

88 DAVENPORT ROAD SUITE 904

MAIN FLOOR

- FOYER:**
- Double closet with customized interiors
 - Recessed ceiling
 - Crown moulding
 - Ten foot ceiling heights
 - LED pot lights
 - Upgraded marble tile flooring
- LIVING ROOM:**
- Built-in double-sided gas fireplace with custom marble surround
 - Floor-to-ceiling windows offering north and west exposures
 - Concealed drapery lines recessed behind bulkheads
 - Walkout to north-facing balcony
 - Overlooks dining room
 - Recessed ceiling
 - Crown moulding
 - Ten foot ceiling heights
 - LED pot lights
 - Italian engineered hardwood flooring
- DINING ROOM:**
- Floor-to-ceiling windows
 - Concealed drapery lines recessed behind bulkheads
 - Overlooks living room
 - Ten foot ceiling heights
 - LED pot lights
 - Italian engineered hardwood flooring
- KITCHEN:**
- Integrated fridge/freezer by Miele
 - Stainless steel built-in convection oven by Miele
 - Stainless steel built-in warming drawer by Miele
 - Stainless steel built-in convection microwave by Miele
 - Integrated dishwasher by Miele
 - Built-in induction cooktop by Wolf
 - Stainless steel range hood by Miele
 - Stainless steel wine fridge by U-Line
 - Custom Italian cabinetry by Poliform
 - Hand-painted Italian porcelain tile backsplash
 - Stainless steel countertops with integrated sink
 - Centre island with Caesarstone waterfall countertops and storage below
 - Breakfast bar seating
 - Ten foot ceiling heights
 - Overlooks family room
 - Walkout to west and south-facing balcony overlooking Yorkville
 - LED pot lights
 - Hand-painted Italian porcelain tile flooring

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FAMILY ROOM:	Floor-to-ceiling windows offering north and west exposures Concealed drapery lines recessed behind bulkheads Recessed ceiling Crown moulding LED pot lights Italian engineered hardwood flooring
LIBRARY:	Built-in double-sided gas fireplace with custom marble surround Recessed ceiling Walkout to north-facing balcony Custom built-in shelving and file drawers LED pot lights Italian engineered hardwood flooring
POWDER ROOM:	Attached vanity with undermounted sink and marble countertop Farrow and Ball wallpaper feature Marble tile flooring
PRINCIPAL BEDROOM:	King-sized suite Walk-out to large balcony with customized flooring tiles North exposure LED pot lights Italian engineered hardwood flooring
PRINCIPAL WALK-IN CLOSET:	Fully customized and outfitted by Organized Interiors Centre island with marble countertop Flush-mount light fixture Italian engineered hardwood flooring
PRINCIPAL ENSUITE:	Five-piece Built-in double vanity with undermounted sinks and upgraded marble countertops Walk-in shower with painted glass surround, marble tile flooring and jet spray steam Built-in soaker tub with upgraded marble surround Water closet with frosted door and marble flooring Two attached light fixtures above vanity Upgraded marble flooring

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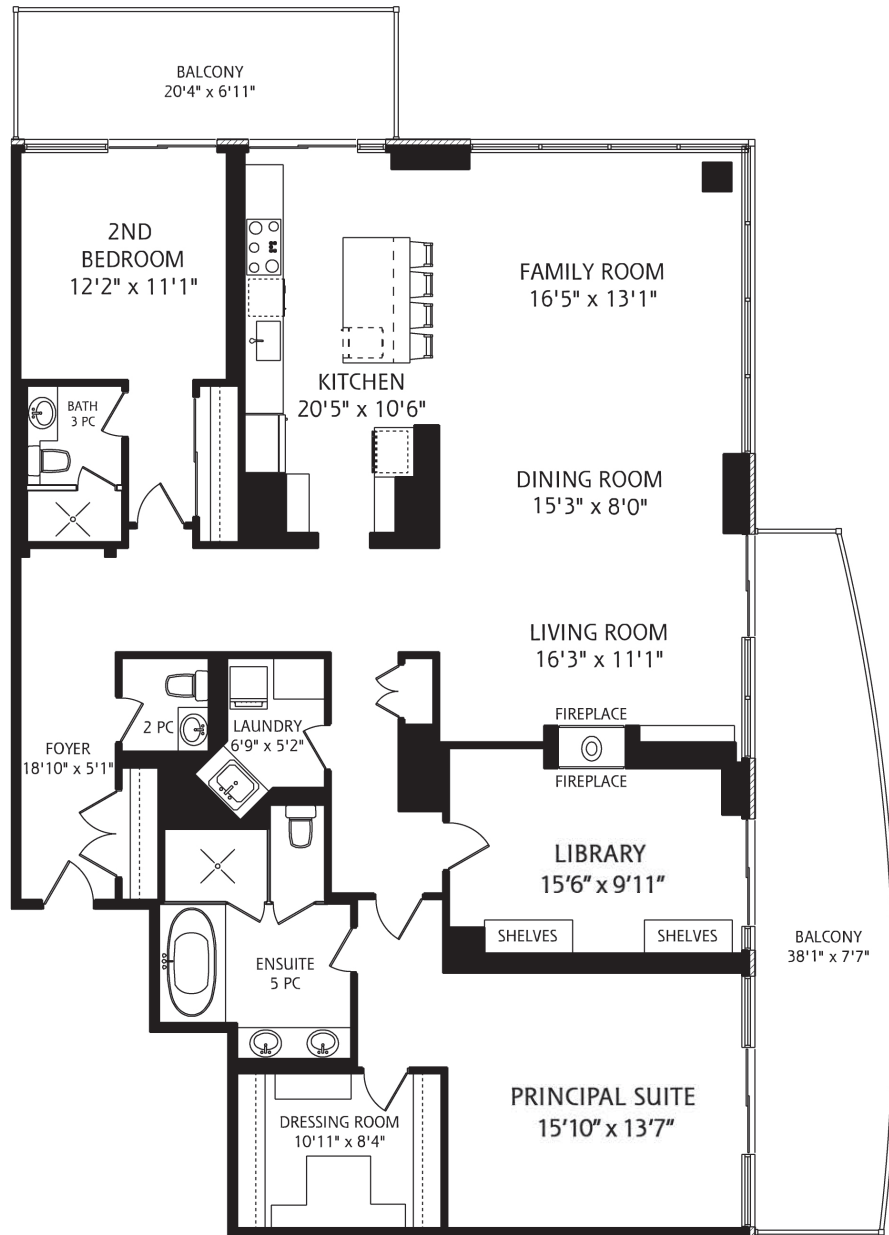
SECOND BEDROOM:	West-facing Walkout to west-facing balcony Double closet with customized interiors LED pot lights Italian engineered hardwood flooring
SECOND BEDROOM ENSUITE:	Three-piece Glass-encased shower with painted glass surround and marble tile flooring Attached vanity with undermounted sink and painted glass countertops Attached mirror Light fixture above vanity Marble tile flooring
LAUNDRY:	Full-size stacked front-loading washer and dryer by LG Laundry sink with built-in storage below Built-in closet with customized interiors Custom cabinetry Flush mount light fixture Porcelain tile flooring

