



RESIDENCES COMING TO SHEPPARD AVE E & VICTORIA PARK AVE



A WORTHY ADDITION TO 95 DEVELOPMENTS' VISION FOR SHEPPARD AVENUE

CONTEMPORARY
LIVING FROM A
COMMUNITY BUILDER





PLAY WORK GROW

ILLUSTRATIONS ARE ARTIST'S CONCEPT

DISCOVER THE POWER OF TWO:

2 COMMUNITIES AT YOUR DOORSTEP

Nestled perfectly at the border of North York and Scarborough, discover the unparalleled convenience of having two dynamic communities right at your doorstep at 2992 Sheppard. With North York and Scarborough within reach, you'll enjoy the best of both worlds: diverse cultures, abundant amenities, and limitless opportunities for growth. Elevate your lifestyle and experience the power of two communities like never before.





MARKHAM

404

SCARBOROUGH



401

NORTH YORK

401

DVP

DOWNTOWN
TORONTO

FROM VISION TO COMMUNITY

THE JOURNEY OF 95 DEVELOPMENTS

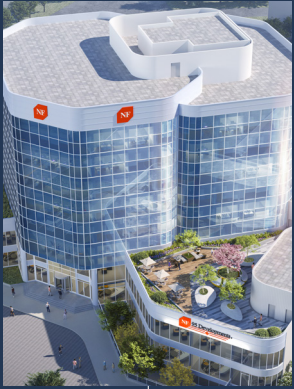
Step into a world of urban innovation and community, crafted by 95 Developments. From the serene townhomes of Victoria Garden to the tree-lined streets of The Garden Series, discover a landscape transformed. But the journey doesn't end there – with the exciting Bridleton Project and the highly anticipated Woodside Square masterplan community on the horizon, urban living in Scarborough is set to be redefined.

Now, 2992 Sheppard emerges as a new chapter in 95 Developments' story, an urban sanctuary inviting you to claim it as part of your story too. This is more than development; it's the continuation of a legacy and a testament to progress and possibility.



