

ROCKPORT®

The Davisville

Project Fact Sheet

Building Address:

8 Manor Road West

Corner of Manor Rd West & Yonge St

- 12 Stories – 79 condos
- Interim Occupancy: Fall 2024
- Monthly Maintenance fees: \$0.73 per foot (includes maintenance for building and amenities, building insurance and gas consumption / monthly maintenance fees)
- Hydro, hot water, cold water are separately metered.
- Parking maintenance \$ 135/month
- Locker maintenance \$ 25/month
- Mid-Town Toronto travel: 12-minute drive to 401, 13 minutes subway ride to Bloor and Yonge, 17 minutes to Queen and Yonge, 10 minute or less walk to grocery stores, shops and entertainment. Walk score 95, Transit score 92, Bike score 70
- Views: South overlooking downtown Toronto & CN tower, East overlooking Yonge Street and low-rise residential, West overlooking low-rise residential
- Lawyer: HARRIS SHEAFFER LLP., IN TRUST
- 20% deposits; \$5,000 with APS, balance of 5% in 30 days, 5% in 120 days, 5% in 210 days, 5% on occupancy

Suite Features

- Kitchen features contemporary cabinetry with pantry and integrated appliances including a 24" dishwasher and microwave, 30" bottom mount refrigerator, and a 30" stainless steel gas range.
- Quartz countertops in kitchen and bathrooms
- Quartz kitchen backsplash with undercabinet lighting
- Undermount sink in both kitchen and bathroom
- Frameless glass shower panel in Primary Ensuite
- 9ft ceilings (except bulkheads) with smooth finish
- Full size front load washer/dryer
- Engineered hardwood flooring in main living areas
- Large format (12" X 24") porcelain bathroom floor and wall tiles
- Individual heat pumps allowing for total control of Suite environment
- Contemporary metal railings with glass panels on balconies
- Balconies all have gas BBQ hookups and finished flooring surface
- Terraces have gas BBQ hookups and hose bibs for outdoor access to water
- Terraces have drainage system under attractive concrete paver tiles

Building Features

- Two Passenger Elevators
- Fully automated car parking system,
- 36 Parking Spaces: \$89k (available to buy with a limited number a suites or wait list)
- 62 Lockers: \$8,000 (available to buy with a limited number of suites or wait list)
- Security access to building entrances
- System for suite entry
- Building design by Patton Design Studio
- Rogers 1valet Smart Community

Amenities

- 2217 square feet of amenity space includes:
- Lobby and reception lounge with 8 hour executive concierge
- Business and Technology Center with accessible workstations on ground floor
- Ground floor pet wash facilities.
- Mailroom plus additional secured parcel storage room
- 9th floor fully equipped fitness center with yoga studio
- 12th floor indoor event space with large screen TV, fireplace, dining space, kitchen, and bar with access to outdoor lounge
- Expansive 12th floor outdoor terrace with lounge area BBQ station, firepit and dining space.