



330 Davenport Road

Suite #302



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 featuring 1,040 sf of contemporary open concept space in combination with high end finishes throughout. This is an unparalleled value for a two bedroom condo with direct elevator access, two full bathrooms, two balconies, 10 ft ceilings, crown moulding, hardwood floors, 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 and tons of storage. Relax and unwind in two spacious bedrooms both with walk-outs to the balcony and including a sumptuous master suite with a walk-in closet and five piece ensuite washroom.

The open concept living room features a gas fireplace with built-in shelves, a large dining room area, 10’ ceilings and dramatic floor to ceiling windows which create a stunning backdrop to the panoramic city views. The balcony offers an 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!

FOYER:

- Direct elevator access
- Coat closet
- Hardwood floor, 10 ft ceilings and crown moulding throughout

LIVING ROOM:

- Spacious & sun-filled overlooking the city with spectacular west exposure views & dramatic floor to ceiling windows
- Built-in shelves and cabinetry
- Gas fireplace
- Walkout to balcony
- Combined with dining room
- Hardwood floor



DINING ROOM:

- Combined with living room
- Walkout to balcony
- Hardwood floor



KITCHEN:

- Gourmet open concept chef's kitchen with ample counter space, storage, pantry and spice rack
- Granite countertops
- Undermount double stainless steel sink
- Stainless steel appliances including Bosch dishwasher, Bosch 4 burner gas stove & oven, Panasonic built-in microwave, Samsung refrigerator and freezer
- Hardwood floor

MASTER BEDROOM:

- Spacious master suite
- 5-piece ensuite washroom with double vanity, soaker tub and oversized shower
- Double closet
- Dramatic windows with California shutters
- Walk out to balcony
- Hardwood floor



SECOND BEDROOM:

- Spacious 2nd bedroom
- Large closet
- California shutters
- Walk out to balcony
- Hardwood Floor

This bedroom is currently set up as a nursery but can fit a queen size bed as illustrated by the 2 photos here.



ADDITIONAL INFORMATION:

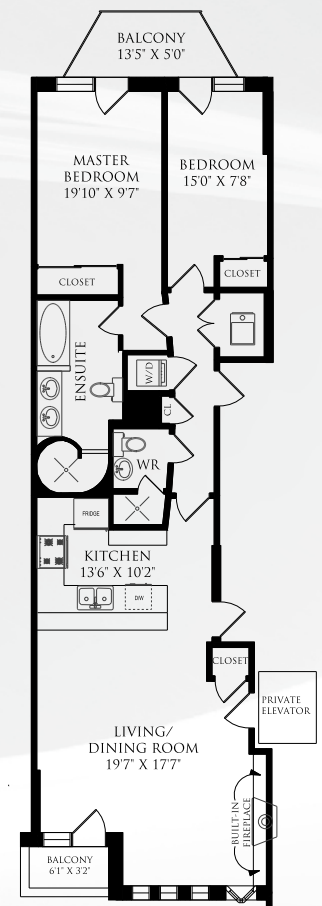
TAXES:	\$3,040.84 in 2016
PARKING:	One exclusive parking space (surface level garage space)
LOCKER:	One exclusive locker
MAINTNEANCE:	\$531.58/month (includes common elements, building insurance, parking and water)
POSSESSION:	TBD

APPLIANCES & INCLUSIONS:

Stainless steel LG washer and dryer
Stainless steel Samsung refrigerator/freezer
Stainless steel Bosch dishwasher
Stainless steel Bosch 4-burner gas stove/oven
Stainless steel Panasonic built in microwave
Stainless steel double sink
All electric light fixtures (except as excluded)
All window coverings and hardware including California shutters
All built-in cabinetry and closet organizers
All outdoor furniture including cushions
Second bathroom mirror
Lennox Furnace & HWT combination system - Enbridge rental approximately \$60 per month to be assumed
Attached speakers
Alarm system (not currently monitored)
One exclusive parking space and one exclusive locker

PROPERTY FEATURES (1,040 SF SUITE):

- Two bedrooms, two full bathrooms & two balconies
- Soaring 10 ft ceilings, hardwood floors, crown moulding & 14" custom baseboards
- Open concept living & dining room w/gas fireplace, built-in cabinetry & walk out to west facing balcony
- Oversized chef's kitchen with stainless steel appliances & ample storage
- 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) w/private keyed elevator providing direct access to suites



OFFERED FOR SALE AT \$849,999

Offers gratefully reviewed on Monday April 10th at 7:00pm:

Chestnut Park Office (1300 Yonge St)

STATUS CERTIFICATE AVAILABLE UPON REQUEST

[Seller Kindly requests Bank Draft or Certified Deposit To Be Attached To Offer]

THE ASHBY POOLE TEAM

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

***Gross Commission Earned



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