THE SYLVAN
ENGLEWOOD CLIFFS





THE NEW HEIGHT OF LUXURY

Just minutes from the George Washington Bridge and Manhattan, The Sylvan offers a stunning new collection of luxury rental studio, one- and two-bedroom apartments and three-bedroom townhomes set high above the Palisades in desirable Englewood Cliffs. Meticulously designed and lushly landscaped, The Sylvan features over 80,000 square feet of spectacular indoor and outdoor amenities.

Enjoy World-Class Amenities at No Extra Charge!

RESIDENCE & LIFESTYLE FEATURES

- Studio, 1- & 2-Bedroom Apartments
- 3-Bedroom Townhomes with Private Garages and Elevators in Select Homes
- Private Terraces in Select Homes
- Gourmet Kitchens
- Stainless Steel Appliances
- Spacious Walk-In Closets
- Washer/Dryers in Every Home
- Pet-Friendly

COMMUNITY AMENITIES

- 80,000 SF of Indoor/Outdoor Amenities
- Rooftop Amenity Terrace with Skyline Views
- Zero-Entry Heated Outdoor Pool
- Sun Terrace with Loungers
- Aquatic Splash Pad
- Alfresco Dining with BBQ Grills
- Lounge Areas with Firepits
- Fireside Resident Lounge
- Game Lounge with Billiards
- Media Lounge
- Sports Lounge with Simulators & Speakeasy
- 2 State-of-the-Art Fitness Centers
- Yoga, Meditation, & Personal Training Room
- Business Center
- Garage Parking

FEES AND DEPOSITS

Move-In Basics

Holding Deposit: $500* | Per Apt | Required
Security Deposit - Refundable: ½ Month's Rent | Per Apt | Required
Application Fee: $50 | Per Apt | Required

Essentials

Utility - Billing Administrative Fee: $4.25 | Per Apt/Monthly | Required
Utility - Electric - Third Party | Usage Based | Per Apt/Monthly | Required
Utility - Gas - Third Party | Usage Based | Per Apt/Monthly | Required
Utility - Water/Sewer | Usage Based | Per Apt/Monthly | Required

Add-Ons

Pet Fee - 1 Pet/2 Pets**: $500/$750 | Once | Optional
Pet Rent - 1 Pet/2 Pets: $50/$75 | Monthly | Optional
Storage: $75 - $125 | Per Unit/Monthly | Optional

Additional Fees

Key Card: $50 | Per Card | Optional
Renters Insurance - Third Party | Varies | Per Lease Holder | Required
Renters Insurance - Non-Compliance: $15 | Per Occurrence

*Applied to first month's rent, refundable if denied, non-refundable if applicant cancels.
**Max 2 pets with a combined weight of 100 lbs. Breed restrictions apply. Fees are subject to change and are applicable to current, future, and transfer residents. Contact a leasing representative for the most up-to-date information.

All renderings, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions, and other changes, without notice. Please inquire within for more details.

Garden Communities

The Sylvan

Bedrooms	Name	Baths	Area	Pricing
0	Alcove Studio Apartment S-02	1	578 sq. ft.	$1,900 - $2,775
0	Studio Apartment S-01	1	562 sq. ft.	$1,950 - $2,700
1	One Bedroom Apartment with Den A-05D	1	828 sq. ft.	$2,650 - $3,400
1	One Bedroom Apartment A-06	1	747 sq. ft.	$2,495 - $3,150
1	One Bedroom Apartment A-01	1	736 sq. ft.	$2,895 - $3,350
1	One Bedroom Apartment with Home Office A-04D	1	820 sq. ft.	$3,000 - $3,500
1	One Bedroom Apartment A-02	1	578 sq. ft.	$2,100 - $3,200
1	One Bedroom Apartment A-05	1	879 sq. ft.	$2,800 - $3,600
1	One Bedroom Apartment A-03	1	744 sq. ft.	$2,850 - $3,000
1	One Bedroom Apartment with Den A-02D	1	822 sq. ft.	$3,250 - $3,750
2	Two Bedroom Apartment B-01	2	1,046 sq. ft.	$3,875 - $4,800
2	Two Bedroom Apartment B-02	2	1,216 sq. ft.	$4,300 - $4,850
2	Two Bedroom Apartment B-06	2	1,216 sq. ft.	$5,300 - $6,500
2	Corner Two Bedroom Apartment with Terrace B-05T	2	1,341 sq. ft.	$5,050 - $6,200
2	Two Bedroom Apartment with Home Office B-10D	2	1,281 sq. ft.	$4,495 - $4,850
2	Corner Two Bedroom Apartment B-09	2	1,176 sq. ft.	$4,500 - $5,000
2	Two Bedroom Apartment with Den B-01D	2	1,345 sq. ft.	$4,850 - $5,250
2	Corner Two Bedroom Apartment with Terrace B-08T	2	1,256 sq. ft.	$5,050 - $6,150
2	Corner Two Bedroom Apartment with Den B-07D	2	1,393 sq. ft.	$5,300 - $6,000
2	Corner Two Bedroom Apartment with Terrace B-07T	2	1,397 sq. ft.	$5,600 - $6,700
2	Corner Two Bedroom Apartment with Two Terraces B-03T	2	1,410 sq. ft.	$5,700
3	Townhome B | 3BR | 3.5 Baths	3.5	3,061 sq. ft.	$7,395 - $8,995
3	Townhome C | 3BR | 3.5 Baths	3.5	3,084 sq. ft.	$7,595 - $7,795
3	Corner Townhome E | 3BR | 3.5 Baths | Elevator	3.5	3,005 sq. ft.	$7,995 - $10,600
3	CORNER TOWNHOME A | 3BR | 3.5 BATHS	3.5	3,005 sq. ft.	$8,195 - $8,295

*All prices are subject to change.

Apartment Amenities

- 10' Ceilings (Townhomes)
- Balcony
- Laundry Room (Townhomes)
- Mud Room (Townhomes)
- Patio
- Spacious Floor Plans
- Two-Car Garage with EV Charger (Townhomes)
- Walk-in Closet

Community Amenities

- 24-Hour Emergency Maintenance
- Bike Room
- Electric Vehicle Charging Stations
- Pet-Friendly
- Public Transit Nearby

Appliances

- Dishwasher
- Jenn-Air Appliances
- Microwave
- Oven/Range
- Refrigerator/Freezer
- Stainless Steel Appliances

Visit our Website - RentTheSylvanNJ.com

Rental Office Hours

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
10-5	10-5	10-5	10-5	10-5	10-5	10-4

When you decide to rent with Garden Communities, the following items will be required when you submit your application:

- Non-refundable online application processing Fee. $50 per applicant
- An online deposit of $500 in order to reserve an apartment. This amount will be applied to your first month's rent upon approval and ONLY refunded if your application is declined.
- A valid photo ID and social security card

We are an equal opportunity provider. We do not discriminate on the basis of race, color, sex, national origin, religion, handicap or familial status.

Garden Communities

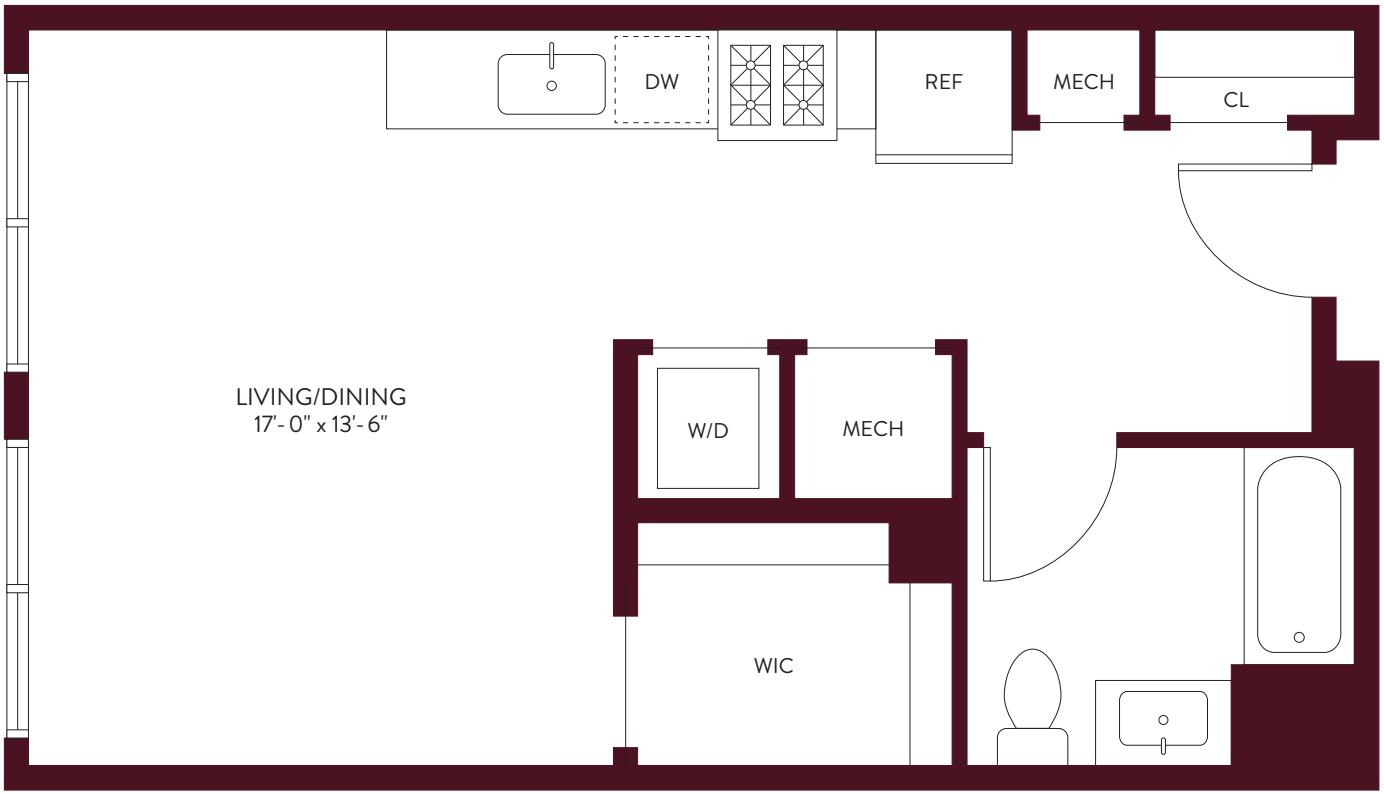
1 Valentine Street,
Englewood Cliffs, NJ 07632
P: (201) 623-8240

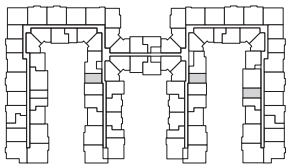
EQUAL HOUSING OPPORTUNITY

RentTheSylvanNJ.com
TheSylvan.Rental@GardenCommunities.com

THE SYLVAN

RESIDENCE S-01 | STUDIO | 1 BATH | 562-609 SF





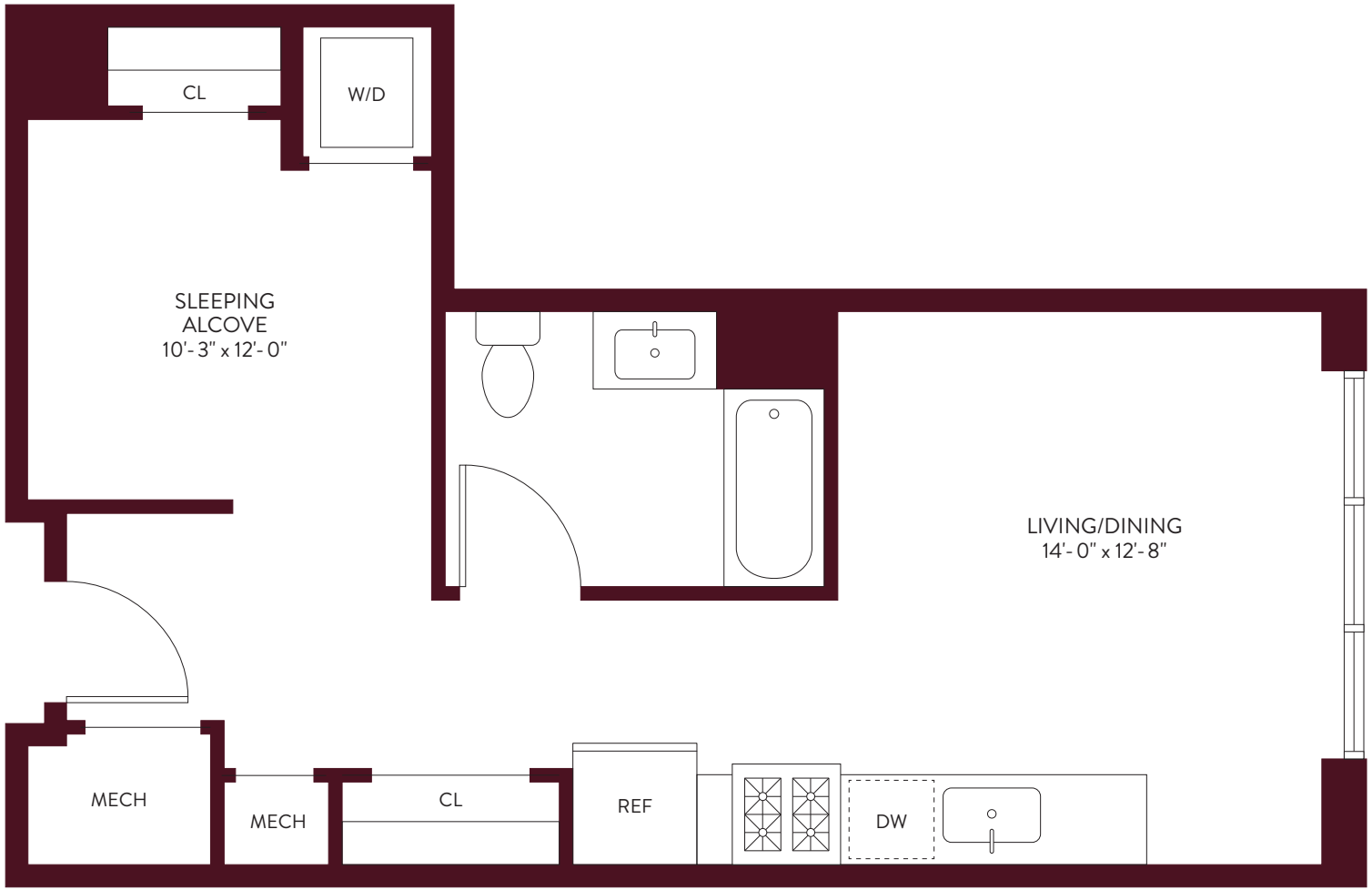
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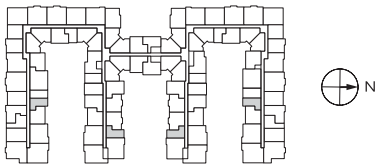
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RESIDENCE S-02 | ALCOVE STUDIO | 1 BATH | 578 SF



