

*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.

**1<sup>st</sup> Floor:**

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

**3<sup>rd</sup> Floor:**

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

**4<sup>th</sup> Floor:**

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



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

**5<sup>th</sup> Floor:**

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

**7<sup>th</sup> 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

## RESTAURANTS & 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

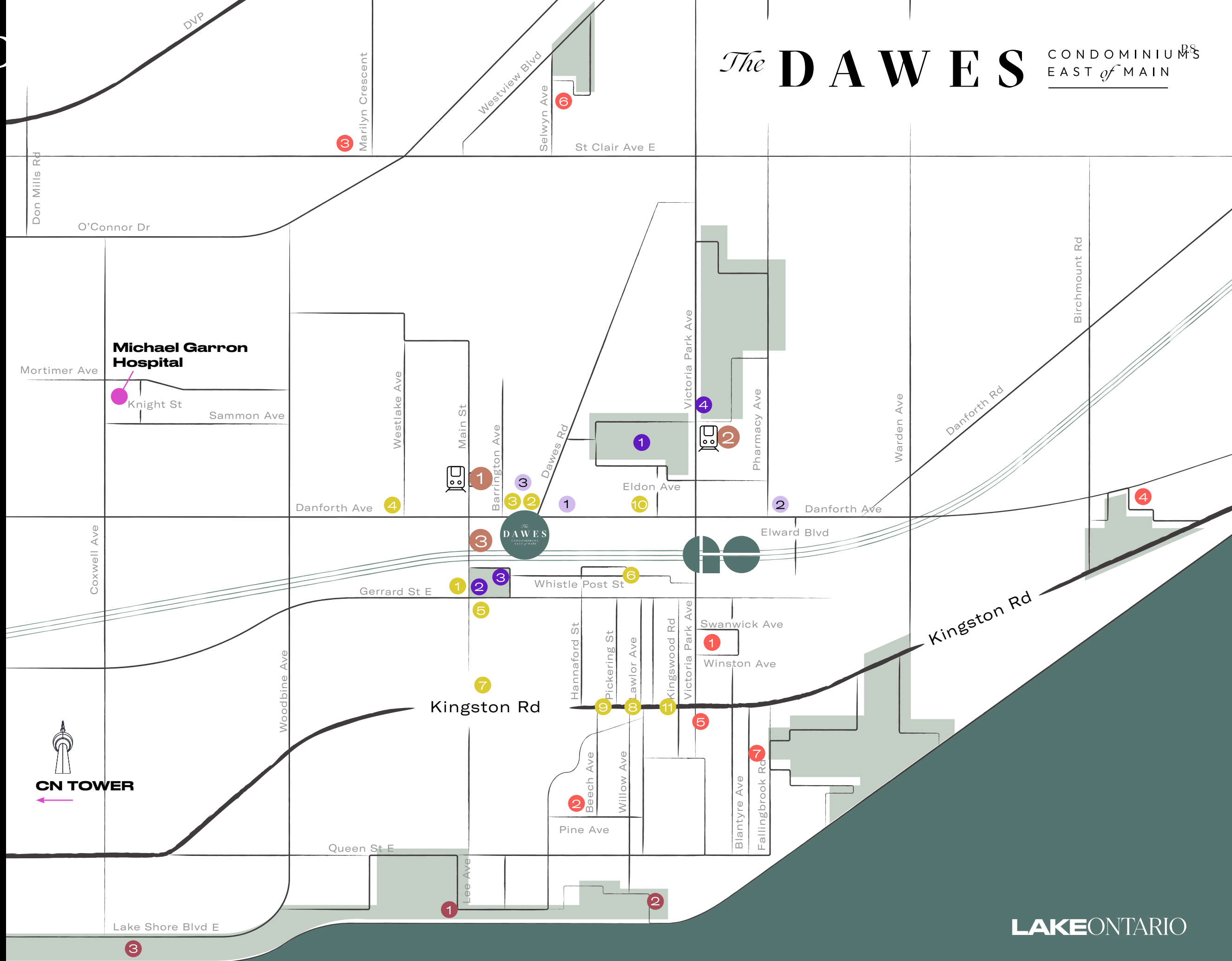
## BEACHES

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.



