

POPE

311-181 Davenport Road - Features & Finishes

Foyer

- Blond oak hardwood floor
- Coat closet
- Overhead ceiling mounted electric light fixture

Living Room & Dining Room

- Blonde oak hardwood floor
- 9 foot smooth plaster ceiling
- Coffered Ceiling featuring electric pot light fixtures
- Window wall featuring walkout to sunny south facing balcony
- White sheers & white roller shades

Kitchen

- Blonde oak hardwood floor
- Smooth plaster ceilings
- White shaker style upper & lower doors, drawer, refrigerator panel & dishwasher panel
- White quartz countertop & backsplash
- Undermount double stainless-steel sink, chrome gooseneck kitchen single lever faucet/spray
- Kitchen cabinet valance featuring under cabinet lighting
- Integrated Miele refrigerator with matching kitchen panel, Miele built-in cooktop, Miele built-in oven, Miele built-in microwave, Miele integrated dishwasher with matching kitchen panel & integrated rangehood
- Large peninsula featuring breakfast bar overhang
- Electric pot light fixtures
- Overlooking living & dining room

Master Bedroom

- 9 ft exposed smooth plaster ceiling
- Blonde oak hardwood floor
- Coffered ceiling featuring electric pot light fixtures
- Walkout to sunny south balcony
- Walk-in closet
- White sheers & white roller shades

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Ensuite Bathroom

- Double white shaker style vanity & large vanity mirror
- White marble counter featuring 2 white porcelain sinks & 2 chrome faucet sets
- White marble floor, white marble deck tub & wall tile
- White soaker tub featuring chrome bath controls & tub filler.
- Large shower featuring frameless glass enclosure, chrome shower controls, handheld shower wand on slider bar & shower head
- 2 electric vanity sconces
- Chrome bathroom accessories
- Electric pot light fixtures

Second Bedroom

- Blond Oak Floor
- Coffered Ceiling
- 9 ft smooth ceiling
- Double closet
- Walk-out to balcony
- White sheers & roller shades

Main Bathroom

- White shaker style vanity & vanity mirror
- White marble counter
- Single undermount porcelain sink & chrome faucet
- White soaker tub, chrome bath/shower controls, hand held shower wand on slider bar & bath filler
- Electric vanity light over mirror
- Chrome bathroom accessories
- Electric pot light fixtures

Laundry/Storage Room

- White marble floor
- Miele front loading stacking washer & dryer
- Overhead electric light fixture

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Parking & Storage Locker

- 1 Parking (unit 8, level D)
- 1 Storage (unit 50, level D)

Inclusions: Integrated Miele refrigerator with matching kitchen panel, Miele built-in cooktop, Miele built-in oven, Miele built-in microwave, Miele integrated dishwasher with matching kitchen panel, integrated rangehood, Miele front loading stacking washer & dryer

Exclusions: Tenant's Chattels

Price: \$1,675,000.00

Estimate Property Taxes: \$5,858.76

Estimate Monthly Condo Fee: \$1,457.97 (hydro extra)

Possession: 60 days/TBA

Building Amenities

- 24hr concierge
- valet parking
- gym
- media room
- guest suite
- visitor parking
- party room
- garden terrace

N.B. Must assume AAA Tenants pay \$5,200/month with yearly increases of \$200 on anniversary every April. Tenants have purchased a pre-construction condo and are committed until their condo is complete.

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