

# 238 Davenport Road #302, Toronto

There is nothing like this bespoke masterpiece loft has it all for those seeking the ultimate in sophistication, a luxe Manhattan vibe infused with an abundance of light. Soaring 18 foot ceilings for drama and gallerists in a boutique building with Powell & Bonnell influence.

Truly one of the best kept secrets in Yorkville with walkability to restaurants and galleries as well as two car heated parking for trips to the country. This fabulous loft is finished with the finest appliances, a great amount of space at 2,205 square feet over two levels.

It is a jewel to live in with light, space and exceptional flow for your art display in this minimalist environment. The private open terrace beckons you for a tranquil read or an evening glass of wine. This is an amazing all season apartment of truly magazine quality awaiting your personality.

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**JAMES STRATHY WARREN**

*Sales Representative*

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**CHRISTIE'S**  
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# 238 Davenport Road #302, Toronto

## Overview -

Sale Price - \$2,849,000.00

Finished Space - 2,205 square feet

Bedrooms - 1 plus den

Bathrooms - 1 full ensuite & 1 powder room

Maintenance Fees - \$1,524.12

Possession - TBD

Taxes - 2018: \$12,141.33

Legal Description - UNIT 2, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 1714 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LOTS C, D & E AND PART LOTS B & F PLAN 340-E, DESIGNATED AS PART 1 PLAN 66R-21115.;S/T AND T/W EASE AS SET OUT IN SCHEDULE A OF THE DECLARATION AT-956971, CITY OF TORONTO

Garage - 2 Car - Owned

Comfort System - In-floor heat, gas powered heat pump & air conditioning

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# 238 Davenport Road #302, Toronto

## Features -

- open floor plan
- engineered rift cut white oak floor throughout
- in-floor heat on main level
- heated floors in master ensuite
- 18 Foot high ceiling in main living area
- large natural gas fireplace
- Crestron home management system
- architectural floating staircase
- living room surround sound
- expansive walls for art
- electric window blinds in main living area
- ample storage throughout
- Cameo custom built in cabinetry in dining room
- terrace walkout from dining or living areas with wood decking, water, electricity & gas connections
- sleek solid wood desk/study area
- 89 pot lights throughout
- television with in ceiling speakers
- quiet side of building
- beautiful city view
- security system
- overlooking den with a view & space for lounge & computer desk

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# 238 Davenport Road #302, Toronto

## Kitchen

- large stone island with cascade sides & dining space
- GE Monogram gas range & oven
- GE Monogram wine fridge
- Cameo custom kitchen cabinets with soft closure on drawers
- frosted upper kitchen cabinets
- ample kitchen storage
- solid oak kitchen/dining room bar
- separate dining room

## Master

- rift cut white oak floor
- automatic blind for bay window overlooking main living area
- floor to ceiling blinds
- sliding door for air
- in ceiling speakers
- large enough for different configurations with king size bed
- pillar mounted television bracket

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## En-suite

- stand alone soaker tub
- warmed floors
- in ceiling speakers
- double sinks
- steam shower with rain shower head, regular shower head & wand
- ample storage
- Sleek, modern fixtures
- enormous dressing room with leather topped dressing table, shoe display wall and full length mirrors
- laundry room with laundry organizers, sink, drying area & folding counter

## Entry

- Art display cove
- Large closets with organizers
- Accent lighting along floor & ceiling

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# 302-238 Davenport Road, Toronto

