



The Exclusive Residences of Designer's Walk

336 Davenport Road Suite #101

Spectacular urban chic suite in the prestigious “Exclusive Residences of Designer’s Walk” in the upscale Avenue & Davenport neighborhood within walking distance to two subway lines. With only eight suites per building, this boutique style residence is both private and centrally located in one of Toronto’s most exclusive areas.

It is rare to find both a stylish condominium of this size with an exceptional layout on two floors featuring 1,440 sf of contemporary open concept space (one of the largest suites in the complex) in combination with high end finishes throughout. This is an unparalleled value for a two bedroom condo with two storeys (two separate entrances) providing the bonus option of having “Live/Work” space. This suite truly feels like a home, making it perfect for young professionals (live/work space), families or downsizers with its’ huge master suite (please note this was originally two separate bedrooms and could be converted back), private lower level bedroom or family room, three full bathrooms, one balcony & one private patio with a BBQ, 10 ft ceilings, crown moulding, wood floors, 12” baseboards, low maintenance fees, garage parking for one car and a locker in the heart of the most prestigious neighborhood in Toronto.

The gourmet chef’s kitchen is an entertainer’s dream and features granite countertops, stainless steel appliances, a gas stove and tons of storage. Relax and unwind in two spacious bedrooms both with walk-outs and including a sumptuous master suite (was originally two bedrooms that have been combined) with “His and Hers” closets, custom built-ins and a five piece ensuite washroom. The open concept living room features a gas fireplace, a dining room area, 10’ ceilings and picture windows with custom blinds which create a stunning backdrop to the panoramic city views. The balcony and private patio offers outdoor space from which to enjoy the city vistas equally dramatic both day and evening.

Situated at “Ave and Dav”, this A+ location has a walk score “95” and is close to two subway lines, TTC, the upscale neighborhoods and amenities of Yorkville, Bloor Street, Yonge Street and the Annex providing easy access to the city’s finest restaurants, shopping, Pusateri’s, cappuccino bars, the ROM, art galleries, U of T, theatre, library and gorgeous parks & recreation. Accessibility is one of the key benefits of this coveted area, with the two subway lines and TTC at the doorstep, it makes heading downtown or uptown a breeze. Truly turnkey...just move in and enjoy!

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FOYER:

- Direct street entrance
- Coat closet
- Wood floor, 10 ft ceilings and crown moulding throughout

POWDER ROOM:

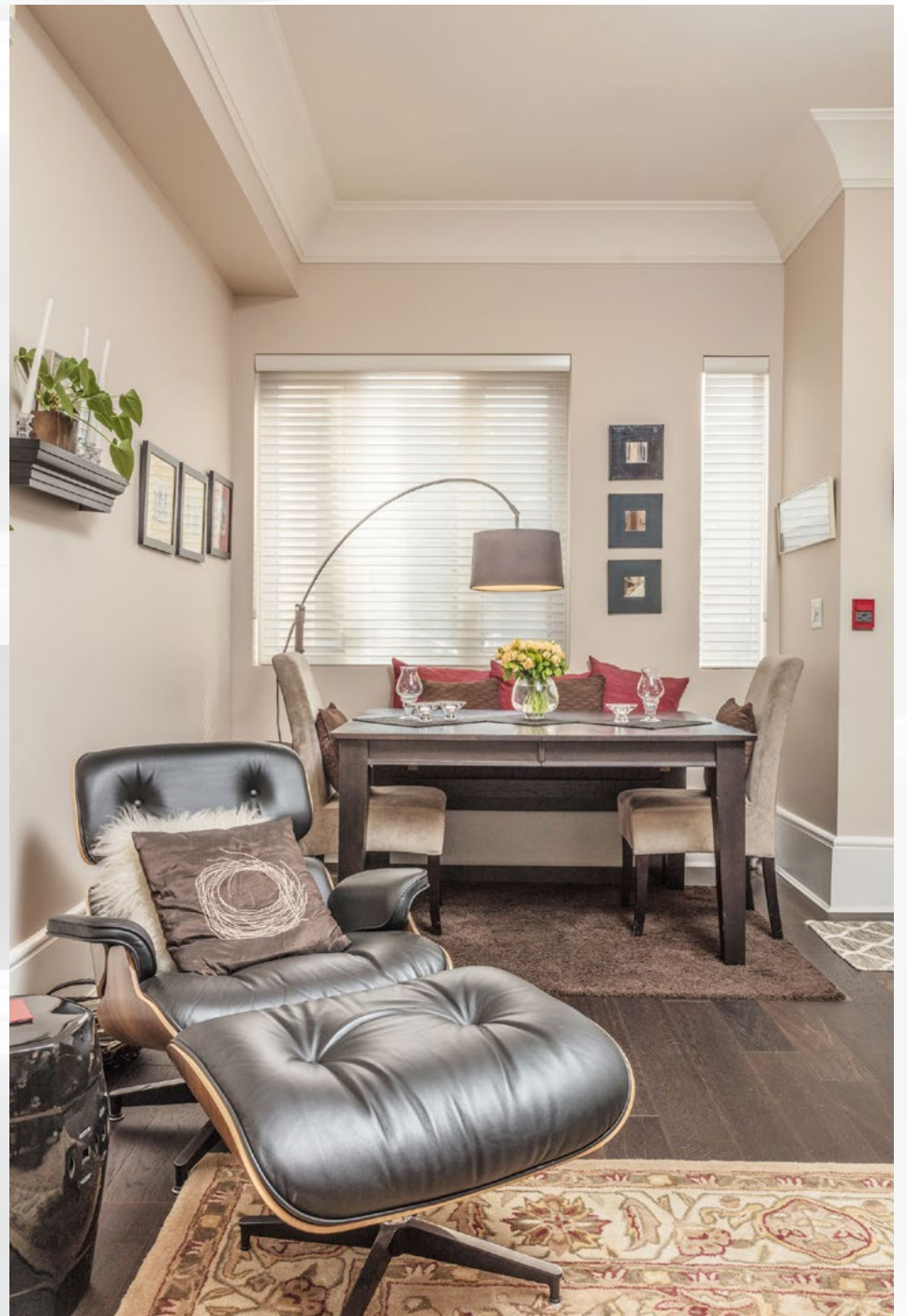
- Three piece washroom with pedestal sink, glass front shower and toilet