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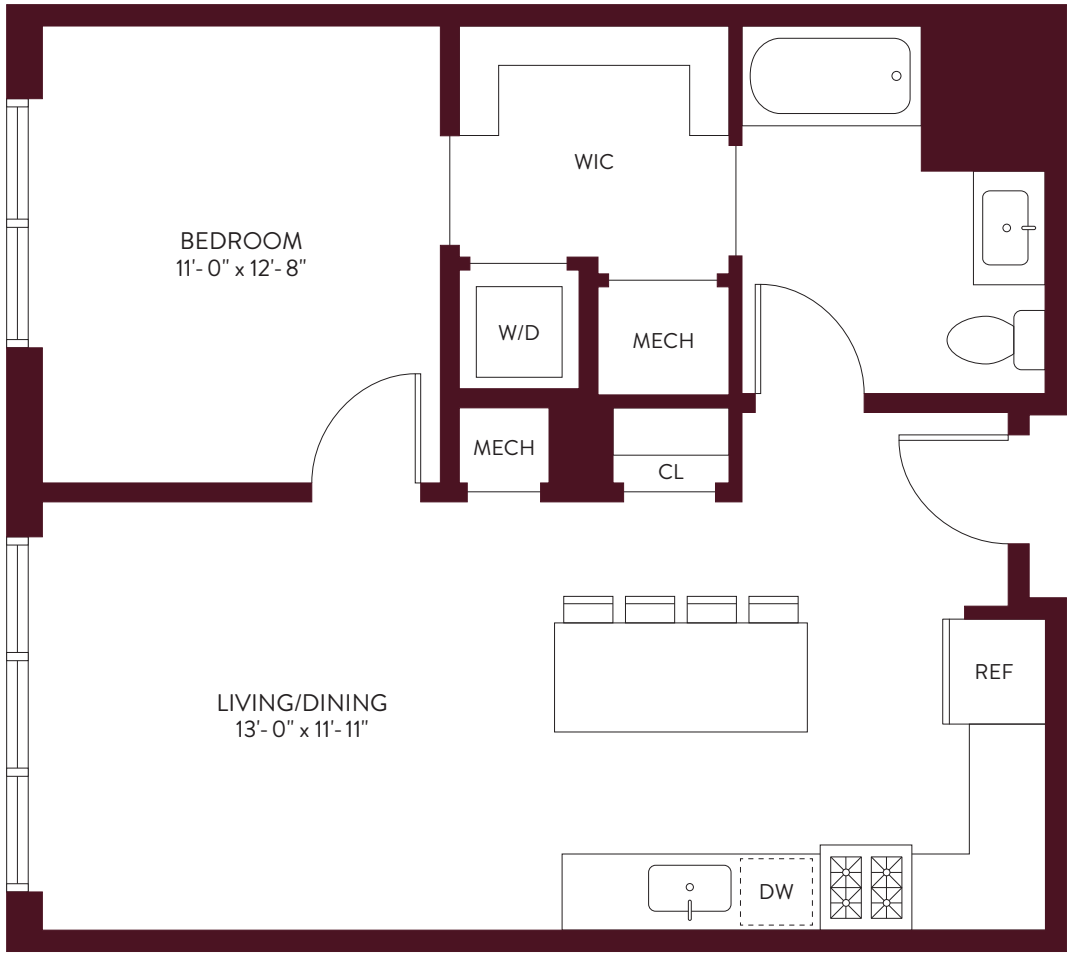
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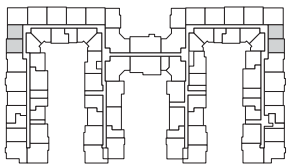


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RESIDENCE A-01 | 1 BEDROOM | 1 BATH | 736-805 SF





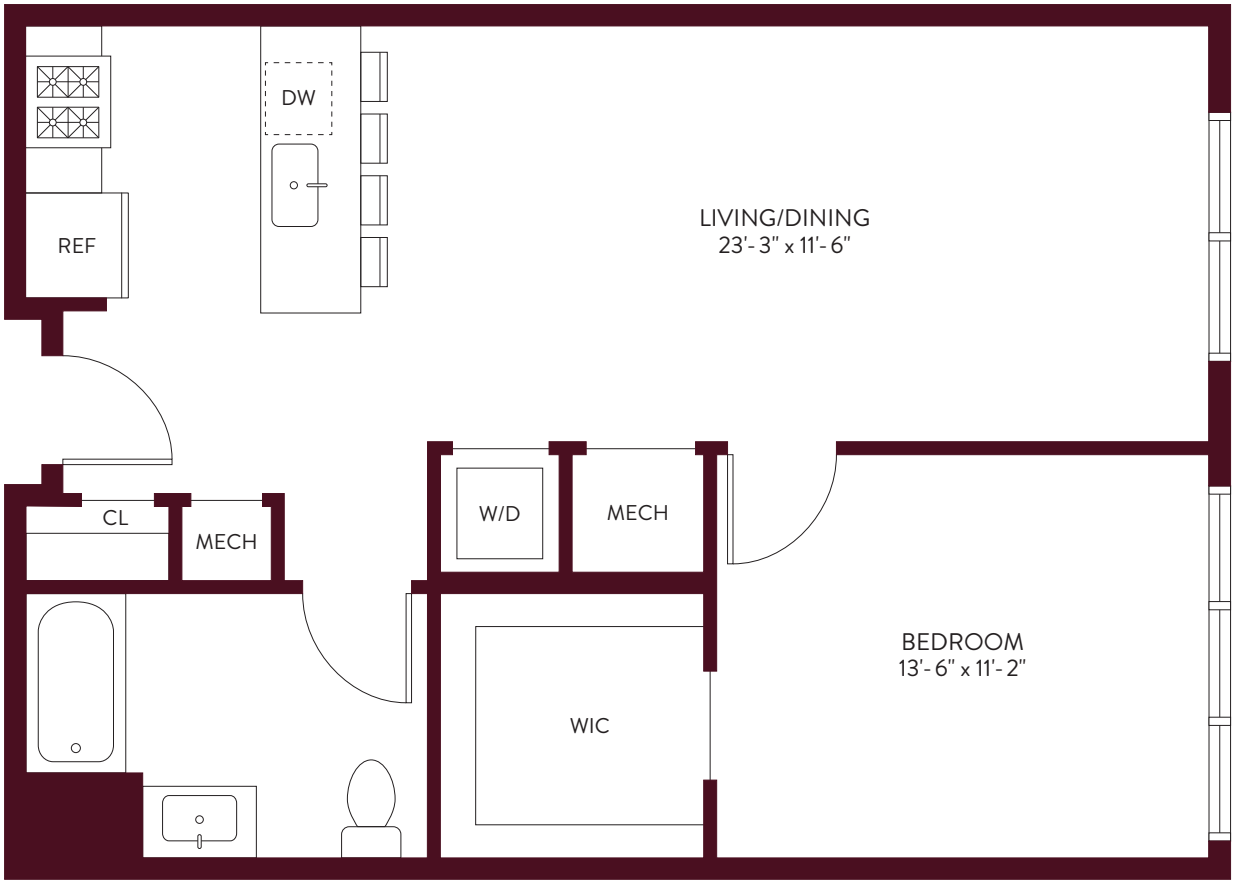
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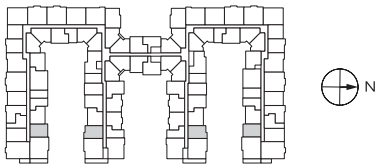
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Garden Communities

THE SYLVAN

RESIDENCE A-02 | 1 BEDROOM | 1 BATH | 799-822 SF





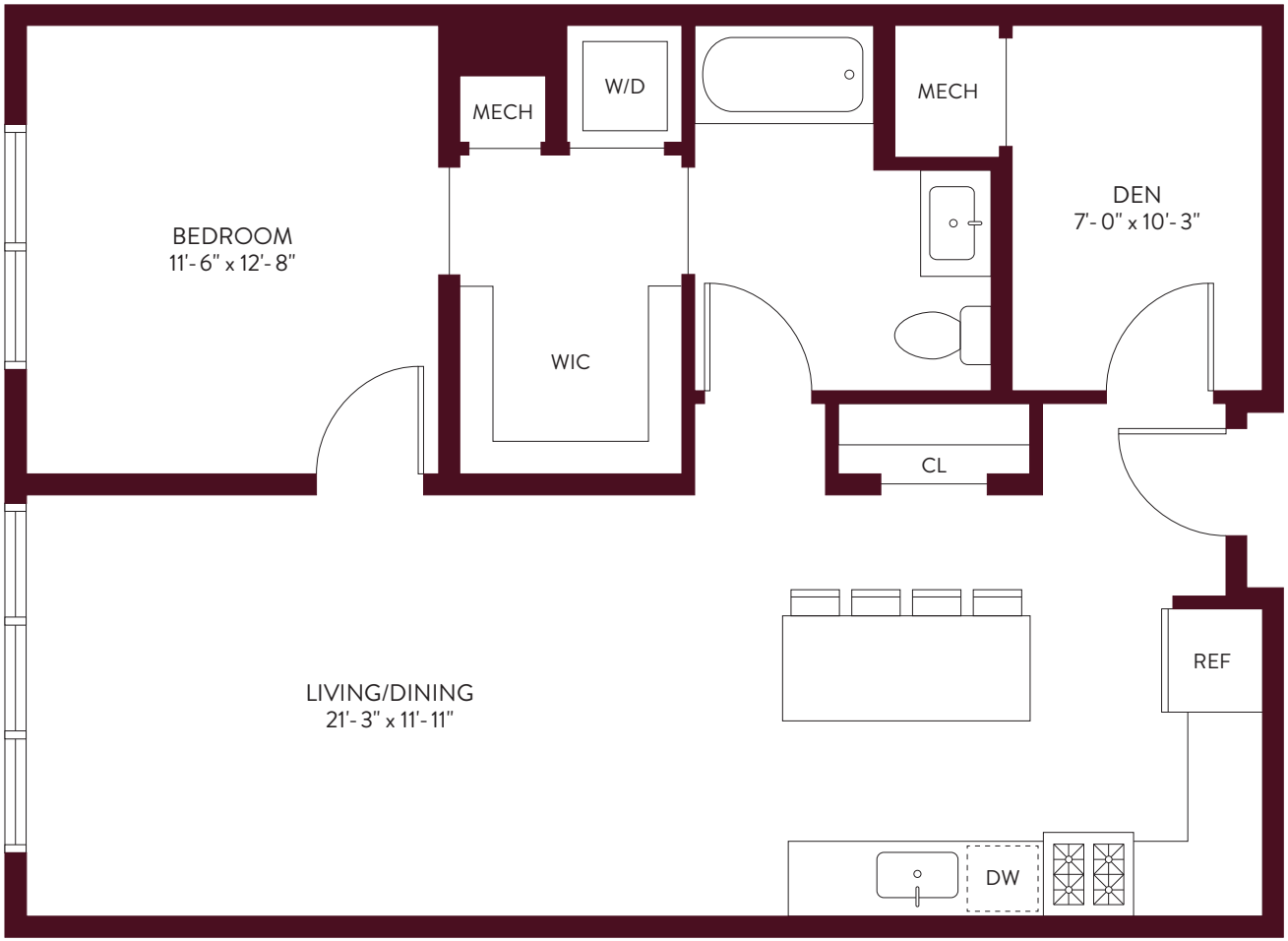
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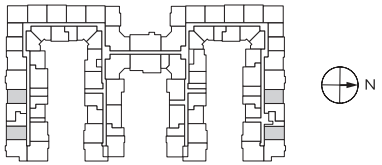
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RESIDENCE A-02D | 1 BEDROOM | DEN | 1 BATH | 918-932 SF





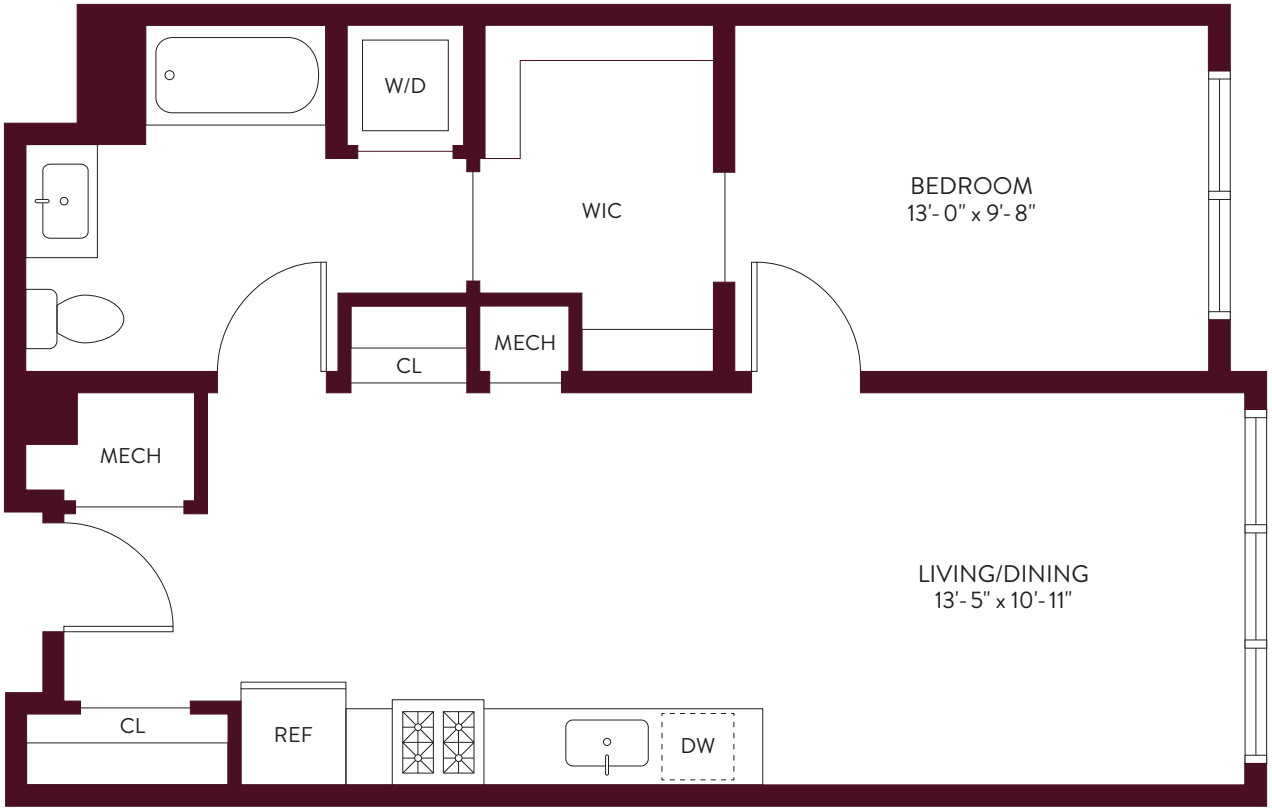
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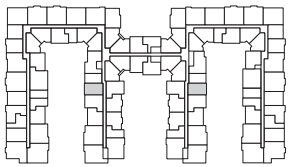
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RESIDENCE A-03 | 1 BEDROOM | 1 BATH | 744 SF





