



JUNCTION ▲  
CONDOMINIUMS

MARLIN  
SPRING



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.





# MARLIN SPRING



## Ranked No.1

Fastest Growing Company in  
Canada by Canadian Business

## 45

Projects

## 7 Billion

Project  
Completion value  
**8000**

Development Units

## 13 Million

sq. ft. of  
GFA

## 6 projects

under construction (Archetto,  
Ivylea, Symphony Towns, The  
Tailor, Stockyards District  
Residences, and House of  
Assembly)





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# Grounded in community

Get in this coveted area at 316 Junction Condos. This is an opportunity to be part of a diverse Toronto neighbourhood that's famous for its unique urban edge and eclectic community charm.

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# Population

Canada aims to welcome more than 1,300,000 permanent residents in the next 3 years.

Source:  
Canada Gov.



- ▶ Ontario Gov. will need to add 1 million new homes over the next decade which is approx. 100,000 homes/year to keep up with the population growth.

Source:  
Ontario Gov.

- ▶ Toronto offers free, world-class healthcare and is home to some of the best hospitals in the world.

- ▶ 800,000 people are anticipated to move to Toronto which is almost a 30% increase in population by 2030.

Source:  
Toronto Census

- ▶ Toronto is Canada's largest city and is the country's economic, entertainment, and socio-political center of the world.

- ▶ Toronto is the most multicultural city in the world.

Source:  
United Nations

- ▶ Toronto is ranked 4th in global livability, 4th in global safety, and 1st in overall quality of life.

Source:  
Economist Intelligence Unit



# Toronto – Silicon Valley of the North

Toronto ranked #4 in the Tech Talent Score Ranking after San Francisco Bay Area, Seattle, and Washington DC.

Source:  
CBRE Tech Talent Report

- ▶ Toronto is the 3rd largest technology hub in North America and is home to more tech workers than Chicago, Los Angeles, Seattle and Washington DC, trailing only the Silicon Valley.

Source:  
NY Times

- ▶ In late March, Google stated that it is looking to triple its workforce in Toronto and Amazon is looking to hire 600 new technology workers.

- ▶ Total annual labor and real estate costs to run a 500-person company using 75,000 sq ft of office space in Toronto is \$32.8 million which is on average 45% less than the operating cost.

Source:  
CBRE Tech Talent Report







# 30%

projected Population  
Growth by 2030

# 800k

people moving to  
Toronto by 2030

# 500k

immigrants per year to  
Canada by 2025

# 17%

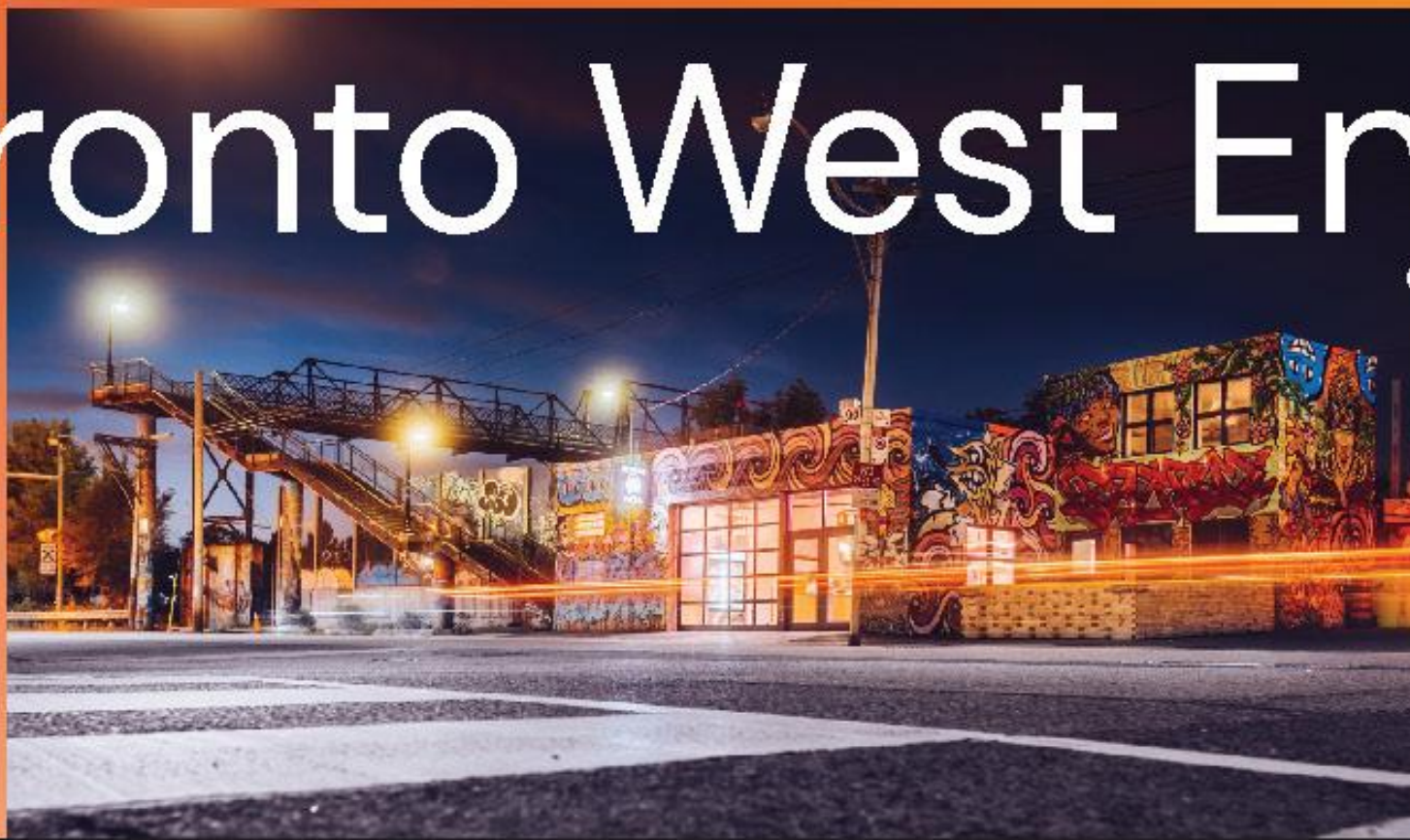
average resale condo price  
increase year over year

