



301R DAVENPORT ROAD

DESIGNERS WALK / ANNEX
TORONTO

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unique urban homes



DESIGNER'S WALK MEWS HOUSE

Welcome to a rare mews home in the Annex and Designer's Walk.

This home affords outstanding privacy and tranquility in one of the city's most accessible and vibrant neighbourhoods, in an utterly unique setting. Newly built, the home is a celebration of light and openness, privileging a seamless connection between the home's perfect procession of indoor living space and the generous linear terrace outside.

Carefully designed and constructed to celebrate a low-maintenance and simplified lifestyle, this exceptional home is a tranquil oasis in the heart of the city, only moments to Bloor, Yorkville, Summerhill, Forest Hill and the city's core. Every imaginable convenience is close at hand, from fresh flowers at "Ave + Dav", to abundant restaurants and bistros, international shopping, grocery stores and boutique purveyors, gyms and salons, parks, schools and transit.

An exceptional residence in a remarkable neighbourhood, built with care and precision.

A unique urban home.



walk score



bike score



transit score

and all within 1 km:



75+ cafés



90+ restaurants

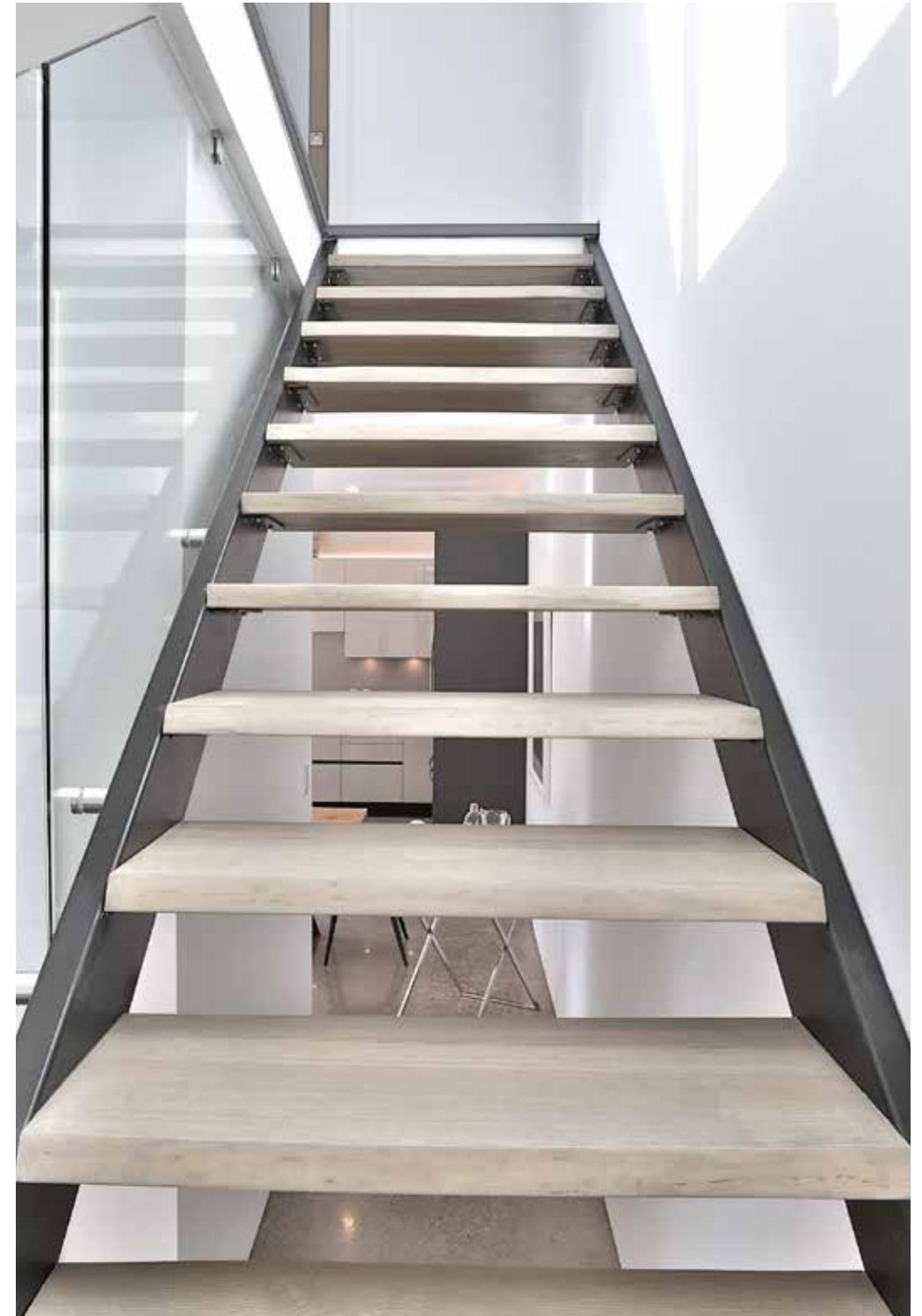


2 farmers markets



8 grocery stores



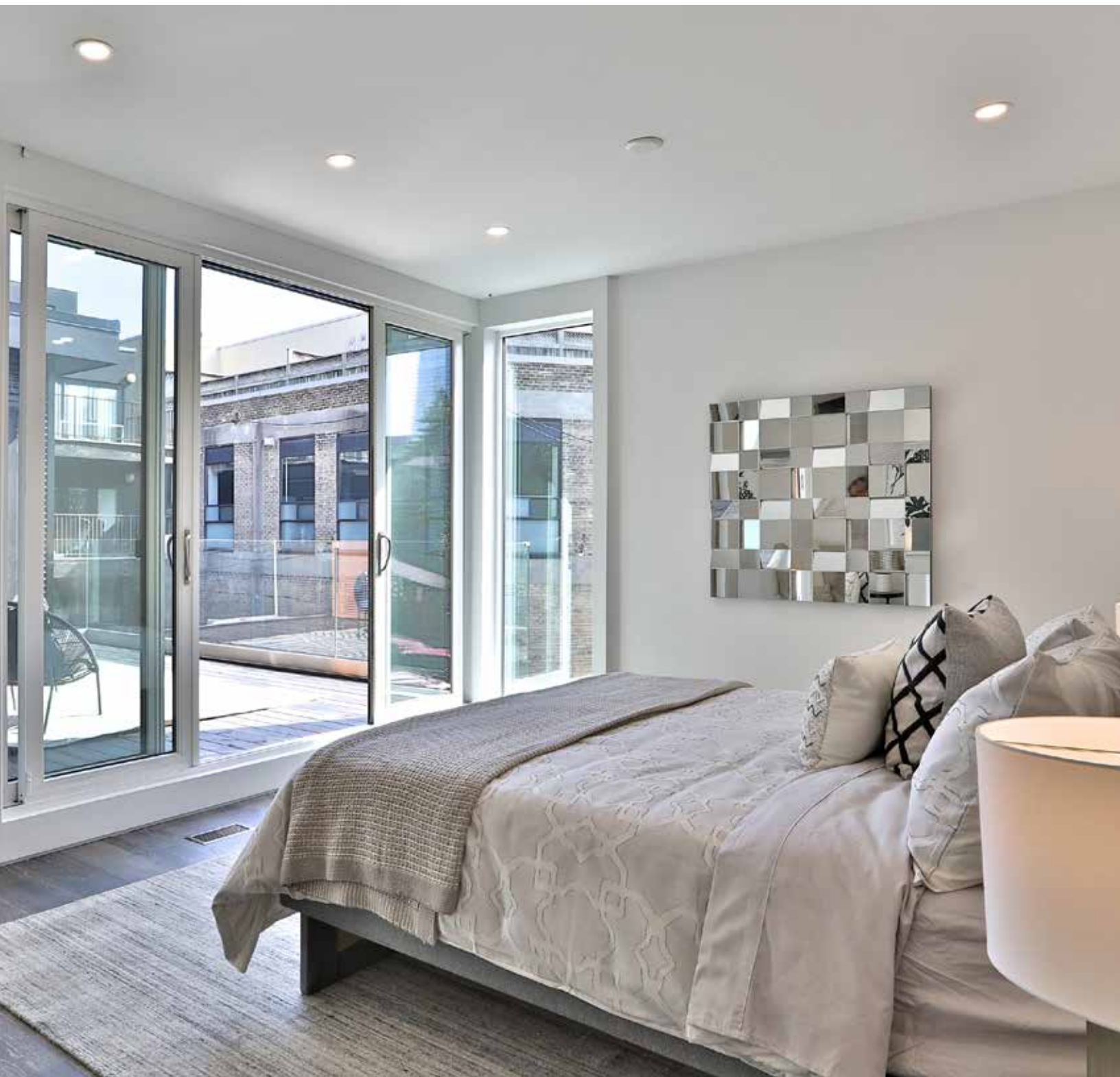


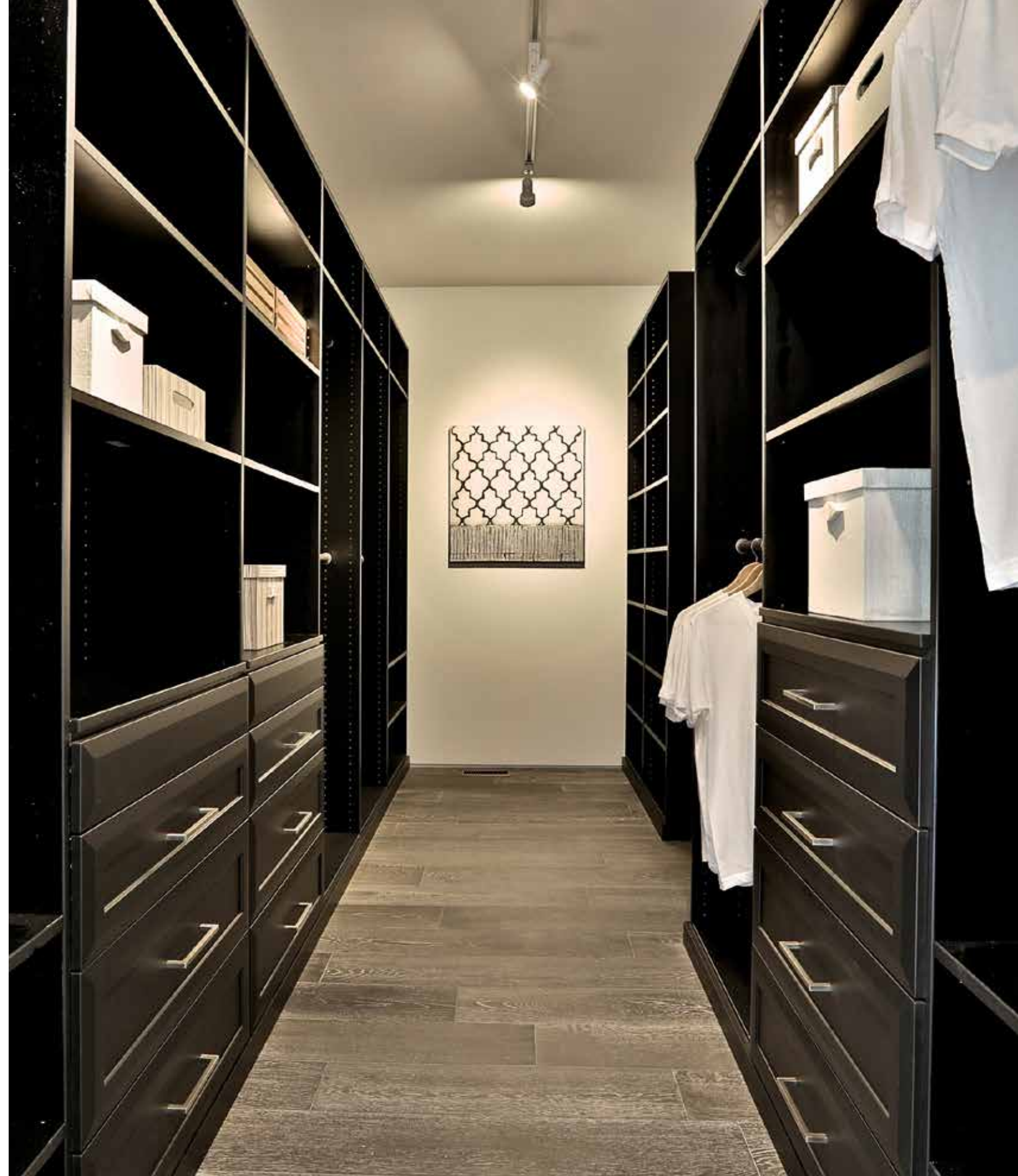


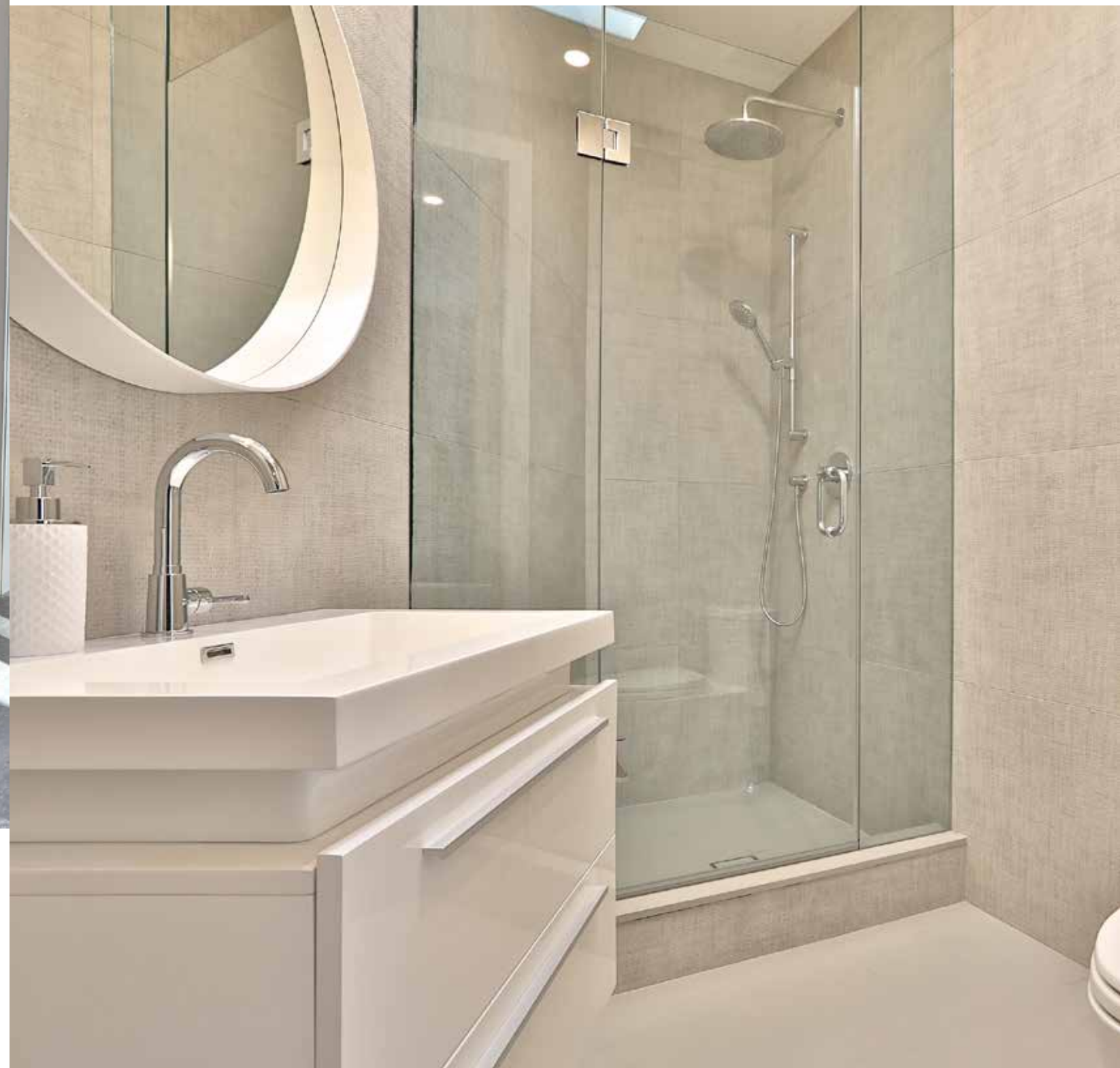








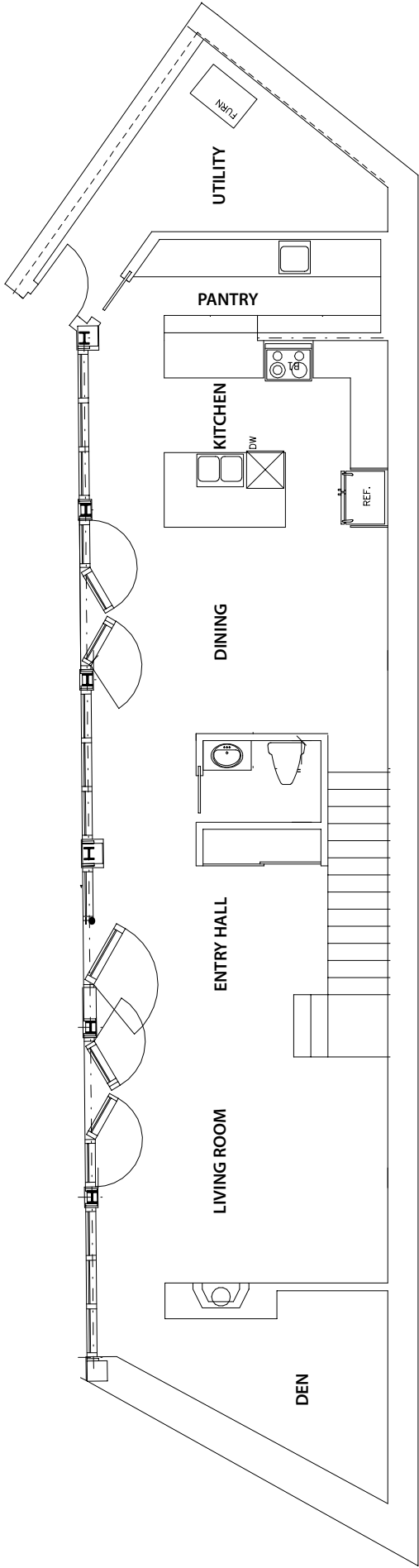




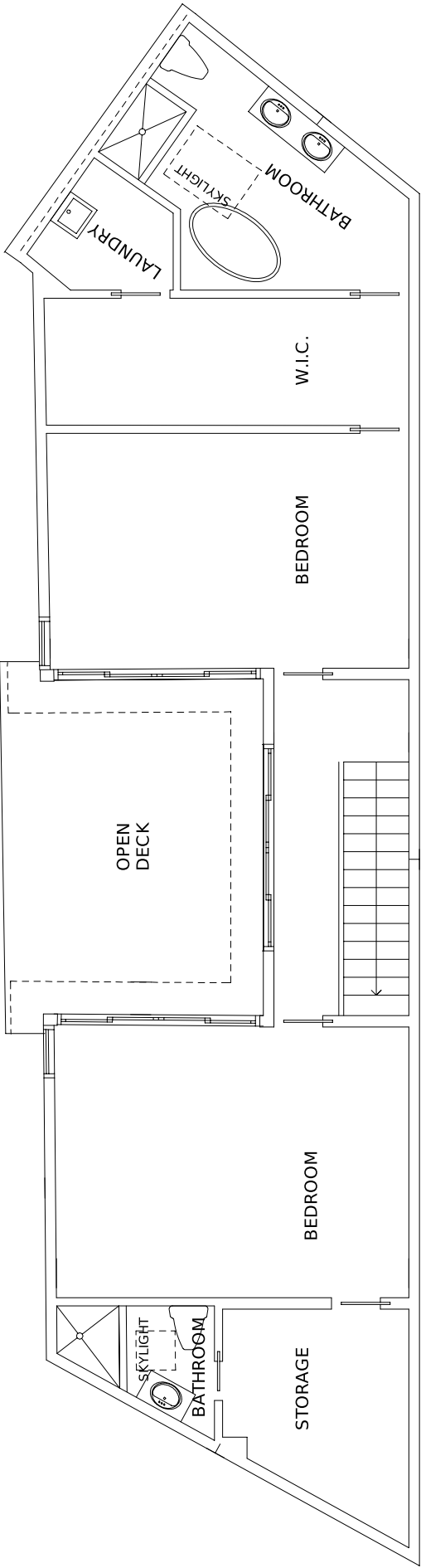




MAIN
FLOOR



SECOND
FLOOR



W E L C O M E

Some notable features of this home

Exterior Details

Ultra low maintenance steel exterior.