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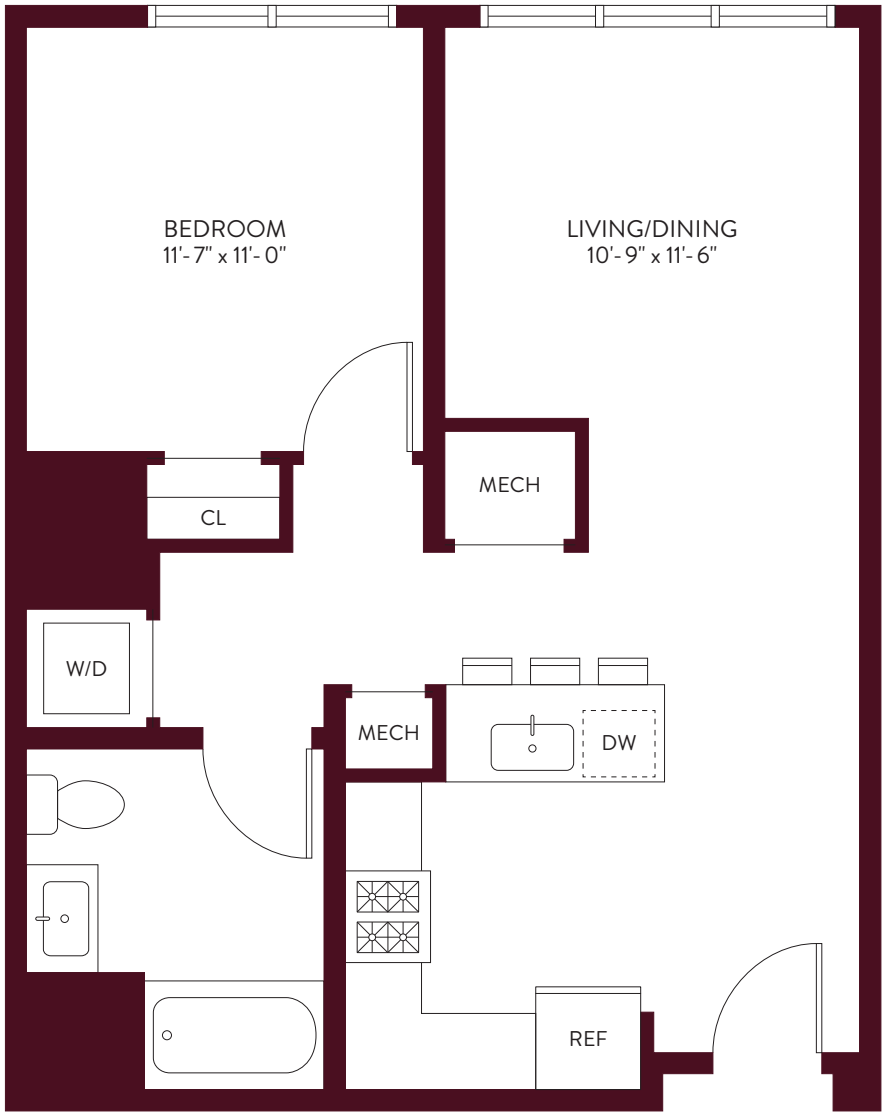
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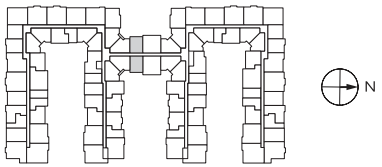
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Garden Communities

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RESIDENCE A-04 | 1 BEDROOM | 1 BATH | 721 SF





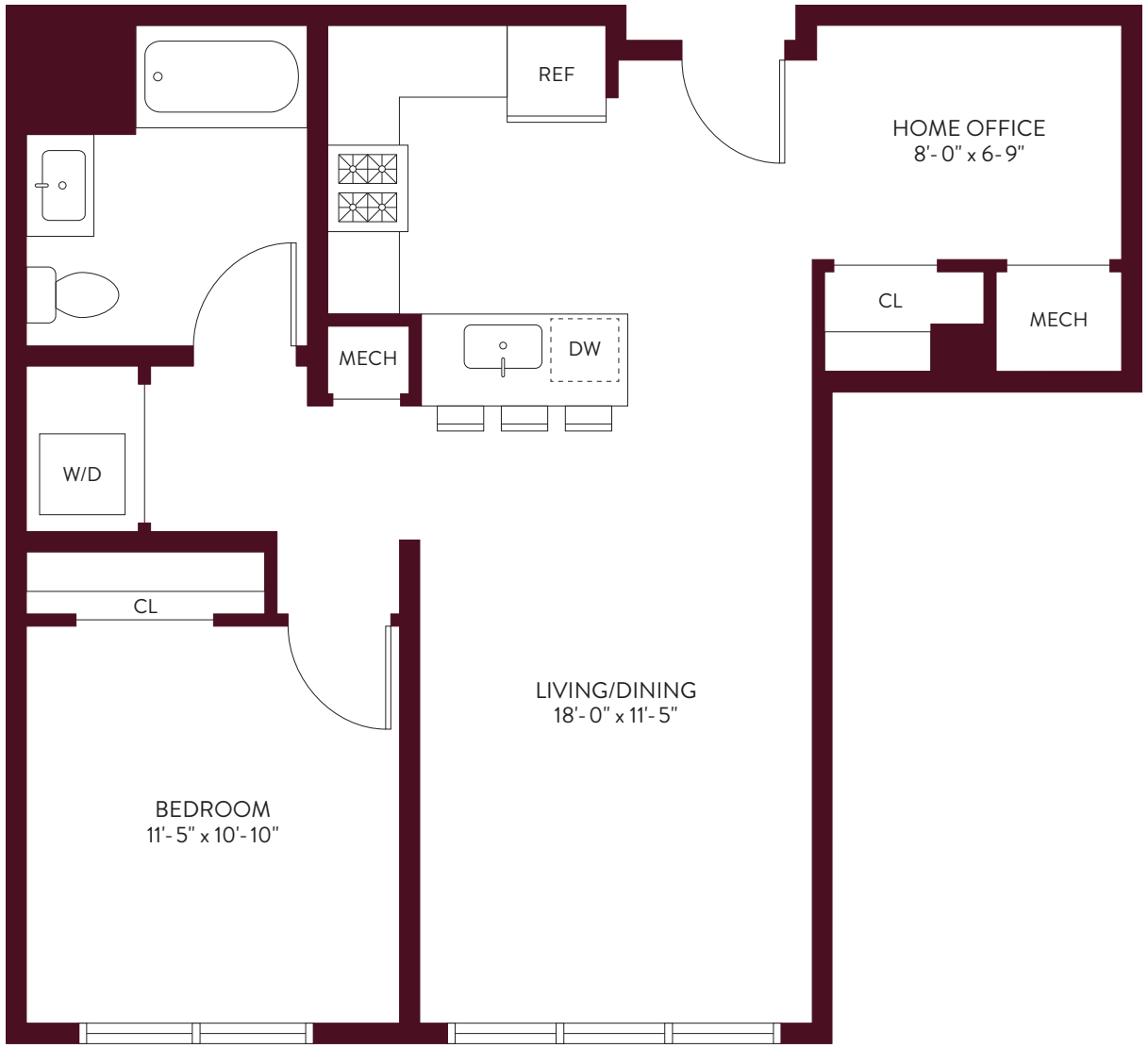
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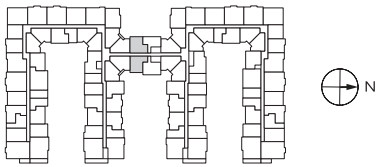
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Garden Communities

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RESIDENCE A-04D | 1 BEDROOM | HOME OFFICE | 1 BATH | 820-861 SF





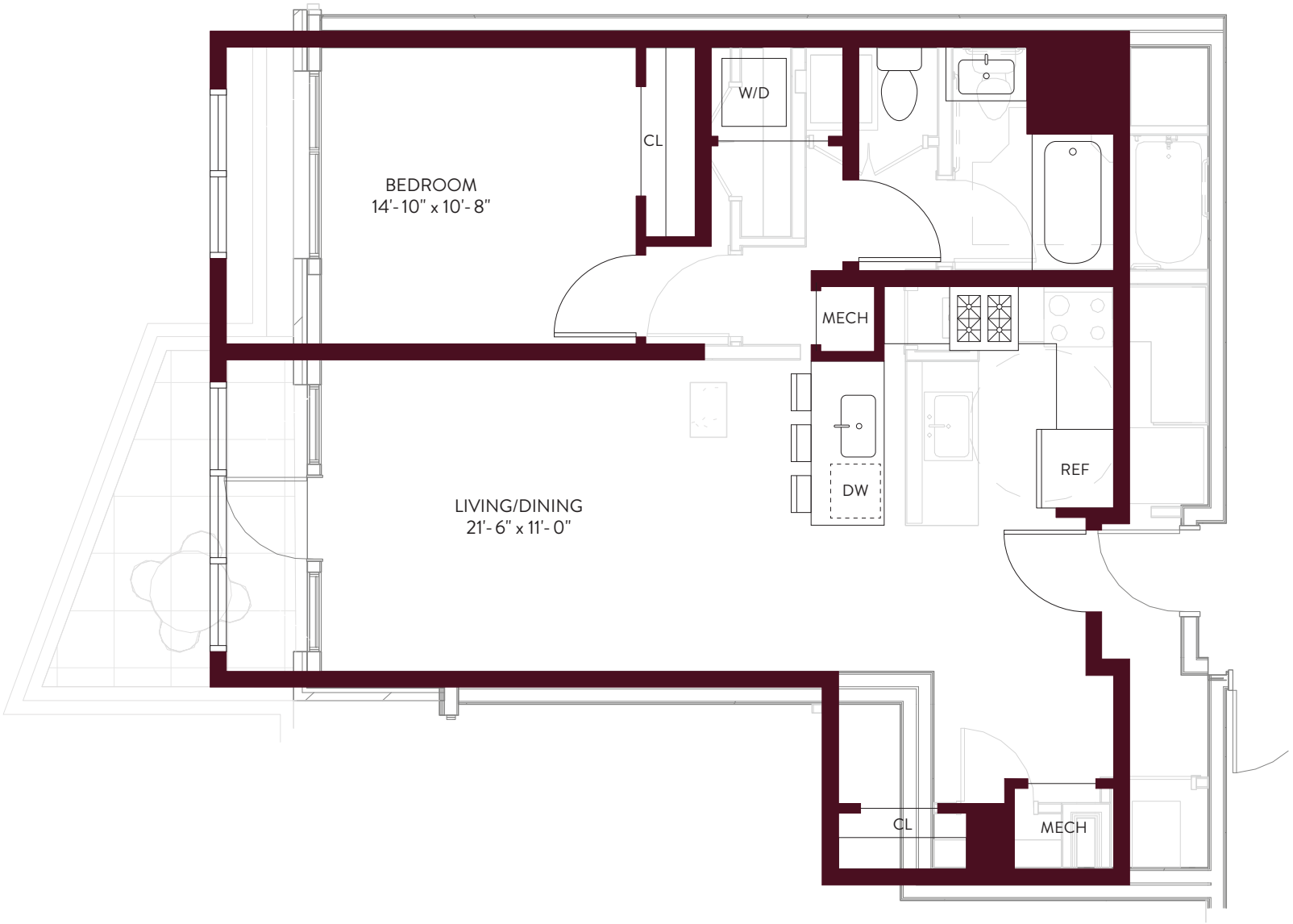
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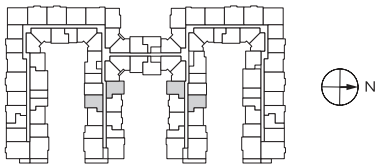
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Garden Communities

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RESIDENCE A-05 | 1 BEDROOM | 1 BATH | 879 SF





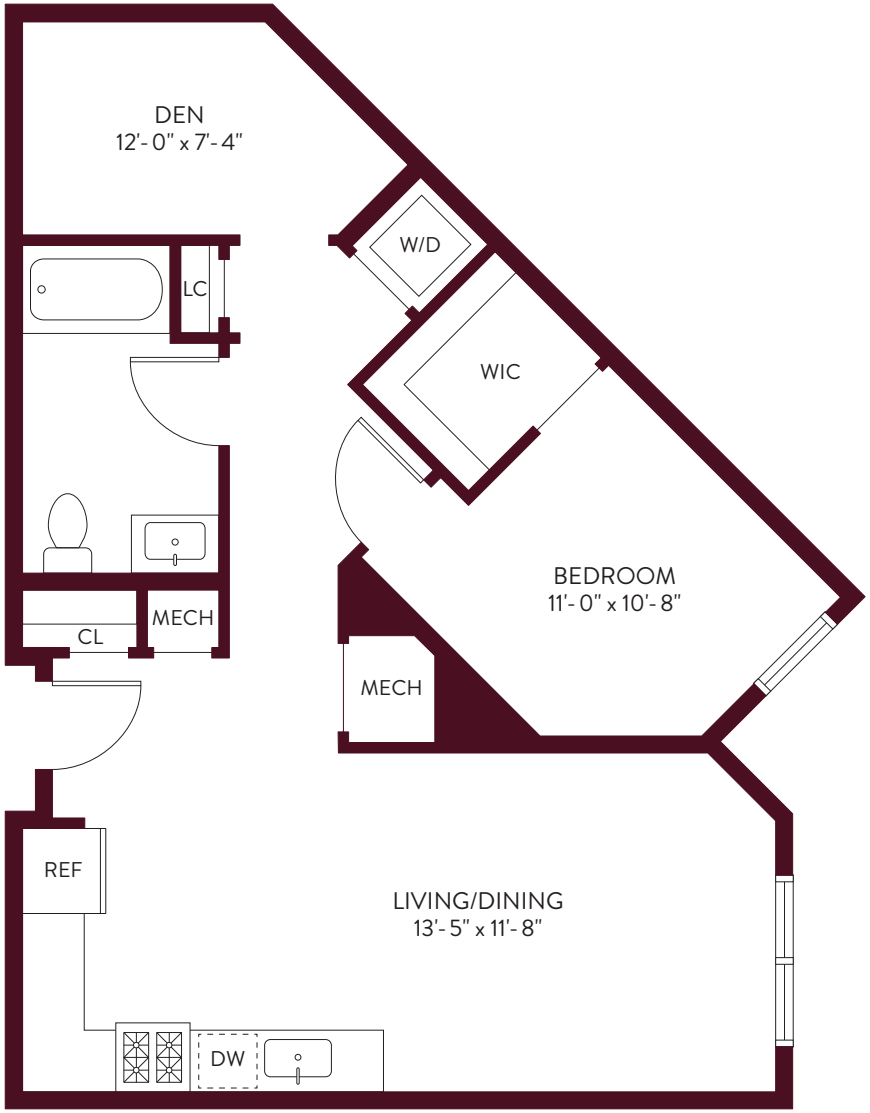
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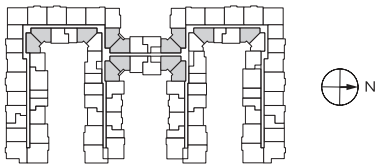
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Garden Communities

