

A wide-angle aerial photograph of a city at dusk. The sky is a mix of orange, pink, and blue. In the foreground, a tall, modern skyscraper with a glass facade stands out, illuminated from within. To its right, another tall building is visible. The surrounding urban landscape is densely packed with smaller buildings, many of which are also lit up. A large body of water is visible in the background, and the city skyline extends into the distance. The overall scene captures the vibrant energy of a city at night.

The
MAIN
TOWER II
AT THE DAWES

1 Vaughan Metropolitan Centre 40 MINS

2 Pearson Airport 17 MINS

3 Scarborough Town Centre 25 MINS

4 North York Centre 39 MINS

7 MIN WALK TO MAIN ST & DANFORTH GO

30 MINS UNION STATION

25 MINS DUNDAS SQUARE

508 **504**

Subway Lines

Streetcar routes

Connections to:

Interchange station

Accessible station

Washroom

Union Pearson Express

GO Transit

York Region Transit

MWway

Zim (Brampton Transit)

VIA Rail

Express bus to Pearson Airport



MARLIN
SPRING

MARLIN
SPRING



CLIENT INCENTIVES*

BRAND NEW EXTENDED DEPOSIT STRUCTURE

\$10,000 bank draft
Balance to 5% in 30 days
5% in June 6, 2024
5% in June 6, 2025
5% on Occupancy

Free Assignment

Legal Fees & HST* applies

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

(Legal Fees & HST* applies)



EXCLUSIVE VIP PRICE LIST

ONE BEDROOM

| MODEL | BED TYPE | FLOORS STARTING FROM | APPROX.SUITE SIZE | BATHS | VIEW | VIP PRICING |
|-------|----------|----------------------------|----------------------|-------|------|-------------|
| 31-1 | 1B | 7 | 469 | 1 | E | \$579,990 |
| 30-1 | 1B | 7 | 493 | 1 | E | \$591,990 |

ONE BEDROOM + DEN

| MODEL | BED TYPE | FLOORS STARTING FROM | APPROX.SUITE SIZE | BATHS | VIEW | VIP PRICING |
|-------|----------|----------------------------|----------------------|-------|------|-------------|
| 26-3 | 1B+D | 7 | 515 | 1 | N | \$626,990 |
| 26-A | 1B+D | 13 | 515 | 1 | N | \$649,990 |
| 27-1 | 1B+D | 7 | 515 | 1 | N | \$650,990 |
| 50 | 1B+D | 8 | 521 | 1 | S-I | \$657,990 |
| 32-1 | 1B+OPT.D | 8 | 590 | 1 | SE-I | \$715,990 |

JR TWO BEDROOM

| MODEL | BED TYPE | FLOORS STARTING FROM | APPROX.SUITE SIZE | BATHS | VIEW | VIP PRICING |
|-------|----------|----------------------------|----------------------|-------|------|-------------|
| 49 | JR 2B | 8 | 536 | 1 | S-I | \$669,990 |
| 29-1 | JR 2B | 7 | 630 | 1 | NE | \$736,990 |

TWO BEDROOM/TWO BEDROOM + DEN

| MODEL | BED TYPE | FLOORS STARTING FROM | APPROX.SUITE SIZE | BATHS | VIEW | VIP PRICING |
|-------|----------|----------------------------|----------------------|-------|------|-------------|
| 28-1 | 2B | 7 | 595 | 1 | N | \$726,990 |
| 24-1 | 2B | 7 | 710 | 2 | SW | \$859,990 |
| 23-A | 2B+D | 8 | 686 | 2 | S | \$830,990 |

THREE BEDROOM+

| MODEL | BED TYPE | FLOORS STARTING FROM | APPROX.SUITE SIZE | BATHS | VIEW | VIP PRICING |
|-------|----------|----------------------------|----------------------|-------|------|-------------|
| 25-1 | 3B+D | 7 | 1055 | 2 | NW | \$1,247,990 |

*Premiums may apply. Prices include Appliances & HST. Please refer to the marketing floor plans for floor availability.

The
MAIN
TOWER II
AT THE DAWES



EXTENDED DEPOSIT STRUCTURE

\$10,000 bank draft
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5% On June 6, 2025
5% on Occupancy

PARKING

\$75,990
Parking currently available for
Units 710 sf and larger
All other units will be waitlisted

MAINTENANCE FEE

Approx. \$0.72 per square foot
(Excludes hydro, water and Rogers Bulk
Internet)

EV upgrade*

Please speak to sales representative for
more details

LOCKER

\$7,990
Lockers currently available for
Units 686 sf and larger
All other units will be waitlisted

OCCUPANCY COMMENCING

Q1 2026

PARKING MAINTENANCE

\$67.09 per month

LOCKER MAINTENANCE

\$26.49 per month

MARLIN
SPRING