Fascia in durable Hardie board.
Low slope roof with reflective cap sheet.
Pre-wired for 4 video camera locations.
Programmable recessed RGB LED strip light along exterior plus over upstairs terrace controllable on each floor.
Custom home number plate.
Spray foam insulation in roof, under terrace and in party wall.

Landscaping + Outdoor Details

Landscaped yard with snow melt from central boiler.
Low maintenance exterior landscaping with interlock pavers and turfstones.
2 exterior hose bibs with interior shut offs for winter.
Natural gas hook up next to side door and on upstairs terrace.
Upgraded gas meter ensures ample supply for simultaneous use of all appliances.

Windows and Doors

High performance vinyl windows from Tiltco with tilt and turn on main level, with French door sliders to terrace on second level.
Screens and security locks on upstairs sliders.
Oversized windows laminated for security and tempered for safety.
Insulated front and side door with multi-point locking.

Interior Details

Polished and sealed poured concrete ground floor with infloor radiant heating.
Engineered hardwood on second floor.
Elegant gallery-style shadow trim drywall reveal.
Modern casings and trim.
9 foot 6 inch ceilings on both floors.
Solid core white birch slab-style 8 foot interior doors.
Floating staircase with live edge solid ash treads, with steel stringer and glass railings.
Linear gas fireplace in living room.
Built-ins in front hall closet and upstairs walk-in closets.

Electrical

100 amp service with whole home surge protection.
Contemporary LED pot lights throughout with dimmers.
Programmable recessed RGB LED strip light along interior main floor.