# 15%

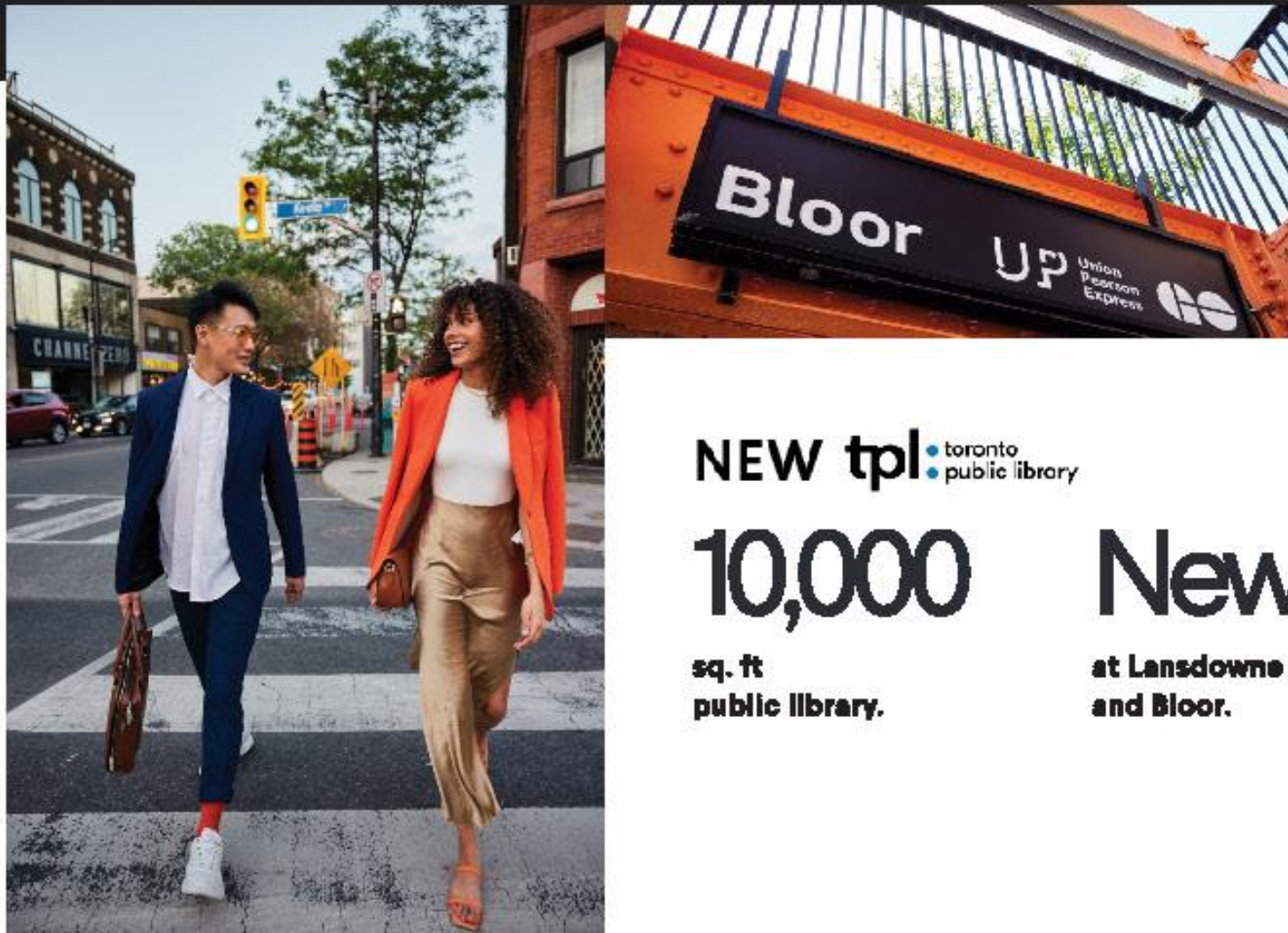
average increase in condo  
rental price year over year



# Toronto West End is Growing



316 Junction Condos is located within the growing Junction Triangle and neighbouring communities.



NEW **tpl** toronto public library

10,000

sq. ft  
public library.

New GO Station

at Lansdowne  
and Bloor.

Over 4,800

new units coming  
to the area.





# Why Junction Triangle?



Transit Score



Walk Score



Bike Score

316 Junction Condos is located close to Dundas West Subway Station, the UP Express, and GO Transit – Bloor GO and the planned Bloor-Lansdowne Station GO Station. The neighbourhood also has great options for biking, with the West Toronto Bike Path only 5 minutes away.



The Junction Triangle is an electric place to be, with exciting discoveries waiting for you at every turn. Feed your spirit at the many neighbourhood art galleries, or feed your senses at any of the award winning dining destinations within reach.



