



Elevate

[el-e-vate] verb

Elevate. To build, to move, to step and to live, upwards. To embody “better”. To operate stronger - think smarter, act bolder. To encompass innovation, bravery and strength.

THE
GARDEN
SERIES 2

ELEVATED, IN EVERY SENSE

TENTATIVE OCCUPANCY: Spring
of 2025

LOCATION: Sheppard Ave E &
Warden Ave

STOREYS: 10

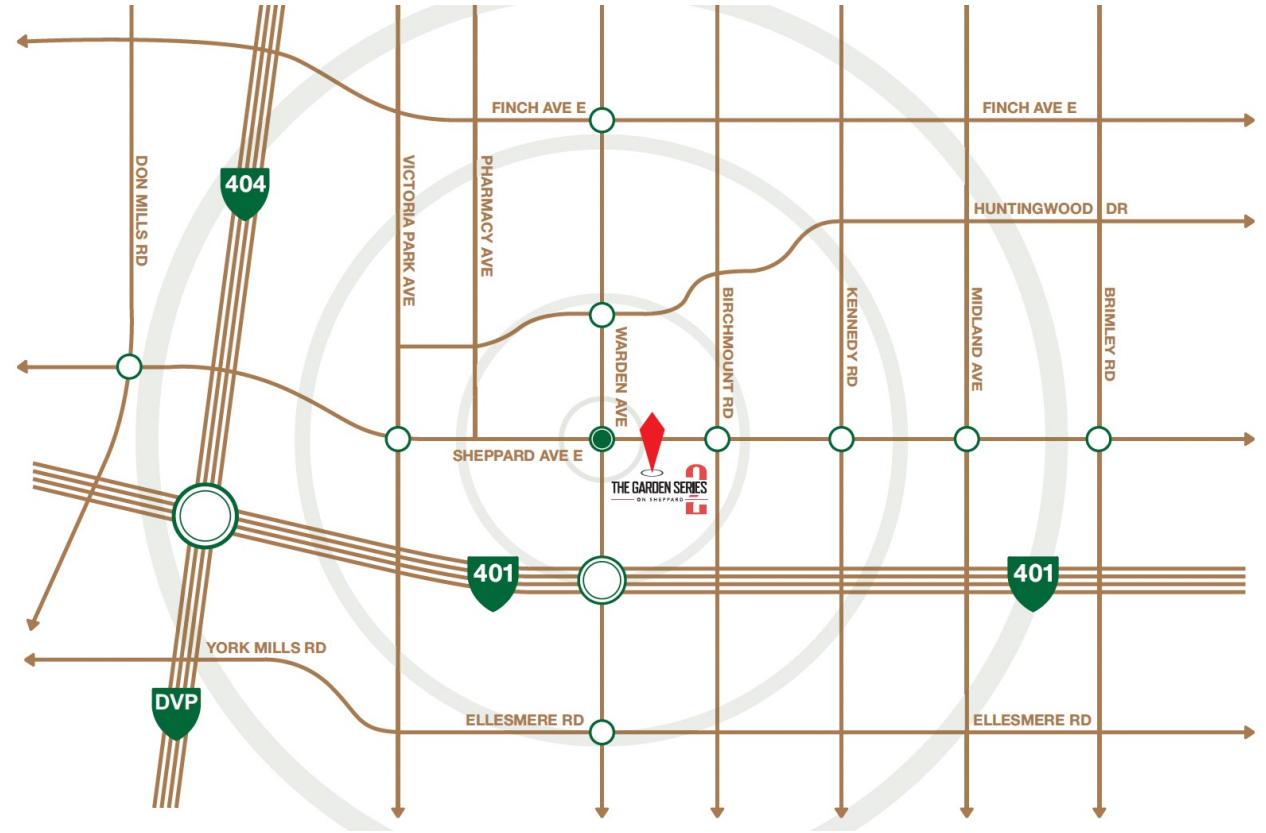
SIZE RANGE: 471 – 1,637 sqf

AMENITY AREA: Over 7,000 sqf

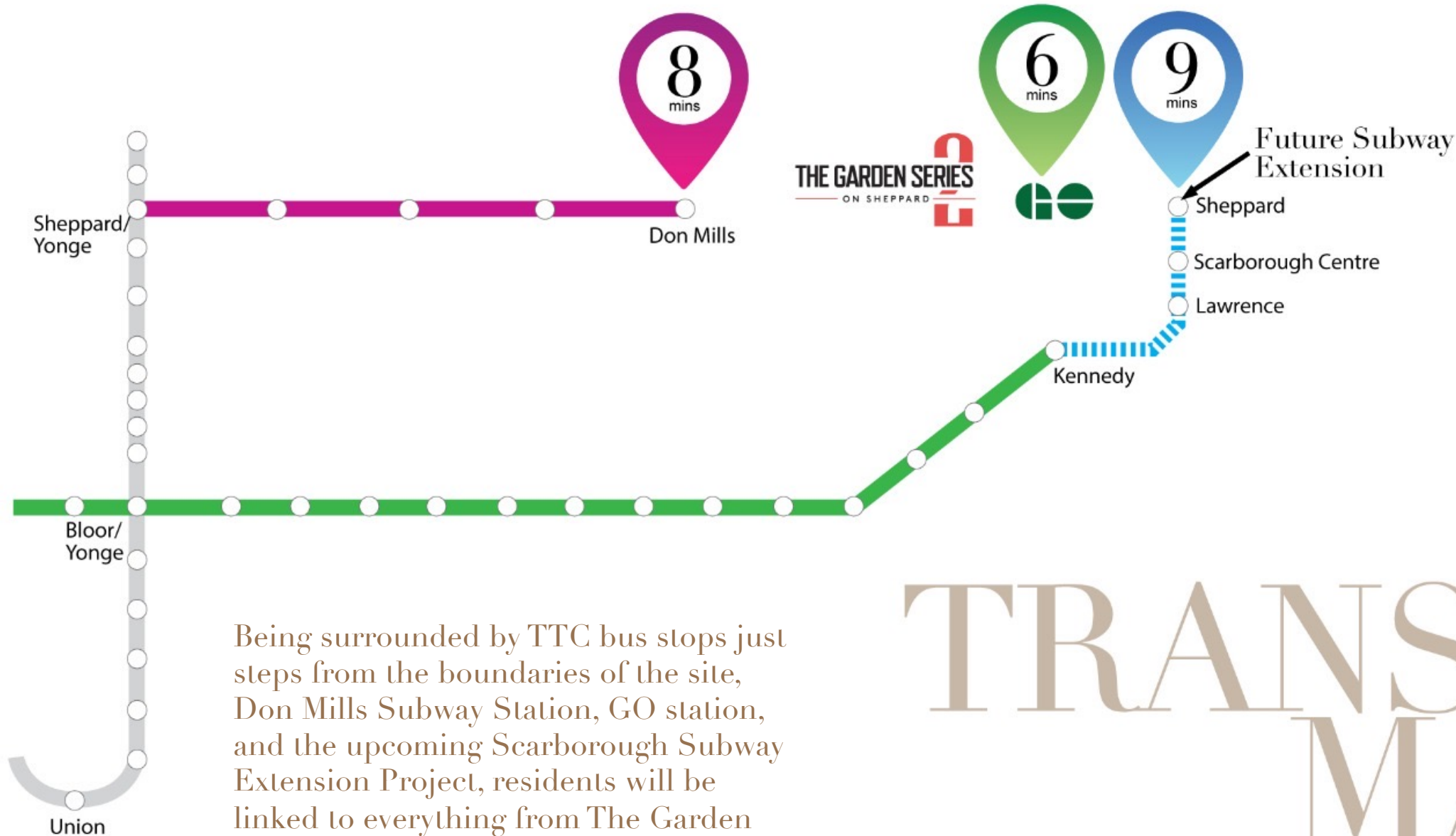
GREENSPACE: Over 30,000 sqf



MINUTES 2 EVERYTHING



Highway 401	2 mins	No Frills	4 mins	Starbucks	9 mins
Red Lobster	2 mins	Highway 404	6 mins	T&T Supermarket	11 mins
Remezzo Italian Bistro	2 mins	DVP	6 mins	Seneca College	12 mins
McDonald's	2 mins	Costco	6 mins	Centennial College	12 mins
Walmart Super Centre	3 mins	Scarborough Town Centre	7 mins	University of Toronto Scarborough	15 mins
Tam O'Shanter Golf Course	3 mins	CF Fairview Mall	7 mins	Ontario Science Centre	15 mins
Agincourt GO Station	4 mins	Cineplex Fairview Mall	7 mins	Scarborough Bluffs	19 mins
Shoppers Drug Mart	4 mins	North York General Hospital	7 mins	CN Tower	20 mins



Being surrounded by TTC bus stops just steps from the boundaries of the site, Don Mills Subway Station, GO station, and the upcoming Scarborough Subway Extension Project, residents will be linked to everything from The Garden Series 2.

