

QTC

DAVENPORT

An Exclusive Collection of
35 Contemporary Homes

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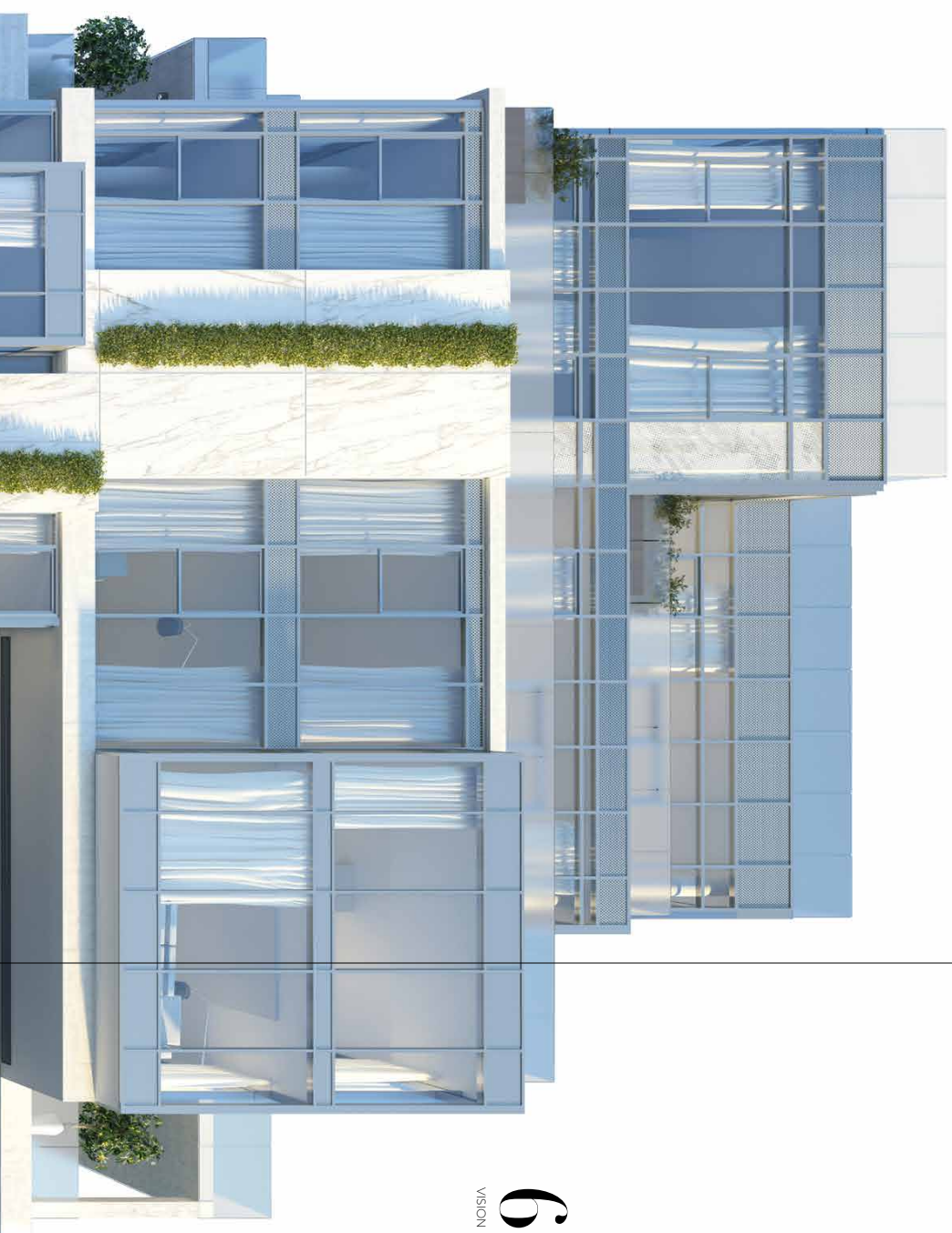
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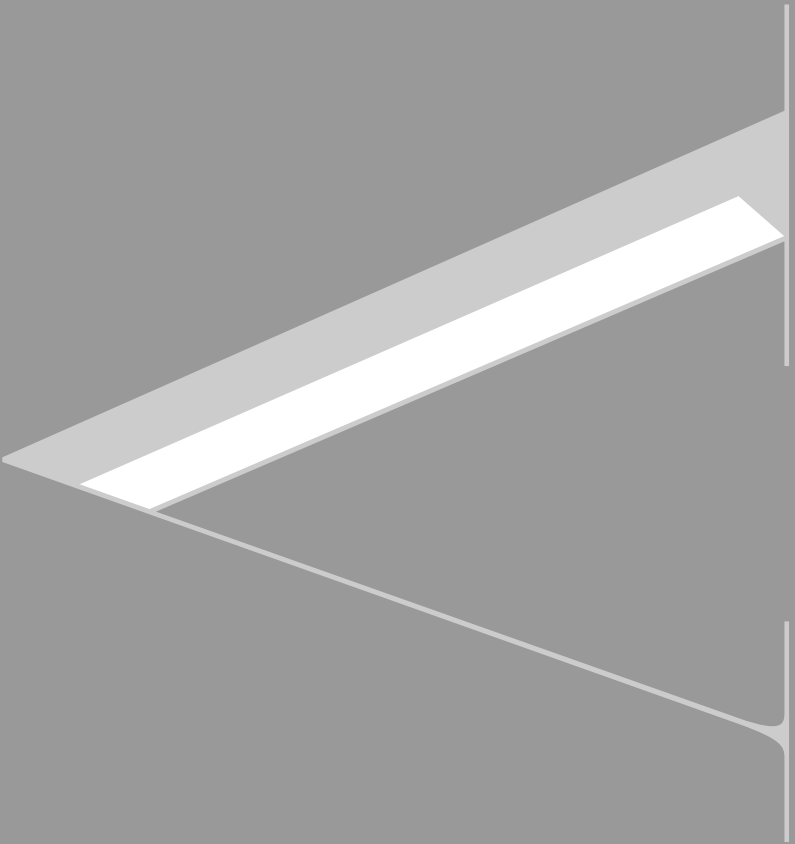
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VISION

Smart, sophisticated and stylish, 346 Davenport offers a select few incomparable lifestyles in the heart of the city. Steps from everything, yet shielded from the commotion and clamour, this is the perfect venue for those who prize an elite, contemporary and prodigious lifestyle. You lead an extraordinary life, now you have found the perfect place to live it.

