



32

Davenport
Road

ANNEX



Comfortable Living in Esteemed Neighbourhood

Welcome to this stylish Yorkville condo, nestled in the heart of Toronto's most prestigious enclave. This light-filled corner suite boasts unobstructed north and east views, bathing the space in natural light. With a graciously proportioned 855 square feet of living space, plus an additional 128 square feet across two balconies, this condo offers ample room for comfortable living. The suite features two spacious bedrooms and two modern bathrooms, complemented by a den that serves as an excellent workspace.

2
Bedrooms
2
Levels

855
Square Feet
+128 Square feet between 2 balconies

2
Bathrooms
1
Parking Space



Features

FEATURES

- Stylish Yorkville condo located in one of Toronto's most prestigious enclaves.
- Light-filled corner suite with unobstructed north and east views.
- Spacious 855 square feet of living space plus 128 square feet of balcony space.
- Features two large bedrooms and two modern bathrooms.
- Recently redone den with sleek cabinetry and a stone countertop desk for dual workstations.
- Flooring has been replaced with an elegant tile flooring.
- Contemporary open-concept kitchen with an island, natural stone counters, Miele appliances, and valance lighting.
- Dining room with floor-to-ceiling windows perfect for entertaining and offering breathtaking views.
- Primary bedroom with large windows, ample closet space, a four-piece ensuite, and stunning views.
- Includes parking, a locker, and is minutes from transit, Bloor Street's shops, world-class shopping, and top-notch restaurants.

INCLUSIONS

- All Existing Appliances including:
- Miele Stainless Steel Range Hood
- Miele Electric Induction Cooktop
- Miele Integrated Stainless Steel Microwave
- Miele Stainless Steel Wall Oven
- Miele Integrated Refrigerator
- Miele Integrated Dishwasher
- Blomberg Stacked Washer and Dryer
- All Existing Electric Light Fixtures
- All Existing Blinds, Drapes, and Curtain Rods

\$5,036.50

Taxes 2024

Forced Air

Heating

\$880.31

Maintenance Fees

30/60 Days

Possesion

Central Air

Cooling

32

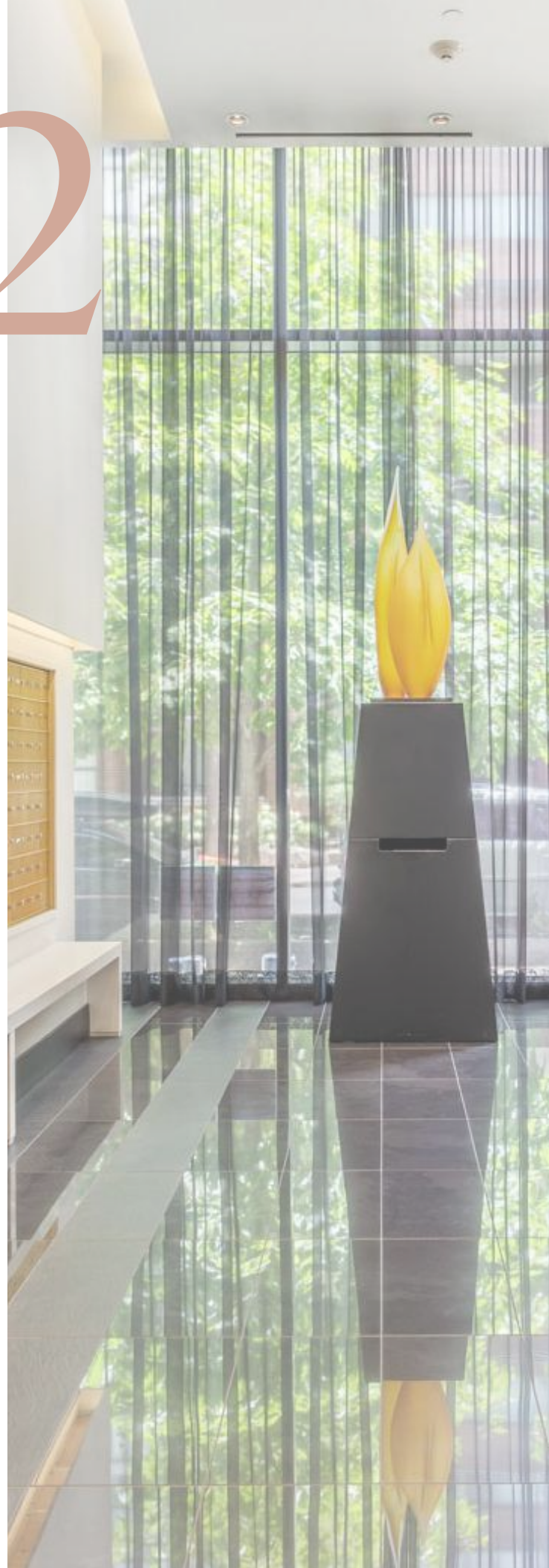
The contemporary, open-concept, kitchen is a chef's dream, equipped with an island, natural stone counters, Miele appliances, and elegant valance lighting, and is seamlessly connected to the dining room. The dining room is perfect for entertaining, with floor-to-ceiling windows that highlight the breathtaking views. Step out onto the balcony for a breath of fresh air and enjoy the vibrant cityscape.