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ADDITIONAL INFORMATION

SQUARE FOOTAGE:	2,197 square feet per floor plan
PARKING:	Two parking spots in underground garage, spots E24 and E25. One spot is oversized.
LOCKER:	Oversized locker E24 combined with parking space.
MAINTENANCE FEES:	\$2,486.64 per month
MAINTENANCE FEES INCL:	Common elements, building insurance, parking.
TAXES:	\$12,877.90 / 2020
PROPERTY MANAGEMENT:	Crossbridge Condominium Services 647-351-0712
AMENITIES:	Valet parking, concierge, exercise room, guest suite, indoor saltwater pool, his and her locker rooms with separate steam rooms and saunas, party room/meeting room, rooftop deck and garden.
COMFORT SYSTEMS:	Central air conditioning, fan coil heating.
UPGRADES:	Kitchen fully renovated - 2020 Upgraded marble tile in foyer Upgraded Italian engineered hardwood flooring throughout Customized closet interiors Upgraded balcony tiling
INCLUSIONS:	Existing appliances including Miele convection oven, Miele warming drawer, Miele convection microwave, Miele dishwasher, Wolf induction cooktop, U-Line wine fridge, Miele range hood, LG full size stacked washer and dryer. All existing interior and exterior light fixtures (except where excluded), all built-in shelving and cabinetry, all closet organizers, Samsung television, Bose soundbar, customized flooring tiles on balconies, all existing bathroom mirrors (except where excluded), gas fireplace and all related equipment.
EXCLUSIONS:	All hanging artwork and decorative mirrors, two hanging light fixtures in foyer, chandelier over kitchen island, light fixture in powder room, all wall-mounted televisions and wall mounts, soundbar in living room, all exterior planters, powder room mirror, all existing drapery throughout.
POSSESSION:	90 days/TBD

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2,197 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE



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SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Jesse Ketchum Jr and Sr Public School

Designated Catchment School
Grades PK to 8
61 Davenport Rd

É ÉléM Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Jarvis Collegiate Institute

Designated Catchment School
Grades 9 to 12
495 Jarvis St

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Lord Lansdowne Junior Public School

Grades K to 6
33 Robert St

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Ramsden Park

1020 Yonge St



4 min

Taddle Creek Park

40 Bedford Rd



10 min

Village Of Yorkville Park

Cumberland St & Bellair St



4 min

FACILITIES WITHIN A 20 MINUTE WALK

1 Dog Park
1 Wading Pool
1 Ball Diamond
1 Trail
1 Botanical Garden
4 Playgrounds
12 Tennis Courts
2 Rinks
1 Picnic Facilities

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 5 minute walk away.



Nearest Rail Transit Stop

Yonge Station

5 min



Nearest Street Level Transit Stop

Davenport Rd At Bay St

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 1.62km.



Toronto General Hospital (University Health Network)

200 Elizabeth St



Fire Station

34 Yorkville Ave



Police Station

40 College St

CONVENIENCE

Daily errands are quick and easy in this neighbourhood, with 4 amenities within a 9 minute walk from this home.



Coffee



Gym



Grocery



Gas Station