TRANSIT MAP

FLAVOUR AT EVERY CORNER

DINING & CAFES

- Moxies Grill & Bar
- Mika Sushi
- Red Lobster
- Remezzo Italian Bistro
- Starbucks
- The Royal Chinese Restaurant



SHOPPING

- CF Fairview Mall
- Scarborough Town Centre
- Kennedy Commons



ENTERTAINMENT

- L'Amoreaux Sports Complex
- Ontario Science Centre
- Pleasntview Arena
- Cineplex Fairview Mall

PARKS AND GOLF COURSES

- Bridlewood Park
- Tam O'Shanter Golf Course
- Inglewood Heights Park
- Rouge National Urban Park
- Guild Park and Gardens
- Milliken Park
- Bluffer's Park and Beach



UNIVERSITY OF TORONTO SCARBOROUGH

Known and respected for offering a prestigious University of Toronto degree, University of Toronto Scarborough provides students with **250** plus programs for a variety of disciplines.

SENECA COLLEGE

Seneca College has become a trusted hub for education, offering students with more than **500** career options through their **300** plus programs.

CENTENNIAL COLLEGE

Providing students with more than **250** diploma, certificate and degree programs, Centennial College is yet another honourable source for education.

PRESTIGIOUS CAMPUSES

& AMPLE POTENTIAL 2 GROW

*Equipped with **over 90,000** students in total, each year.*

2 MANY REASONS TO BUY

AN EXCEPTIONAL LOCATION

Minutes to convenience, dining, entertainment and more. Everything is in reach from The Garden Series 2.

CONNECTED AT EVERY CORNER

Offering immediate contact to Highways 404, 401, DVP, TTC bus stops, Don Mills subway station, and Kennedy GO Station.

A NEVER-SEEN- BEFORE SPACIOUSNESS

Featuring unique layouts ranging from 471 – 1637 sqf, The Garden Series 2 has it all.

EMPLOYMENT OPPORTUNITIES

Surrounded by an abundance of employers, many of which are Fortune 500 companies.

EDUCATION ACCESSIBILITY

Equipped with direct access to 3 prestigious post-secondary campuses, with over 90,000 students in total, per year.

EXEMPT FROM INCLUSIONARY ZONING

The Garden Series 2 will not be affected by Toronto's newly implemented inclusionary zoning policy.

STRONG EXISTING RENTAL MARKET

Being situated in an opportune location, The Garden Series 2 comes equipped with a solid existing rental market.

ELEVATED AMENITIES

Curated amenities, created to be something a host of lifestyles can enjoy.

GREENSPACE & PARK VIEW EXPOSURES

The Garden Series 2 will encompass over 30,000 sqf of on-site green space, as well as park view exposures for select units.