## ◆ Transit

- 1 Bloor GO Station
- 2 Dundas West TTC Subway Station
- 3 Lansdowne GO Station
- 4 Union Pearson Express

## ● Schools

- 1 Perth Avenue Junior Public School
- 2 St.Luigi Catholic School
- 3 St.Rita Catholic School

## ▲ Parks

- 1 Campbell Park
- 2 Carlton Park
- 3 Perth Square Park

## ● Food & Drinks

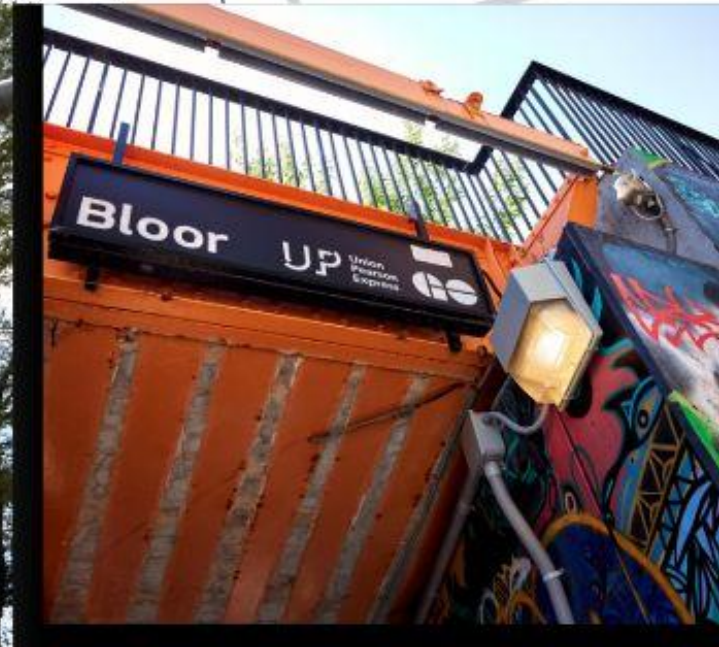
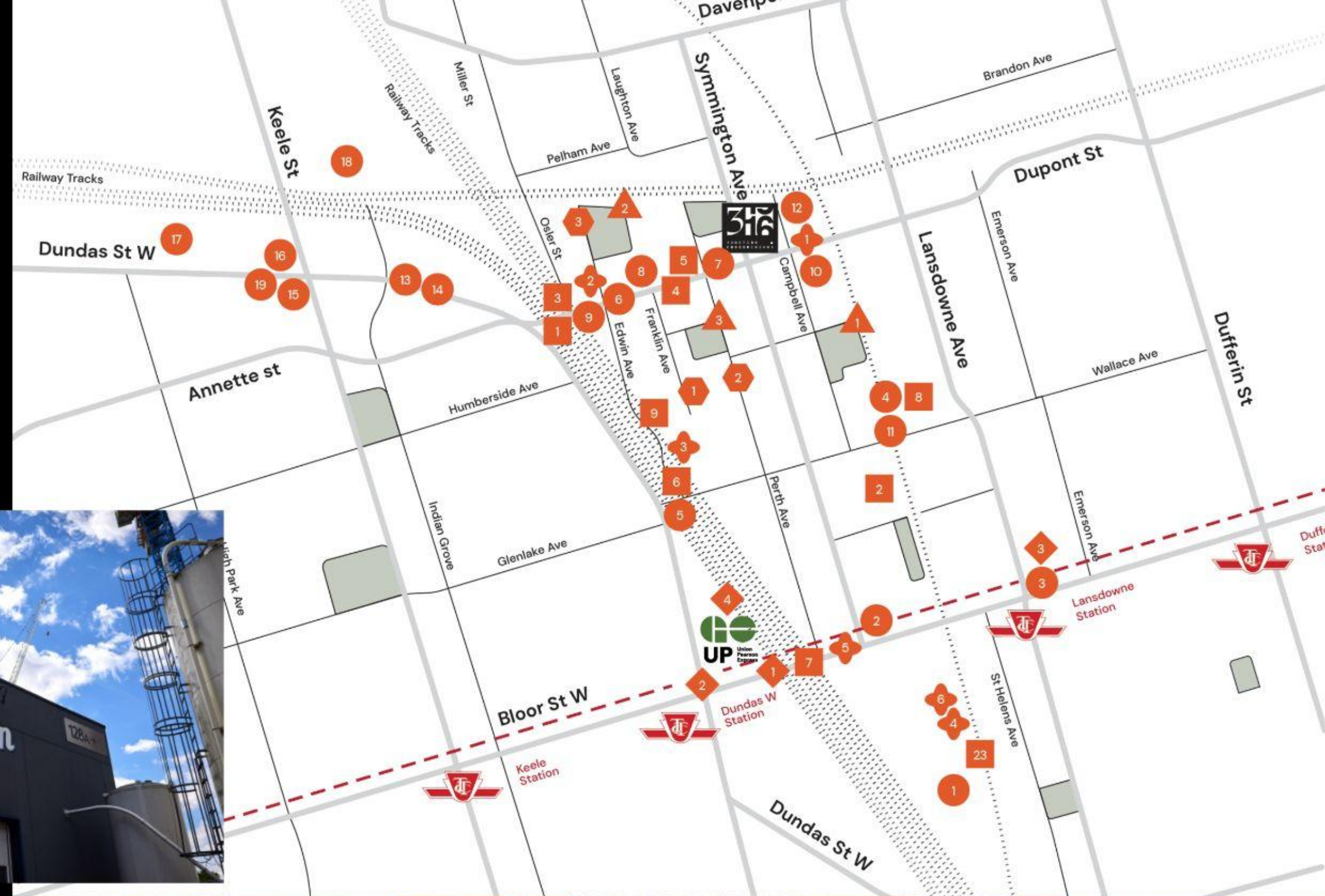
- 1 Henderson Brewing Co
- 2 KIBO Sushi House - Bloor
- 3 Sugo
- 4 Halo Brewery
- 5 Blondies Pizza - Junction
- 6 FARMHOUSE Tavern
- 7 Gus Tacos
- 8 Mattachioni
- 9 Sohmers Pizza
- 10 Defina Wood Fired
- 11 Neon Commissary
- 12 Boo Radley's
- 13 Mabel's Bakery & Specialty Foods
- 14 Honest Weight
- 15 Nodo Junction
- 16 Indie Alehouse
- 17 The Sweet Potato
- 18 Organic Garage
- 19 The Hole in The Wall

