

‘The Yorkville’  
**32 Davenport Rd. TH103**

**MAIN FLOOR**

Foyer	4.87 x 1.82m	16' x 6'	➤ Hardwood Floors
Living Room	4.57 x 3.96m	15' x 13'	➤ Hardwood Floors ➤ 9' Ceilings ➤ Electric Fireplace ➤ Pot Lights ➤ Draperies ➤ Combined with Dining Room
Dining Room	4.57 x 3.96m	15' x 13'	➤ Hardwood Floors ➤ Combined with Living Room ➤ Pot Lights ➤ Draperies and Sheers
Kitchen	3.96 x 2.74m	13' x 9'	➤ Hardwood Floors ➤ Mirrored Wall ➤ White Cabinetry ➤ Overlooks Family Room
Family Room	4.87 x 4.87m	16' x 16'	➤ Combined with Kitchen ➤ Hardwood Floors ➤ Electric Fireplace ➤ Pot Lights ➤ Floor-to-Ceiling Windows ➤ Draperies
Powder Room			➤ 2-Piece

## **SECOND LEVEL**

Master Bedroom	5.18 x 4.57m	17' x 15'	<ul style="list-style-type: none"><li>➤ Hardwood Floors</li><li>➤ 9' Ceilings</li><li>➤ Draperies and Sheers</li><li>➤ Mirrored Walls</li><li>➤ Two Walk-In Closets</li><li>➤ Electric Fireplace</li></ul>
Master Ensuite			<ul style="list-style-type: none"><li>➤ 5-Piece</li><li>➤ Marble</li></ul>
Second Bedroom	3.35 x 3.04m	11' x 10'	<ul style="list-style-type: none"><li>➤ Hardwood Floors</li><li>➤ Double Closet</li><li>➤ Draperies and Sheers</li></ul>
Third Bedroom	6.40 x 3.35m	21' x 11'	<ul style="list-style-type: none"><li>➤ Hardwood Floors</li><li>➤ Double Closet</li><li>➤ Draperies and Sheers</li></ul>
Third Bedroom			<ul style="list-style-type: none"><li>➤ 3-Piece Ensuite</li></ul>
Den/Office	4.26 x 3.96m	14' x 13'	<ul style="list-style-type: none"><li>➤ Hardwood Floors</li><li>➤ Pot Lights</li><li>➤ Built-In Wall Unit</li><li>➤ Open Concept</li></ul>
Washroom			<ul style="list-style-type: none"><li>➤ 4-Piece</li></ul>
Laundry Room			<ul style="list-style-type: none"><li>➤ Blomberg Stack Washer and Dryer</li><li>➤ Laundry Sink</li></ul>

## **ADDITIONAL HIGHLIGHTS**

### **Inclusions:**

- Electrolux Stainless Steel Refrigerator
- Miele Refrigerator
- Miele Stove Top Range
- Miele Oven
- Miele Microwave Oven
- Exhaust Fan
- Miele Dishwasher
- Blomberg Stack Washer and Dryer
- Window Coverings
- Electric Light Fixtures
- Extensive Pot Lighting

- Exclusions:
  - TV in Living Room
  - Light Fixture in Dining Room
  
- Legal Description:
  - TSCC 2451
  - Level 1, Unit 03
  
- Maintenance Fee:
  - \$1,597.94 Per Month
  - Includes: Water, Building Insurance, Common Elements and Parking
  
- Building Amenities:
  - 24-Hour Concierge
  - Club Yorkville on 5<sup>th</sup> Floor
  - Resident's Lounge With Piano Bar and Billiards
  - Huge Outdoor Terrace with BBQ, Dining and Lounge Areas and Outdoor Fireplace
  - Fitness Studio Including Separate Rooms For Yoga, Weight Training and Cardio Equipment
  - Plunge Pool Adjoining Separate Men's and Women's Change Facilities with Showers and Steam Rooms
  - Dining/Conference Room with Full Gourmet Kitchen and Catering Facilities
  - Private Wine Cellar with Individual Lockers
  - Visitor Parking
  
- Locker:
  - Two Owned Lockers - P2 - #39 and #40
  
- Parking:
  - Two Owned Parking Spaces - P2 - #3 and #4
  
- Taxes:
  - \$13,345.43 Per Annum (2017)
  
- Pets:
  - Two Pets, Any Size
  
- Possession
  - 60 Days/To Be Arranged

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility