



RESIDENCES AT
BLUFFERS PARK

LAKESIDE LIVING MINUTES FROM DOWNTOWN TORONTO

Welcome to Residences at Bluffers Park, where a dynamic lifestyle above the Scarborough Bluffs awaits you. At this design-forward condominium of 551 suites by Skale Developments and Diamante Developments, you're only minutes away from the lake and from downtown. Residences at Bluffers Park is a master-planned luxury community comprising a 23-storey tower and a 13-storey midrise. Located at 2800 Kingston Road, this new community offers world-class resort-style amenities in a vibrant neighbourhood defined by the nearby Bluffs.

skale | DIAMANTE

THE TEAM

Skale & Diamante Developments

DEVELOPERS

Baker Real Estate

SALES TEAM

Turner Fleischer Architects

ARCHITECT

Tact Design Inc.

INTERIOR DESIGN

Adesso Design Inc.

LANDSCAPE ARCHITECTURE

Jablonsky Ast

STRUCTURAL DESIGN

Novatrend

MECHANICAL + ELECTRICAL

Brattys LLP

LAWYER

THE BUILDING

2800 Kingston Rd Toronto

LOCATION

West Tower **13** East Tower **23**

STOREYS

West Tower **224** East Tower **327**

UNITS

27,000 SQ.FT.

SHARED AMENITY SPACE












BLUFFERS PARK COMMUNITY

RESIDENCES AT
BLUFFERS PARK

CONNECTIVITY




TRANSIT COMMUNITY DEVELOPMENT

Bluffer's Park connects you with GO stations and TTC stops in a flash whether by walking or simply catching the number 12 bus outside your door.

7min 	1min 	1min 
20min 		
KENNEDY GO STATION	175 BLUFFER'S PARK BUS	12 KINGSTON ROAD BUS
12min 	8min 	19min 
17min 	15min 	
SCARBOROUGH GO STATION	KENNEDY SUBWAY STATION	TORONTO UNION STATION

TAKE IT ON THE ROAD

Bluffer's Park provides access to all the major highways and transit hubs for quick commutes into downtown Toronto.

At doorstep	14min 
KINGSTON ROAD	HWY 401 VIA BRIMLEY RAMP
19min 	18min 
DON VALLEY PARKWAY	LAKESHORE BOULEVARD

FUTURE TRANSIT CONNECTIONS

In the future, Bluffers Park will be even better connected to the entire GTA, enhanced by new transit lines and extensions.

SCARBOROUGH SUBWAY EXTENSION	ONTARIO LINE	EGLINTON CROSSTOWN LRT
8km	8 new stops	<ul style="list-style-type: none"> 60% FASTER SERVICE FROM MOUNT DENNIS TO KENNEDY STATION 25 STATIONS AND STOPS ALONG EGLINTON AVENUE
FROM KENNEDY STATION TO SHEPPARD AVE.	FROM KENNEDY STATION TO ONTARIO LINE PAPE STATION	
3 new stops		







PERFECT LEARNING ENVIRONMENT

A variety of educational institutions are available nearby Bluffer's Park, providing the opportunity to choose an environment that best suits learning styles, interests and goals.

- 12** PUBLIC SCHOOLS
- 7** CATHOLIC SCHOOLS
- 4** FRENCH IMMERSION
- 2** PRIVATE SCHOOLS
- 30min** UNIVERSITY OF TORONTO (SCARBOROUGH)
Bus ride from TTC bus stop at St Clair Ave E at Kingston Rd.
- 22min** UNIVERSITY OF TORONTO (ST. GEORGE)
TTC subway ride from Victoria Park Station.
- 30min** TORONTO METROPOLITAN UNIVERSITY
TTC subway ride from Victoria Park Station.
- 29min** CENTENNIAL COLLEGE
Bus ride from TTC bus stop at St Clair Ave E at Brimley Rd.

EXPLORE THE NEIGHBOURHOOD

Recreation venues, scenic parks and hiking trails surround Bluffer's Park, meaning adventure is just a short trip from your front step.

-  **15min** LAKE ONTARIO
-  **10min** CATHEDRAL BLUFFS PARK
-  **10min** BLUFFER'S PARK MARINA AND BEACH
-  **9min** JEANETTE PARK
-  **8min** SCARBOROUGH BLUFFS TRAIL
-  **6min** BIRCHMOUNT COMMUNITY CENTRE