THE SYLVAN

RESIDENCE A-05D | 1 BEDROOM | DEN | 1 BATH | 823-833 SF





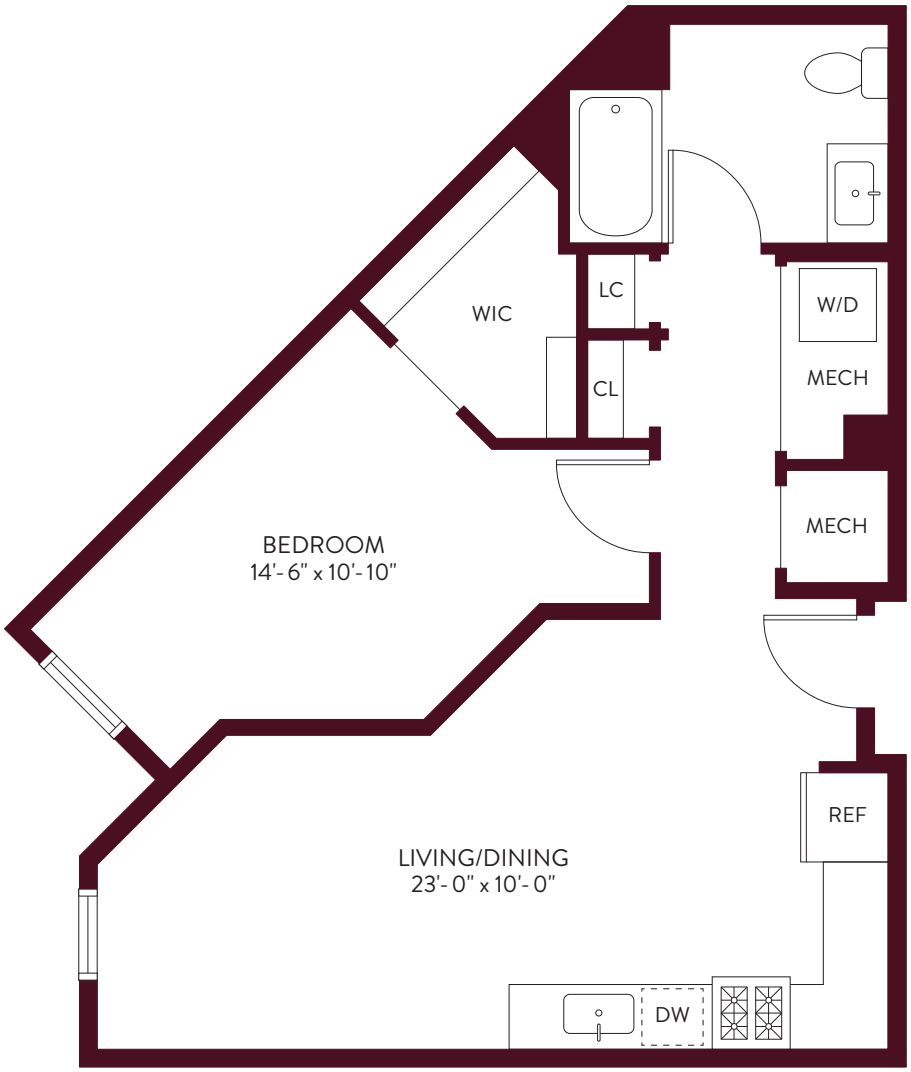
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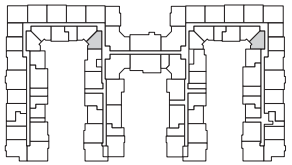
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Garden Communities

THE SYLVAN

RESIDENCE A-06 | 1 BEDROOM | 1 BATH | 747 SF





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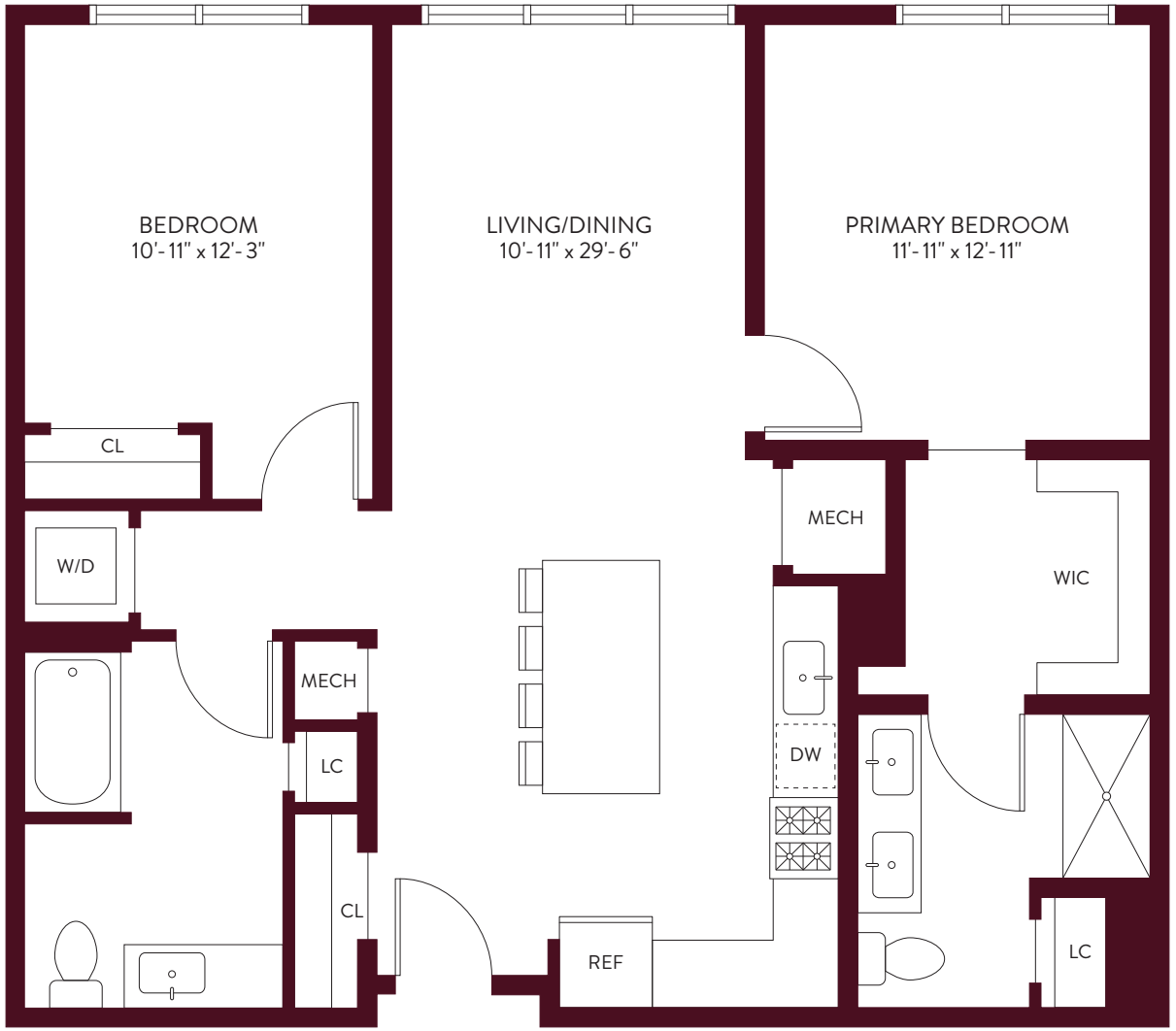
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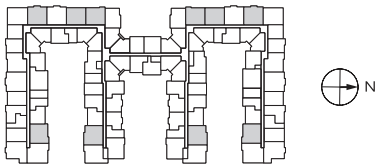
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Garden Communities

THE SYLVAN

RESIDENCE B-01 | 2 BEDROOM | 2 BATHS | 1,129-1,248 SF





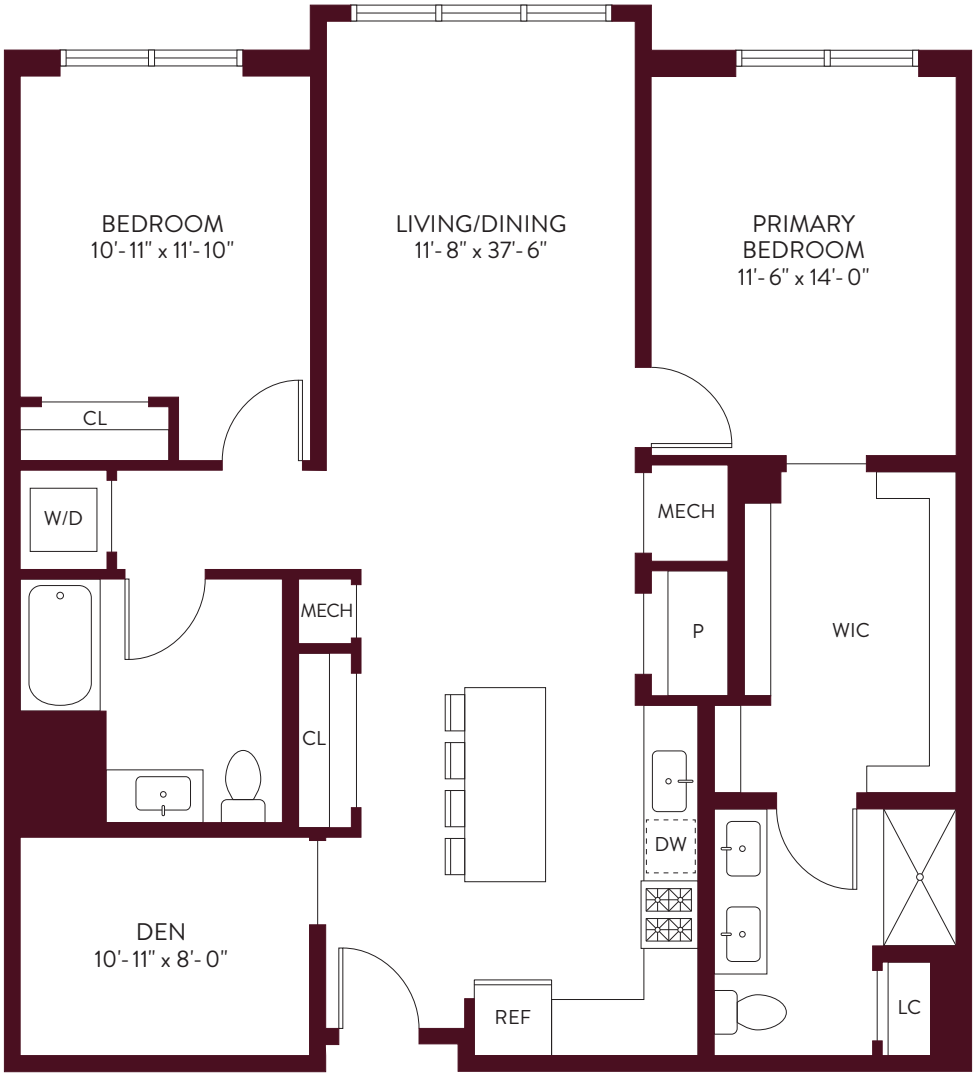
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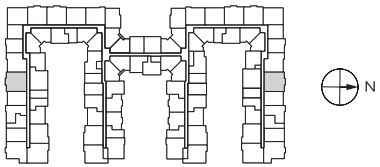
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Garden Communities

THE SYLVAN

RESIDENCE B-01D | 2 BEDROOM | DEN | 2 BATHS | 1,345-1,370 SF





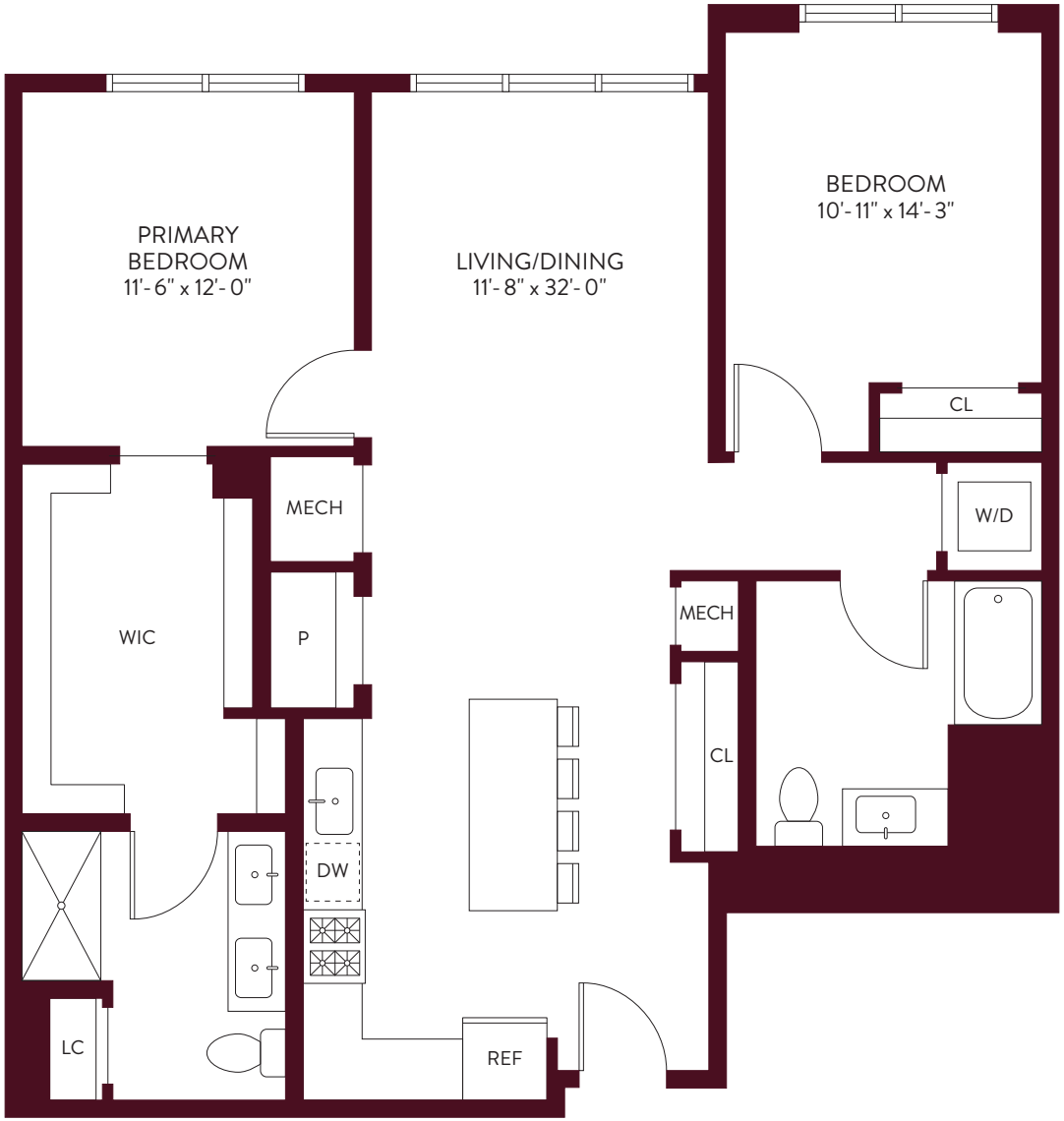
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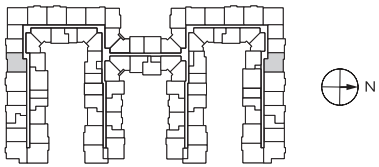
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Garden Communities

