



CLIENT INCENTIVES*

BRAND NEW EXTENDED DEPOSIT STRUCTURE

\$10,000 Bank draft
Balance of 5% in 30 days
2.5% in 120 days
2.5% in 180 days
5% on January 06, 2025
5% on Occupancy

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)

* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice E. & O.E. February 21, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

The Dawes Sales Office is located at 2135 Danforth Avenue, Toronto, Ontario, M4C 1K2.

Email: sales@thedawes.com

Phone: 647-368-7331



DAWES NORTH PREVIEW PRICE LIST

| MODEL | BED TYPE | FLOORS STARTING FROM | APPROX. SUITE SIZE | BATHS | VIEW | OUTDOOR | VIP PRICING |
|---------|----------|----------------------|--------------------|-------|------|---------|-------------|
| N-A6 | 1B | 3 | 447 | 1 | E | 0 | \$591,990 |
| N-A5 | 1B | 6 | 531 | 1 | NE | 0 | \$685,990 |
| N-B8 | 1B+D | 2 | 550 | 1 | E | 0 | \$701,990 |
| N-B9-1 | 1B+D | 2 | 566 | 1 | E | 0 | \$703,990 |
| N-B9-2 | 1B+D | 2 | 566 | 1 | E | 0 | \$703,990 |
| N-B3-1 | 1B+D | 5 | 515 | 1 | N | T 285 | \$735,990 |
| N-B12-1 | 1B+OPT.D | 5 | 600 | 1 | SE-I | T 208 | \$764,990 |
| N-C1 | 2B | 6 | 595 | 1 | N | 0 | \$789,990 |
| N-C2-2 | 2B+S | 4 | 623 | 1 | S | 92 | \$794,990 |
| N-C3 | 2B+S | 5 | 635 | 1 | S | 92 | \$798,990 |
| N-C5 | 2B | 2 | 682 | 1 | E | 0 | \$799,990 |
| N-B14 | 1B+D | 4 | 737 | 2 | SW-I | 0 | \$802,990 |
| N-B13-1 | 1B+D | 5 | 630 | 1 | NE | T 491 | \$830,990 |
| N-C1-1 | 2B | 5 | 595 | 1 | N | T 310 | \$841,990 |
| N-C8 | 2B | 4 | 710 | 2 | SW | 62 | \$864,990 |
| N-F2-3 | 3B+D | 4 | 1055 | 2 | NW | 53 | \$1,207,990 |
| N-F2-1 | 3B+D | 3 | 1055 | 2 | NW | T 418 | \$1,263,990 |

DAWES SOUTH PREVIEW PRICE LIST

| MODEL | BED TYPE | FLOORS STARTING FROM | APPROX. SUITE SIZE | BATHS | VIEW | OUTDOOR | VIP PRICING |
|-------|----------|----------------------|--------------------|-------|------|---------|-------------|
| A1-1 | 1B | 8 | 437 | 1 | E | 0 | \$650,990 |
| A2 | 1B | 11 | 455 | 1 | E | 0 | \$651,990 |
| A7 | 1B | 3 | 521 | 1 | E | 0 | \$662,990 |
| B3-1 | 1B+S | 6 | 573 | 1 | W | 0 | \$678,990 |
| B3-4 | 1B+D | 3 | 573 | 1 | W | 0 | \$686,990 |
| B2 | 1B+D | 6 | 562 | 1 | W | 0 | \$693,990 |
| B9 | 1B+S | 2 | 593 | 1 | E | 0 | \$696,990 |
| B1 | 1B+S | 6 | 494 | 1 | E | 0 | \$709,990 |
| A6-2 | 1B | 15 | 508 | 1 | W | 123 | \$722,990 |
| A4 | 1B | 25 | 478 | 1 | N | 69 | \$728,990 |
| A6 | 1B | 5 | 508 | 1 | W | T-204 | \$737,990 |
| B4 | 1B+S | 15 | 574 | 1 | SE | 63 | \$750,990 |
| C1 | 2B | 6 | 588 | 1 | E | 0 | \$801,990 |
| D1-1 | 2B+S | 6 | 670 | 2 | E | 0 | \$825,990 |
| C2 | 2B | 6 | 682 | 1 | SE | 0 | \$856,990 |
| D1 | 2B+S | 2 | 670 | 2 | E | 0 | \$870,990 |
| C3 | 2B | 10 | 715 | 2 | NE | 0 | \$920,990 |
| C6-1 | 2B | 14 | 786 | 2 | W | 125 | \$953,990 |
| F1-1 | 3B+D | 3 | 1003 | 2 | E | 0 | \$1,064,990 |
| F2 | 3B+S | 8 | 1036 | 2 | NW | 52 | \$1,172,990 |

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

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BRAND NEW RELEASE!

