

316

JUNCTION
CONDOMINIUMS ▲

MARLIN
SPRING



3 1 6 C O N D O S . C O M



Grounded in Community

Marlin Spring is leading the exciting evolution of Junction Triangle living, with an artistic and elevated condominium that's grounded in community. 316 Junction Condos is your opportunity to be part of a diverse Toronto area that's famous for its eclectic charm.

The independent shops, cafés, and restaurants - they're all waiting for you to embrace this neighbourhood.

This is urban charm, reimagined.

Table of Contents



| | |
|------------------------|-------------|
| Junction Triangle Life | <i>P.05</i> |
| West Toronto Growth | <i>P.06</i> |
| Amenities Map | <i>P.09</i> |
| 316 Junction Condos | <i>P.12</i> |
| The Amenities | <i>P.18</i> |

| | |
|---------------------|-------------|
| Suites | <i>P.38</i> |
| The Neighbourhood | <i>P.42</i> |
| Features & Finishes | <i>P.46</i> |
| The Team | <i>P.48</i> |



Uniquely Urban.



There's a reason the Junction Triangle is coveted in Toronto. It is one of the most electric parts of the city with a mix of local charm and urban ambiance. Walk north to experience the vast green space of EarlsCourt Park, or head south towards the energy of Bloor Street, where you can take transit to anywhere in the city on the TTC, GO, or UP Express.

Along Dupont, Symington, and nearby Dundas West, discover new flavours at the interesting restaurants or walk into one of the many independent stores that make this community strong and diverse. Feel the energy of the neighbourhood shine through as you see familiar faces who've lived here forever and the new ones visiting for the first time.

Toronto's West End



316 Junction Condos is located within the heart of West Toronto within the growing Junction Triangle.



is Growing

Over 4,800

new units coming to the area.



NEW tpl: toronto public library

10,000

sq. ft public library.

New GO Station

at Lansdowne and Bloor.





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

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

Parks

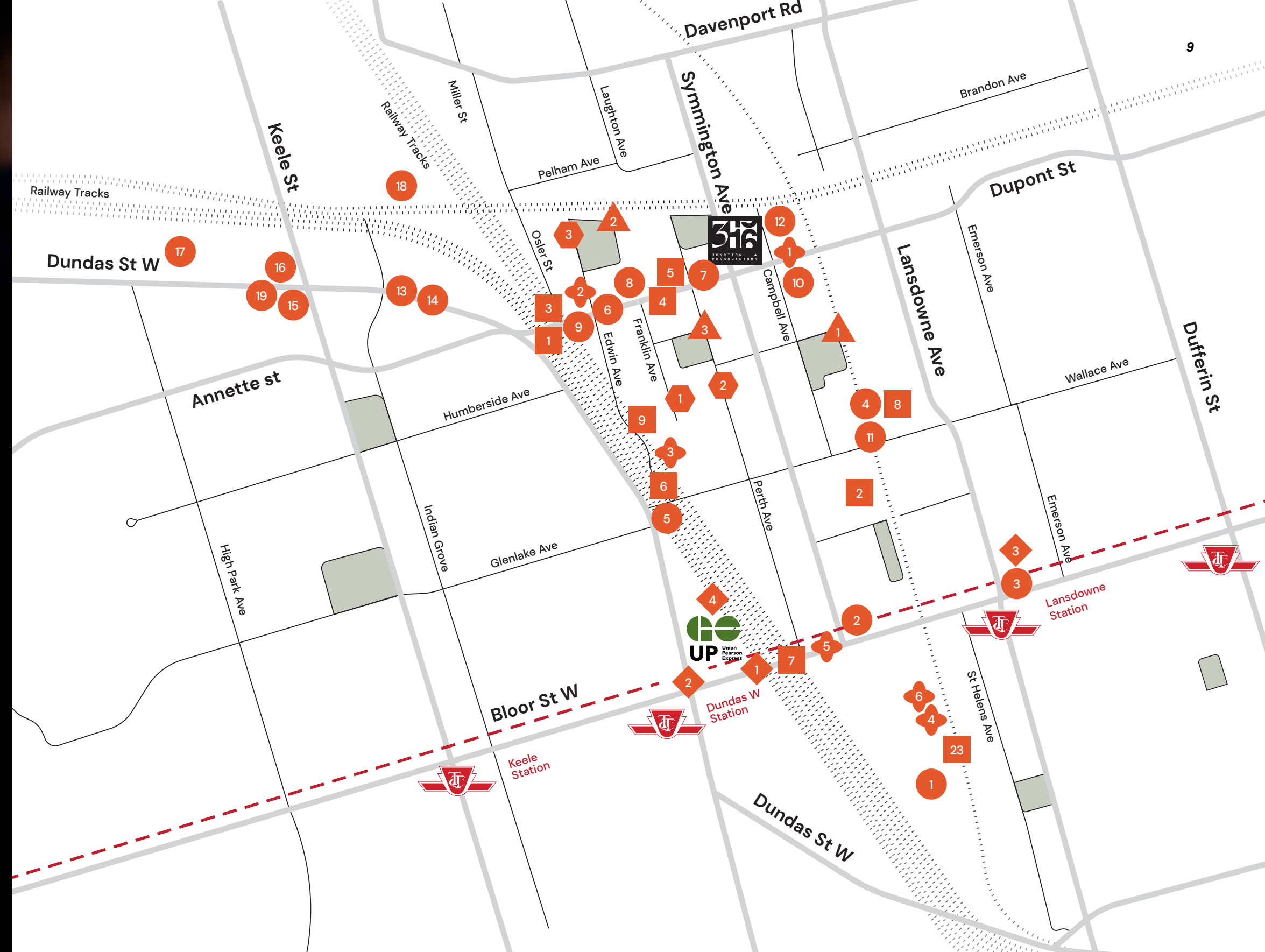
- 1 Campbell Park
- 2 Carlton Park
- 3 Perth Square Park

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 Café
- 4 Forno Cultura MOCA/Bread Lab
- 5 Martin Espresso Bar
- 6 Ethica Coffee Roasters



Transit Score



Bike Score



Walk Score





316 Junction Condos connects to Toronto in every direction.



This is the perfect home base for the urban explorer in everyone – you can set off to Etobicoke for dinner with friends, catch a game at BMO Field, or be downtown in 20 minutes. In addition to multi-modal transit, arterial roads like Dufferin and Dupont can get you where you need to go, fast.