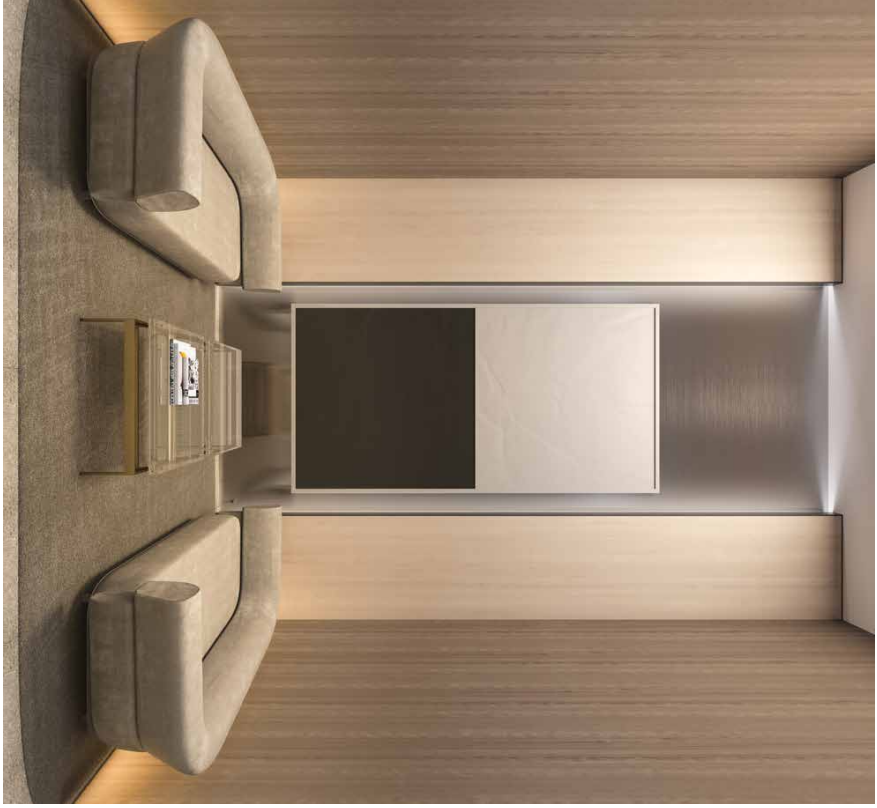


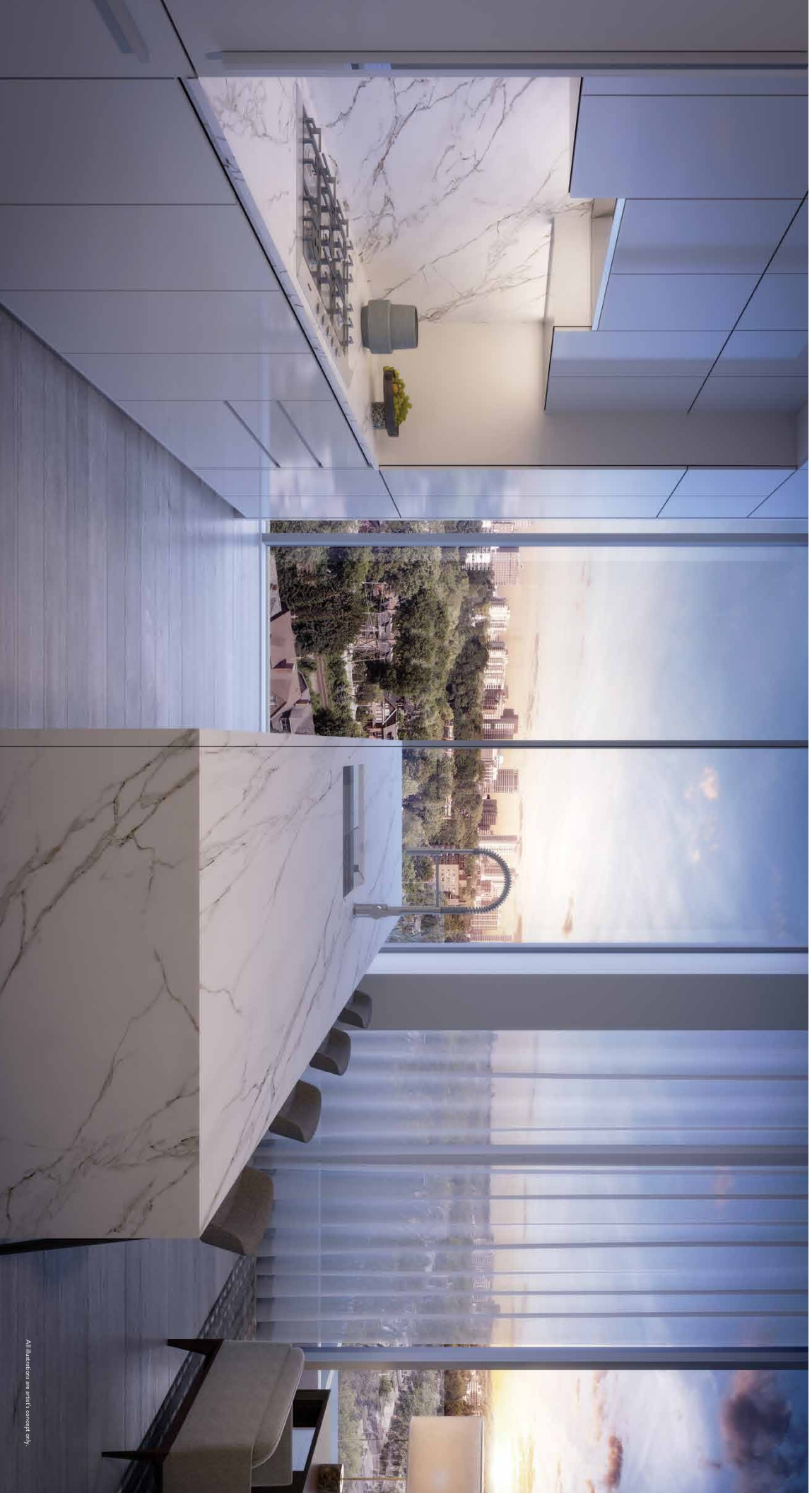
VISION

A SPECIAL SENSE OF PLACE

Great streets are defined by great buildings. That was the sense of purpose that guided the creation of 346 Davenport. At first glance you could think you are looking at a European streetscape or a Schio masterpiece. Sleek panels of floor-to-ceiling glass create a flowing skyline. Balconies embrace both the interior and exterior in a seamless void. Concrete meets steel with unique accents of greyery seem to sprout, wistfully joining edifice and boulevard. Here is a contribution to the essence of Toronto – elegant, yet speaking volumes about style and substance.

