

Welcome To

32 Davenport Rd. #2302

The Yorkville Condos

Foyer	9' 2" x 4' 5" 2.80 x 1.37m	<ul style="list-style-type: none">◦ Double Closet◦ Wood Floors◦ Ensuite Laundry
Living Room	15' 11" x 8' 4.60 x 2.43m	<ul style="list-style-type: none">◦ Floor to Ceiling Windows◦ Wood Floors◦ Walk-out to Balcony
Dining Room	16' 4" x 7' 4.99 x 2.13m	<ul style="list-style-type: none">◦ Combined with Kitchen◦ Wood Floors
Kitchen	16' 4" x 7' 4.99 x 2.13m	<ul style="list-style-type: none">◦ Combined with Dining Area◦ Open Concept◦ Stone Counter-Top◦ Track Lights◦ Grey Black Lacquer Finished Cabinetry◦ Integrated Appliances◦ Wood Floors
Primary Bedroom	10' 1" x 9' 6" 3.07 x 2.92m	<ul style="list-style-type: none">◦ Wall-to-Wall Closets◦ Floor-to-Ceiling Windows◦ Wood Floors
Main Bathroom		<ul style="list-style-type: none">◦ 4-Piece◦ Stone Counter-Top◦ White Marble Tile Floors
Balcony		<ul style="list-style-type: none">◦ Large◦ North-West Views

Additional Information

Inclusions:	<ul style="list-style-type: none">◦ Miele Refrigerator◦ Miele Stove-Top◦ Miele Oven◦ Miele Dishwasher◦ Blomberg Washer◦ Blomberg Dryer◦ Window Coverings◦ Electric Light Fixtures◦ Bookshelves in Closet◦ Dresser in Closet◦ Vizio T.V. & Brackets in Kitchen Breakfast Bar
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Legal Description:	<ul style="list-style-type: none"> ◦ TSCC 2451 ◦ Level 23, Unit 02
Maintenance Fee:	<ul style="list-style-type: none"> ◦ \$646.44 per month ◦ Includes: water, heat, building insurance, common elements, parking and locker
Property Taxes:	<ul style="list-style-type: none"> ◦ \$3,450.35 per annum (2022)
Parking/Locker:	<ul style="list-style-type: none"> ◦ One Deeded Underground Parking Space ◦ Known as Level A/Unit #12 +Bicycle Locker ◦ One Deeded Out-of-Suite Caged Locker ◦ Known as Level C/#55 (and use of additional storage room behind parking space)
Heating/Cooling	<ul style="list-style-type: none"> ◦ Forced Air Gas Heating ◦ Central Air Conditioning
Building Amenities:	<ul style="list-style-type: none"> ◦ 24-Hour Concierge ◦ On-Site Property Management Club Yorkville on 5th Floor: ◦ Outdoor Terrace with BBQ, Lounge Area and Outdoor Fireplace ◦ Yoga Studio ◦ Gym ◦ Indoor Plunge Pool ◦ Sauna ◦ Games/Events & Boardrooms with Kitchenette ◦ Visitor Parking off McMurrich Street
Possession:	<ul style="list-style-type: none"> ◦ Immediate or 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.