THE SYLVAN

RESIDENCE B-02 | 2 BEDROOM | 2 BATHS | 1,216 SF





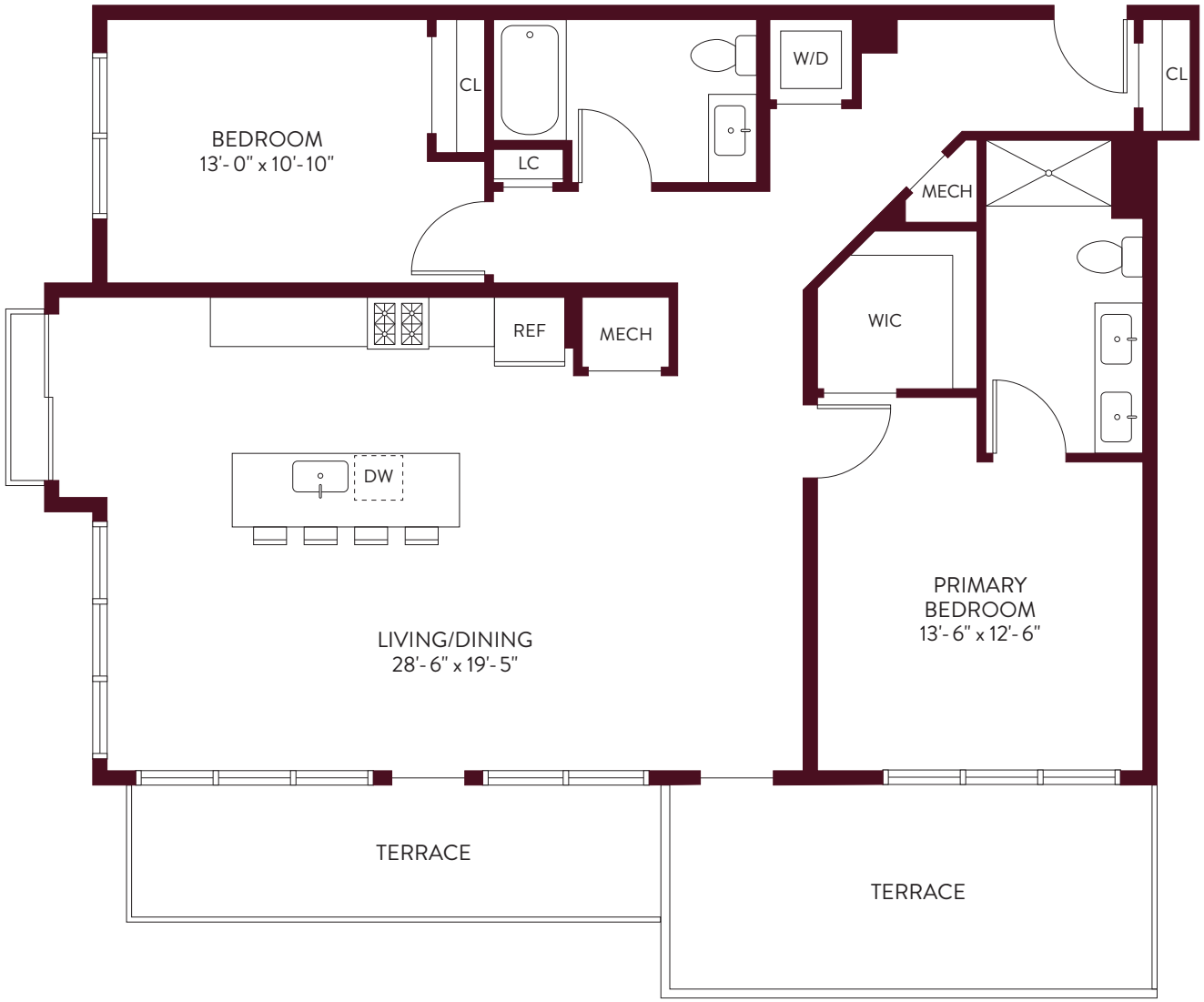
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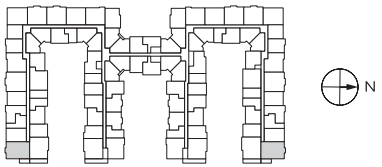
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Garden Communities

THE SYLVAN

RESIDENCE B-03T | CORNER 2 BEDROOM | 2 TERRACES | 2 BATHS | 1,410 SF





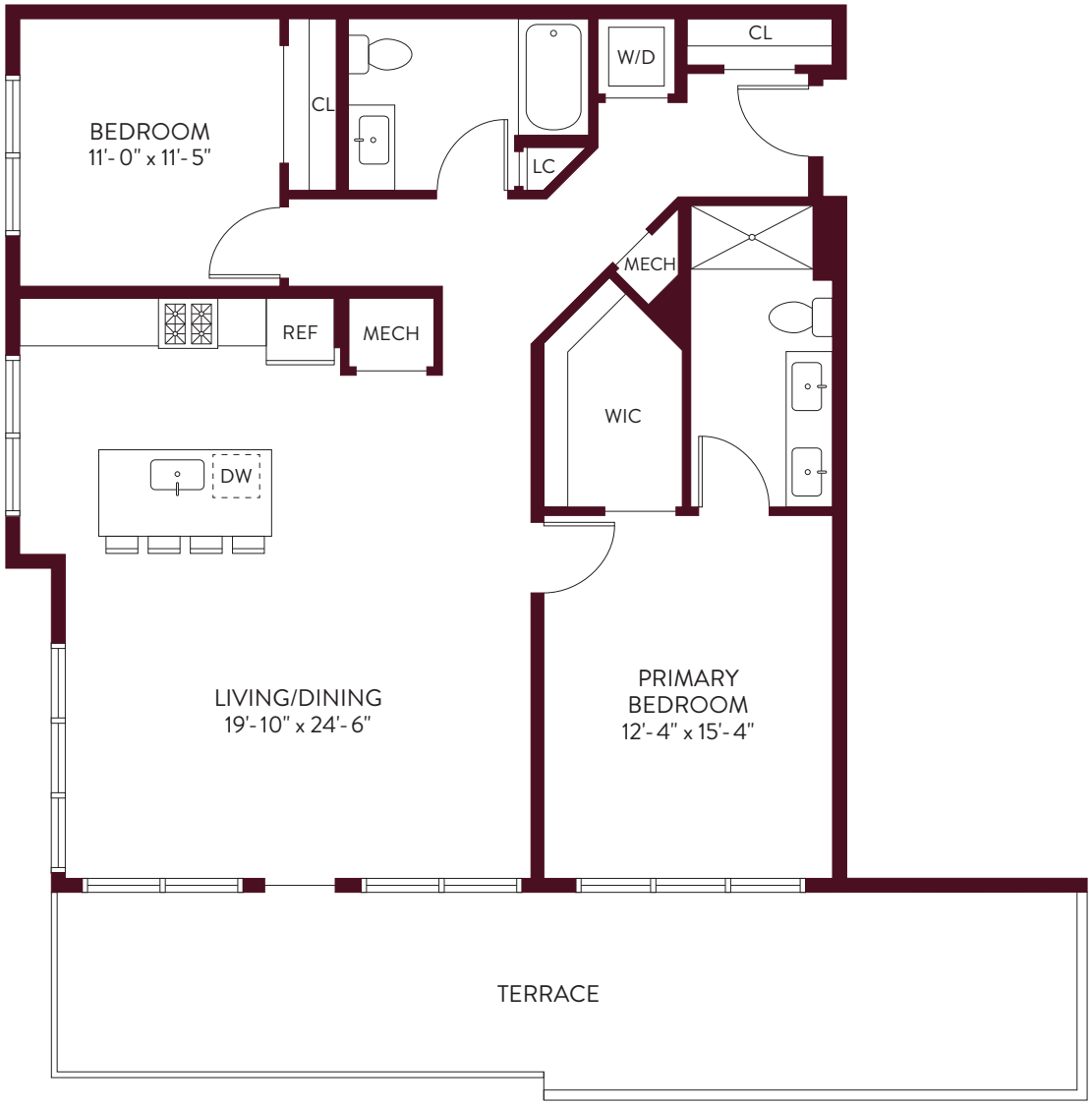
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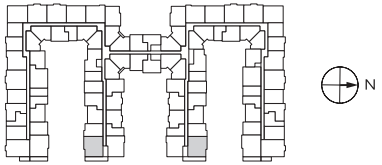
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RESIDENCE B-04T | CORNER 2 BEDROOM | TERRACE | 2 BATHS | 1,299 SF





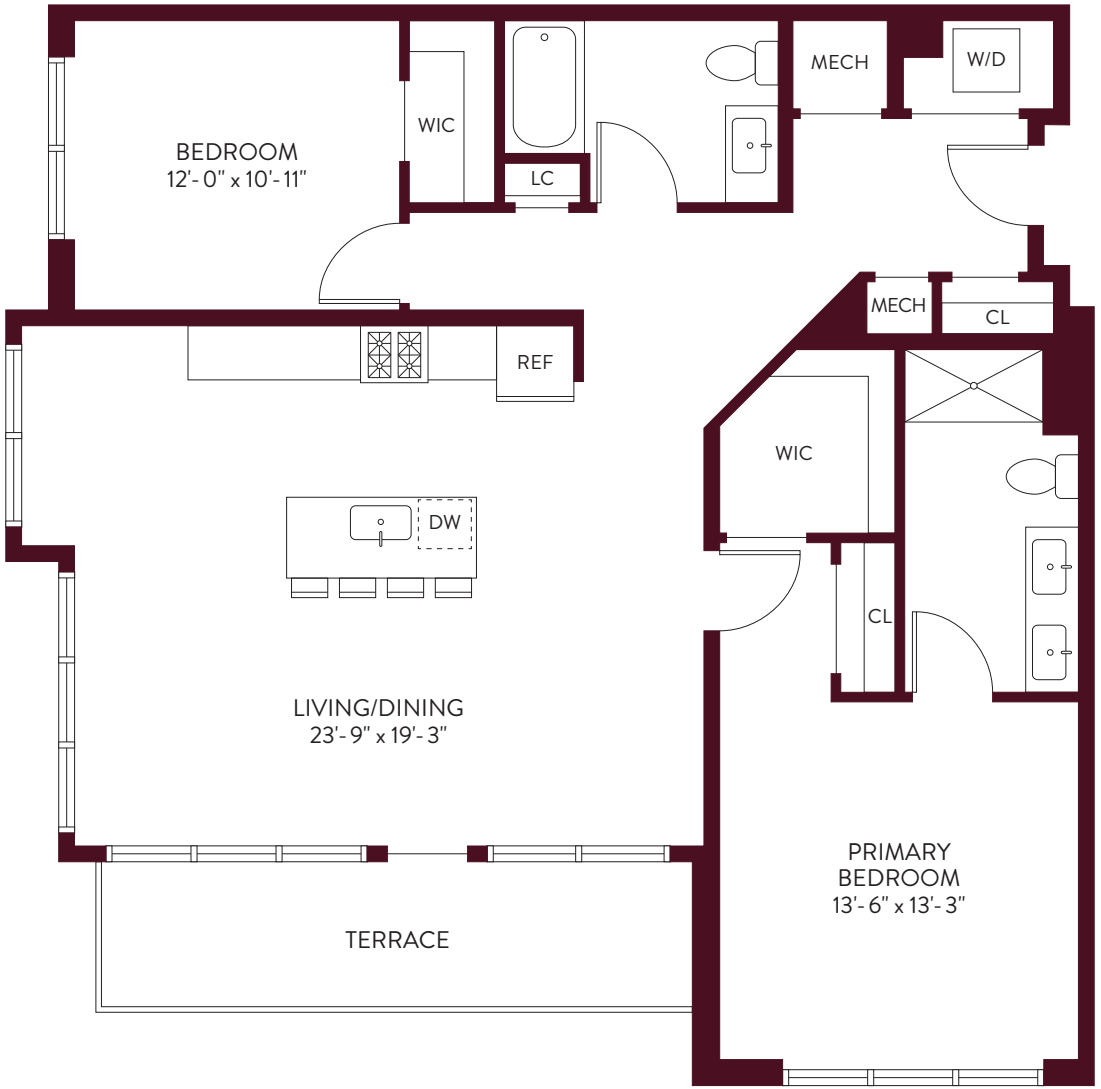
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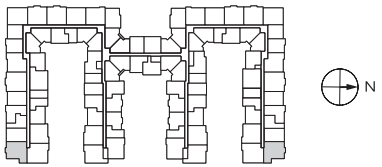
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Garden Communities

THE SYLVAN

RESIDENCE B-05T | CORNER 2 BEDROOM | TERRACE | 2 BATHS | 1,341 SF





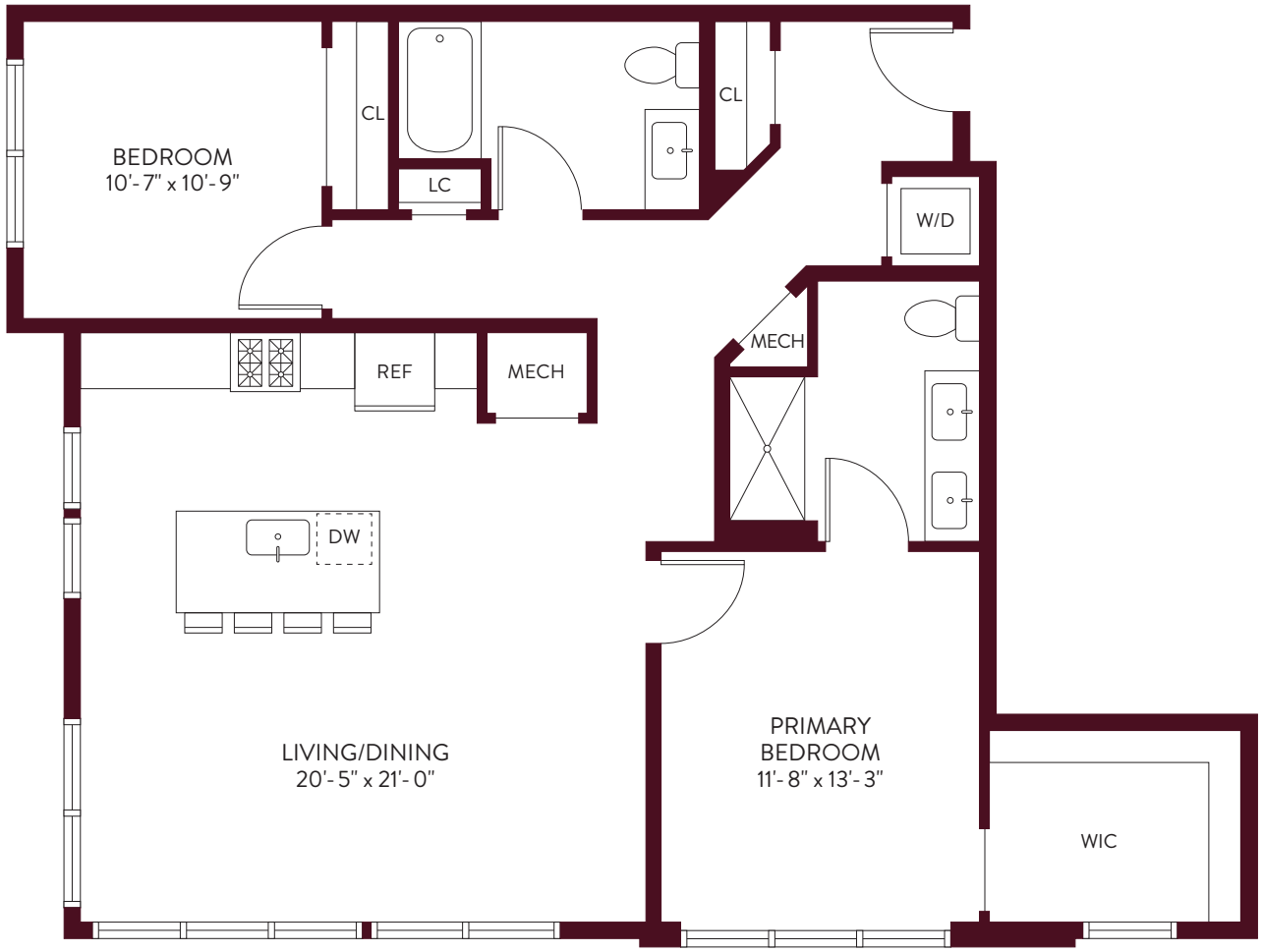
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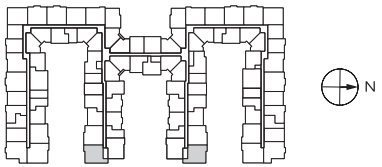
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Garden Communities

THE SYLVAN

RESIDENCE B-06 | CORNER 2 BEDROOM | 2 BATHS | 1,216 SF





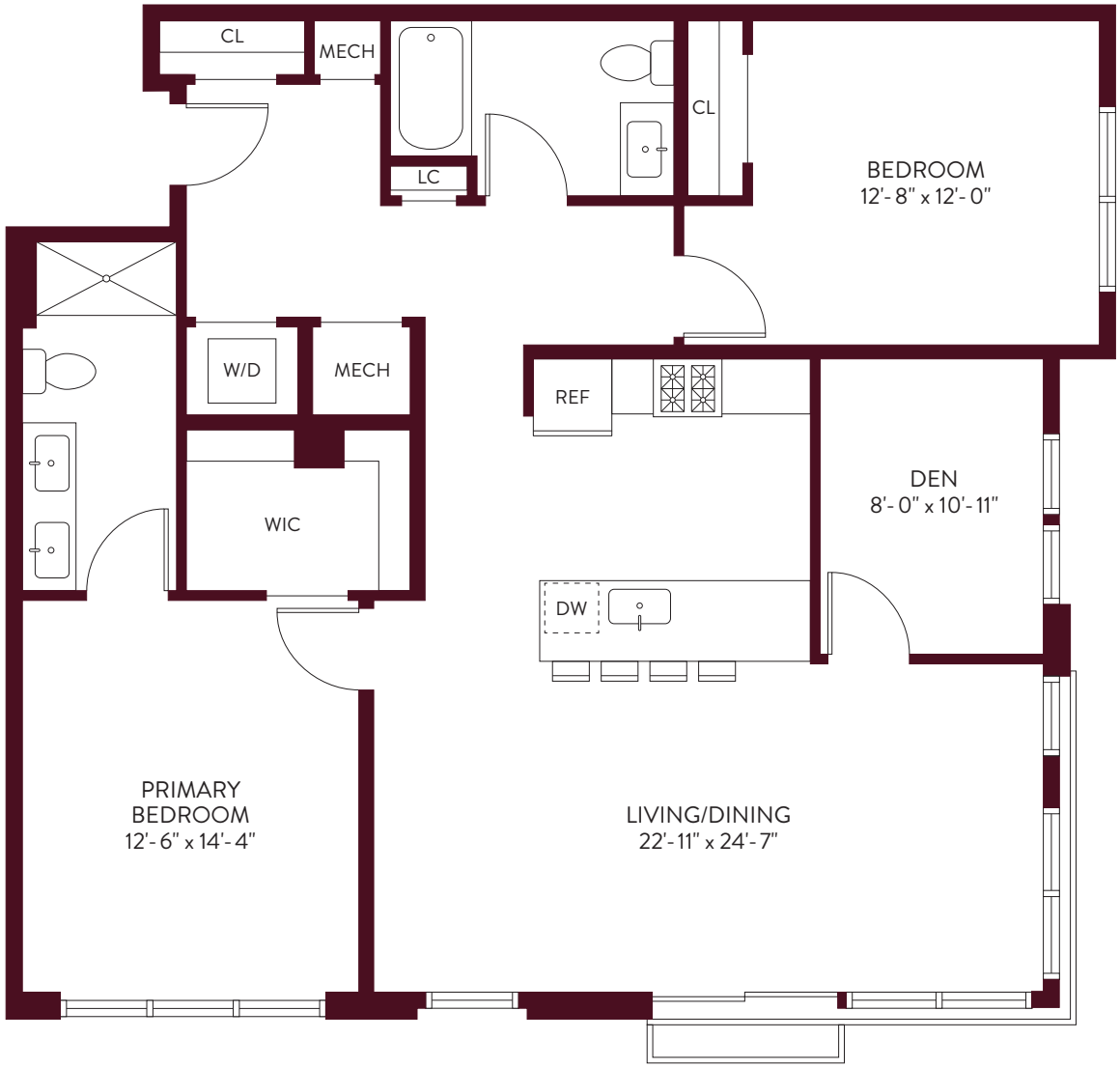
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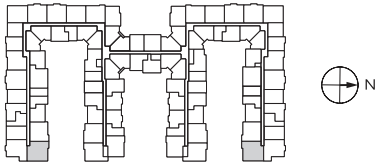
All dimensions, positions, locations and details are approximate.

Garden Communities

THE SYLVAN

RESIDENCE B-07D | CORNER 2 BEDROOM | DEN | 2 BATHS | 1,393 SF





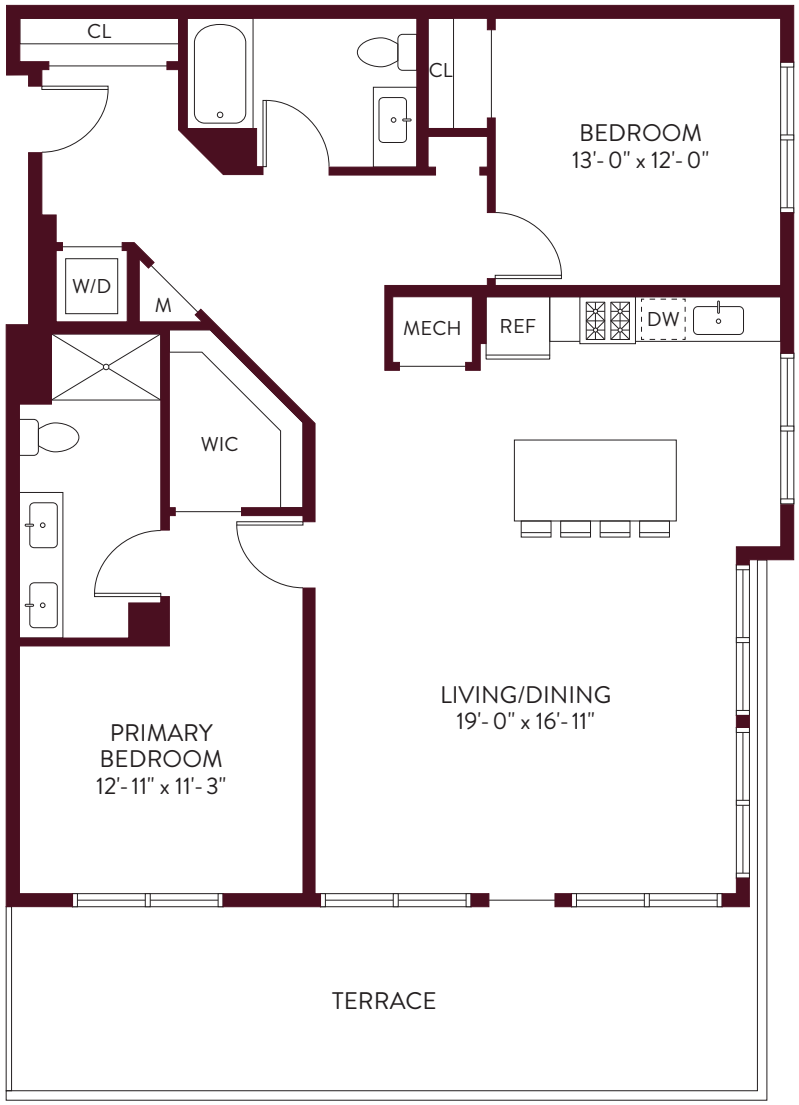
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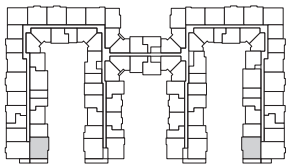
All dimensions, positions, locations and details are approximate.

Garden Communities

THE SYLVAN

RESIDENCE B-07T | 2 BEDROOM | CORNER TERRACE | 2 BATHS | 1,397 SF





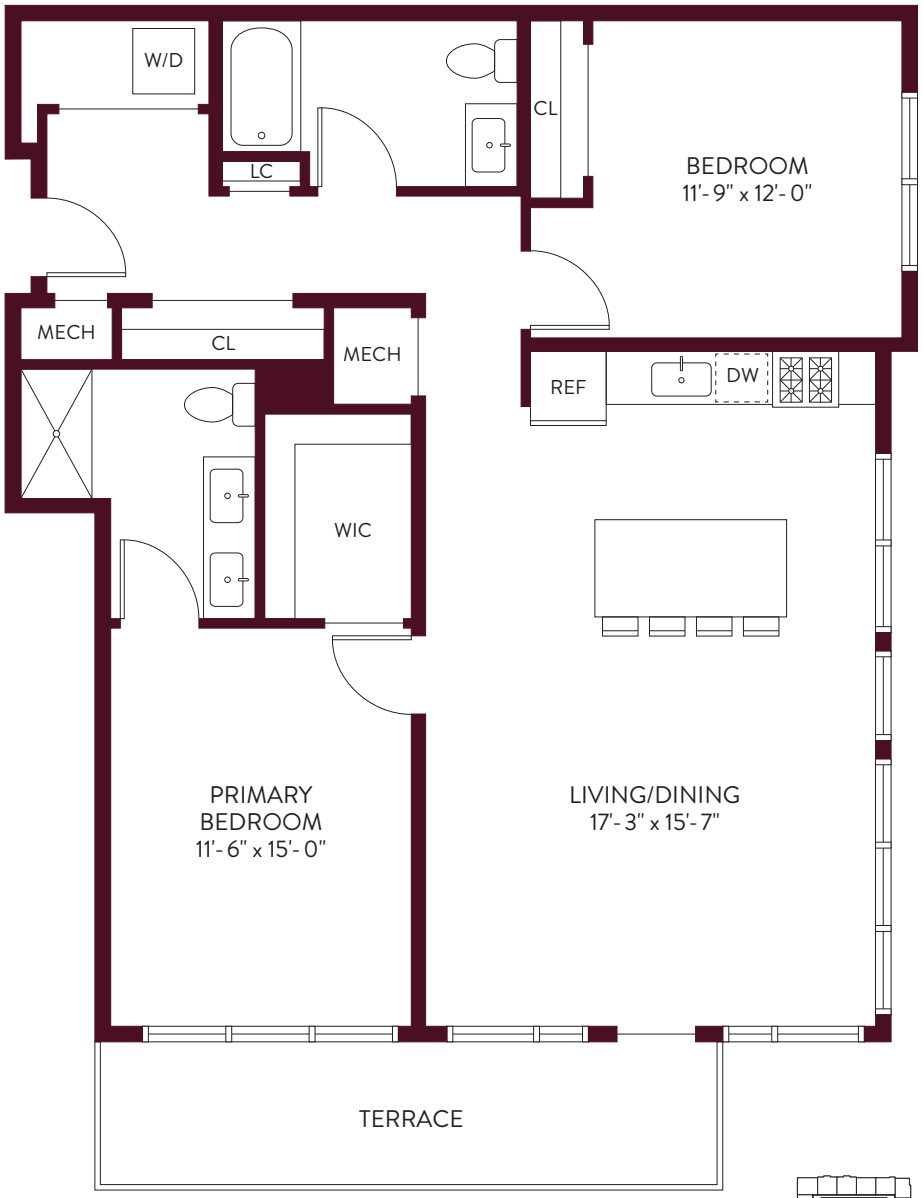
RentTheSylvanNJ.com

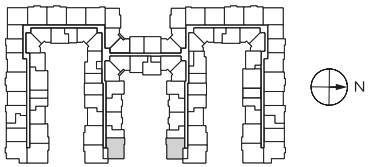
All dimensions, positions, locations and details are approximate.

Garden Communities

THE SYLVAN

RESIDENCE B-08T | CORNER 2 BEDROOM | TERRACE | 2 BATHS | 1,256 SF





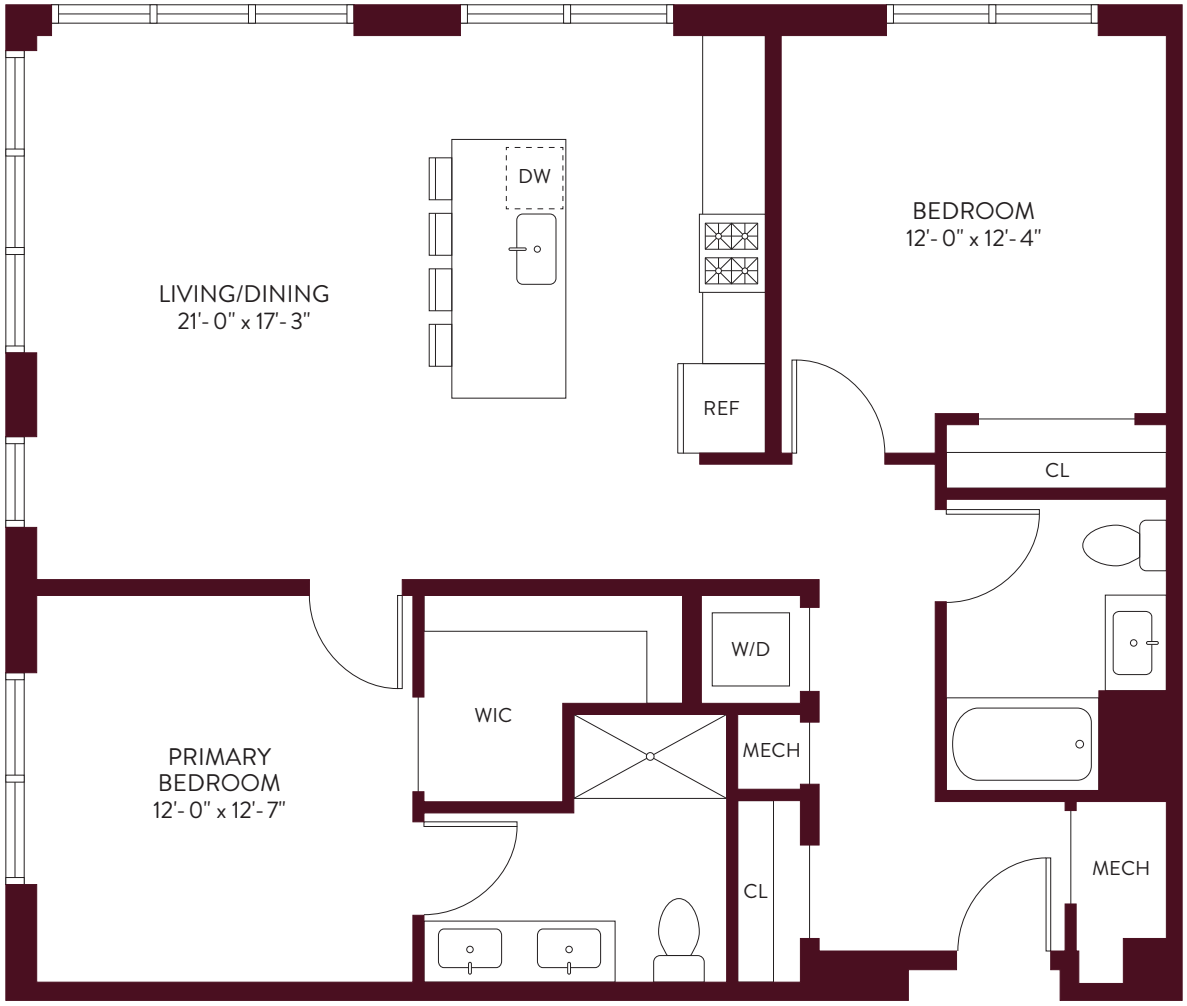
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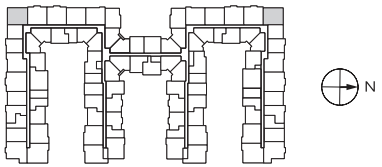
All dimensions, positions, locations and details are approximate.