## FLOOR PLAN

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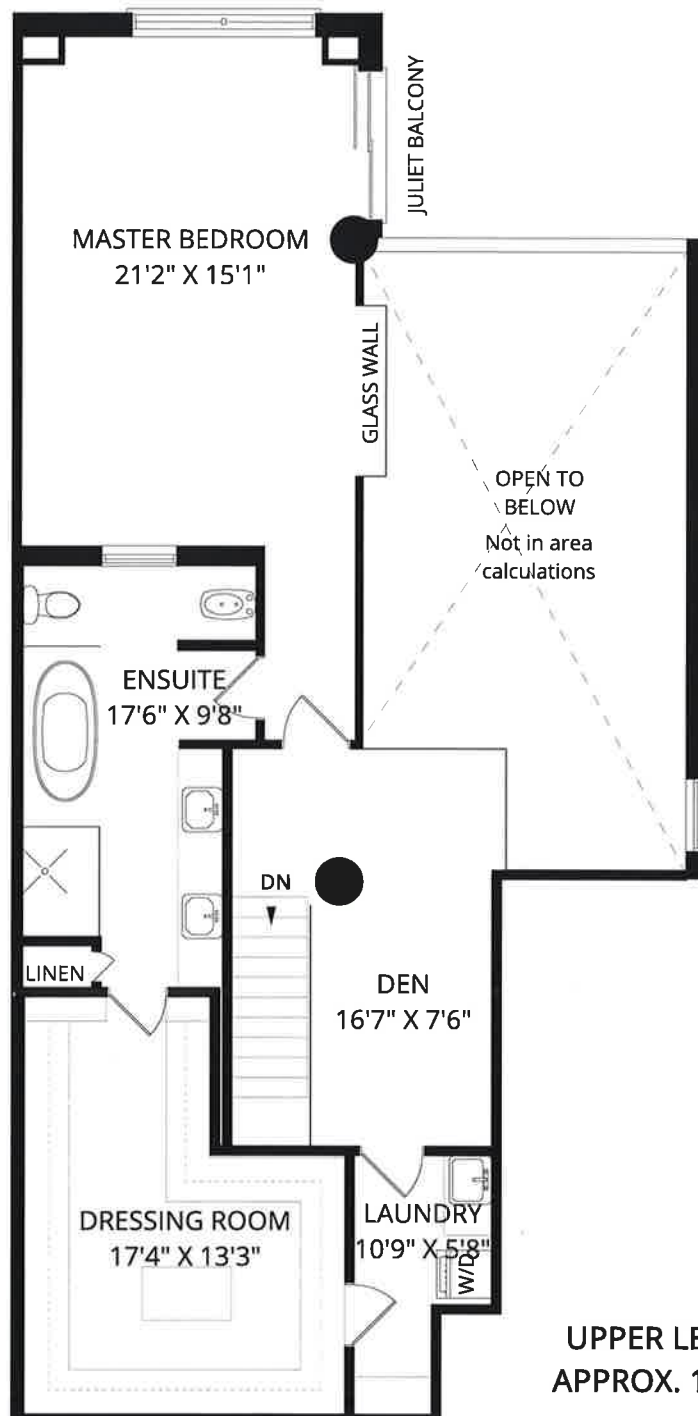


February 4, 2019

Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reliance letter from Plans4U

# 302-238 Davenport Road, Toronto

## FLOOR PLAN



UPPER LEVEL FLOOR PLAN  
APPROX. 1020 SQUARE FEET

January 23, 2019

Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reliance letter from Plans4U

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

**BUYER:** ....., and

**SELLER:** MARK WHEATON & MARILYN BYRNE-WHEATON

for the property known as 238 Davenport Road #302 TORONTO

M5R 1J6 dated the ..... day of ....., 20.....

- 1) The Parties acknowledge that no information provided by Chestnut Park Real Estate Limited is to be construed as expert legal, tax, or environmental advice.
- 2) The Buyer shall provide with any Agreements of Purchase and Sale a certified deposit cheque or bank draft (or uncertified cheque) of at least 5%. If the cheque is not certified or tendered as a draft, then the Buyer agrees that he shall have one (1) business day from acceptance of the Agreement of Purchase and Sale to provide same to Chestnut Park Real Estate Limited, Brokerage in trust.
- 3) The Buyer acknowledges that the deposit referred to herein shall be placed in Chestnut Park Real Estate Limited's (the deposit holder) statutory trust account which will earn interest at prime less Two point Two (2.20%) Percent.

