

	32 Davenport Rd 2805		List: \$769,900 For: Sale
	Toronto Ontario M5R1H3 Toronto C02 Annex Toronto 115-19-Q SPIS: N Taxes: \$4,705.74 / 2016 DOM: 1		
Condo Apt #Shares%: Rms: 4 Apartment Locker#: C 48 Bedrooms: 2 Corp#: TSCC / 2451 Level: 28 Washrooms: 2 Unit#: 05 1x3xFlat, 1x4xFlat		Zoning: Prop Mgmt: Icon Property Management Dir/Cross St: Yonge/Davenport	

MLS#: C3704022		Possession: 60 Days		STATUS:		PIN#:	
Status Cert: Y		Bldg Name:					
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open		
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y		
Basement:	None	Maint:	\$546.33	Lndy Lev:	Main		
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete		
Heat:	Forced Air / Gas	Central Vac:	N	Garage:	Undergrnd / 1.0		
Apx Age:	New	UFFI:		Park/Drive:	Undergrnd		
Apx Sqft:	700-799	Elev/Lift:	Y	Park Type:	Owned		
Sqft Source:	As Per Seller	Taxes Incl:	N	Water Incl:	N	Park Spcs:	1
Exposure:	E	Heat Incl:	N	Hydro Incl:	N	Pk Spot#:	6
Assessment:		Cable TV Incl:	N	CAC Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y	Prk Lgl Dsc:	P1/Level A
Phys Hdp-Eqp:		Com Elem Incl:	Y	Cert Level:		Bldg Amen:	Concierge, Exercise Room, Games Room, Media Room, Party/Meeting Room, Rooftop Deck/Garden
Energy Cert:				Prop Feat: Clear View, Library, Park, Public Transit, School			
GreenPIS:							

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.59	x 12.63	Hardwood Floor	Open Concept	Picture Window
2	Dining	Flat			Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Flat	10.53	x 12.30	Modern Kitchen	Granite Counter	Breakfast Bar
4	Master	Flat	10.00	x 11.35	3 Pc Ensuite	W/O To Balcony	B/I Closet
5	2nd Br	Flat	8.82	x 10.14	Hardwood Floor	B/I Closet	Window

Client Remks: *Spectacular Luxury Condo In The Heart Of Yorkville*Open Concept* Floor To Ceiling Wdws*10 Ft.Ceiling*Appx 750 Sq Ft+104 Sq.Ft W/O Balcony*Unobstructed East Views*High End Upgrades Incl. Lacquered Italian Kitchen, Centre Island W/Breakfast Bar & B/I Miele Appl* Eng.Hardwood Throughout* Steps To Restaurants, Boutiques & Galleries, Ttc & Much More* Walk Score Of 100*State Of The Art Amenities W/24 Hr Conc, Rftp Garden,Lap Pool, Gym W/Yoga Studio, Guest Suites*

Extras: B/I Miele Appliances Fridge,Stove,Stacked Oven, Dishwasher,Microwave; Washer/Dryer; Marble Ct;All Elfs, All Custom Light Fixtures, Wdw Coverings/Curtains, Mirror In The Foyer*1 Locker & 1 Parking Spot*

Listing Contracted With: KELLER WILLIAMS REFERRED REALTY, BROKERAGE 416-445-8855