## ■ Art & Culture

- 1 FreshBooks
- 2 Museum of Contemporary Art Toronto Canada
- 3 Urban Gardener
- 4 Imagefoundry
- 5 ESP | Erin Stump Project
- 6 Wallace Ave Pedestrian Bridge
- 7 West Toronto Rail Path
- 8 Ubisoft Toronto
- 9 George Chuvalo Community Centre

## ◆ Coffee Shops

- 1 Hale Coffee Company - Junction
- 2 Savings Mondays
- 3 Gasper Ca
- 4 Forno Cultura MOCA/Bread Lab
- 5 Martin Espresso Bar
- 6 Ethica Coffee Roasters





# Why 316 Junction Condos?

In an area with high demand and low supply, this is a unique opportunity to own a piece of an ever-evolving community. Be a part of a diverse Toronto neighbourhood that's famous for its unique urban edge and eclectic community charm.



**26** storeys

**283** units

**618** sq. ft.  
avg. unit size

**1B** 457-568 SF

**1B+D** 481-714 SF

**2B** 594-826 SF

**3B** 792-1086 SF









Over 12,000 sq. ft. of  
indoor/outdoor amenity  
space, plus a new  
Community Park on site.

### 1<sup>st</sup> Floor

Lobby Lounge  
Library Lounge  
Co-Working Lounge  
Pet Wash  
Outdoor Lounge

### 5<sup>th</sup> Floor

Theatre Room  
Party Room  
Games Room Art  
Studio Fitness  
Centre Outdoor  
BBQ Outdoor  
Lounge

