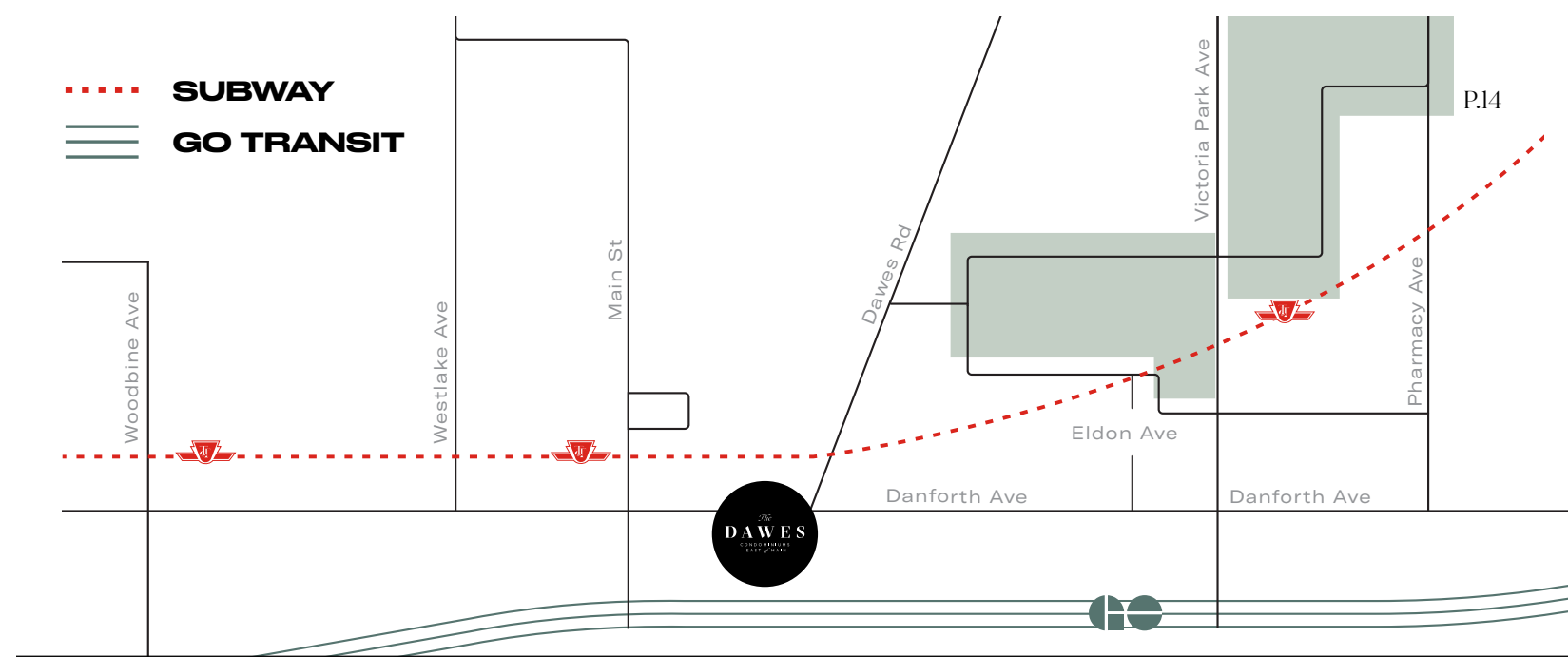
20,000 sq. ft.
Redevelopment library on Dawes Rd.

WHY the DAWES IS 2022's BEST INVESTMENT


 Transit Score
95


 Walk Score
96


 Bike Score
91




02 min.
 Danforth Village


06 min.
 Danforth Go Station



07 min.
 Main St.
 (TTC Subway Station)


13 min.
 Don Valley Parkway


16 min.
 Highway 401


20 min.
 Downtown Toronto


22 min.
 Union Station


20 min.
 Yonge & Bloor
 (TTC Subway Station)

Education
16 min.
 to University of Toronto – St. George Campus

19 min.
 to Ryerson University

(From Main St. TTC Subway Station)

The Dawes is home to the city's best transit, green spaces, and growth.

The Dawes is close to some of the city's best transit and green space, and the proximity to Danforth GO Station, Main Street TTC Subway Station, and major arterial roads means residents can get to the places they want to go fast.



The Dawes

THE TEAM

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.



ARCHITECT



IBI Group is a global firm of architects, engineers, designers and technology professionals who create vibrant, livable and sustainable urban environments. IBI Group Architects are recognized leaders in residential, hospitality, retail and mixed-use design. Under the leadership of Design Principal and Global Director of Buildings, Mansoor Kazerouni, IBI has designed many of Toronto's exclusive condominium developments. The firm is currently working in major cities across Canada, the United States, the UK, Middle East and India.

INTERIOR DESIGN



U31 is an award-winning interior architecture and design studio led by creative principals, Kelly Cray, Neil Jonsohn and financial principal, Nancy Dyson. The firm focuses on diverse commercial, residential and hospitality projects for clients across the globe, including luxury homes and large scale mixed-use developments. With over twenty years of industry experience, U31 continuously challenges convention, while seeking to satisfy clients needs and rise above expectations.

SALES TEAM



Baker Real Estate has specialized in the sales and marketing of new home master-planned communities, including condominiums, townhomes, and single-family homes, as well as hotel condominiums and resort properties, operating in all four corners of the globe. Baker Real Estate has worked with extraordinary clients and visionary teams to create lasting value. We bring innovation, expertise, and unparalleled experience to every new challenge. From our record-breaking sell-outs to our innovative technologies and unmatched expertise, Baker has always taken the lead role.

Ranked No.1
Fastest Growing
Company in Canada by
Canadian Business

45
Projects

8000
Development Units

7 Billion
Project
Completion value

13 Million
Sq. Ft. of GFA

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DEFINE YOUR SPACE