FLOORPLANS

THE GARDEN SERIES
ON SHEPPARD

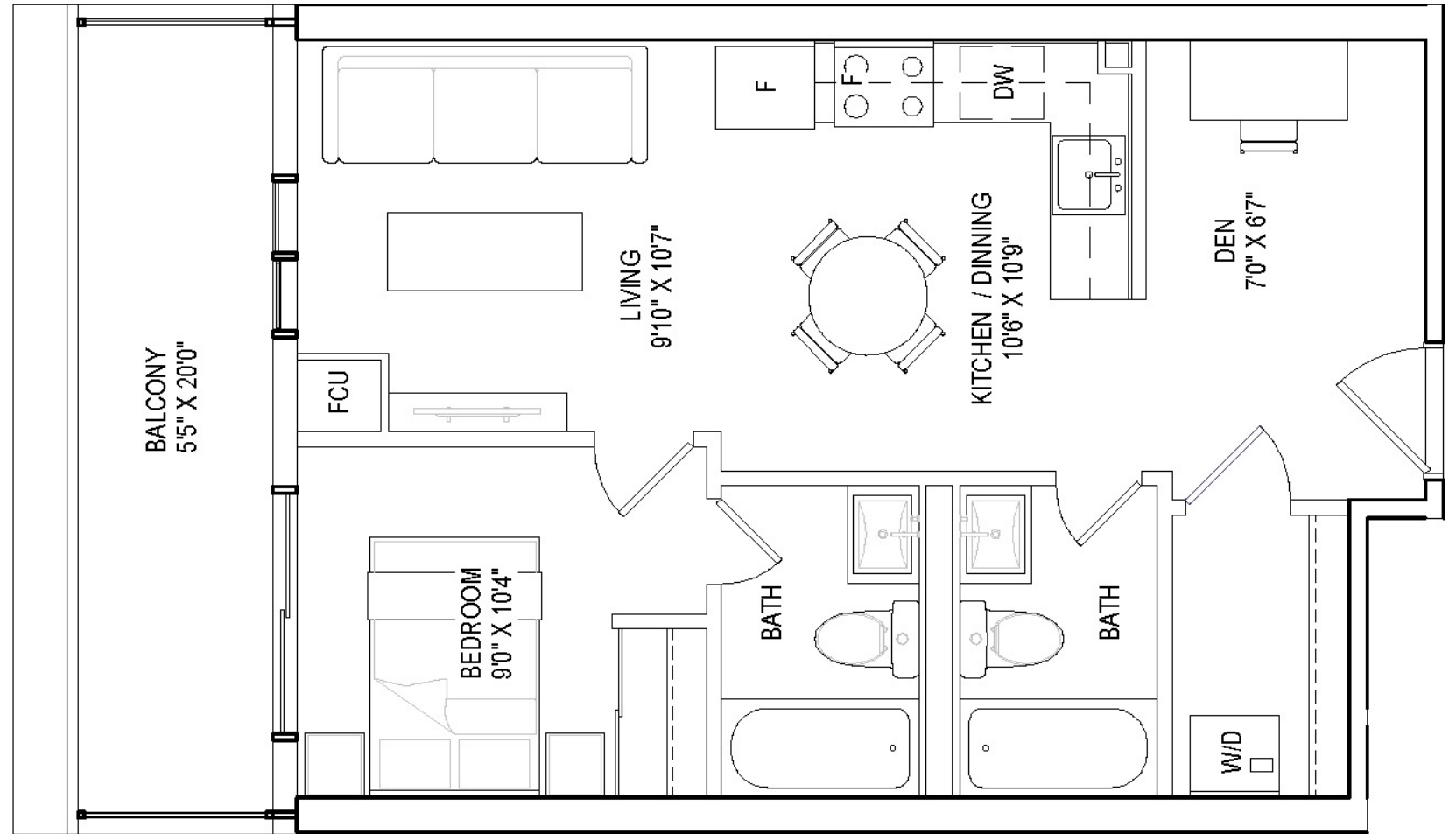


AID-05

577 SQ.FT.

1 BEDROOM + DEN, 2 BATHROOMS

interior living area | 577 sf
outdoor living area | 108 sf
total living area | 685 sf