LAKEONTARIO



# 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%**

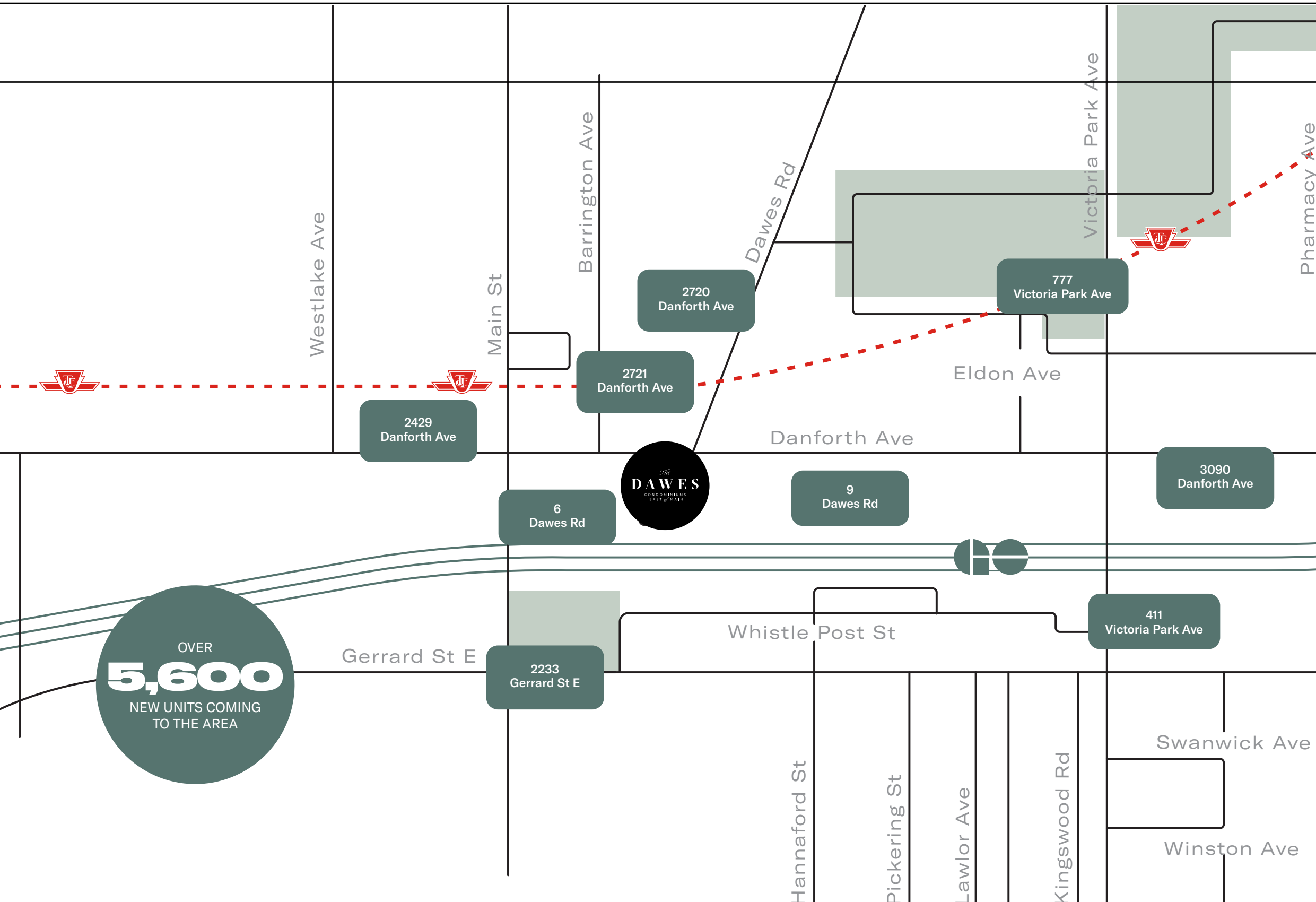
average increase in condo rental price y/y4



