



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# C13836742

117 Davenport Road, Toronto, ON M5R 1H8

Annex, Toronto · M5R 1H8

C\$ 3,495,000

4	4	2,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Much admired Georgian brownstone with rare 2-car garage (tandem) in Yorkville. Elegant living with soaring 10 ft ceilings on the main, 9 ft on the 2nd. Large double-hung windows. Elegantly finished: marble, granite, hardwood floors. Two gas fireplaces. Chef's kitchen with centre island. Larger frontage than the other neighbouring brownstones. Excellent inspection report. Turnkey living in Yorkville!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished with Walk-Out
FACING	West
AREA RANGE	2500-3000 sqft
PARKING	2 spaces
ANNUAL TAX	\$13,259
POSTAL CODE	M5R 1H8
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Gas Fireplace, Combined w/Dining, Hardwood Floor
Dining Room	Main	—	Combined w/Living, B/I Bar, Hardwood Floor
Kitchen	Main	—	Breakfast Area, Centre Island, Walk-Out
Primary Bedroom	Second	—	Gas Fireplace, Juliette Balcony, His and Hers Closets
Bathroom	Second	—	6 Pc Ensuite, B/I Closet, Separate Shower
Laundry	Second	—	Double Closet, B/I Closet
Bedroom 2	Third	—	B/I Bookcase, W/O To Balcony, Semi Ensuite

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Third	—	Walk-In Closet(s), Broadloom, Semi Ensuite
Family Room	Lower	—	Heated Floor, W/O To Terrace, Large Window
Bedroom 4	Lower	—	Murphy Bed, B/I Closet, 3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

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