



## Maintenance Fees in Context

A comparison of total monthly costs across comparable Toronto residences

	Suite 514 225 Davenport Rd (built 1988)	1315 Bay St Suite 1703 (completed 2020)	181 Bedford Rd PH01 (completed 2021)
Asking / Sold Price	<b>\$2,095,000</b>	\$2,698,888	\$2,600,000
Interior Size	<b>1,856 sq ft</b>	1,306 sq ft	~1,900 sq ft
Price Per Sq Ft	<b>\$1,129</b>	\$2,067	~\$1,368
Monthly Fees	<b>\$2,737.76</b>	\$1,463	\$1,617
Heat Included	<b>Yes</b>	No	No
Hydro Included	<b>Yes</b>	No	No
Water Included	<b>Yes</b>	Yes	Yes
Parking Included	<b>Yes</b>	Extra	Extra
Est. Monthly Utilities (if not included)	—	~\$300–\$400	~\$300–\$400
Est. True Monthly Fee	<b>\$2,737.76</b>	~\$1,763–\$1,863	~\$1,917–\$2,017
Purchase Premium vs Suite 514	—	+\$603,888	+\$505,000
Extra Capital Cost/mo @ 4.5% mortgage	—	~\$2,260/mo	~\$1,890/mo
Net Monthly Cost Difference	—	Suite 514 costs ~\$1,600–\$1,900 less per month	Suite 514 costs ~\$1,200–\$1,500 less per month

### KEY INSIGHT

**Older buildings like 225 Davenport are already priced lower per square foot precisely because of their higher fees. The market has accounted for it. A buyer choosing 1315 Bay Street pays approximately \$604,000 more upfront. At a 4.5% mortgage rate, that additional capital costs roughly \$2,260 per month, far more than the \$1,274 monthly fee difference. At the fee difference alone, it would take nearly 40 years to recover the purchase premium.**

*Notes: Utility estimates based on typical Toronto usage for units of this size. Capital cost calculated at 4.5% on purchase price difference, interest portion only. Sold/listed prices current as of June 2026. E.&O.E.;*