### 6<sup>th</sup> Floor

Fitness Centre  
Yoga & Meditation Room





# Amenities



Fitness Centre



# Amenities



Lobby



# Amenities

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Theatre Room



# Amenities



Lobby



# Amenities



Dining Room



# Amenities



Games Room

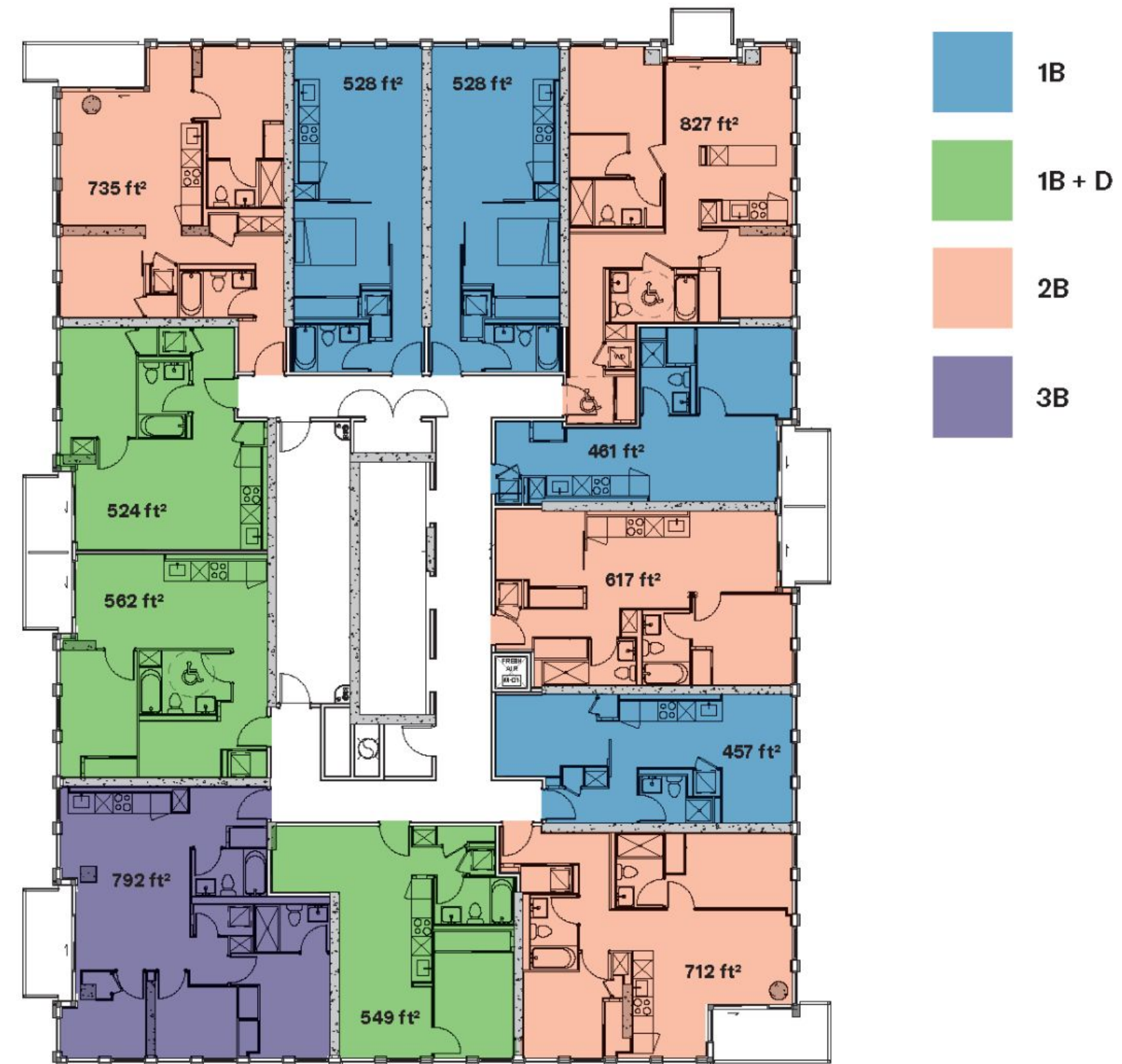


## 316

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Typical Tower  
Keyplate

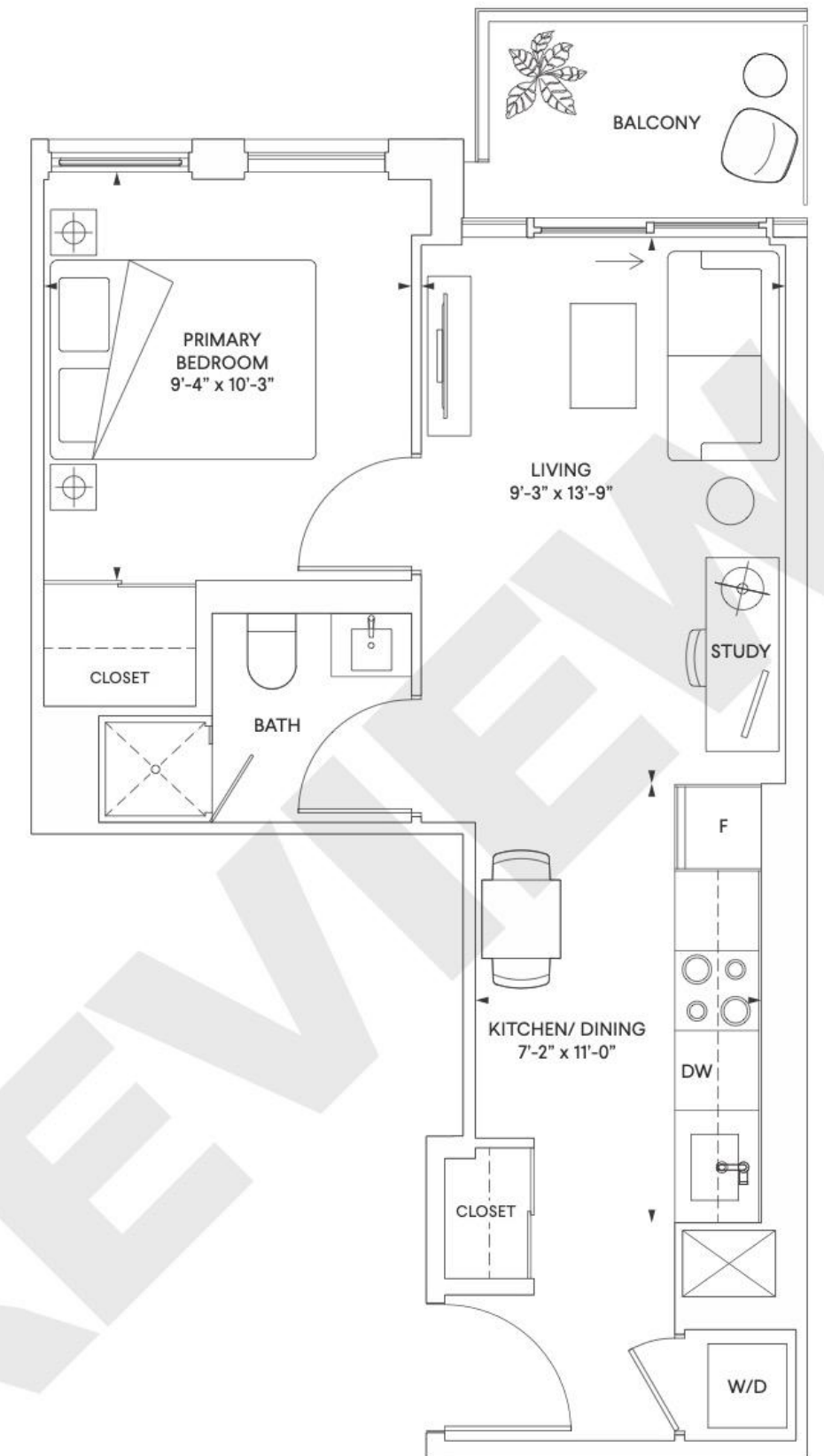
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# 1 Bedroom



## B3 1 Bedroom

Interior: 461 sq.ft.  
Exterior: 37 sq.ft.  
Total: 498 sq.ft.

