

# THE GARDEN SERIES

ON SHEPPARD

## NEW HST REBATE NOW APPLICABLE!

TOWER A - 3421 Sheppard Ave E.					
TOWER	SUITE	MODEL	SQ.FT.	EXPOSURE	STARTING PRICE
A	208	2 BED	829	NORTH WEST	\$641,990
A	219	1 BED + DEN	656	SOUTH	\$509,990
A	302	2 BED	782	SOUTH EAST	\$504,990
A	318	1 BED + DEN	640	SOUTH	\$494,990
A	319	1 BED + DEN	656	SOUTH	\$510,990
A	519	1 BED + DEN	640	SOUTH	\$496,990
A	520	1 BED + DEN	656	SOUTH	\$512,990
A	806	3 BED	1116	NORTH WEST	\$855,990
A	815	1 BED + DEN	646	SOUTH	\$502,990

\*Premiums apply to floors and views

TOWER B - 3429 Sheppard Ave E.					
TOWER	SUITE	MODEL	SQ.FT.	EXPOSURE	STARTING PRICE
B	1509	1 BED + DEN	582	SOUTH	\$469,990
B	LPH03	1 BED + DEN	586	SOUTH	\$539,990
B	LPH05	1 BED + DEN	590	SOUTH	\$542,990

\*Premiums apply to floors and views

### BANK DRAFT PAYABLE TO: "GRIDSTONE LAW LLP, IN TRUST"

#### DEPOSIT STRUCTURE

\$5,000 on Signing  
Balance to 5% in 15 days

Total Deposit:

**Only 5%**

#### 1 LOCKER INCLUDED

Valued at \$6,000!

#### MAINTENANCE FEES

Approximately \$0.54/sq.ft.  
Hydro and Water billed separately

Parking Maintenance Fee: \$48/Month

Locker Maintenance Fee: \$20/Month

#### PARKING: \$50,000 \$60,000

Only available for 2 bedroom units or larger\*  
EV upgrade available for an additional \$10,000\*

## MOVE IN READY! CLOSING IN UP TO 60 DAYS!

### LIMITED TIME INCENTIVES

#### ALL SUITES INCLUDE 1 FREE LOCKER UNIT\*

Subject to availability\*

#### FULL CAP ON DEVELOPMENT CHARGES\*

Pay \$0 in Development Charges\*

#### PAY \$0 IN OCCUPANCY FEES\*

Straight to Final Closing

#### Sales Team

Nidal Ibrahim 416-456-7375

nidal@harbourmarketing.ca

#### Presentation Gallery

105 Gordon Baker Rd, Unit 213, North York, ON. M2H 3S1

Mon - Thurs: 11 AM - 6 PM & Sat - Sun: 12 PM - 5 PM



\*Prices include applicable HST and subject to purchaser's qualification of full rebate. All prices, figures and materials are preliminary and subject to change without notice. Actual usable floor space may vary from the stated floor area. Parking and lockers are subject to availability. Please speak to a Sales Representative for more details. E.&O.E. May 4, 2026.

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