LIVING ROOM:

- Spacious & sun-filled overlooking the city with spectacular west exposure views & dramatic picture windows with blinds
- Gas fireplace
- Recessed ceiling
- Combined with dining room
- Wood floor

DINING ROOM:

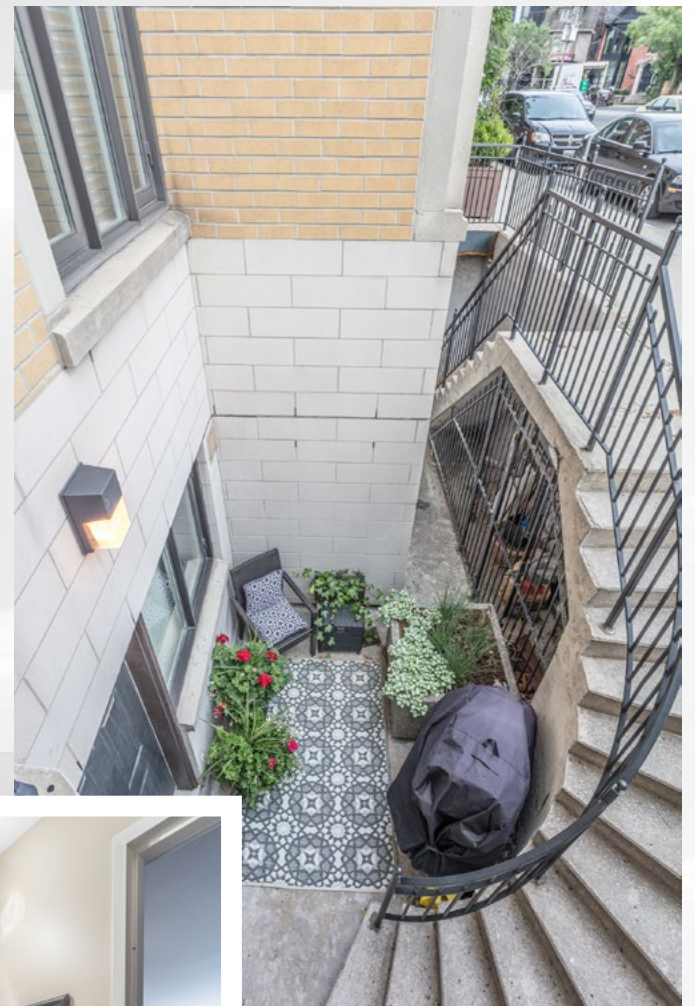
- Combined with living room
- Wood floor