2992 Sheppard

95 Corporate Centre



Victoria Garden



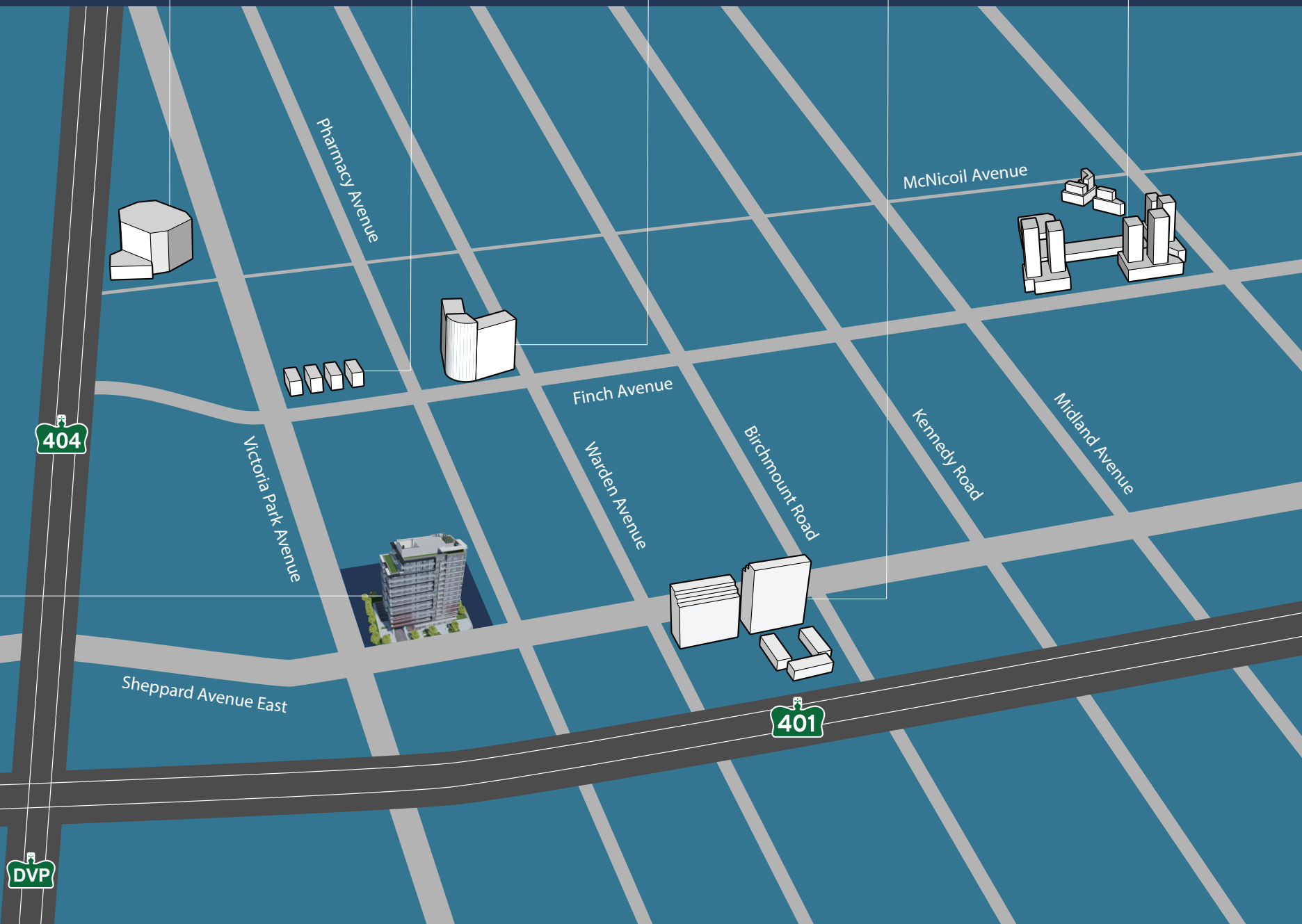
The Bridleton



The Garden Series



Woodside Square



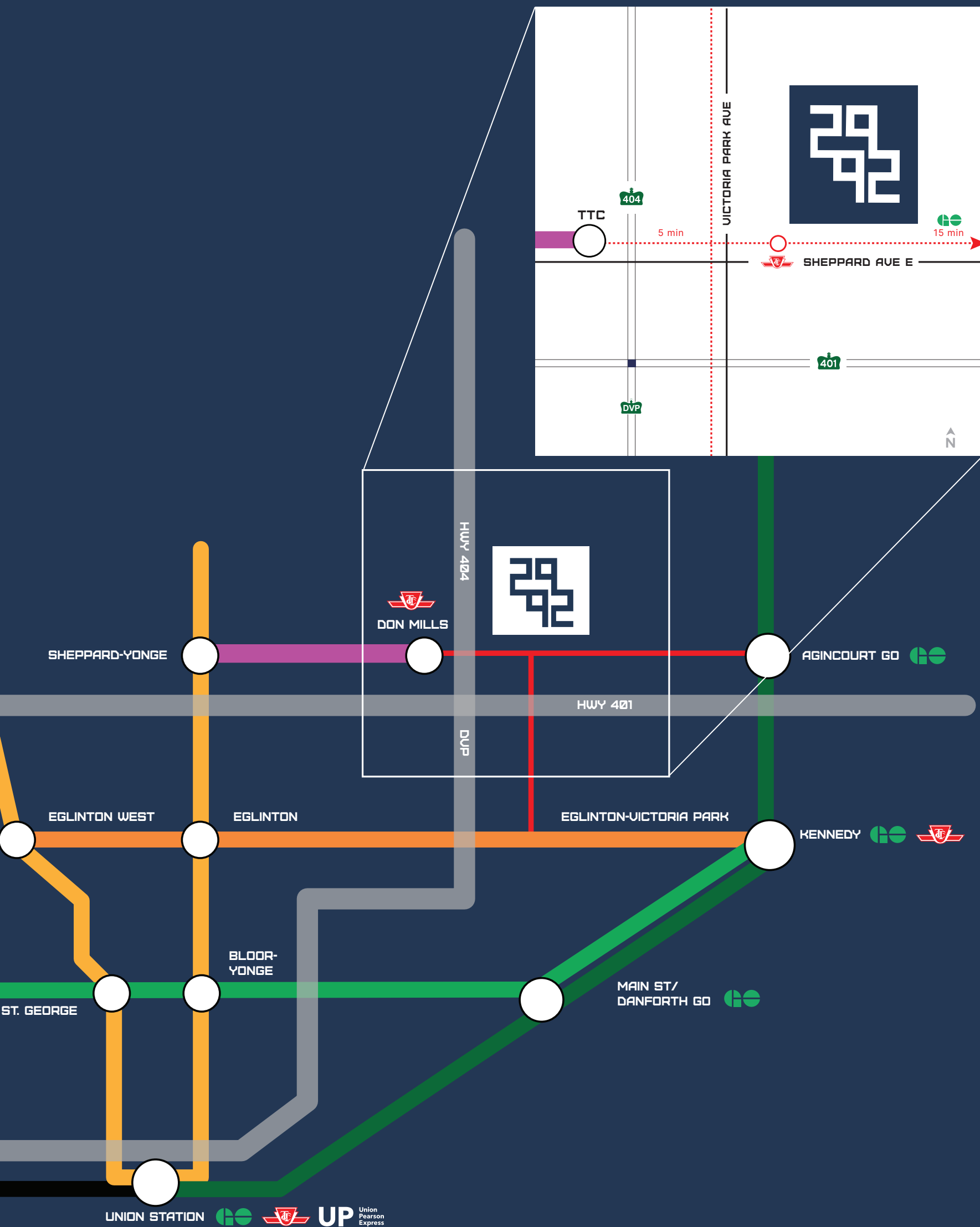
GATEWAY TO GREATER TORONTO LIVING

CONNECTED TO THE BEST TRANSIT IN THE CITY

Discover seamless connectivity at 2992 Sheppard, where access to the Greater Toronto Area is moments away. With nearby transit links including the TTC subway and bus, GO Transit, and major highways, commuting to downtown Toronto or exploring the GTA's diverse neighborhoods has never been easier. Embrace the convenience of urban living and stay connected to everything the city has to offer at 2992 Sheppard.

LEGEND

	Stouffville GO Line		GO Train Station
	Subway Line 1		Subway Station
	Subway Line 2		Bus Stop
	Subway Line 4		Union Pearson Express
	Eglinton Crosstown		
	Highway		
	TTC Bus Route		
	Union Pearson Express		



EDUCATION

Experience the epitome of urban living near prestigious educational institutions including Seneca Polytechnic Newnham Campus, University of Toronto Scarborough Campus, Centennial College, Lambton College, and Hanson College. With world-class learning opportunities just moments away, residents will embrace the perfect blend of urban sophistication and academic convenience, fostering an environment where every day is an opportunity to thrive and grow.