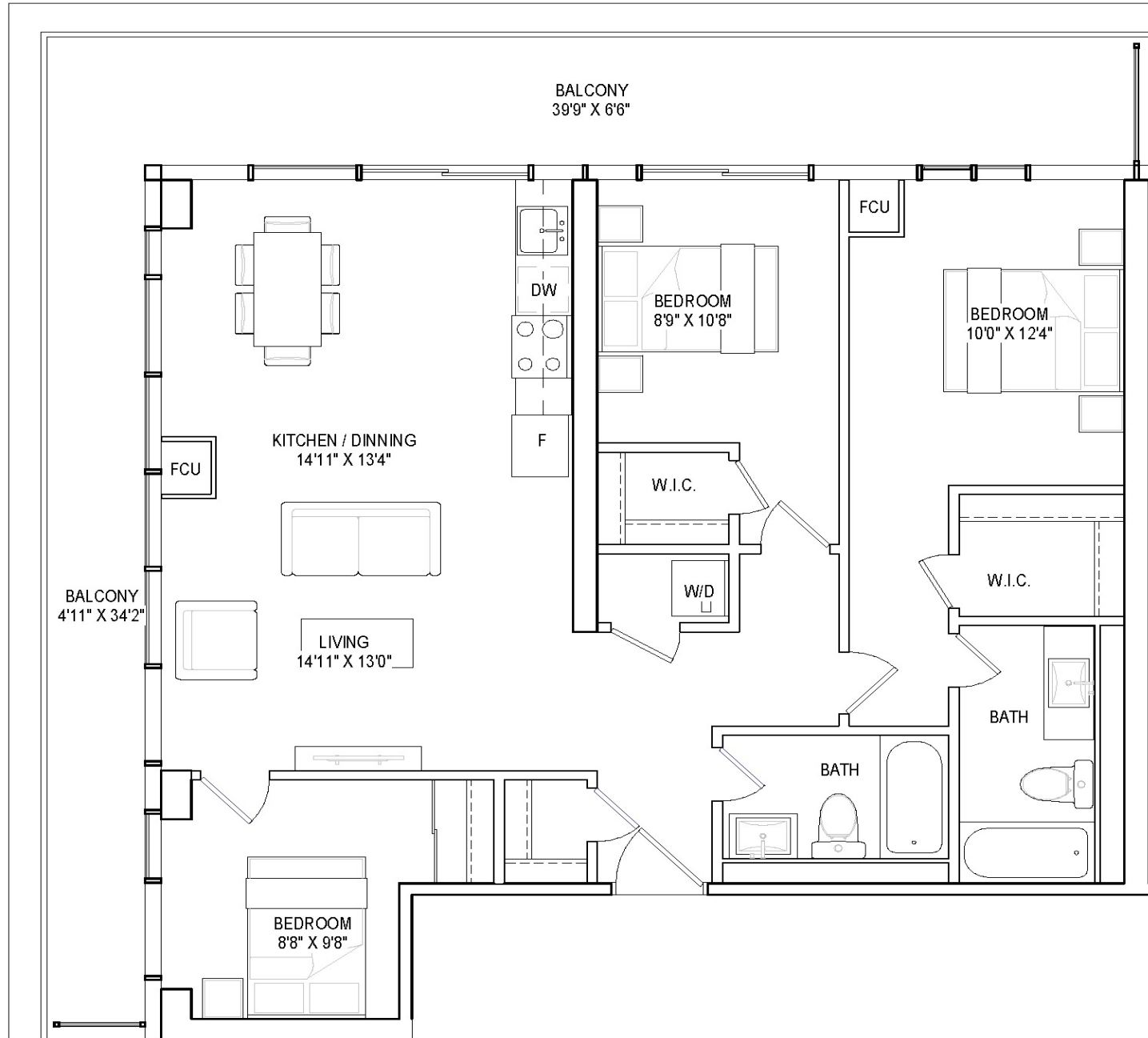


A3-05

1116 SQ.FT.

3 BEDROOMS, 2 BATHROOMS

interior living area | 1116 sf
outdoor living area | 345 sf
total living area | 1461 sf