VISION



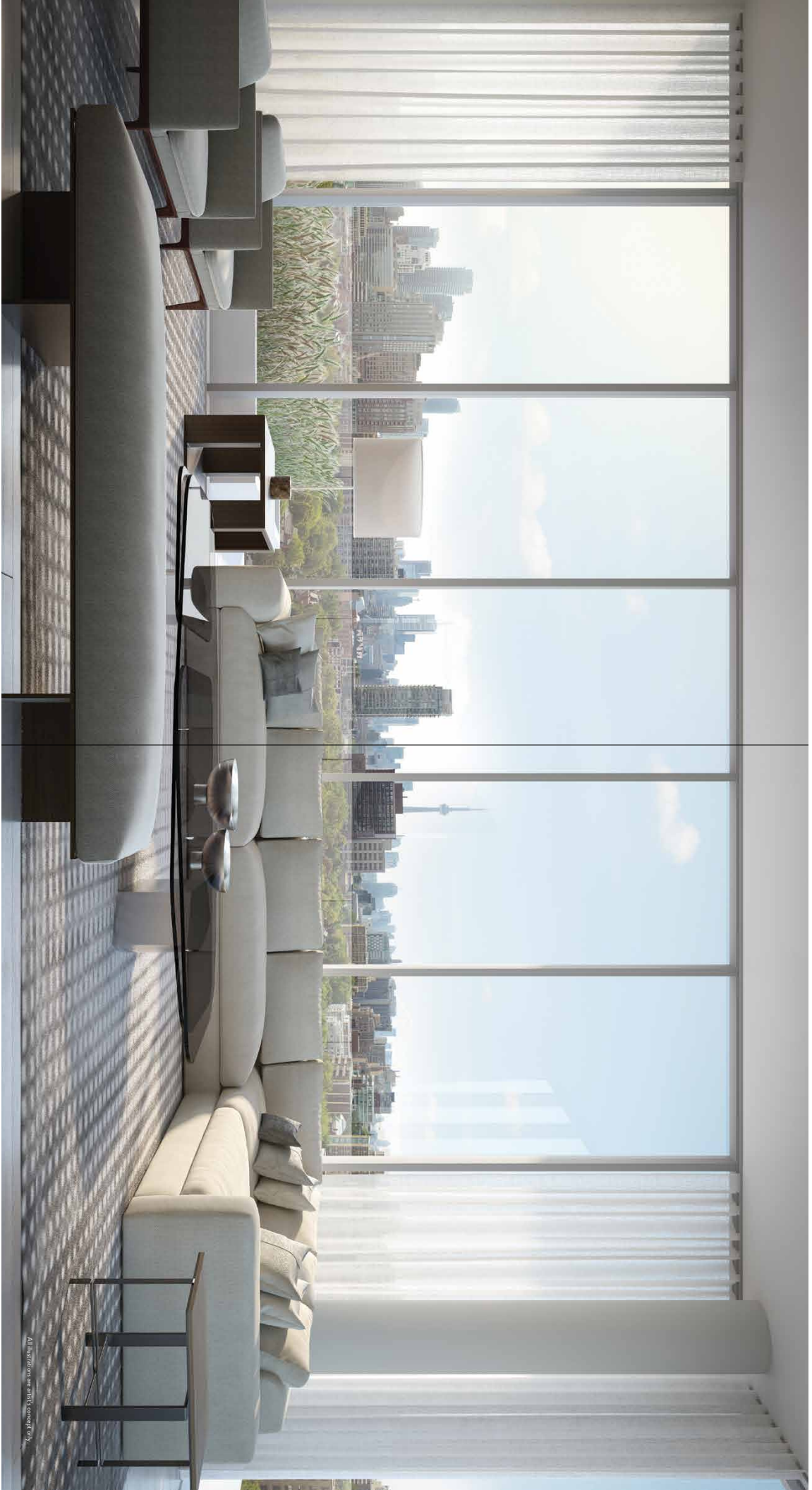


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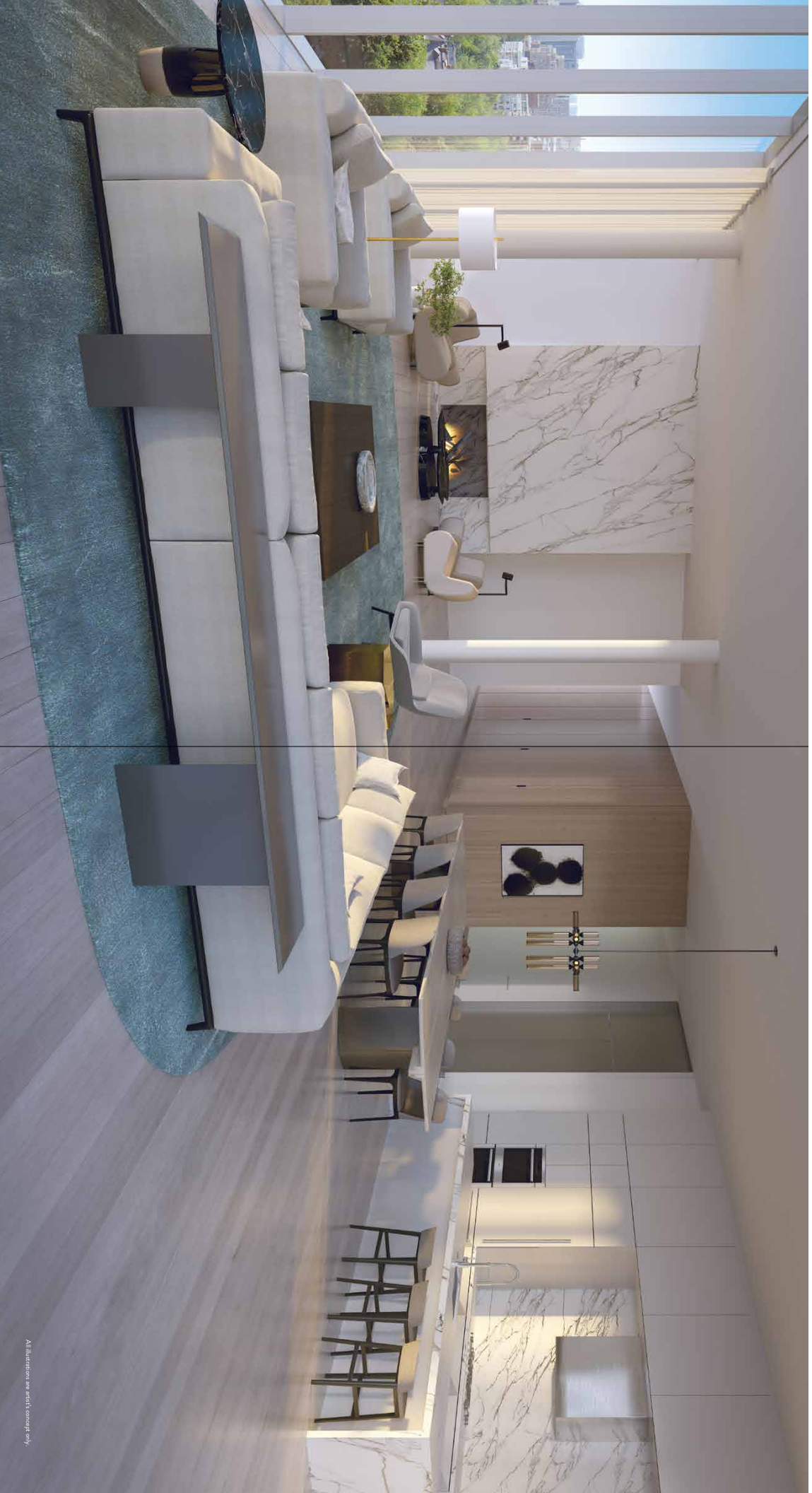
VISTA