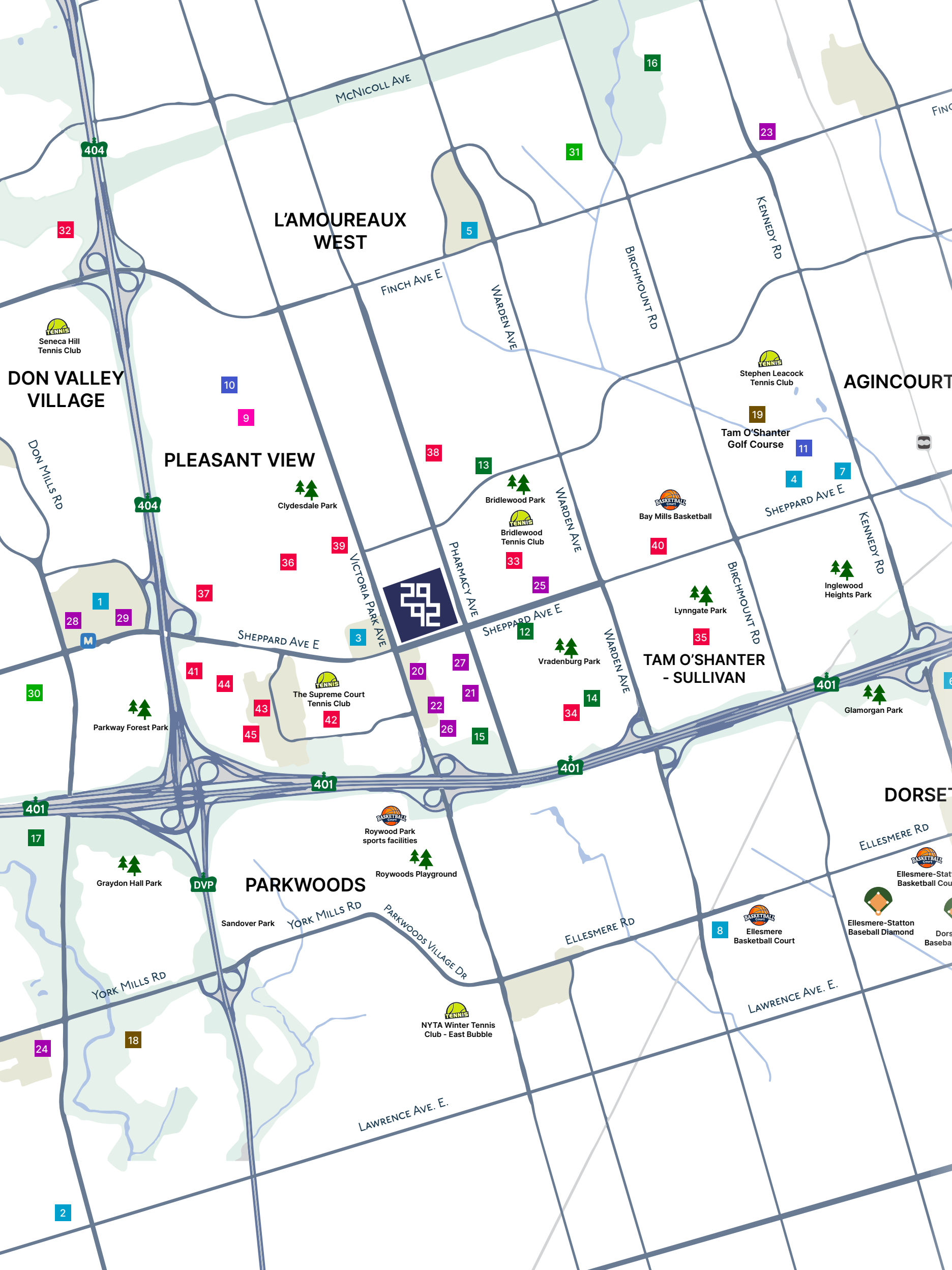
PARKS & GREEN SPACES

Whether it's a picnic in the park, jogging along scenic trails, or simply unwinding amidst nature, living at 2992 Sheppard provides ample opportunity for leisure pursuits and a healthy lifestyle.





PLAY. WORK. GROW.



NEIGHBOURHOOD MAP

RETAIL

- 01 CF Fairview Mall
- 02 Shops at Don Mills
- 03 Victoria Park Square
- 04 Agincourt Mall
- 05 Bridlewood Mall
- 06 Kennedy Commons
- 07 Walmart Supercentre
- 08 Costco

COMMUNITY CENTRES

- 09 Pleasantview Community Centre

LIBRARIES

- 10 Toronto Public Library - Pleasant View Branch
- 11 Toronto Public Library - Agincourt Branch

PARKS

- 12 Wishing Well Woods
- 13 Bridlewood Park
- 14 Vradenberg Park
- 15 Wishing Well Park
- 16 LAmoreaux Park /North park
- 17 Don Valley Trails through Betty Sutherland Park

RECREATIONAL

- 18 Donalda Club
- 19 Tom O'Shanter Golf Club

FOOD

- 20 Johnnys Hamburgers
- 21 Athens Pastries
- 22 Starbucks
- 23 Fishman Lobster Club House
- 24 Dragon Pearl
- 25 Red Lobster
- 26 Tim Hortons (Victoria Park)
- 27 Stacy's Island Flavor Restaurant and Caterers
- 28 Moxies (Fairview Mall)
- 29 Hana Don Japanese Cuisine and Bar

HOSPITALS

- 30 North York General Hospital
- 31 Birchmount Hospital

EDUCATIONAL INSTITUTIONS

- 32 Seneca Polytechnic Newnham Campus
- 33 Bridlewood Junior Public School
- 34 Vradenburg Junior Public School
- 35 Lynngate Junior Public School
- 36 Brian Public School
- 37 Muirhead Public School
- 38 Fairglen Junior Public School
- 39 St. Gerald Catholic School
- 40 Holy Spirit Catholic Elementary School
- 41 North Toronto Christian School
- 42 Head Start Montessori School
- 43 North York Academy International High School
- 44 Lambton College in Toronto
- 45 Hanson College North York



ILLUSTRATIONS ARE ARTIST'S CONCEPT

YOUR FUTURE HOME AWAITS

Whether you're seeking a place to call home or a hub for social interaction, 2992 Sheppard offers the perfect blend of convenience and community. Built for dynamic young professionals and families alike, this vibrant urban community is filled with opportunities to connect, explore, and thrive. Leave your car at home and take advantage of walkable local retail. Enjoy being close to nature, cultural attractions, and educational facilities. Get used to a personal concierge and exclusive amenities. Experience the good life at 2992 Sheppard.