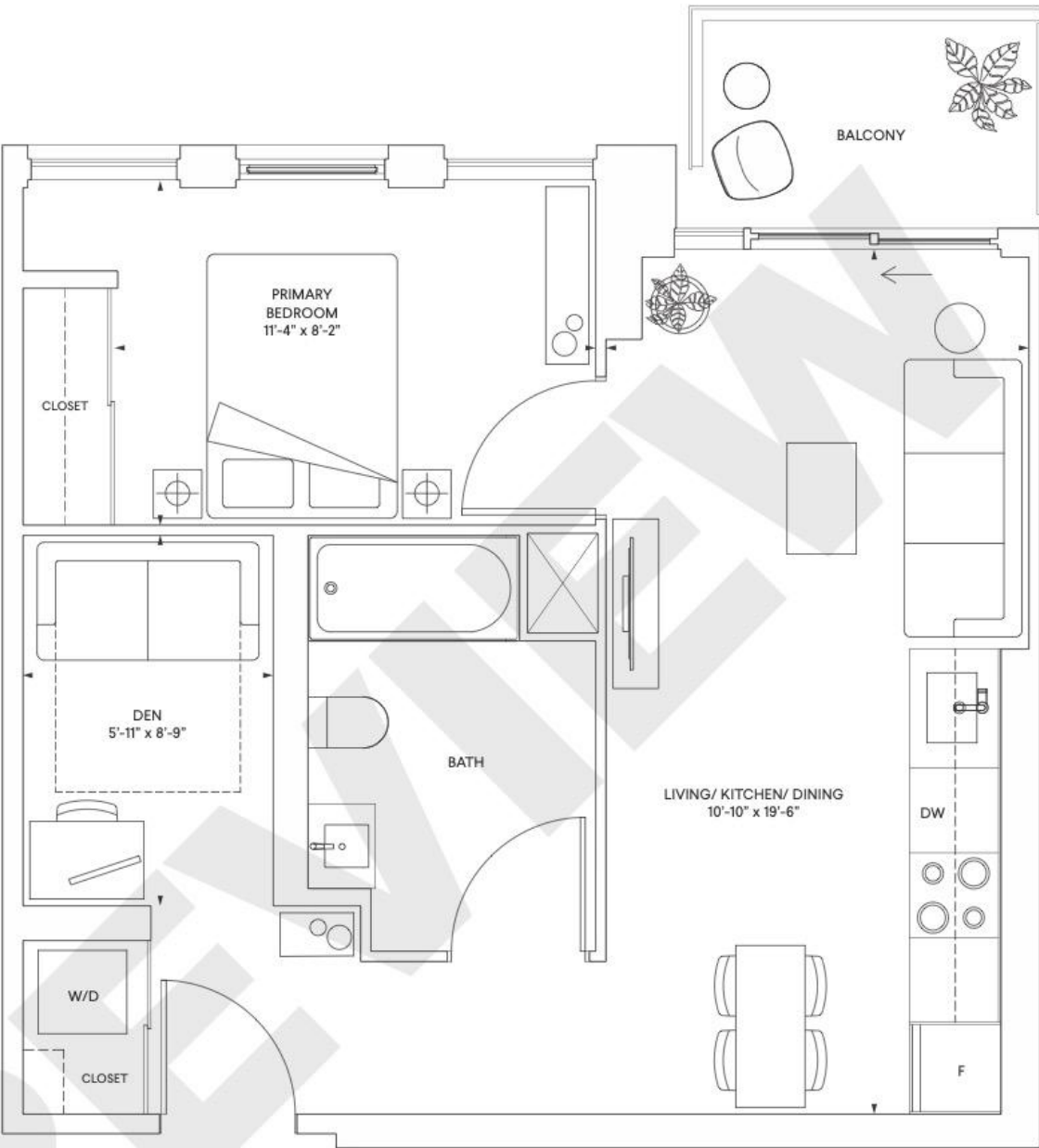


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# 1 Bedroom + Den



D8  
1 Bedroom + Den

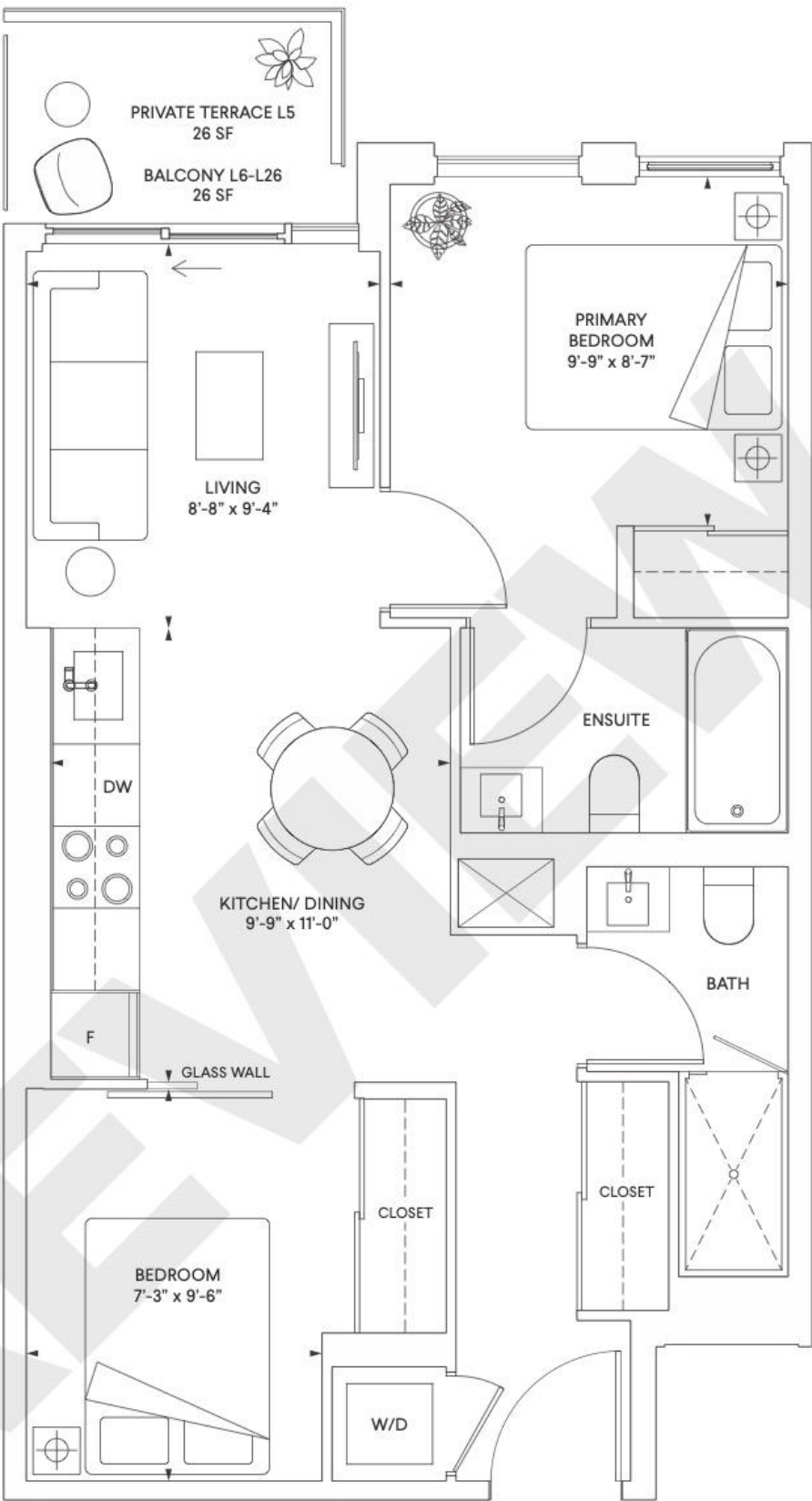
Interior: 562 sq.ft.  
Exterior: 37 sq.ft.  
Total: 599 sq.ft.