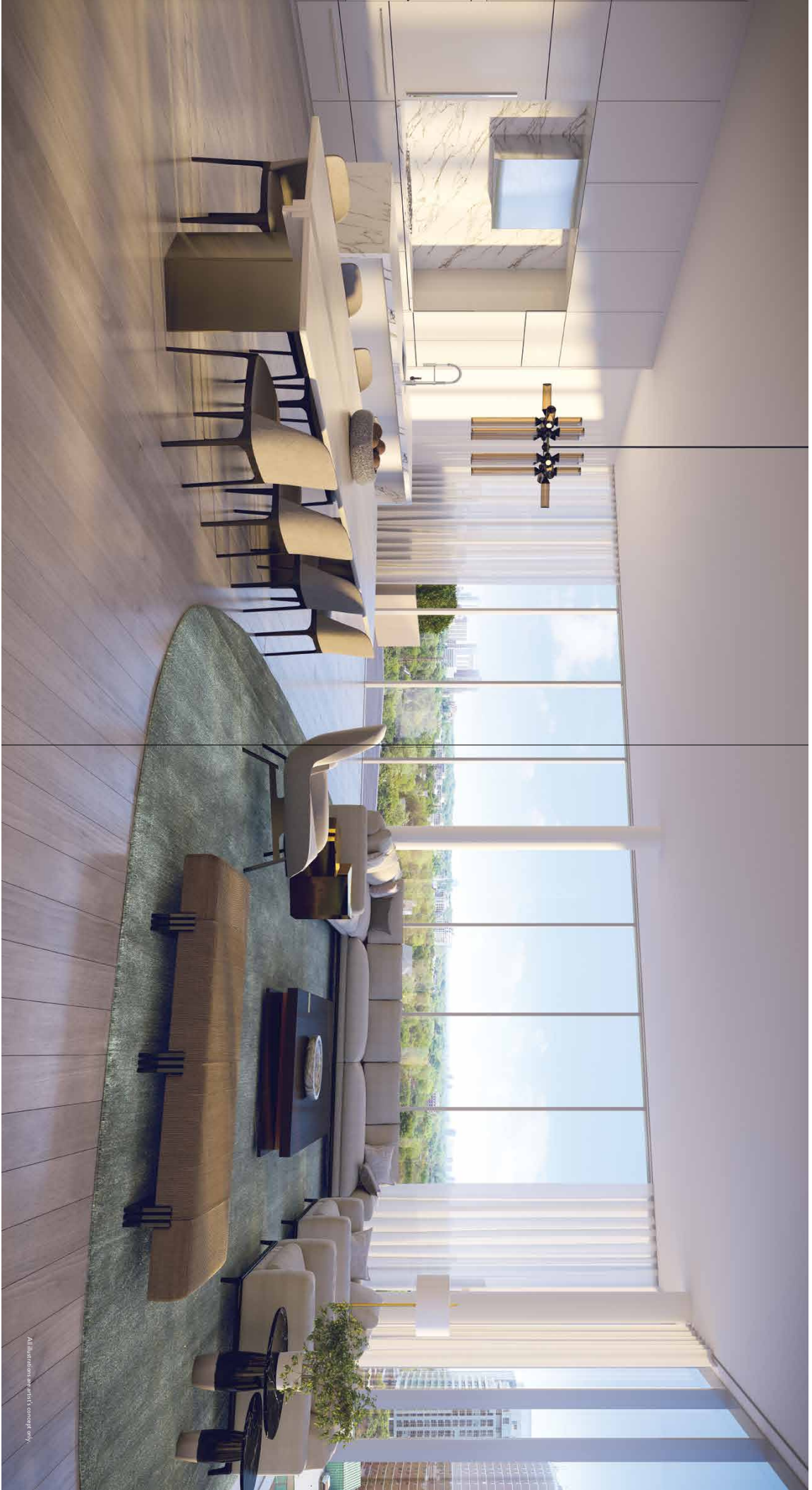
Once inside 346 Devonport, your entire point of view begins to change. The panoramic scenes that play out from the floor-to-ceiling windows bring the cityscape to the forefront. At each turn, the city offers up a new vision just beyond the glass. The downtown skyscrapers, the rich greenery of the nearby parklands, the chic streets of Toronto – it's an opulent display from which to draw inspiration.

