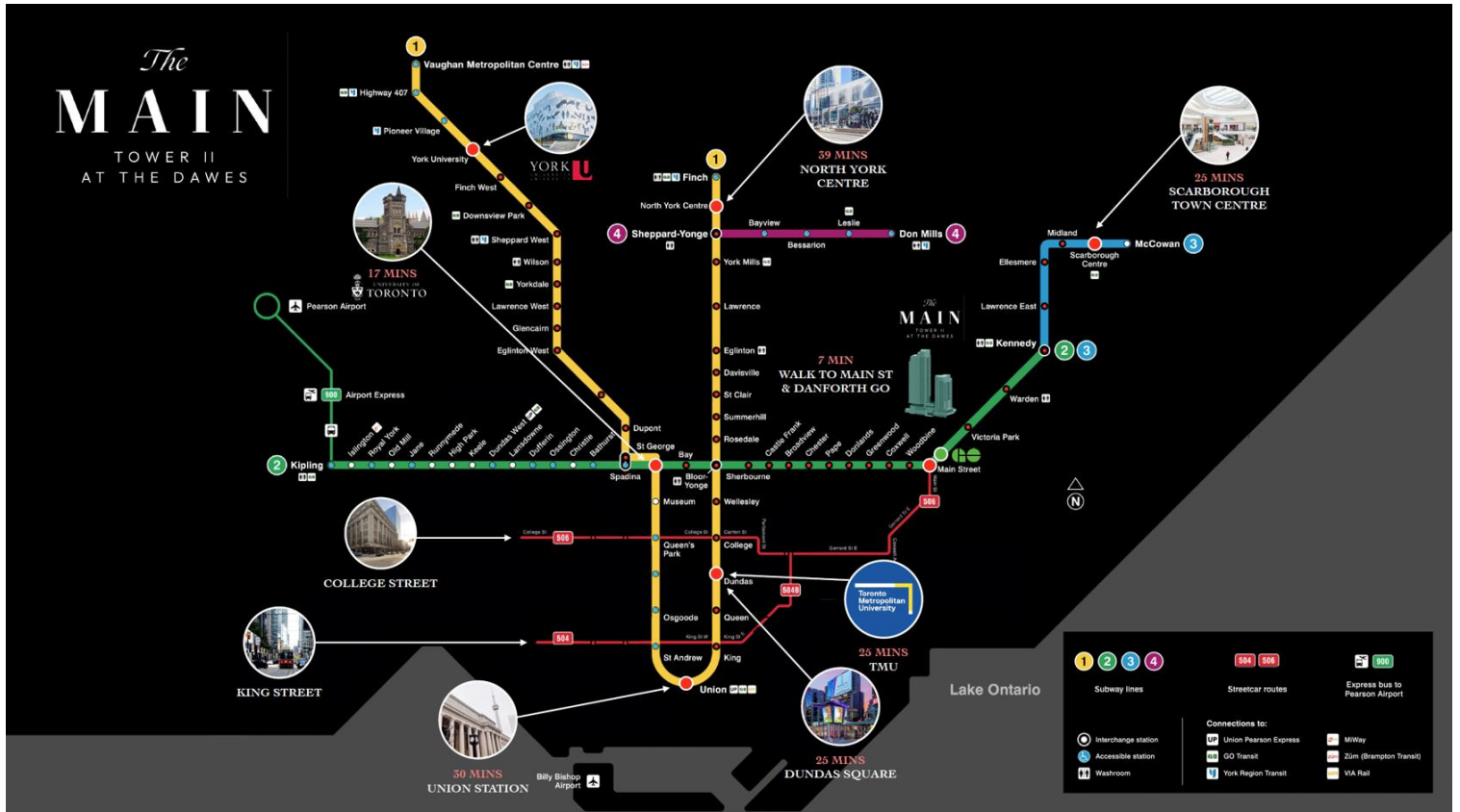


# The MAIN

TOWER II  
AT THE DAWES



## EXCLUSIVE VIP PACKAGE



THE MAIN – TOWER II AT THE DAWES

## The MAIN TOWER II AT THE DAWES

**95**  
Transit  
Score

**96**  
Walk  
Score

**91**  
Bike  
Score

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  
Balance to 5% in 30 days  
5% On June 6, 2024  
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