Provided that the interest earned is more than \$100.00 it shall be paid to the Buyer. Interest shall be paid to the date of completion only. No interest shall be paid to the Buyer unless the Buyer provides the deposit holder with a Social Insurance Number for use on the required Revenue Canada T5 forms by no later than THIRTY (30) days following completion. Interest shall be paid to the SIN provider. If an interest cheque payable to the Buyer remains uncashed for longer than SIX (6) months it shall be cancelled by the deposit holder and the Buyer shall no longer be entitled to interest on the original deposit.

The Buyer's SIN is \_\_\_\_\_.

- 4) For the purposes of this Agreement, the terms "banking days" or "business days" shall mean any day, other than a Saturday, Sunday or statutory holiday in Toronto, Ontario, Canada.
- 5) The Buyer accepts and acknowledges that:
  - i) All room dimensions, floor plans and square footage amounts as set out in the marketing and MLS materials for the subject property have been prepared and supplied by a third party supplier. As such, the accuracy of same is not warranted or guaranteed in any way by the Seller, Listing Broker or Listing Sales Representative.
  - ii) The Status Certificates provided by the Seller or the Listing Broker/Sales Representative was ordered and obtained for their own purposes. The Listing Broker/Sales Representative and the Sellers make no representation or warranty regarding the report and its contents. Any reliance on this report is at the Buyer's risk. The Buyer agrees to indemnify and hold harmless the Seller, the Listing Brokerage and the Sales Representative for any errors, omissions and representations expressed or implied contained in the Status Certificates.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

**INITIALS OF BUYER(S):** 

**INITIALS OF SELLER(S):** 

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6) The Buyer and Seller hereby agree to allow the Listing Brokerage to distribute and use sale related information regarding this property in the marketing and or promotional materials after firm acceptance of this agreement.

7) Legal Description: UNIT 2, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 1714 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LOTS C, D & E AND PART LOTS B & F PLAN 340-E, DESIGNATED AS PART 1 PLAN 66R-21115.;S/T AND T/W EASE AS SET OUT IN SCHEDULE A OF THE DECLARATION AT-956971, CITY OF TORONTO

8) Inclusions: Sub-Zero Fridge Over Freezer, Stainless Steel GE Monogram Gas Range/Oven, Stainless Steel Range hood, Microwave, Dishwasher & GE Monogram Wine Fridge, Washer & Dryer, BBQ On Balcony, Chandelier In Dining Room, Crestron System & Attached Components and Racks, All Audio Equipment, All TV's & Mounts, All Blinds, All Attached Electric Light Fixtures, All Attached Wall Mirrors, All Existing Screens, All Attached Cabinetry, Building Fobs, Garage Door Openers & Keys for the Unit. In Floor Heating On Main Level & Master Bathroom.

9) Exclusions: All Art, Lift Off Mirrors, Kitchen Stools, Carpets, All Indoor & Outdoor Furniture, Rogers Boxes.

10) Any information regarding public schools associated with the subject property in the MLS listing and marketing materials for the subject property was obtained from information found on the Toronto District School Board website (tdsb.on.ca). As such, the Seller, Listing Broker and Listing Sales Representatives make no representations or warranties regarding the accuracy of such information or the availability of enrollment spaces in any such school. The Buyer is hereby advised and cautioned not to rely on information found on the Toronto District School Board website (tdsb.on.ca) as a guarantee of enrollment in any particular school, should they purchase the subject property. The Buyer is advised to contact the specific school in which they intend to enroll their family member(s), to confirm that said school has available enrollment space.

11) It is agreed and understood that if purchaser visits are agreed to within the terms of this contract, that such visits shall be for the purposes of measuring, taking photographs or having a contractor or decorator enter to provide recommendations and estimates. Such visits shall be for a duration of one hour only unless mutually agreed upon by the Buyer and Seller and the Buyer's agent shall be in attendance during these visits.

12) It is understood & agreed that any chattels or fixtures that are affixed to the wall but are not included in the purchase price will be removed carefully & any damage or holes caused by their removal will be repaired prior to completion. It is further understood and agreed that the Seller is not expected to fill in standard holes from hooks.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

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**INITIALS OF SELLER(S):** 