Pre-wired for future retractable awning on 2nd floor terrace.
Upstairs washrooms with Velux solar powered “Fresh Air” programmable sky-lights with rain sensors, auto venting with screens.
Automated heated floor in master ensuite.
Arc fault circuit interrupters.
Automated heated towel rack in master ensuite.
Automated roller shades on main level, rough in wiring for future shading or blinds on 2nd level.
Ultra quiet high efficiency bathroom fans.
TV rough-ins with electrical and HDMI leads in living room and bedrooms.
Cat 6 wiring throughout.
Integrated Carbon monoxide and smoke detectors with visual warning signal.

Kitchen

Custom Scavolini kitchen with eat-at island and separate pantry.
Gaggeanau gas cooktop and integrated fridge/freezer, Bosch dishwasher, Jenn-Air combi microwave / oven and warming drawer, built in coffee maker, wine fridge.
Valance and above cabinet lighting in kitchen plus valance lighting in pantry.
Oversized Blanco stainless steel sink and faucet.
Quartz countertops and kitchen backsplash.
Pot filler over cooktop.
Pantry and kitchen with large pull outs.

Mechanical, Plumbing and Laundry

High efficiency on demand boiler for infloor radiant heating on first floor, forced air heating on second floor, and domestic hot water.
3 ton air conditioning with condenser on roof for quiet operation.
2 Ecobee zoned thermostats with sensors.
Contemporary taps and undermount sinks.
Master shower with rain head and hand-held.
Full size Electrolux washer and steam dryer vented to outside.
Laundry room with independent overflow drainage.
All drainpipes wrapped with in-wall sound proofing.
Backflow valve.

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