

119 Davenport Road

The Brownstones of Yorkville

Main Floor

Living Room	8.99 x 4.88m	29'5" x 16'	<ul style="list-style-type: none">➤ Gas Fireplace➤ Hardwood Floors➤ 11 Ft. Ceilings➤ 2 Sets of French Doors➤ Decorative Mouldings➤ Recessed Halogen Lighting➤ Wainscotting➤ Walk-Out to Urban Garden
Dining Room	8.99 x 4.88m	29'5" x 16'	<ul style="list-style-type: none">➤ Combined with Living Room➤ 11 Ft. Ceilings➤ Hardwood Floors➤ Decorative Mouldings➤ Wainscotting➤ Double Doors to Kitchen
Kitchen	6.10 x 2.90m	20' x 9'5"	<ul style="list-style-type: none">➤ Combined with Breakfast Area➤ Decorative Mouldings➤ Granite Countertops➤ Recessed Halogen Lighting➤ Under-Cupboard Lighting➤ Built-in Bookcases➤ Hardwood Floors
Powder Room			<ul style="list-style-type: none">➤ 2-Piece

Second Floor

Master Bedroom	5.51 x 4.88m	18'1" x 16'	<ul style="list-style-type: none">➤ Gas Fireplace➤ Decorative Mouldings➤ Dressing Area with Cabinetry➤ Hardwood Floors➤ French Doors to Juliette Balcony
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Master Ensuite	3.51 x 3.05m	11'5" x 10'	<ul style="list-style-type: none"> ➤ 6-Piece ➤ Marble ➤ Double Vanity ➤ Separate Glass Shower ➤ Jacuzzi Tub ➤ Bidet
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Laundry Room			<ul style="list-style-type: none"> ➤ Sink and Cabinetry ➤ Stacked Washer and Dryer
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Third Floor

➤ Skylight

Second Bedroom	4.88 x 4.27m	16' x 14'	<ul style="list-style-type: none"> ➤ Double Closets ➤ Decorative Mouldings ➤ Hardwood Floors ➤ French Doors to Large Balcony
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Semi-Ensuite			<ul style="list-style-type: none"> ➤ 4-Piece ➤ Marble ➤ Deep Soaker Tub ➤ Separate Shower ➤ Skylight
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Third Bedroom	4.22 x 3.35m	13'8" x 11'	<ul style="list-style-type: none"> ➤ Closet ➤ Hardwood Floors
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Lower Floor

- Separate Front Entrance
- Renovated in 2010
- Heated Floors

Living Room	7.82 x 4.88m	25'7" x 16'	<ul style="list-style-type: none"> ➤ Ceramic Floors ➤ Kitchenette
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Bedroom/Office	4.12 x 3.35m	13'5" x 11'	<ul style="list-style-type: none"> ➤ His and Hers Closets ➤ Broadloom
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Bathroom	2.64 x 1.68m	8'7" x 5'5"	<ul style="list-style-type: none"> ➤ 4-Piece
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Additional Highlights

Includes:

- 5 Burner Gas Stove
- Exhaust Fan
- KitchenAid Refrigerator
- KitchenAid Oven
- KitchenAid Convection Oven
- KitchenAid Dishwasher
- Salton Wine Refrigerator
- Broadloom Where Laid
- Electric Light Fixtures Except Where Excluded
- Window Coverings
- Refrigerator in Kitchenette
- Sony TV in Kitchen
- TV in Master Bedroom
- Sony TV in Master Bath
- Electric Garage Door Opener
- TV Connection on Patio
- Alarm System (Monitoring Extra) with Intercom Feature

Excludes:

- Chandelier in Dining Room
- Samsung TV in Living Room
- Mirror on Living Room Wall
- Chandelier in Master Bedroom
- Chandeliers in Master Bedroom Hallway
- Chandelier in 2nd and 3rd Bedrooms on 3rd Floor
- TV in Lower Level

Heating/Cooling:

- Forced Air Gas Heating
 - Humidifier on Furnace
 - Hot Water Tank (Rental)
- Central Air Conditioning

Legal Description:

- Subject to and Together with Right-of-Way
Pt. Lt. 1-2 Pl 259 Toronto Pt 5, 7, 15, 17 & 19, 64R16323; City Of Toronto
- Lot Size: 17.88 x 133 Feet; Survey - attached
- Registered Easement: Front Steps

Drive/Garage:

- Detached 2-Car Garage via Laneway

Taxes:

- \$ 10,670.46 (2016)

Possession:

- 180 Days 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.