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2 Bedroom



E2  
2 Bedroom

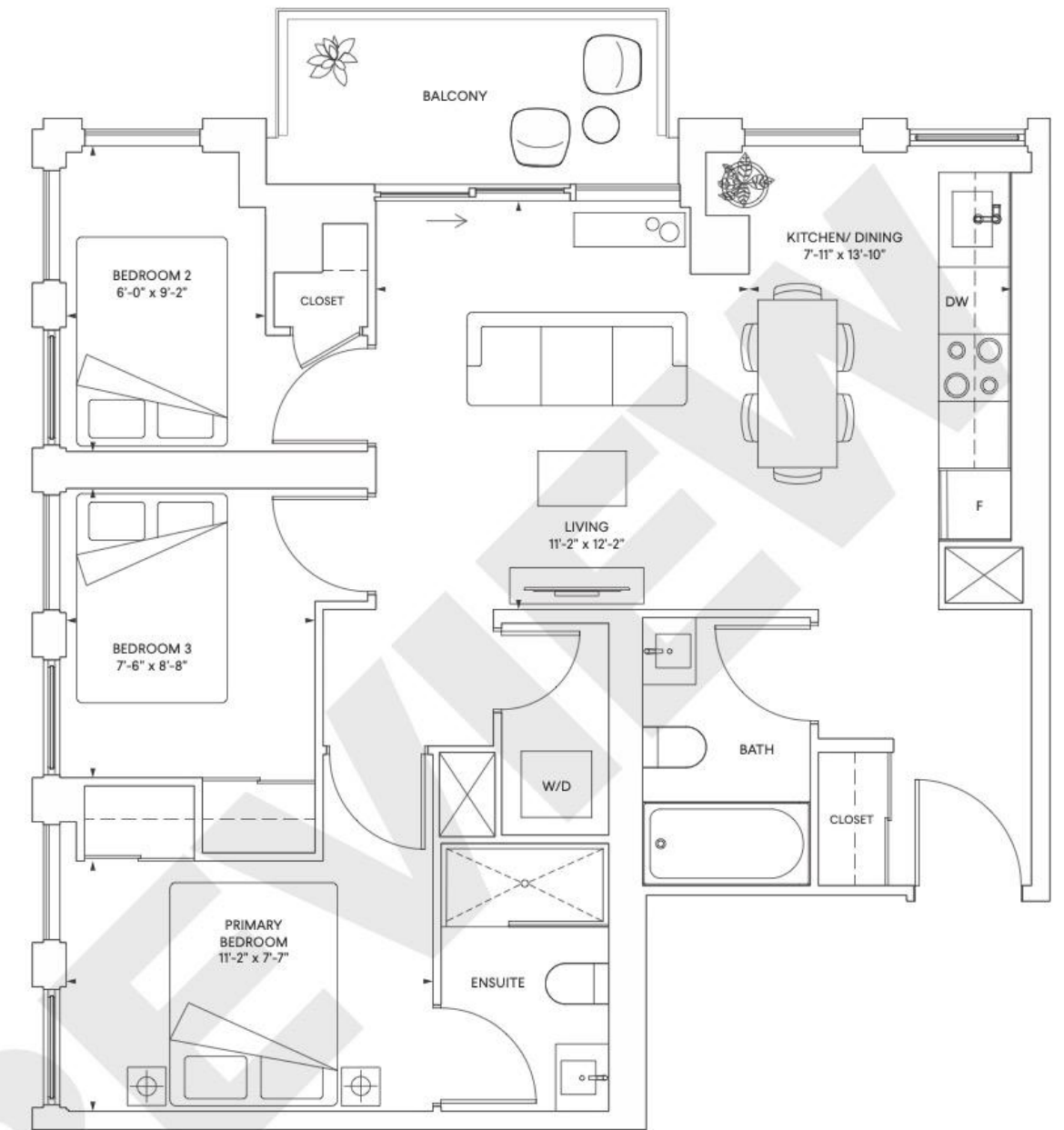
Interior: 617 sq.ft.  
Exterior: 26 sq.ft.  
Total: 643 sq.ft.



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# 3 Bedroom



## F1 3 Bedroom

Interior: 792 sq.ft.  
Exterior: 52 sq.ft.  
Total: 844 sq.ft.



