

Meet 95 Developments' next addition to Sheppard Avenue. Whether you're looking for a place to call home or a social hub, The Garden Series offers a blend of convenience and community.

QUICK FACTS

- **Address:** 3445 Sheppard Ave E
- **Intersection:** Sheppard Ave E & Warden Ave
- **Storeys:** 10
- **Units Type:** 1 Bedroom – 3 Bedroom
- **Size Range:** 467 - 909 Sq. Ft.
- **Occupancy:** Early 2025

KEY HIGHLIGHTS

- Immediate connectivity to major highways
- 24 Hours TTC at your door step
- Over **30,000 sq.ft** of outdoor green space
- Approximately **7,707 sq.ft** of indoor amenities
- Functional suite layouts

CONNECTIVITY

- Food Depot**- 1 min walk
- CF Fairview Mall** – 6 mins
- Scarborough Town Centre** – 7 mins
- North York General Hospital** – 7 mins
- Seneca College** – 12 mins
- Centennial College** – 12 mins
- University of Toronto Scarborough** – 15 mins
- Toronto Zoo & Rouge National Park** – 16 mins
- Downtown Toronto** – 20 min

TEAM

- **Developer:** 95 Developments
- **Sales Team:** Harbour Marketing Real Estate Brokerage
- **Legal Team:** Friedman Law Professional Corporation in Trust



AMENITIES

- 24 Hours Concierge
- Yoga Studio
- Library Lounge
- Kid's Play Room
- Sports Lounge
- Dining Room with Gourmet Kitchen
- Party Room
- Gym
- Recreation Room / Card Room
- Pet Wash
- Co-working Spaces
- Media Lounge
- Billiard Room
- Meeting Room

CONTACT US

Cassy Serrano 416-877-7846

EMAIL

TheGardenSeries@harbourmarketing.ca

PRESENTATION CENTRE

3268 Finch Ave. East
Scarborough, ON M1W 3P7

OFFICE HOURS

Monday, Wednesday, Thursday: 11am – 6pm
Tuesday: By Appointment only
Friday: Closed
Saturday & Sunday: 11am – 6pm