DAWES SKY COLLECTION

PRICE LIST

| MODEL | BED TYPE | FLOORS | APPROX. SUITE SIZE | BATHS | VIEW | OUTDOOR | VIP PRICING STARTING FROM |
|----------|----------|--------|--------------------|-------|------|---------|---------------------------|
| SUMMIT | 1B | 28 | 455 | 1 | E | 0 | \$668,990 |
| PEAK | 1B | 35 | 437 | 1 | E | 0 | \$677,990 |
| PINNACLE | 1B | 35 | 437 | 1 | E | 0 | \$677,990 |
| ELEVATE | 1B | 29 | 508 | 1 | W | 123 | \$736,990 |
| CREST | 1B+S | 26 | 574 | 1 | SE | 63 | \$761,990 |
| SUNRISE | 2B | 35 | 786 | 2 | W | 71 | \$965,990 |
| SKY | 2B | 27 | 786 | 2 | W | 125 | \$966,990 |
| STAR | 2B+OPT.D | 34 | 775 | 2 | SW | 110 | \$1,004,990 |
| SOAR | 3B+S | 36 | 1036 | 2 | NW | 52 | \$1,198,990 |

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EXTENDED DEPOSIT STRUCTURE

\$10,000 bank draft
Balance to 5% in 30 days
2.5% in 120 days
2.5% in 180 days
5% on January 06, 2025
5% on Occupancy

PARKING

\$75,990

Parking currently available for
South Tower – Units 786 sf and larger
North Tower – Units 710 sf and larger
All other units will be waitlisted

EV upgrade*

Please speak to sales representative for more details

MAINTENANCE FEE

Approx. \$0.72 per square foot

(Excludes hydro, water and Rogers Bulk Internet)

CANADIAN NON-RESIDENT DEPOSIT STRUCTURE

\$20,000 bank draft
Balance to 10% in 30 days
10% in 120 days
10% due on October 03, 2023
5% on Occupancy
Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act

LOCKER

\$7,990

Lockers currently available for
South Tower – Units 775 sf and larger from level 11
North Tower – Units 677 sf and larger
All other units will be waitlisted

PARKING MAINTENANCE

\$67.09 per month

OCCUPANCY COMMENCING

Fall 2025

LOCKER MAINTENANCE

\$26.49 per month

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PURCHASE PROCEDURE

1. All Worksheets must be submitted to thedawes@bakersales.info and cc your baker sales representative Garlin and Brittany.
2. **In order for your purchaser to sign the Agreement of Purchase and Sale, we will require the following:**
 - **All purchases must create an Avesdo account.** The purchaser will receive an email from sales@thedawes.com – the first will be an Avesdo confirmation email which will provide a temporary password to set up their account for your client to log-in. Please direct your client to click the “<https://avesdo.net/Account/Login?dev=theDawes>” link. (Please note: The email may be directed into their Junk Folder)
3. **All Agreements of Purchase and Sale will be signed through Avesdo. To prepare the APS, we will require the following:**
 - Completed purchaser identification verification by your client using YOTI (Your Online Trusted Identity).
 - A link will be sent to you to complete your client’s profile which includes providing their name, contact information, occupation and employer.
 - **A bank draft from a financial institution in the amount of \$10,000 must be provided.**
Bank Drafts are payable to MINDEN GROSS LLP, IN TRUST.

Please drop off the bank draft at our Dawes Sales Office located at 2135 Danforth Avenue during office hours. Our office hours are Monday to Thursday 12 PM to 6 PM, Saturday to Sunday 12 PM to 5 PM.

Thank you for your support and co-operation,

Garlin Louie
Sales Representative
C – 416-830-2668
E – garlinlouie@bakersales.info

Brittany Tsirlis
Sales Representative
C – 647-308-4228
E – brittanytsirlis@bakersales.info

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