KITCHEN:

- Gourmet open concept chef's kitchen with ample counter space and storage
- Granite countertops
- Double sink
- Stainless steel appliances including Bosch dishwasher, KitchenAid 4 burner gas stove w/griddle & oven, KitchenAid stainless steel refrigerator and freezer
- Tile floor



SECOND BEDROOM or FAMILY ROOM:

- Private lower level with separate entrance and private patio
- Can be used as a spacious 2nd bedroom or family room
- Three piece washroom
- Closet
- Picture windows with blinds
- Broadloom





MASTER BEDROOM:

- Spacious master suite (previously two bedrooms that have now been combined)
- 5-piece ensuite washroom with double vanity, soaker tub and oversized shower
- "His and Hers" closets
- Custom built-ins
- Dramatic windows & doors with blinds
- Walk out to balcony
- Broadloom
- Leaded glass doors



ADDITIONAL INFORMATION:

TAXES:	\$4,120.40 in 2017
PARKING:	One exclusive parking space (surface level garage space)
LOCKER:	One exclusive locker
MAINTENANCE:	\$679.18/month (includes common elements, building insurance, parking and water)
POSSESSION:	To be determined

APPLIANCES & INCLUSIONS:

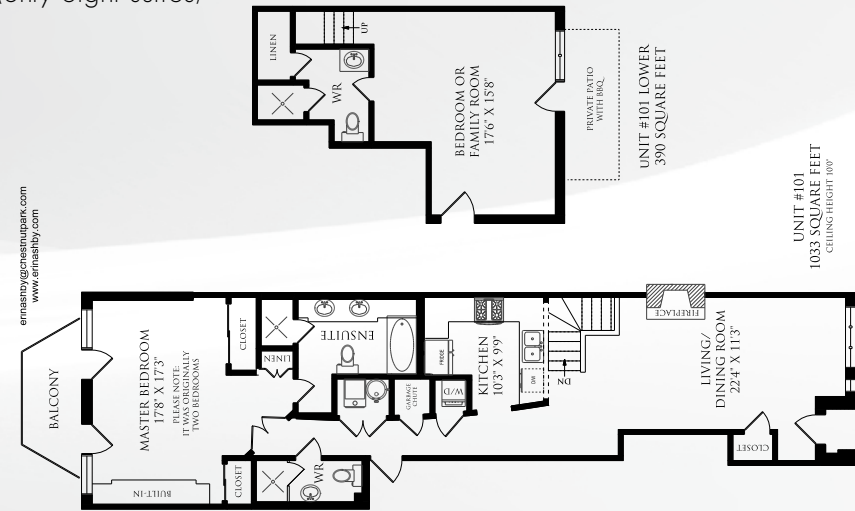
- Kenmore washer and dryer (2012)
- Stainless steel KitchenAid refrigerator/freezer (March 2016)
- Stainless steel Bosch dishwasher
- Stainless steel KitchenAid 4-burner gas stove w/griddle and oven (March 2016)
- Double sink
- All electric light fixtures
- All window coverings and hardware
- All built-in cabinetry and closet organizers
- Furnace & HWT combination system - Rental approximately \$109.24 per month to be assumed
- Alarm system (ADT monitoring to be assumed)
- One exclusive parking space and one exclusive locker

OFFERED FOR SALE AT \$1,095,000

[Seller Kindly requests Certified Deposit To Be Attached To Offer]
Status Certificate Available Upon Request

PROPERTY FEATURES (1,440 SF SUITE):

- Two storeys, two bedrooms, three full bathrooms, one balcony & one private patio
- Main floor is street level entrance. Lower level entrance providing "LIVE/WORK" opportunity
- Newer wood floors (November 2016)
- Soaring 10 ft ceilings, crown moulding & 12" custom baseboards
- Open concept living & dining room w/gas fireplace
- Oversized chef's kitchen with newer stainless steel appliances (March 2016 except dishwasher) & ample storage
- Newer furnace (2014) and HWT
- Ensuite laundry and garbage chute
- Low monthly maintenance and property taxes
- Concrete walls provide for maximum quiet
- 1 car garage parking (private surface level with remote entry) & 1 locker
- Boutique building (only eight suites)



THE ASHBY POOLE TEAM

#2 TEAM at Chestnut Park Real Estate Limited, Brokerage in 2016***

***Gross Commission Earned



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