The den, recently redone and not part of the original suite, features sleek cabinetry and a long countertop, ideal for a dual workstation setup. The modern 3-piece bathroom, conveniently located off the hallway, features elegant marble tiles and a glass-enclosed bathtub.

The primary bedroom is a serene retreat with large windows, allowing for plenty of natural light and offering stunning views. It's beautifully designed with modern furnishings and ample closet space. The second bedroom, equally bright and inviting, includes access to one of the balconies, providing a private outdoor space.

Located just minutes from transit, the Yorkville condo is a stone's throw away from the Mink Mile on Bloor Street, world-class shopping, and top-notch restaurants. This property includes parking and a locker, ensuring convenience and additional storage. Embrace the luxurious lifestyle in one of Toronto's most coveted neighborhoods.

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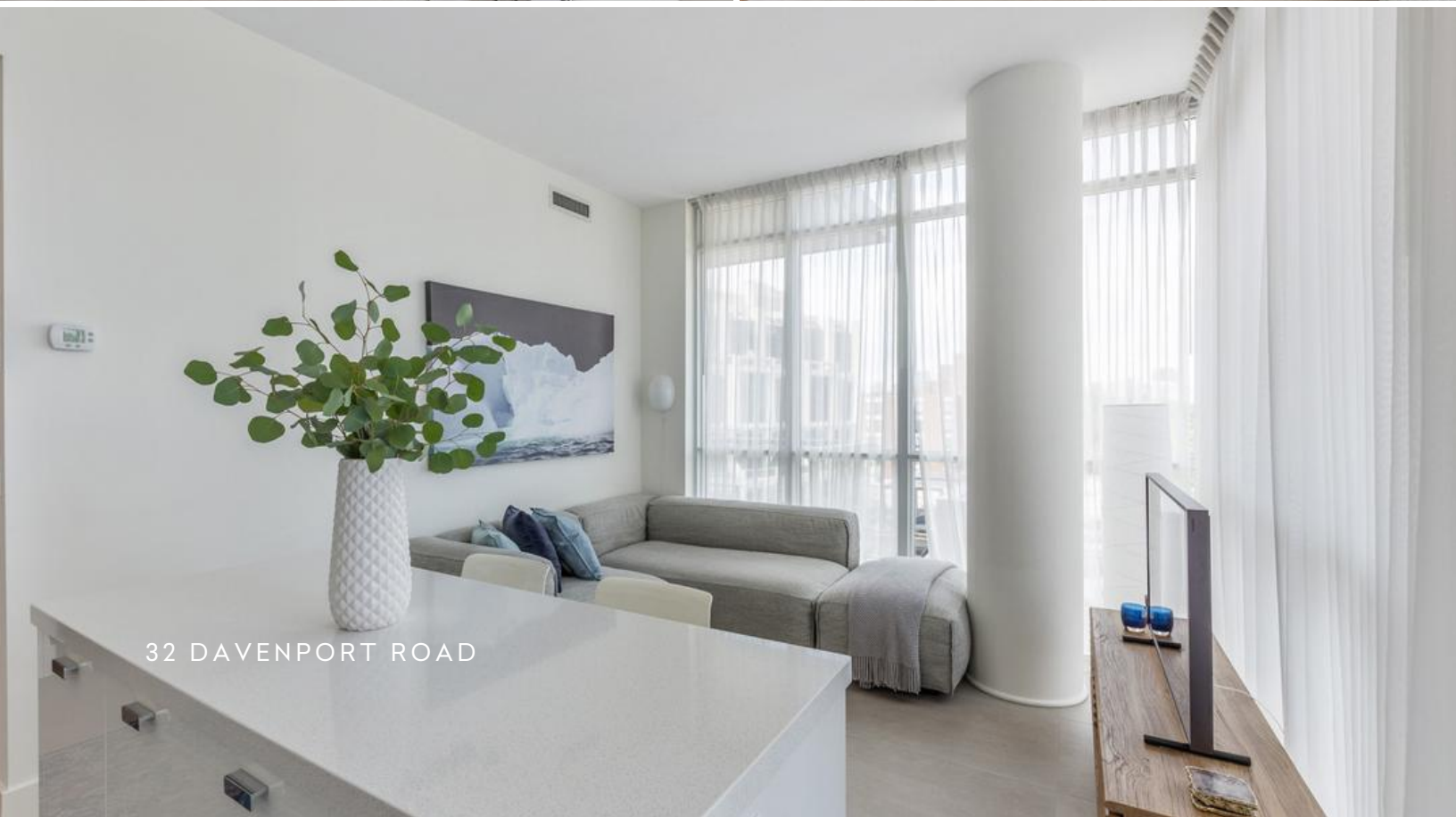