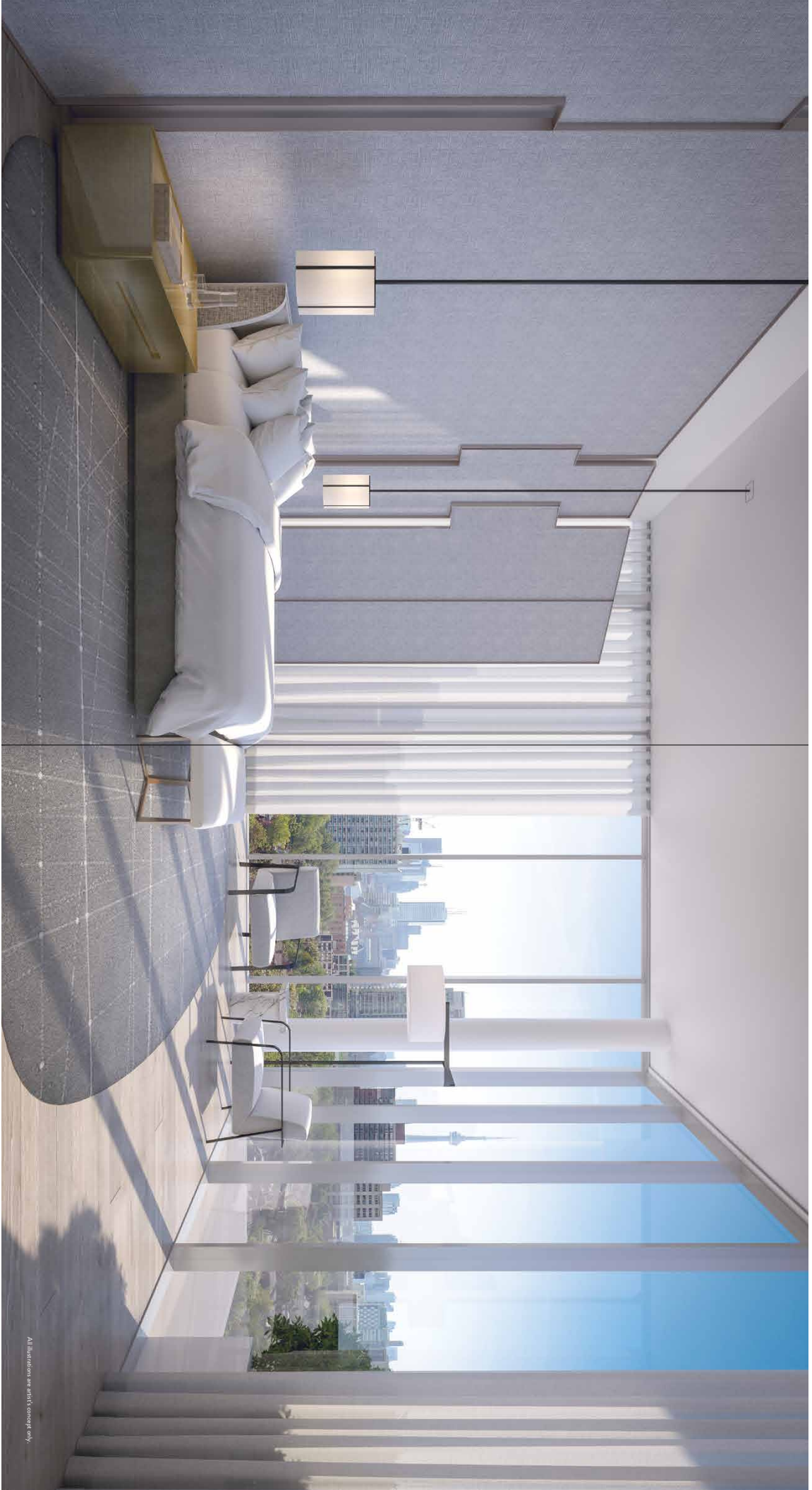




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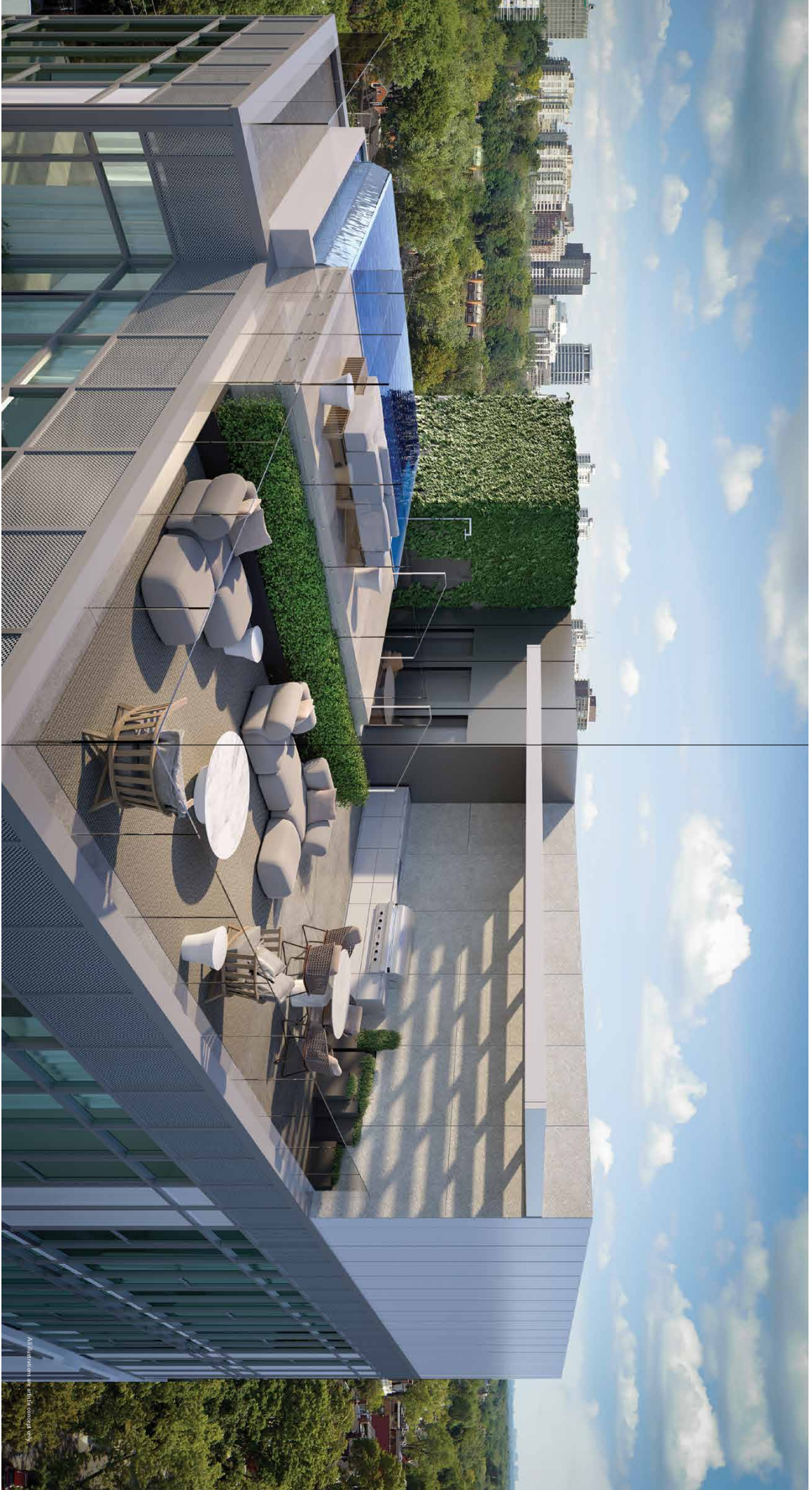




All illustrazioni sono solo a scopo informativo.



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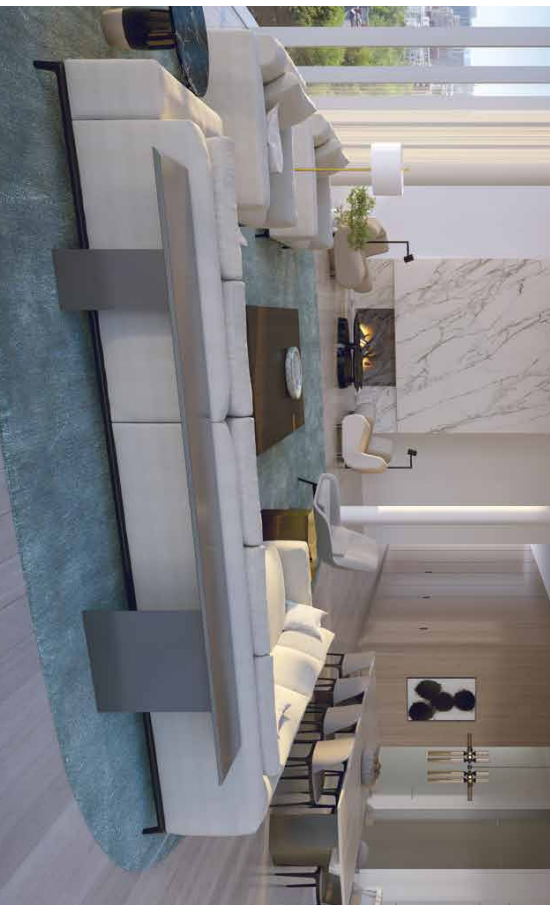
FEATURES & FINISHES

Right from the sleek, designer kitchen to the spa-like bathrooms, every detail at 326 Davenport has been meticulously selected to echo our philosophy of visual perfection combined with superior functionality.

FEATURES & FINISHES

OVERVIEW

- Contemporary exterior architecture by RAW
- Sophisticated interior design, suite layouts and finish selections by Burdick
- Entertainment spaces with modern open-concept floor plans
- Custom designed European kitchens with integrated appliances
- Floor-to-ceiling windows
- Door-to-flooring transitions in all areas
- 6' baseboards with subtle edge profile
- Extended height interior doors with modern hardware throughout
- Acoustically engineered damping party walls
- Individual, digitally-controlled HVAC systems with humidifier
- High quality, full size front load washer/dryer
- Outdoor lighting on all balconies and terraces
- Oversized paving stones on all balconies with clear glass and aluminum handrails
- Painted concrete floors on all balconies with clear glass handrails
- Gas line and water/shut connections to terraces
- Gas line connection to balconies as per plan



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FEATURES & FINISHES

FLOORS

- Wide plank, engineered hardwood flooring with acoustic underlay throughout suites
- Oversized natural stone tile in all bathrooms
- Porcelain tile in all laundry/storage rooms