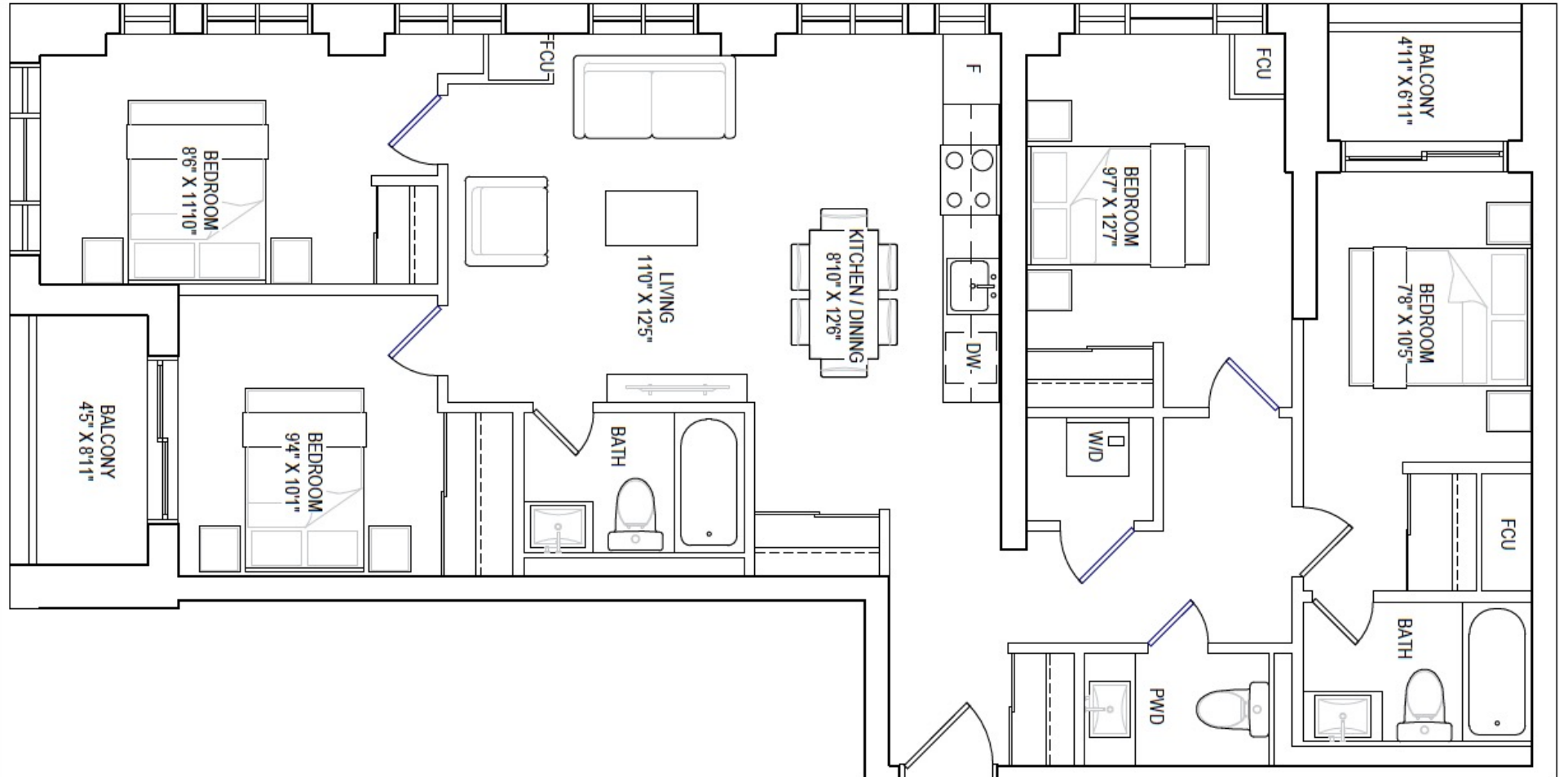


MD-A4-01

1226 SQ.FT.

4 BEDROOMS, 2.5 BATHROOM

interior living area | 1226
outdoor living area | 39
total living area | 1265



THE GARDEN SERIES
ON SHEPPARD



MAINTENANCE FEE

Approx **\$0.54 / sqf**
(excluding utilities)

LOCKER MAINTENANCE :

\$20.05 / month

PARKING MAINTENANCE

\$52.00 / month



DEPOSIT STRUCTURE

\$10,000 on signing
Balance of **5%** in 30 days
5% in 120 days
2.5% in 360 days
2.5% in 540 days
5% on occupancy



LIMITED TIME INCENTIVES

PARKING: ~~\$80,000~~ \$60,000

LOCKER: ~~\$8,000~~ \$6,000

EV PARKING AVAILABLE

FREE ASSIGNMENT (not including legal fee)

CAPPED DEVELOPMENT CHARGES

1bed, 1bed+den: ~~\$13,500~~ \$12,500

2beds & up: ~~\$17,500~~ \$16,500

LEASE DURING OCCUPANCY

Prices, Incentives and specifications subject to change without notice. E&O.E. February 2022



SALES PROCESS + SIGNING PROCEDURES

WORKSHEET SUBMISSION:

- Submit your worksheets through our broker portal by visiting:
<https://projects.blacklineapp.com/tgs2>
- Please ensure **valid and un-expired driver's license and 2nd ID (Passport, SIN card, PR card)** are uploaded with your worksheet.
- Submit a **\$10,000** bank draft to our presentation centre, payable to **FRIEDMAN LAW PROFESSIONAL CORPORATION IN TRUST.**

SIGNING:

- Purchasers have the option to sign either **in person** at the presentation centre or **virtually**, though DocuSign. **We will begin signing on Feb 24th, 2022.**

FOLLOWING SIGNING:

- All **post-dated cheques**, not including the occupancy deposit, will be required within **10 days** of signing.
- **Mortgage pre approval letters** will be required within **30 days** of signing.