

88 Davenport Road, Suite 1601

Property Overview

Suite 1601

Thoughtfully laid out living space and breathtaking, unobstructed views looking north over Rosedale, make Suite 1601 a beautiful place to call home. With interiors envisioned by Toronto based designer, Lori Wilder, attention to detail and quality make this a truly luxurious, sexy space. The front entrance is anchored by two walnut panels and an introduction to the level of design and detail that has been executed throughout the space. The living and dining rooms are open with a walkout to a large north facing terrace. The fireplace in the living room is encased in natural stone. The dining room includes custom floating mirrored bar boxes in walnut and a Venini light fixture. The kitchen has smoked, back lit glass panels with Calcutta marble counter tops, a breakfast bar and top appliances in stainless steel. The suite has two bedrooms plus a den that doubles as a third bedroom with built in Murphy bed and custom built-in closet, desk and storage. The master suite, with ensuite and walk-in closet, are positioned for privacy within the space. A second full bedroom with ensuite and a walk-out to a second terrace is generous in size and equally well situated for privacy. Custom built-ins in every closet designed by Miami based Armadi Closets. Ten foot ceilings throughout. No detail has been overlooked.

The Building

One of Yorkville's most exclusive condominium's, 88 Davenport Road, known as the Florian, boast's 96 suites over 25 storeys of luxury space. Opened in 2013 and developed by Diamante Development Corporation, the Florian's amenities include a 24-hour concierge, valet parking, fitness facilities and indoor swimming pool as well as entertaining rooms for larger events including a stunning rooftop garden on the 4th floor.

The Location

The Florian is located at the corner of Bay and Davenport, overlooking Yorkville to the south and Rosedale to the north. One of the most coveted locations in Toronto, residents of the Florian are equally positioned to experience the energy and bustle of Yorkville's restaurants and shops as they are to enjoy the distinctive and historical architecture for which Rosedale is famous. Steps from some of Canada's most celebrated cultural institutions, architecture, dining and shops, the Florian sits at the epicentre of the perfect Toronto location.

Property Details

Total Square Footage – 1950 square feet

Ceiling Height – 10 feet

Foyer

14'2" x 5'4"

Custom walnut panels

Double closet with custom built-ins designed by Miami based Armadi Closets

Marble floor

Textured ceiling detail

Swarovski wall sconces

Living Room/Dining Room

24'4" x 15'8"

Living Room

Hardwood flooring

Gas fireplace with natural stone surround and column in silver fox

Walk-out to north facing terrace with unobstructed views

Wall-to-wall windows

Halogen lighting

Textured ceiling detail

Dining Room

Custom, floating, mirrored bar boxes in walnut with matching walnut framed mirror

Hardwood flooring

Halogen lighting

Wall-to-wall windows

Walk-out to north facing terrace with unobstructed views

Venini hanging light fixture

Custom window treatment

Kitchen

15'5" x 10'6"

Stainless Steel SE monogram Gas 4-Burner Stove Top
Stainless Steel Faber Cooktop over-head Hood
Stainless Steel Monogram Wine Fridge
Sub-Zero Refrigerator and Freezer
Stainless Steel Miele Warming Drawer
Stainless Steel Miele Microwave Oven
Stainless Steel Miele Dishwasher
Smoked back painted glass panels
Calcutta marble counter tops
Halogen lighting
Three hanging pendants – light fixture hanging over breakfast bar
Breakfast bar for four in Calcutta marble, waterfall design
Glass tile accent wall
Custom, glass display shelving
Marble flooring
Sliding glass doors creating separate space for entertaining

Master Bedroom

16'9" x 13'8"

Hardwood flooring
Wall-to-wall windows
Walk-in closet with custom built-ins designed by Miami based Armadi Closets
Texturized relief wall
Custom window treatment
Halogen lighting

Master 6-Piece Ensuite Bathroom

Marble flooring
Double sink vanity with excellent storage and Caesar stone counter top and white frosted glass tiles above
Bidet
Stand-alone shower stall with marble walls and flooring
Wall-to-wall Mirror detail
Two electric light fixtures positioned over the vanity
Soaker tub with marble siding detail
Halogen lighting

Second Bedroom

16'8" x 11'10"

Hardwood flooring

Wall-to-wall windows

Walk-out to terrace

Double closet with custom built-ins designed by Miami based Armadi Closets

Halogen lighting

Custom window treatment

3-Piece Ensuite Bathroom

Single sink vanity with marble counter top and excellent storage

Large stand-alone shower stall with marble wall and flooring

Marble flooring

Halogen lighting

Third Bedroom/Den

15'8" x 10'10"

Hardwood flooring

Wall-to-wall windows

Walk-out to terrace

Custom built-ins, closet, storage and furniture designed by Miami based Armadi Closets

Custom Murphy bed

Halogen lighting

Custom window treatment

Powder Room

Halogen lighting

Glass topped white lacquered vanity with marble counter top

Marble flooring

Swarovski sconces and ceiling light fixture

Laundry Room

Stainless Steel LG True Steam Washing Machine and LG Dryer
Ceramic tile flooring
Custom built-in cupboards and counter top
Halogen lighting

Ownership Details

Maintenance Fees for Suite 1601 – \$1,931.61/month

Includes – Common Elements, Water, Building Insurance, Parking, Locker

Taxes – 2016 - \$11,695.55

Heat Source and distribution method – Each unit is equipped with fan coil units and the heat source is natural gas.

Central Air Conditioning – Yes

Legal Description –

UNIT 1, LEVEL 15, TORONTO STANDARD CONDOMINIUM PLAN NO. 2280 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3199026 CITY OF TORONTO

UNIT 43, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2280 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3199026 CITY OF TORONTO

UNIT 65, LEVEL E, TORONTO STANDARD CONDOMINIUM PLAN NO. 2280 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3199026 CITY OF TORONTO

Parking – Legal level E – Spot # 43

Locker – Legal level E – Locker # 65

Condo Corporation # - TSCP 2280

Building Amenities –

24-hour concierge
Valet parking
Indoor-lap length swimming pool
Exercise room
Party room with catering kitchen
Rooftop garden summer bar on the 4th floor
Visitors suite

Property Management Company – Brookfield Condominium Services Inc. 647-351-0712

Possession – 30-60 days - TBD

Inclusions

Stainless Steel SE monogram Gas 4-Burner Stove Top
Stainless Steel Faber Cooktop overhead Hood
Stainless Steel Monogram Wine Fridge
Stainless Steel SubZero Refrigerator and Freezer
Stainless Steel Miele Warming Drawer
Stainless Steel Miele Microwave Oven
Stainless Steel Miele Dishwasher
Stainless Steel LG True Steam Washing Machine and LG Dryer

All Electric Light Fixtures including; Pendants over Breakfast Bar in Kitchen, All Wall Sconces, Custom ELF over Dining Table.

All Window Curtains and Blinds

Exclusions

No exclusions

OFFERED FOR SALE AT \$2,688,000
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