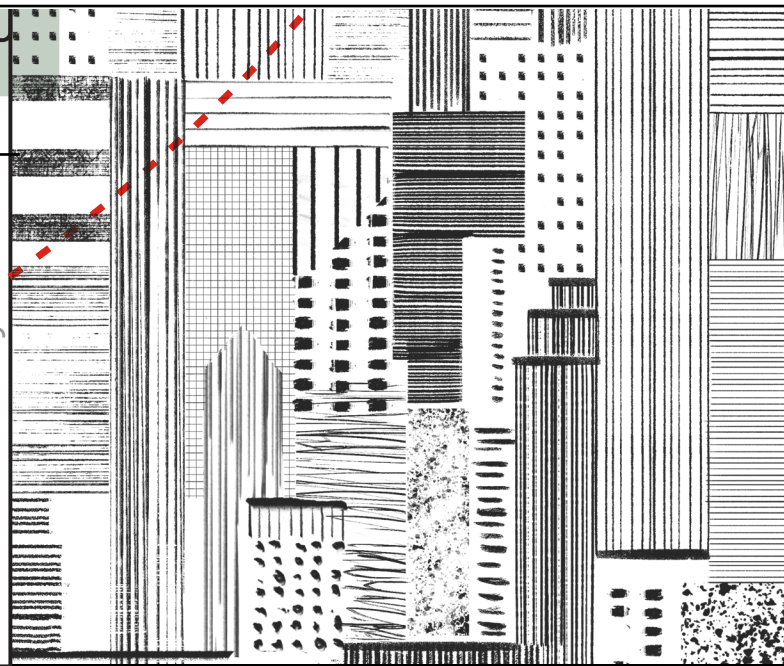


# WHY DANFORTH VILLAGE

# IS A SMART MOVE



OVER  
**5,600**  
 NEW UNITS COMING  
 TO THE AREA



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 Daws Rd.

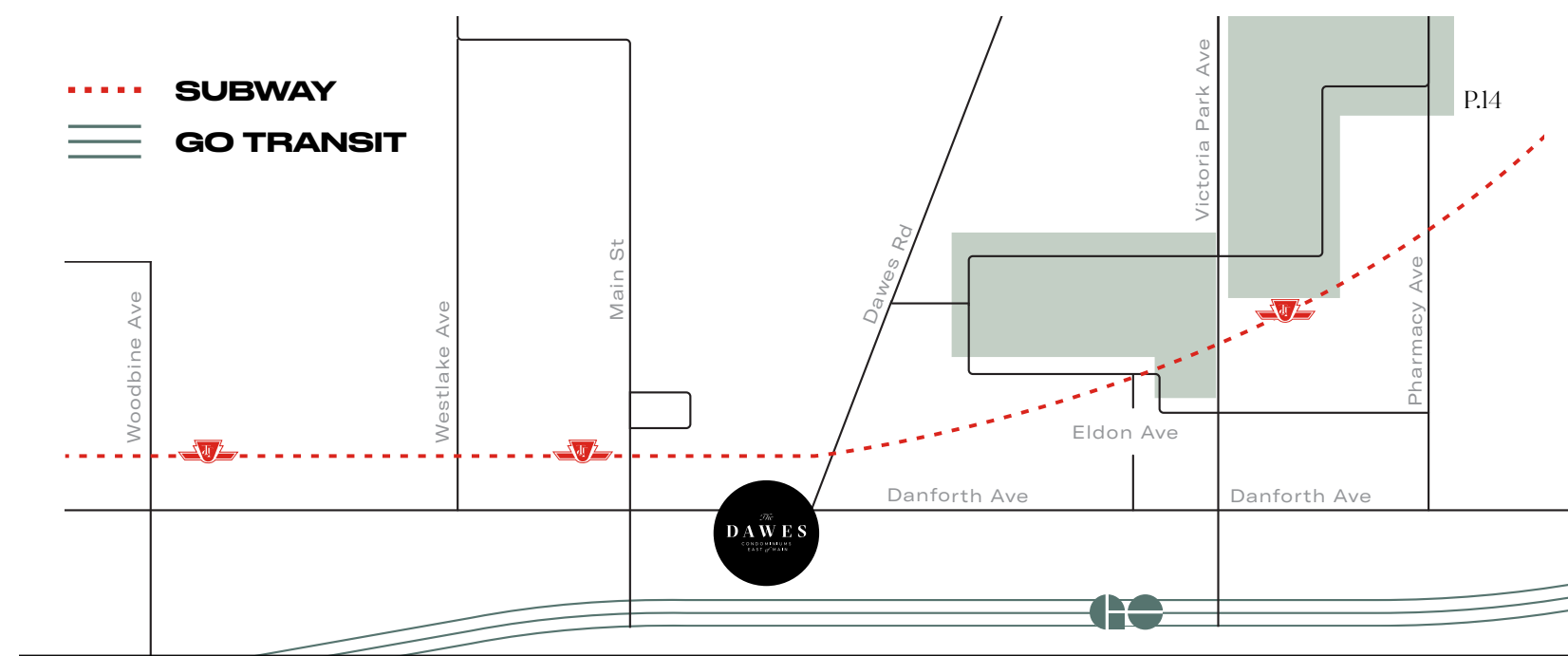


# WHY the DAWES IS 2022's BEST INVESTMENT

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**