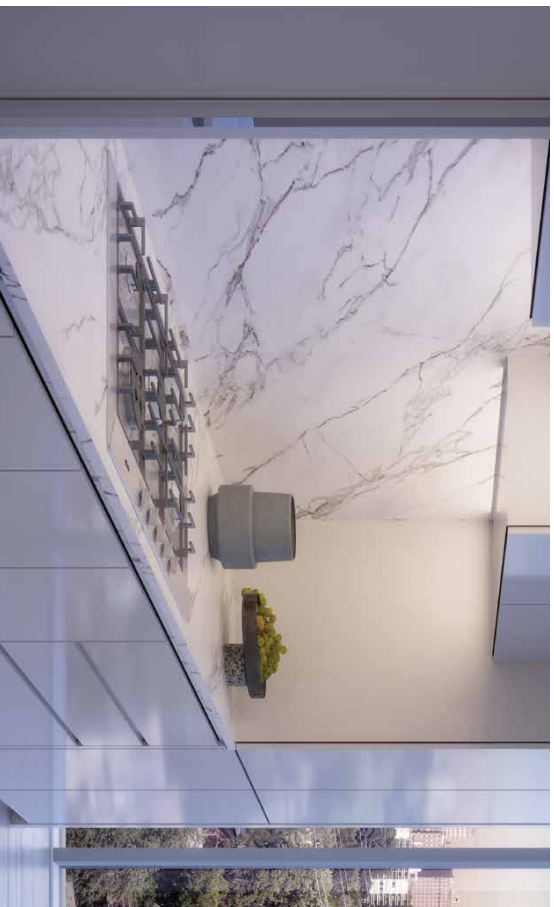


35

FEATURES & FINISHES

KITCHENS

- Custom designed European cabinetry
- 1 1/2" square edge solid surface countertop
- 1 1/2" square edge solid surface island countertop as per plan
- 32" stainless steel undermount kitchen sink
- Single-lever deck-mounted kitchen faucet with spray arm
- Designer selected back-painted glass backsplash
- Miele integrated appliance package, including: 30" gas cooktop, 30" stainless steel wall oven with stainless steel hood fan insert, 30" panel ready fridge, 24" panel ready dishwasher, microwave with trim kit, under-counter wine fridge

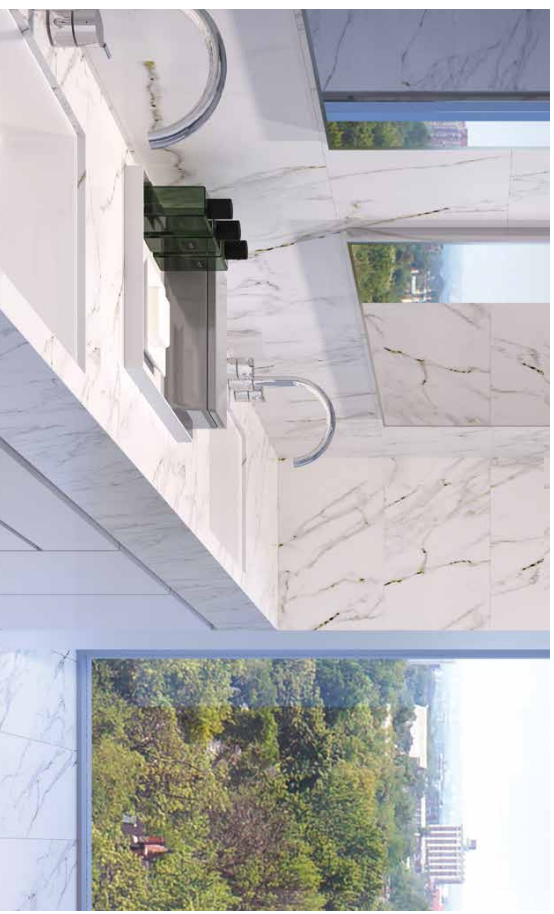


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FEATURES & FINISHES

BATHROOMS

- Custom designed European vanity
- Natural stone countertop with undermount sink and oversized mirror
- Frameless glass shower enclosures with swing door
- Natural stone tile on shower walls
- Polished chrome bathroom plumbing fixtures
- Thermo-static mixing valve in master ensuite shower
- Pressure balanced mixing valve in all secondary showers
- Ceiling mounted rain head with wall hung shower head on slide bar in master ensuite
- White bathroom fixtures throughout
- Freestanding deep soaker bathtubs with floor mounted tub filler as per plan

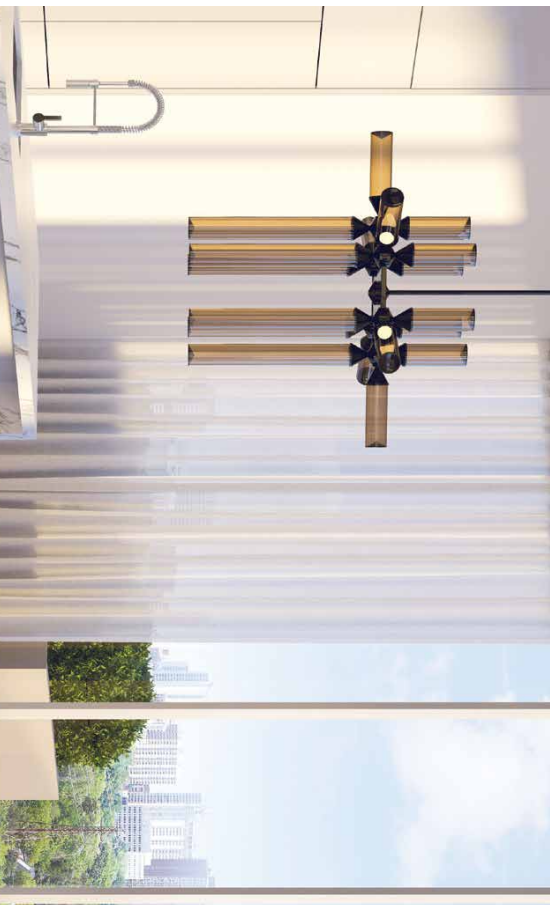


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FEATURES & FINISHES

ELECTRICAL & MULTI-MEDIA

- Ceiling lighting in kitchen as per plan
- Under cabinet lighting in kitchen
- Contemporary white receptacles and switches throughout
- Capped ceiling outlet in dining area and bedrooms as per plan
- Cable and telephone outlets in living room, bedrooms and den as per plan
- Category 5e telephone wiring to all phone outlets
- Pre-wired for high-speed internet
- Pot lights in foyer, hallways and bathrooms as per plan



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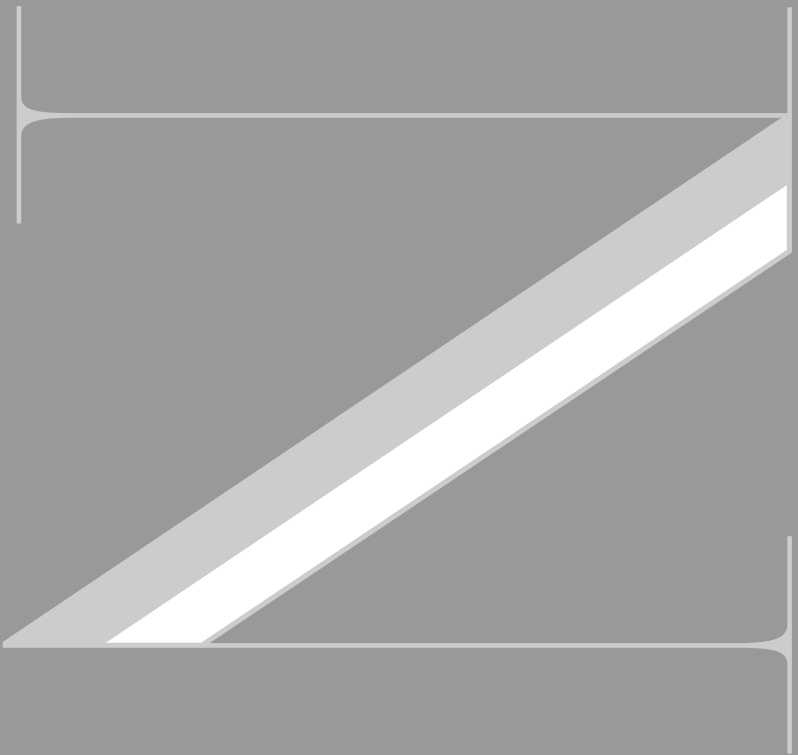
FEATURES & FINISHES

