



ASKING PRICE	SIZE	BEDROOMS	BATHROOMS	PARKING	TAXES (2025)
\$2,095,000	1,856 sq ft	Three	Two + powder room	1 underground	\$6,183.51

Apartment 514

RESIDENCE FEATURES

- South-facing principal rooms overlooking Hazelton Avenue and Yorkville
- North-facing bedroom suites overlooking Ramsden Park
- Carbon-stained oak millwork and integrated white matte lacquer custom cabinetry throughout
- European wire-brushed white oak flooring in 7½-inch planks
- Extensive acoustic insulation throughout the bedroom, bathroom, and laundry room walls, and plumbing stacks
- Flush HVAC vents, cold air returns, and exhaust detailing throughout
- Fully automated blackout and noise-softening window treatments in all bedrooms
- Wood-burning fireplace with wine-coloured zellige tile surround
- New copper plumbing and 100 amp electrical panel
- Rebuilt HVAC systems and ducting
- Ecobee thermostats, two new heat pumps, and dual-zone climate control installed 2025
- Hardwired connectivity to Bell or Rogers
- Phylrich and Baril plumbing fixtures
- Artemide lighting fixtures
- Verum Italian door hardware with magnetic mortise hardware and concealed hinges
- Windows replaced in 2026 by the building corporation
- One underground parking space included

KITCHEN

- Fully integrated custom kitchen with Calacatta Viola marble countertops and oversized island
- Bespoke integrated bar
- 36" AEG integrated refrigerator/freezer
- 36" Bosch induction cooktop with integrated Falmec hood
- 30" built-in Bosch oven
- 24" Fisher & Paykel integrated dishwasher drawers

MAINTENANCE FEES

- \$2,737.76 monthly — includes heat, hydro, water, common elements, building insurance, and parking

Building & Details

BUILDING AMENITIES

- 24-hour concierge
- On-site maintenance staff
- Rooftop terrace with BBQ, dining, and lounge areas
- Fitness room
- EV charging
- Visitor parking
- Bicycle storage
- Library / lounge
- Pet-friendly building

INCLUSIONS

- All electrical light fixtures
- All window coverings
- 36" AEG integrated refrigerator/freezer
- 36" Bosch induction cooktop with integrated Falmec hood
- 30" built-in Bosch oven
- 24" Fisher & Paykel integrated dishwasher drawers
- LG washer and dryer

HEATING & COOLING

- Forced air heating with central air conditioning

FLOORING

- European wire-brushed white oak, 7½-inch planks

FIREPLACE

- 1 wood-burning fireplace with wine-coloured zellige tile surround

ADDRESS

- 514–225 Davenport Road, Toronto, Ontario M5R 3R2

COMMUNITY

- Annex / Yorkville

LISTING AGENTS

Cailey Heaps, Broker

416-424-4910

Alex Corey, Salesperson

416-899-6228

BROKERAGE

Heaps Estrin Real Estate Team

Royal LePage Real Estate Services Ltd.

DISCLAIMER

All information is from sources deemed reliable but not guaranteed. Not intended to solicit buyers or sellers currently under contract. E.&O.E.;