



THE GARDEN SERIES
ON SHEPPARD

Q&A

- **Project Name?**
 - The Garden Series 2
- **Site Location?**
 - Sheppard Ave. E. & Warden Ave
- **Who is the developer?**
 - 95 Developments
- **Where is the sales office?**
 - 3445 Sheppard Avenue East, Scarborough, ON M1T 3K5
- **Will there be condos and townhomes?**
 - Phase 2 will feature only condo units. The stacked townhomes on this site were sold out in the first phase.
- **Bank draft payable?**
 - FRIEDMAN LAW PROFESSIONAL CORPORATION, IN TRUST.
- **What kind of units will there be?**
 - 1bed – 4bed+den suites.
- **What is the size range?**
 - 471sqf – 1637sqf.
- **What is the ceiling height?**
 - 9ft ceilings 2nd floor and up.
- **Will there be laminate or carpet flooring?:**
 - Laminate flooring throughout.
- **What is the payment 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
- **What is the payment structure for non-residents?**
 - \$10,000 on signing
 - Balance of 10% in 30 days
 - 10% in 120 days
 - 5% in 360 days
 - 5% in 540 days
 - 5% on occupancy
- **Is assignment allowed?**
 - YES, assignment is allowed.
- **Is lease during occupancy allowed?**
 - YES.
- **What is the maintenance fee?**
 - **\$0.54/sqf** (excluding utilities)
 - Parking maintenance: **\$52/month**
 - Locker maintenance: **\$20.05/month**
- **What is included in the maintenance fee?**
 - Building insurance, common area maintenance and amenities.
- **What is not included in the maintenance fee?**
 - Utilities and parking + locker maintenance fees.
- **Is the parking and locker included in the purchase price?**
 - NO. But we have limited time incentives for this:
 - Parking: Regular ~~\$80,000~~, Incentive **\$60,000**
 - Locker: Regular ~~\$8,000~~, Incentive **\$6,000**
 - Additional Parking: 2nd parking discounted at **\$60,000**
 - EV Parking: Available
- **Where will the parking be located?**
 - Underground and accessible from the South East corner of Tower B.
- **What is the tentative occupancy date for the tower being released?**

- Spring of 2025.
- **What types of amenities will be included?**
 - Gym
 - Yoga studio
 - Library lounge
 - Party room
 - Recreation / card room
 - Kid's play room
 - Pet wash
 - Sports lounge
 - Co-working spaces
 - Billiard room
 - Meeting room
 - Dining room with gourmet kitchen
- **Which schools are in the area?**
 - Elementary & secondary schools:
 - **Lynngate Junior Public School**
 - **John Buchan Senior Public School**
 - Post-secondary schools:
 - **Centennial College**
 - **Seneca College**
 - **University of Toronto Scarborough**
- **Is there any greenspace available?**
 - YES. The site will feature around **30,000sqf** of greenspace in total – including a public park, offering park view exposures from select suites.
- **Can purchasers use brokerages for their mortgage pre-approval letters?**
 - YES, but **must indicate a financial institution** and the **lender must be a tier one bank.**
- **Will the development charges be capped?**

- YES.
 - 1bed – 1bed+den: **\$12,500**
 - 2bed and up: **\$16,500**