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# Features & Finishes



## Features & Finishes

### 1. Building Features

- 24 hour Concierge service \*\*\*
- Mail area along with smart parcel storage area
- Key FOB controlled access system at entry points and garage
- Elevators accessible from parking garage, ground and residential floors
- Resident bike parking available in building
- Pet wash area and pet-friendly outdoor amenity space
- Professionally designed lobby and entrance area
- Multi-purpose common areas and lounge spaces including dining, hobby spaces, and co-working areas
- Wellness centre with exercise, cardio and weight training spaces
- Professionally designed outdoor terrace to include outdoor BBQ, lounge and dining areas

### 2. General Suite Features

- Ceiling height +/-9' (+/- 10' on penthouse level) with smooth finish except where dropped ceilings occur and/or structural beams or mechanicals exist and excluding bathroom areas \*
- Laminate flooring in living, dining, kitchen and sleeping spaces
- Laundry areas to be 12x12 floor tiles) +
- White stacked front-loading washer and dryer
- Approximately 4" baseboards with coordinating 2" door casings
- Solid core entry door with security view hole and suite entry surround
- Sliding door(s) and/or swing door(s) throughout \*\*
- Brushed or Satin Nickel hardware on swing door(s) +
- Wire closet shelf and/or rod in all closets
- Flat white paint finish for walls and ceilings throughout; white semi-gloss paint in bathrooms and for all trim and doors
- Balconies, terraces and patios with sliding and/or swing doors \*\*
- Black window frames (Interior)

### 3. Kitchen Features

- Custom designed kitchen with approximately 12" deep uppers and slab cabinetry in one of 3 colour palettes +
- Soft close cabinet doors and drawers
- Designer curated quartz countertop +
- Contemporary kitchen backsplash +
- Single basin stainless steel undermount sink with single-lever pull-down spray faucet in Chrome finish +
- Valance lighting under upper cabinets
- 24" appliances to include: stainless steel fridge, electric cooktop with built-in oven below & panel ready dishwasher
- 30" over the range microwave oven

### 4. Bathroom Features

- Bathroom vanity with quartz countertop and undermount sink +
- Contemporary single lever Chrome faucet +
- Frameless mirror with valance light above +
- Full height ceramic wall tile in tub surround and in separate shower stall +
- Chrome Faucet in tub or in separate shower stall \*\* +
- Clear glass shower partition or chrome framed shower enclosure with door (as per plan) with recessed shower pot light where separate shower stall is shown \*\*
- Pressure balanced valve(s) for tub and/or shower
- 12 x 24 Porcelain floor tile in bathroom(s)
- Contemporary white acrylic soaker tub \*\*
- Tiled shower stall floor \*\*\*+
- Privacy lock on bathroom door(s)

### 5. Mechanical/Electrical Features

- Individual in-suite controlled all season heating and cooling system
- Individual suite electricity meter(s) and water meter(s)
- Fibre cable to each suite location determined by vendor
- Switch controlled receptacle in living area and bedrooms \*\*
- Designer selected ceiling mounted light fixture(s) in den and entry corridor \*\*
- 3 track head light fixture in kitchen
- In-suite smoke and CO detector
- One capped ceiling outlet in dining area or living/dining area if combined (as determined by vendor) \*\*

### 6. Bathroom Features

- Bathroom vanity with quartz countertop and undermount sink +
- Contemporary single lever Chrome faucet +
- Frameless mirror with valance light above +
- Full height ceramic wall tile in tub surround and in separate shower stall +
- Chrome Faucet in tub or in separate shower stall \*\* +
- Clear glass shower partition or chrome framed shower enclosure with door (as per plan) with recessed shower pot light where separate shower stall is shown \*\*
- Pressure balanced valve(s) for tub and/or shower
- 12 x 24 Porcelain floor tile in bathroom(s)
- Contemporary white acrylic soaker tub \*\*
- Tiled shower stall floor \*\*\*+
- Privacy lock on bathroom door(s)

\*\*\* Ceiling height is approximate and subject to change in areas where bulkheads, mechanical, structural beams or dropped ceilings impact height. See unit specific details for more information if applicable.

\*\* As per plan

\*\*\*See disclosure documents for further details

+ As per Vendor's preselected standard finish packages. Must be selected at time of purchase or Vendor reserves the right to select. FORM FF3 - CAMPBELL - February 2023. E & OE.

Exclusive Listing: Baker Real Estate Incorporated, Brokerage, Brokers Protected. Prices and specifications are subject to change without notice. Illustrations are artist's concept. E. & O. E.

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Primary Bedroom





Kitchen, Living & Dining





Kitchen, Living & Dining



# Important Dates

## Important Dates/ Process

**Thursday, February 2<sup>nd</sup> at 1pm** is our **OFFICIAL VIRTUAL LAUNCH**. Invitation Link to the event will be sent out on the day of the event **Thursday, February 2<sup>nd</sup>** so please check your inbox.

Agent Package which will include *price lists, incentives, procedure with the worksheet submission link, floorplans, brochure* and **all marketing assets will be posted on the Marlin Spring and Baker Broker portal after the event at 3pm.**

Worksheet submission begins at 3pm.

*All Worksheets will be submitted to the Baker Broker Portal.*

*Allocations will be released starting on **Thursday, February 2<sup>nd</sup>**. You will have **48 hours** to fulfill your allocation. Kindly identify your client's finish package option on the worksheet, if not selected, we will be choosing on their behalf.*



We will be open starting **Wednesday, February 8<sup>th</sup>**

Please speak to one of our sale representatives to book your appointment.

We will commence signing Agreements of Purchase and Sale on **Saturday February 11<sup>th</sup>**. You and your client will be contacted to book an appointment for signing.

If signing digitally, you will have **24 hours** for your client to sign their Agreement of Purchase and Sale.