SECURITY

- All main entrance points monitored with video surveillance system
- Lobby vestibule communication system for direct-to-site visitor access
- Rough-in alarm system connected to concierge
- Extended height, solid core entry door with security view hole and contemporary hardware
- Smoke, heat and carbon monoxide detectors as per plan

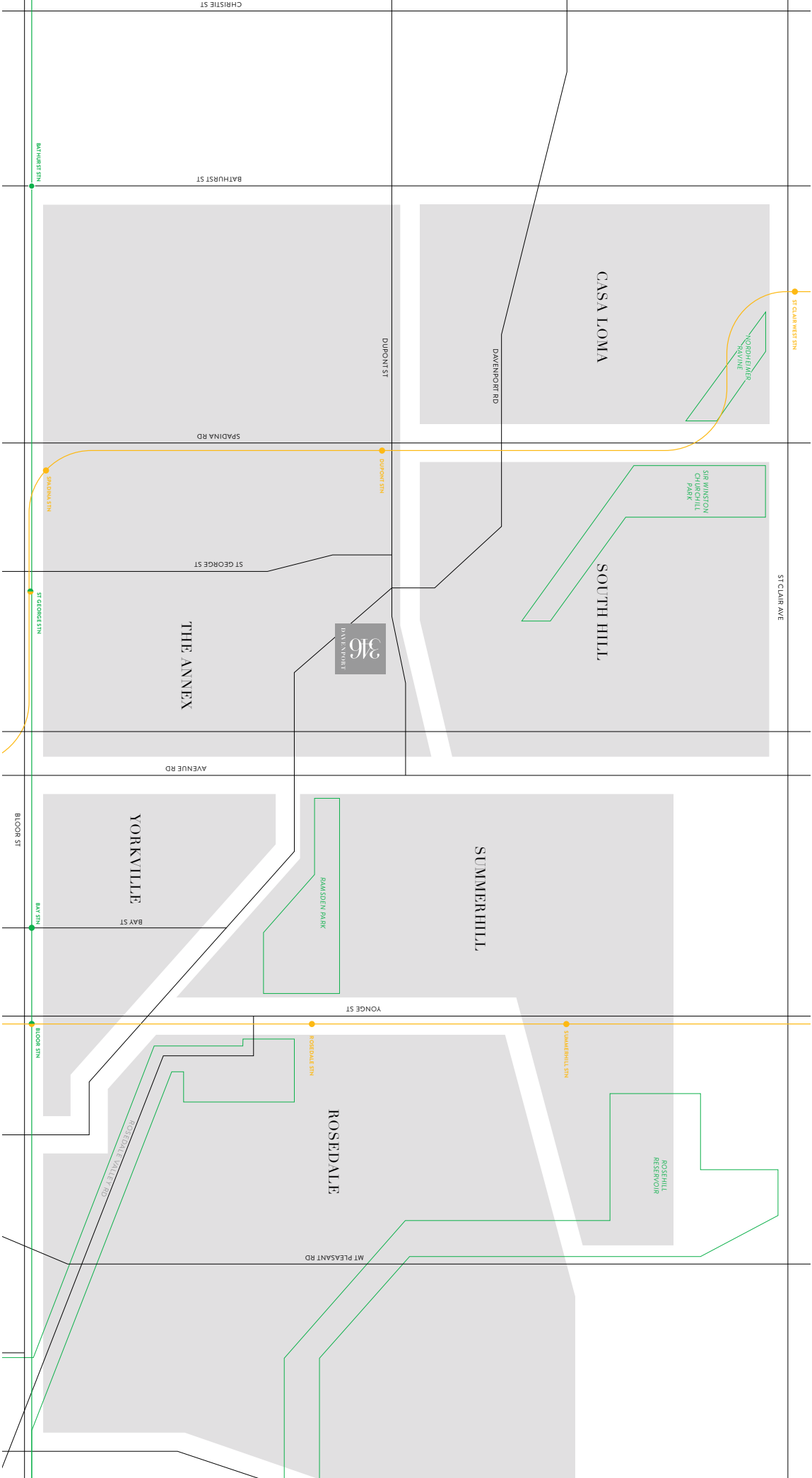


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NEIGHBOURHOOD

If one were to make a list of Toronto's most desirable neighbourhoods, 346 Davenport would be at the epicentre. To the north, the gracious grounds of Casa Loma dominate the horizon. To the south, the spires of a world-class city dance like a surrealistic sculpture of metal and glass. An eastward glance reveals the revered and stately boulevards of Rosedale and to the west, the historic South Hill neighbourhood offers shops, cafes and studios to excite the senses. There is simply no more perfectly situated location in all of Toronto.



CHRISTIE ST

BATHURST ST

SPADINA RD

ST GEORGE ST

AVENUE RD

YORKVILLE

BAY ST

316
DAVENPORT

YONGE ST

ROSEDALE

MT PLEASANT RD

CASA LOMA

SOUTH HILL

SUMMERHILL

NODDINGER
RAVINE

SIR WINSTON
CHURCHILL
PARK

RAWSON PARK

ROSEHILL
RESERVOIR

BATHURST STN

SPADINA STN

ST GEORGE STN

BLOOR ST

BAY STN

BLOOR STN

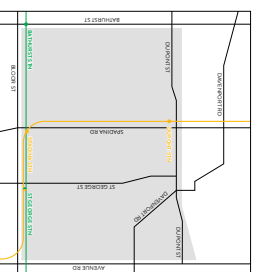
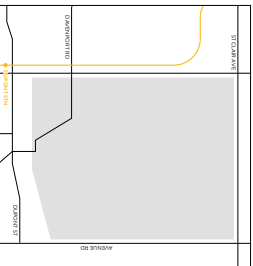
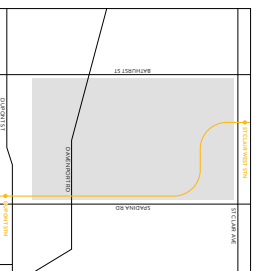
ST CLAWBERT STN

ST CLAIR AVE

SUMMERHILL STN

ROSDALE STN

NEIGHBOURHOOD



CASALOMA

Crowned by St. Henry's, Pellet's legendary castle known as the City of Ashes, and the (although) restricted view of the city below. A diagonal through its street lined streets provides a stonework setting famous throughout the world over for stately homes surrounded by lush landscaping making it one of the city's most desirable enclaves.