Garden Communities

THE SYLVAN

RESIDENCE B-09 | CORNER 2 BEDROOM | 2 BATHS | 1,176 SF





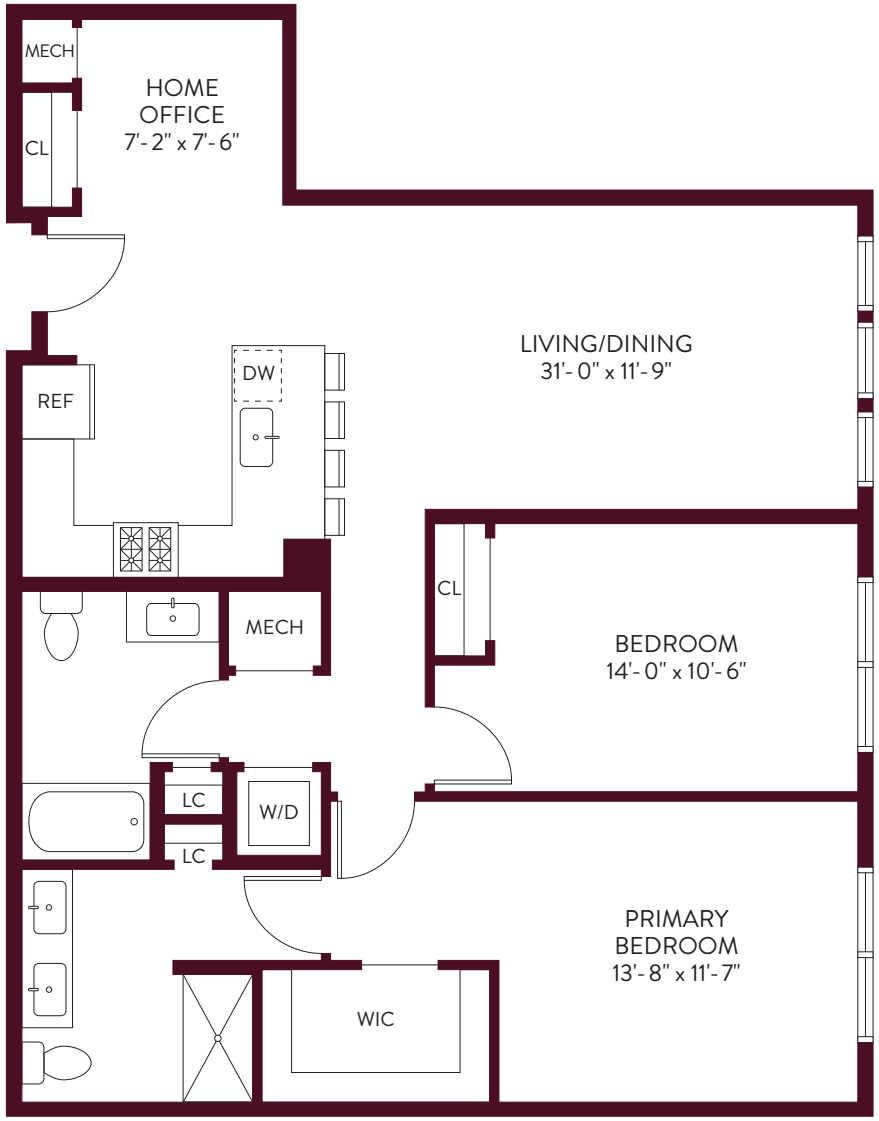
RentTheSylvanNJ.com

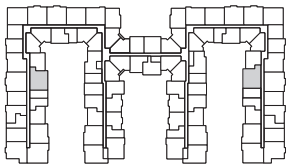
All dimensions, positions, locations and details are approximate.

Garden Communities

THE SYLVAN

RESIDENCE B-10D | 2 BEDROOM | HOME OFFICE | 2 BATHS | 1,281 SF





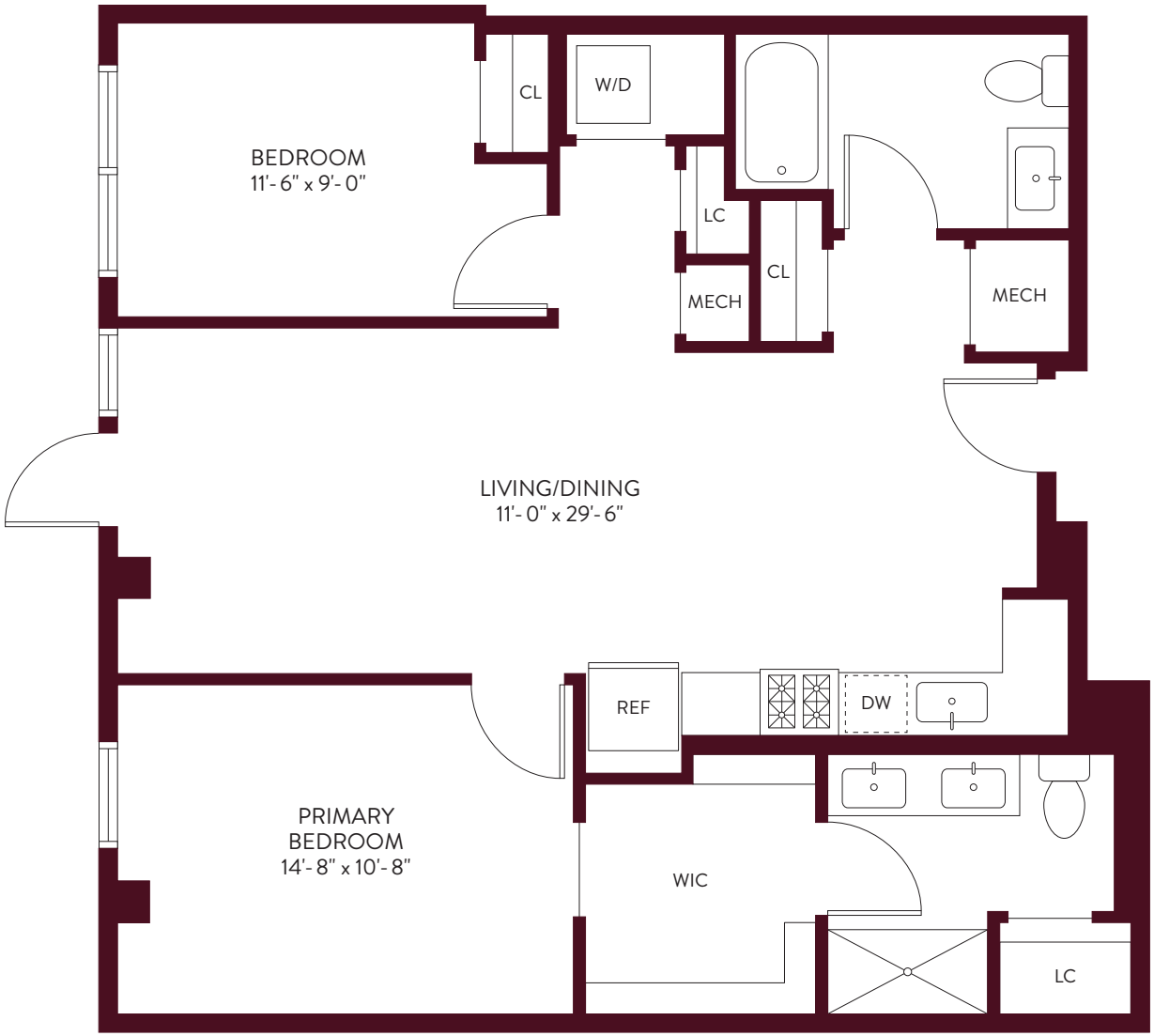
RentTheSylvanNJ.com

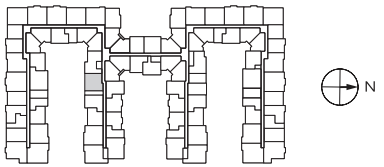
All dimensions, positions, locations and details are approximate.

Garden Communities

THE SYLVAN

RESIDENCE B-12 | 2 BEDROOM | 2 BATHS | 1,046 SF





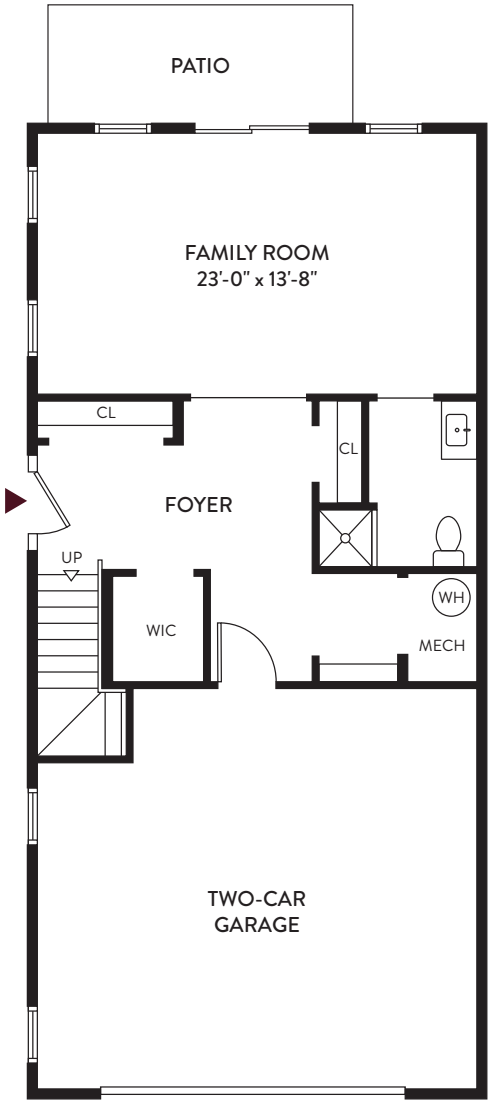
RentTheSylvanNJ.com

All dimensions, positions, locations and details are approximate.

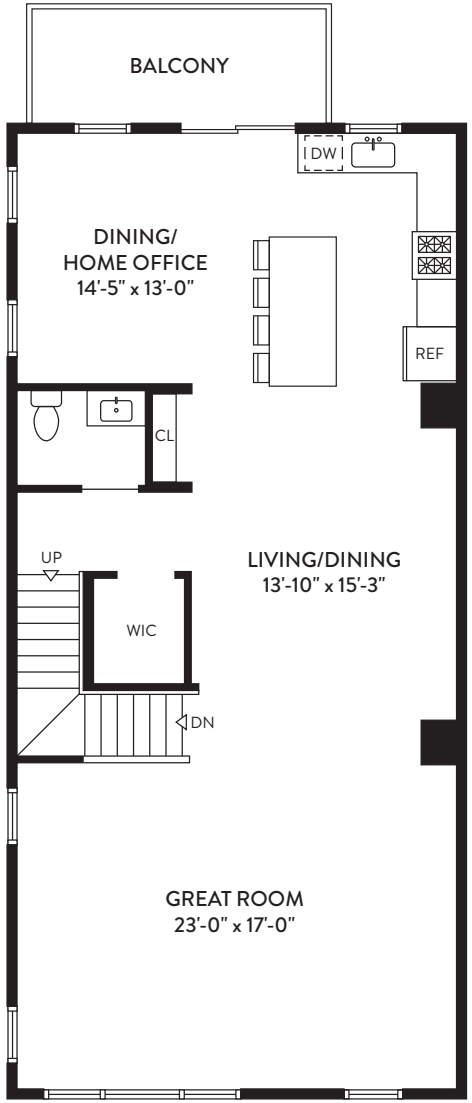
Garden Communities

THE SYLVAN

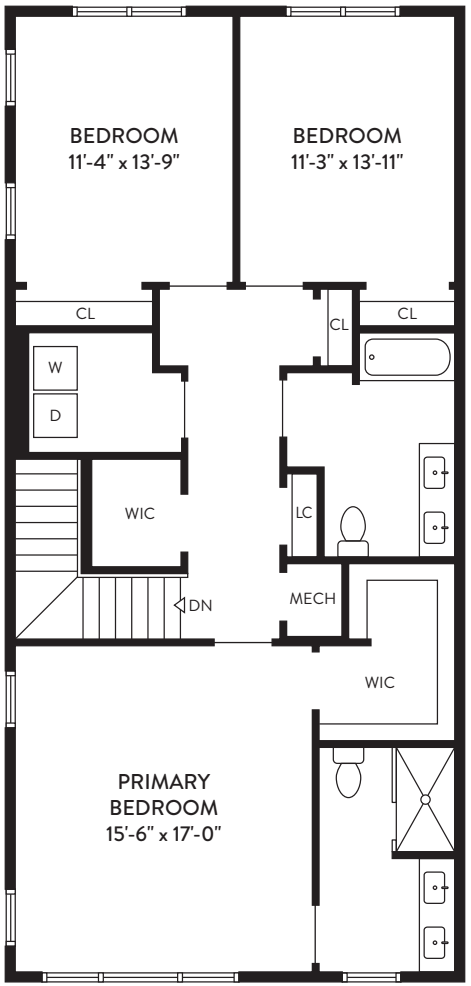
TOWNHOME A | 3 BEDROOM | 3.5 BATHS | 3,005 SF



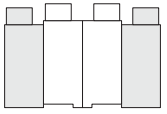
First Floor



Second Floor



Third Floor



TOWNHOME FEATURES

Patio | Balcony | Custom Walk-In Closets | Laundry Room | Two-Car Garage with EV Charger | 10' Ceilings | Entry Foyer
Mud Room | Three Baths | Powder Room | Center-Island Kitchen | Jenn Air Appliances | Windowed Primary Bath