Welcome to your new home at 316 Junction Condos! This is the start of something amazing, where you get to explore an exciting neighbourhood and embrace the conveniences of modern condominium life.



Come home to modern living in the Junction Triangle, where Dupont meets Campbell. Meet the shopkeepers and restaurant owners that add to the tapestry of culture here. This condominium lets you enjoy all the special flavours of this charming neighbourhood, steps from your front door.



Amenities, thoughtfully considered for you.

From the Lobby to Games Room, 316 Junction Condos combines modern architecture with design that brings balance to the thoughtful amenities throughout the building.

The amenities were thoughtfully-designed to improve the daily life of all residents. Communal spaces extend living areas beyond the front doors of suites, whether you're wanting to send emails in the Co-Working Space, break a sweat in the Fitness Centre, or connect with neighbours outside during warmer weather.



The front door to your new life.

Enjoy living full days without needing to leave home. Whether you're meeting neighbours or barbecuing on the terrace, the amenities at 316 Junction Condos are here for you to live well, everyday.



LOBBY LOUNGE - GROUND FLOOR

quiet
and

mornings,

fun

afternoons



social



evenings

PARTY ROOM & SOCIAL KITCHEN - 2ND FLOOR

Common spaces at 316 Junction Condos are the perfect spots for quiet mornings, fun afternoons and social evenings. Host a party, chat with a friend, or read a book on the comfy sofa.



Productivity outside your suite.

Working from home takes on a new meaning when you can leave your private suite but still skip the commute. The Co-Working Space provides places to meet and be productive - with comfortable seating included.





Practice
makes progress.

Fitness is always on the menu at 316 Junction Condos, where you can enjoy flexible space and modern equipment with spectacular city views. Spanning two levels, this space has ample room to stretch, sweat, or take a break.





Ready, Set,



GAMES ROOM - 5TH FLOOR



Play.

This is where your inner child can let loose and be competitive with foosball, a board game, or video games.







Explore it all.



Leave no stone unturned as you discover the local hotspots.

There's people to meet. Conversations to have. Grab a drink, listen to the music. Embrace the lifestyle of the interesting and welcoming culture that is evident on every corner.



Get up and go.

There's no time for dull days in a neighbourhood overflowing with energy.



Features & Finishes.

It's all in the details.

The suite is your home, a personal space that makes you feel safe and rested.

The details in every suite are given careful consideration to ensure the space is light and livable. High quality, modern finishes add function and form to your home.



KITCHEN, LIVING & DINING

BUILDING FEATURES

- 24 hour Concierge service ***
- Pet wash area and pet-friendly outdoor amenity space
- 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

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 tile(s)+
- White stacked front-loading washer and dryer
- Solid core entry door with security view hole and suite entry surround
- 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)

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

BATHROOM FEATURES

- Bathroom vanity with quartz countertop and undermount sink +
- Frameless mirror with valance light above +
- Full height ceramic wall tile in tub surround and 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 **
- 12 x 24 Porcelain floor tile in bathroom(s)
- Contemporary white acrylic soaker tub **
- Tiled shower stall floor **+

+* 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.

**Not representative of all features and finishes

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.

Marlin Spring 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.

With 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, The Beach, Stockyards, The Junction, Vaughan, Richmond Hill, and the Durham Region.



Giannone Petricone Associates Inc. Architects is a Toronto based design firm, led since 1995 by Principals Ralph Giannone and Pina Petricone.



Truong Ly Design was founded in 2019 by Truong Ly, who had over a decade in the design industry working on world class projects. Our diverse, innovative and international team focuses on multi unit residential developments, ultra luxury private residences, commercial and hospitality projects. With a top tier list of clientele and a superb portfolio, we continue to seek new potential and growth opportunities.



Baker Real Estate specializes 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 works with extraordinary clients and visionary teams to create lasting value. Baker brings innovation, expertise, and unparalleled experience to every new challenge. From record-breaking sell-outs to our innovative technologies and unmatched expertise, Baker has always taken a lead role.

Quick Facts:

- 45 Projects at various stages of planning, sales, construction, or completion
- 8,000 Development Units
- \$7 Billion Project Completion Value
- 13 Million Sq. Ft. of GFA
- 8 Years in Real Estate Business



3 1 6 C O N D O S . C O M

M A R L I N
S P R I N G

Why PreCon



Calltoddsmith.ca
I'll Be Your
RE-Location Advocate

Todd Smith, REALTOR®
Civil Engineering Technologist
ABR | SRS | CNE | SRES | SRS | RENE



RE/MAX
HALLMARK REALTY LTD.
416.731.8956



RE/MAX
PROFESSIONALS-SJ
506.927.0070



RE/MAX
NOVA
902.989.2567

Uniquely licensed salesperson with all three independently owned & operated brokerages
above. For more information email: todd@calltoddsmith.ca

todd@calltoddsmith.ca