



## NEIGHBOURHOOD

Home well made located in Bayview Village at 699 Sheppard Avenue East. Six99 Sheppard is 12 storeys of refined suites with premium features, finishes and next-generation design. Live well-connected to transit, parks, shops and your community right in the heart of Bayview Village.

### FAST FACTS

**Building Location** | 699 Sheppard Ave E.

**Occupancy** | December 2024

**Presentation Centre Address** | 699 Sheppard Ave E.

**Developer** | Originate Developments & Harlo Capital

**Architects** | SRM

**Interior Design** | Truong Ly Design Inc.

**Sales** | RDS

**Solicitor** | Levy Zavet PC

**Building Height** | 12 Storeys

**Residential Units** | 174

**Size Range** | 389 to 1200

**Elevators** | 2

**Parking** | 82

**Visitor Parking** | 17

**Car Share** | 2

### FAQ'S

- Mortgage pre-approval required 30 days within signing the APS
- Preferred Lender | BMO
- One unit per name
- Cheques made payable to: Levy Zavet PC in Trust
- Assignments Permitted

### BUILDING AMENITIES

- Cascading terrace design offer scenic views and extensions of living spaces
- Fitness Centre
- 2 Party Rooms located on the top floor
- Rooftop Terrace
- Co-working Space/Meeting Room
- Light & Dark Colour Scheme options designed by Truong Ly
- 9' smooth ceiling throughout\*
- Optional movable 5', 6', 8' island (as per applicable plan)
- Integrated appliances

### LOCATION

- Located on Sheppard between Bayview and Leslie St.
- Excellent proximity to transportation routes:
  - 2 minute walk to Bessarion TTC Station
  - 12 minute walk to Oriole GO Station
  - 6 minutes to Yonge and Sheppard by TTC
  - 20 minutes to downtown Toronto
  - 29 minutes from Oriole Station to Union Station
  - Highway 401
  - 8 minutes by TTC to North York General Hospital
  - 10 minute drive to Sunnybrook Hospital
  - 10 minute drive to Seneca College

Sales Representative:

Ryan Coyle, Broker at Connect.ca

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### COMMUNITY

- A vast array of green spaces to enjoy. Parks within walking distance or a short drive:
  - Bayview Village Park – 3 Public Tennis courts, Bike trail, baseball diamond, playground, splash pad
  - Ethennonnhawahstihnen' Park - 8-acre park with skating rink
  - East Don Parklands – 44 Bike Trails
  - Talara Park
  - Rean Park
  - Blue Ridge
  - Betty Sutherland Trail Park – 4 Bike Trails
- Ethennonnhawahstihnen' Community Recreation Centre & Library Under construction, Expected to Open Winter 2022/Early 2023
  - 84,000 sf Recreation Centre including gymnasium, fitness studio, weight room and more
  - 27,000 sf Aquatic Centre – 25m 6 lane lap pool
  - 6,400 sf Child Care Centre
  - 13,000 sf Toronto Public Library Branch

### RETAIL

Bayview Village Shopping Centre – 5 minute walk

- 110 stores and 440,000 sq ft of retail (Loblaws, Shoppers, LCBO, Restaurants)
- New redevelopment to include retail, residence, rental, and parks

CF Fairview Mall – 4 minutes from Bessarion Station

- 175 Stores and 810,000 sq ft of retail (Hudson Bay, Sportchek, Cineplex, T&T Supermarket, Restaurants)

CF Shop at Don Mills (9 minute drive)

- 72 retail stores and 47,550 square metres (Cineplex, LCBO, McEwen Supermarket, Shoppers Drug Mart, Restaurants)



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