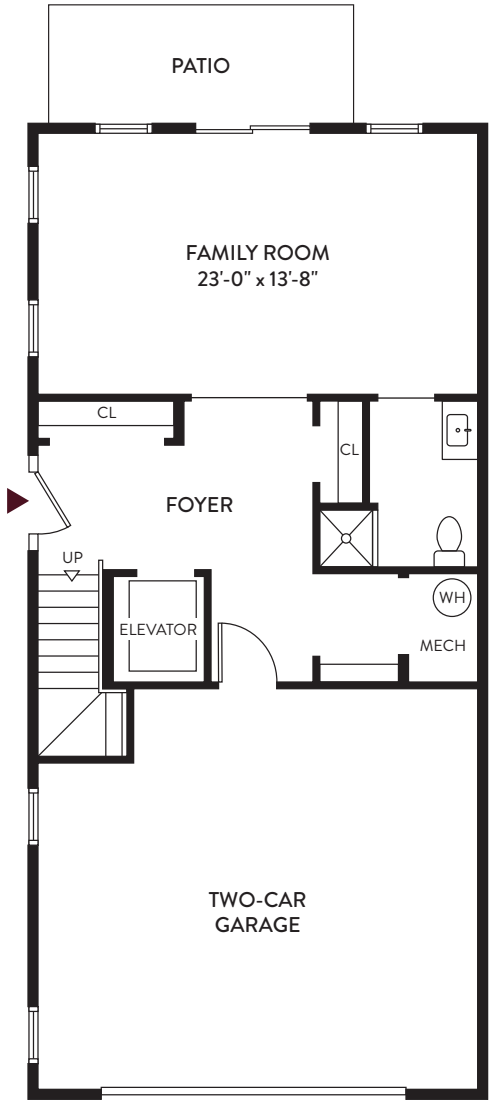
Garden Communities

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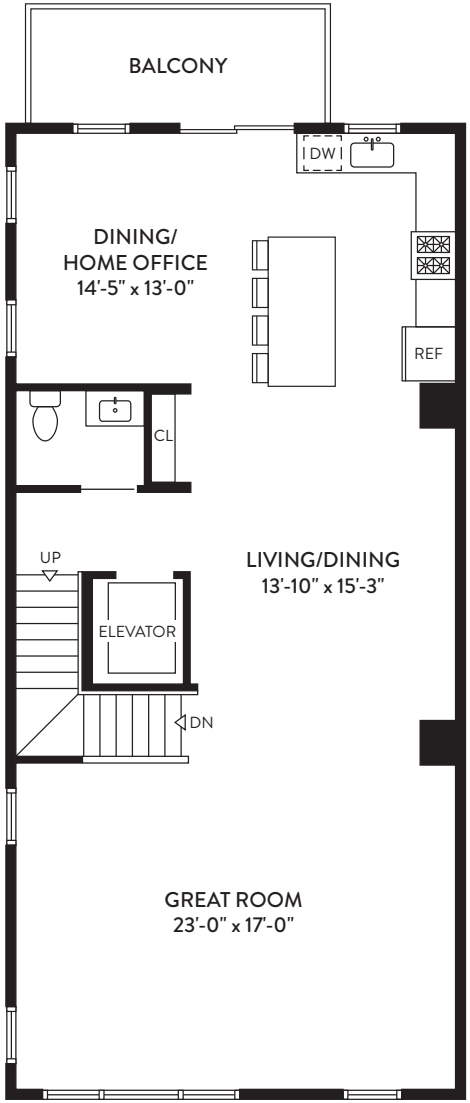
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THE SYLVAN

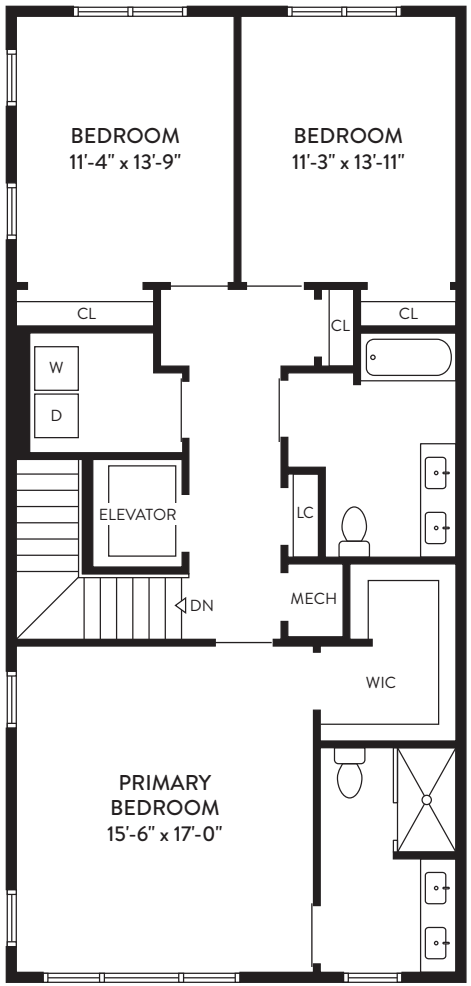
TOWNHOME E | 3 BEDROOM | 3.5 BATHS | 3,005 SF



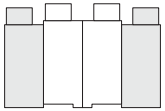
First Floor



Second Floor



Third Floor



TOWNHOME FEATURES

Elevator | Patio | Balcony | Custom Walk-In Closets | Laundry Room | Two-Car Garage with EV Charger | 10' Ceilings
Entry Foyer | Mud Room | Three Baths | Powder Room | Center-Island Kitchen | Jenn Air Appliances | Windowed Primary Bath

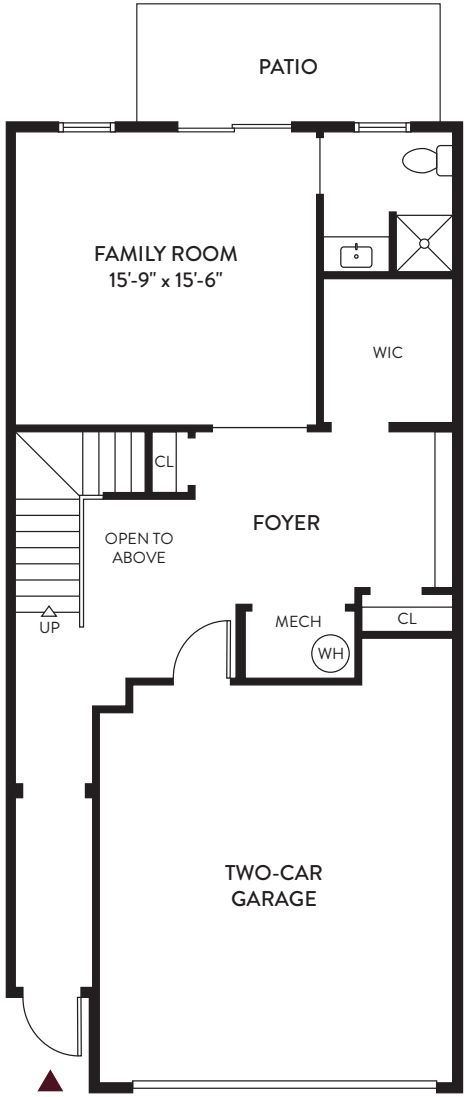
Garden Communities

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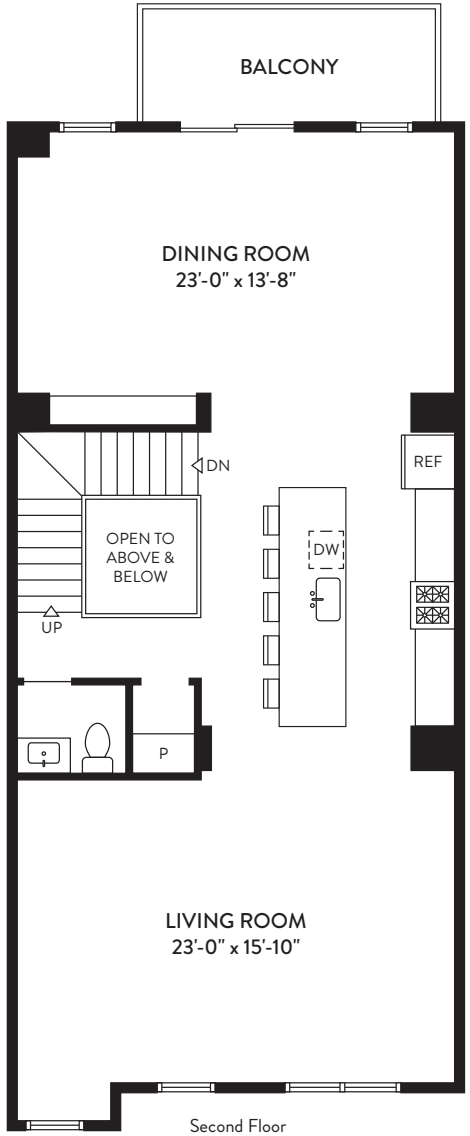
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THE SYLVAN

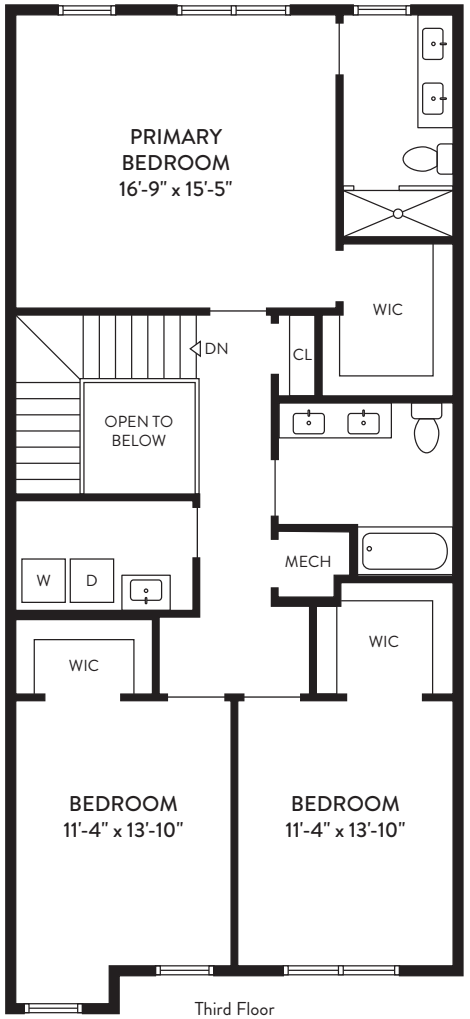
TOWNHOME B | 3 BEDROOM | 3.5 BATHS | 3,061 SF



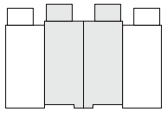
First Floor



Second Floor



Third Floor



TOWNHOME FEATURES

Patio | Balcony | Custom Walk-In Closets | Laundry Room | Two-Car Garage with EV Charger | 10' Ceilings | Entry Foyer
Mud Room | Three Baths | Powder Room | Center-Island Kitchen | Jenn Air Appliances | Windowed Primary Bath

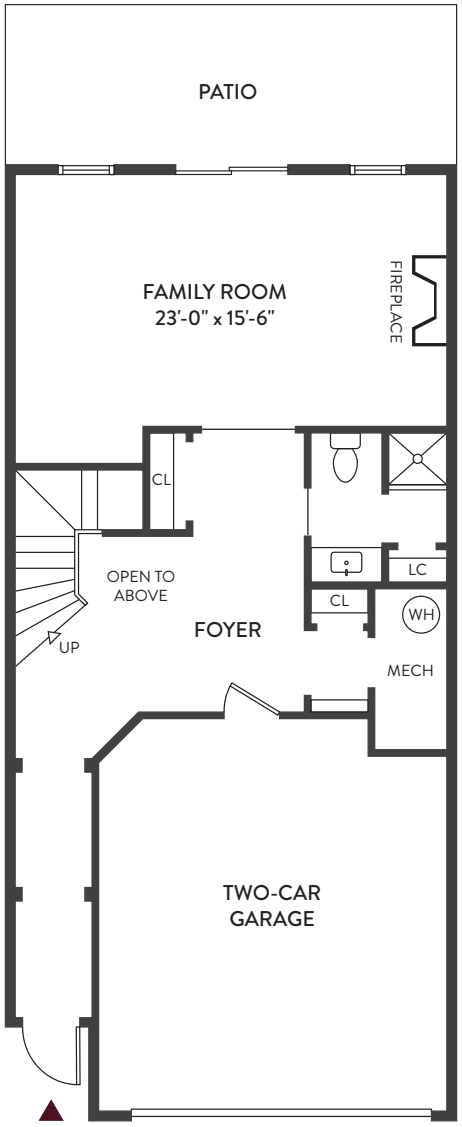
Garden Communities

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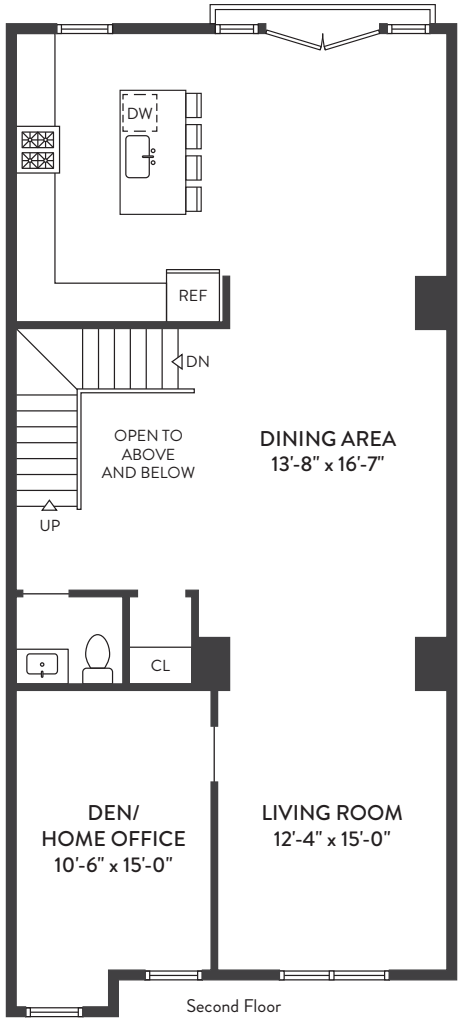
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THE SYLVAN

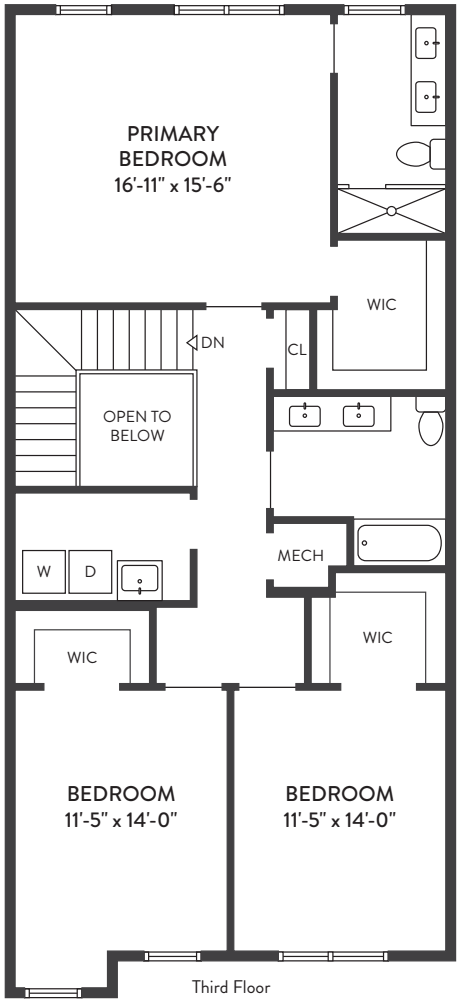
TOWNHOME C | 3 BEDROOM | 3.5 BATHS | 3,084 SF



First Floor



Second Floor



Third Floor

TOWNHOME FEATURES

Patio | Balcony | Custom Walk-In Closets | Laundry Room | Two-Car Garage with EV Charger | 10' Ceilings | Entry Foyer
Fireplace | Mud Room | Three Baths | Powder Room | Center-Island Kitchen | Jenn Air Appliances | Windowed Primary Bath

Garden Communities

RentTheSylvanNJ.com ▪ 201.623.8240

All dimensions, positions, location, and details are approximate.