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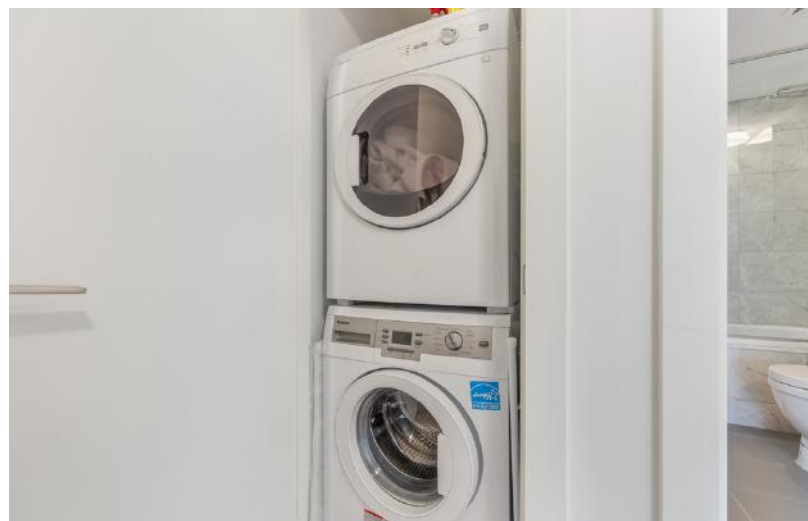


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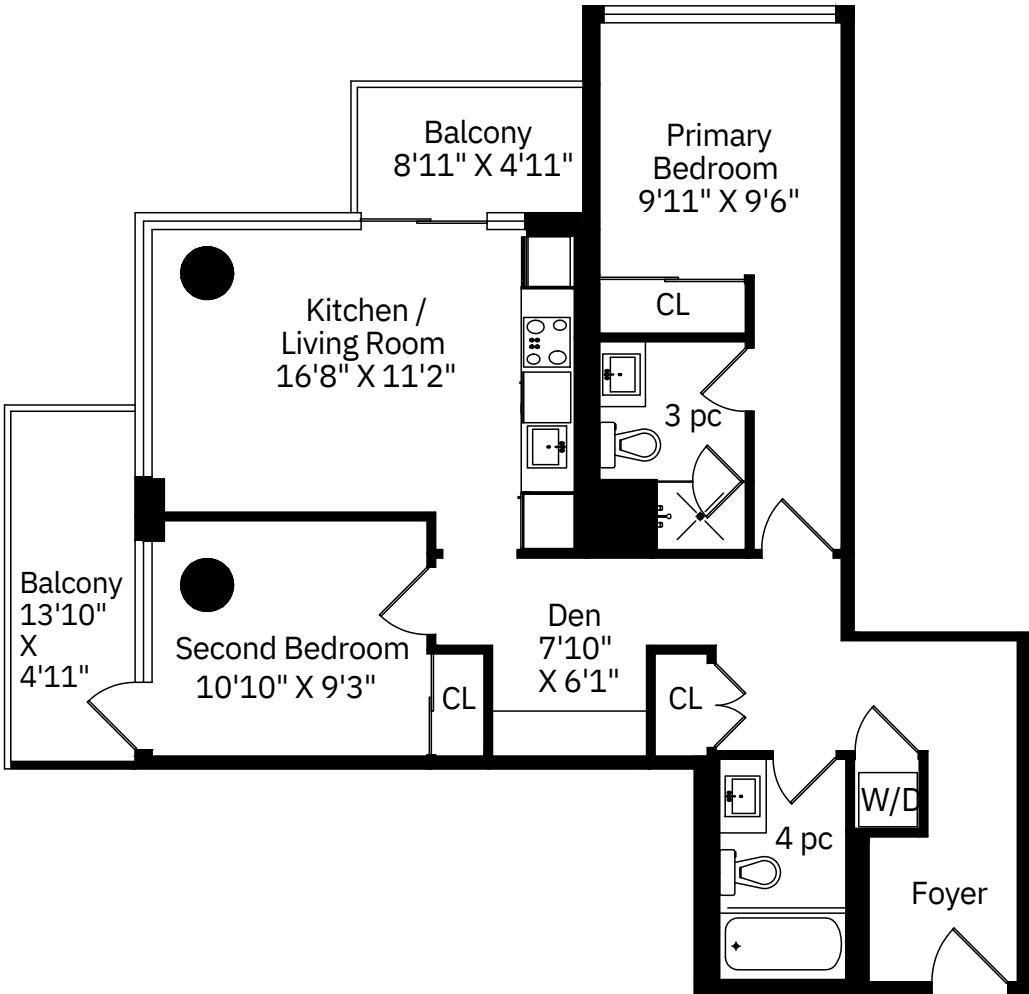




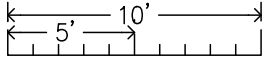
Floor Plan


HEAPS ESTRIN
REAL ESTATE TEAM

32 Davenport Road



Suite 603
850 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca



HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.



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