WELCOME HOME TO 2992 SHEPPARD

Standing at 15-storeys with an exclusive collection of 158 suites, 2992 Sheppard stands apart from the crowd with a bold zigzag pattern, showcasing excellence in every line and curve. Flawlessly transitioning from exterior to interior, the black and white zigzag motif is a bold statement in contemporary architecture that embodies the harmonious blend of form and function.

Experience seamless transit, easy highway access, proximity to schools, parks, and nearby retailers. Embrace a lifestyle with convenience, comfort and community at 2992 Sheppard.



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ESPRESSO COFFEE	
10 Caffe Latte	\$10.00
10 Vanilla Latte	\$10.00
10 Caffe Latte	\$10.00
10 Vanilla Latte	\$10.00
10 Caffe Latte	\$10.00
10 Vanilla Latte	\$10.00

**AMENITIES
EXCLUSIVELY
FOR YOU**





DOUBLE-HEIGHT GRAND LOBBY





LOBBY LOUNGE



ILLUSTRATIONS ARE ARTIST'S CONCEPT



PARTY ROOM



Whether you're hosting an intimate gathering or a grand affair, the spacious party room is perfect for all occasions. The sleek kitchenette, bar, and formal dining table is ready for you to bring every celebration to life. The nearby games room adds an extra layer of excitement with a pool table and a cards table.



GAMES ROOM

ILLUSTRATIONS ARE ARTIST'S CONCEPT



FITNESS STUDIO

Enjoy the freedom to exercise at your own pace, in your own space.

Save membership fees and travel time with an exclusive fitness studio with the latest equipment just steps from your door. Whether you're into cardio, strength training, or yoga, the fitness studio caters to all your wellness needs.



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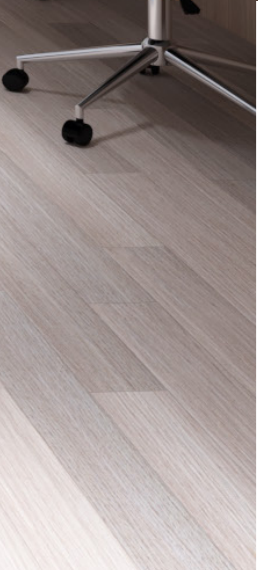
ILLUSTRATIONS ARE ARTIST'S CONCEPT



CO-WORKING LOUNGE



Experience the convenience of conducting business meetings or breakout sessions in your private co-working space. This amenity not only provides a professional setting but also promotes collaboration and productivity without leaving the comfort of your home.



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YOUR OUTDOOR TERRACE

Discover the spacious outdoor terrace at 2992 Sheppard, perfect for relaxing and entertaining. With panoramic views and ample space, it's the ideal spot to enjoy your morning coffee or host gatherings with friends and family. Experience the best of outdoor living at 2992 Sheppard and make every moment memorable.



STRIKING
— ARCHITECTURE —
CRAFTED TO IMPRESS





ILLUSTRATIONS ARE ARTIST'S CONCEPT

29
92



95 CORPORATE CENTRE



THE GARDEN SERIES CONDO TOWERS



THE BRIDLETON



THE GARDEN SERIES TOWNHOMES



WOODSIDE SQUARE



VICTORIA GARDEN

ABOUT 95 DEVELOPMENTS

Diversity

Being a multicultural organization, we have a strong understanding for different cultures. We strive to create communities where people from all ethnicities not only live harmoniously, but develop strength. This is the heart of who we are and ensures to preserve our strong market presence within the construction industry. We provide a diverse range of specialized services including commercial land development, condominium development, property management, and asset management to meet the housing needs of our growing community.

Value Our Clients

We strive for comfort, confidence and quality, while fostering genuine relationships to place our customers at the heart of everything we do. Our commitment to customer service excellence is the foundation of our business. We value our clients and approach situations collaboratively to shape our strategic direction, delivering a first-class customer experience that is accountable with the highest ethical standards.

Strive for Excellence

We develop and build extraordinary structures to provide quality housing with timeless and sophisticated design and unparalleled craftsmanship. We aim to achieve high efficiency and innovation and our projects are designed seamlessly integrating durable and sustainability concepts. We cultivate strong, dynamic and positive relationships to collaborate with topnotch architects, planners, advisors and designers to provide work of the highest order for our clients and community.



PRESENTATION GALLERY

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