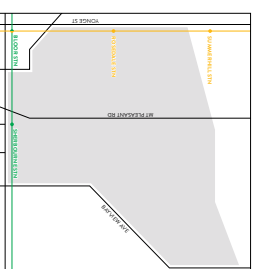
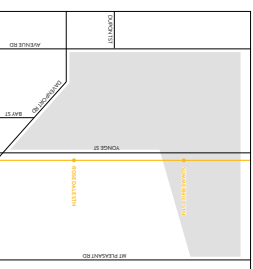
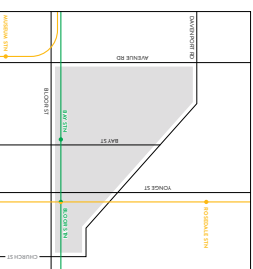
SOUTH HILL

Containing more parks per square meter than any other neighbourhood, this ever changing palette of city life and architecture, from the historic to the modern, and a gourmet destination where emerging chefs and restaurateurs practice their culinary skills to excite the gourmand in you.

THE ANNEX

Once home to the city's most managed and successful business people, the Annex continues to originate a shopping district. Influenced by its proximity to the University of Toronto, business people, artists and students mix to create a diverse and energy filled atmosphere.

NEIGHBOURHOOD



YORKVILLE

Arguably the most famous neighbourhood in Toronto, Yorkville is a vibrant history, founded by Joseph Brant in 1830. It is a historic neighbourhood with a rich history from 1940's hippie haven to today's eclectic mix of condos, office towers, chic boutiques, five star hotels and individual Victorian townhomes. Yorkville continues to change and amaze.

SUMMERHILL

Strated along Yonge Street, Summerhill is a collection of stately homes nestled along winding streets surrounded by lush greenery and manicured lawns. The area offers a rare find in the city, a quiet escape from the hum of the city, interspersed with some of the most eclectic shopping in town. From the converted North Toronto Train station built in 1916 to family owned grocery and specialty food purveyors, Summerhill has something special for every taste.

ROSEDALE

Named because of the profusion of wild roses scattered throughout the park, Rosedale has been a residential neighbourhood since the late 19th century. From Georgian mansions to stark modern architecture, Rosedale is synonymous with wealth and power. Once home to Rosedale Golf Club, today the area is dotted with sumptuous parks and scenic walking trails that still echo its storied history.

TOP DESTINATIONS

Casa Loma 7 Avenin Terrace
George Brown College 160 Kendal Ave
Baldwin Steps 486 Davenport Rd
Targion Theatre 30 Bridgman Ave

TOP DESTINATIONS

St. Wanson Church Hill Park 301 St. Clair Ave W
Fat Patis 414 Dupont St
Paya Cabana 111 Dupont St
Upper Canada College 200 Lansdale Rd
South Hill Home 700 Dupont St
Elias Pound 230 Dupont St

TOP DESTINATIONS

Chrate Pts Park 750 Bloor St W
University of Toronto 37 Bloor St W
The ROM 100 Queen's Park
Homes Eids 581 Bloor St W
Bald Shoe Museum 327 Bloor St W

TOP DESTINATIONS

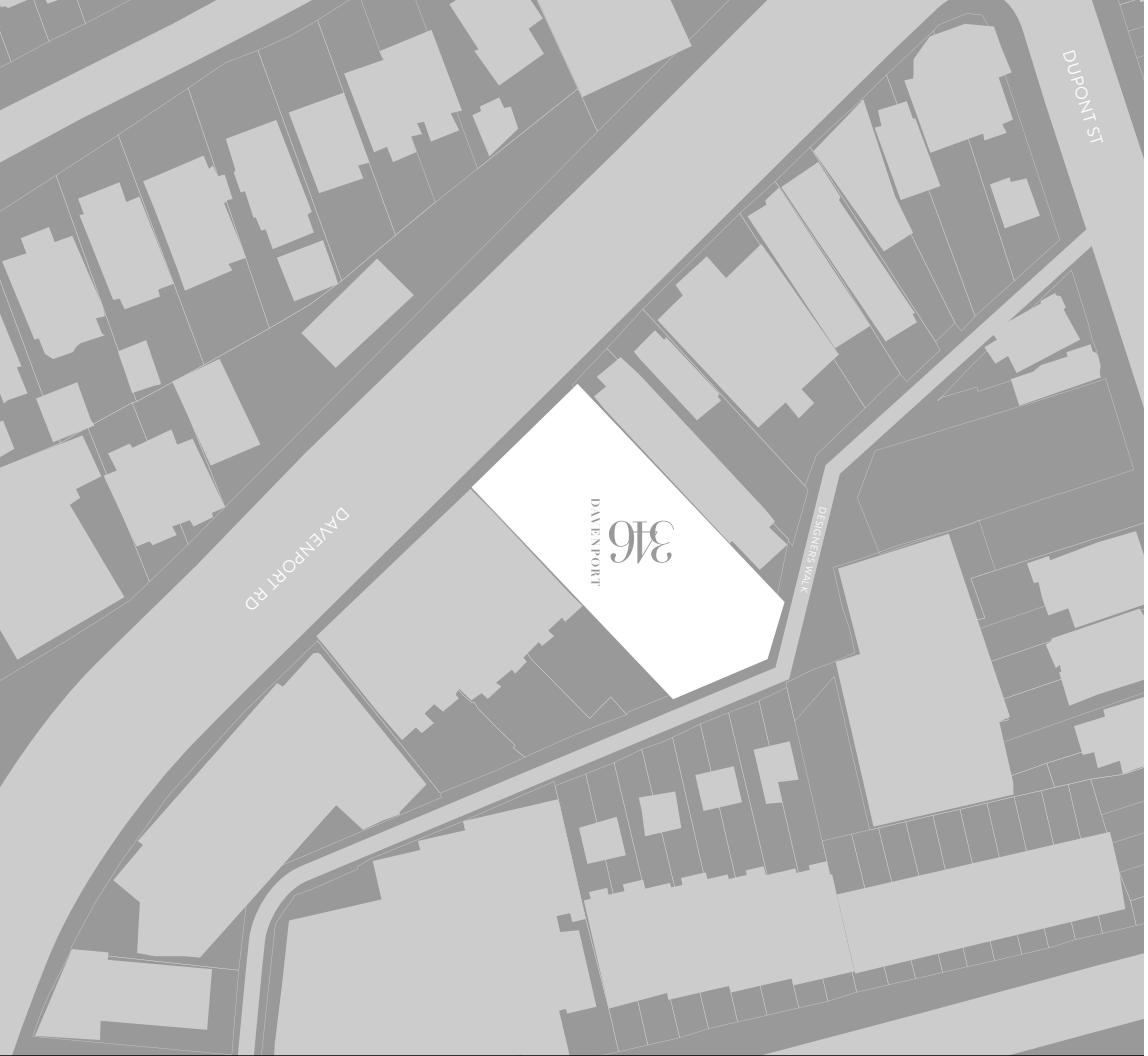
The Four Seasons Hotel 60 Yorkville Ave
Equinox 55 Avenue Rd
Whole Foods 87 Avenue Rd
Holt Renfrew 50 Bloor St W
Oden Veger Gallery 078 Davenport Rd
The O'Shea House 90 Bloor St W
Simeone Napoli 92 Scaddan St

TOP DESTINATIONS

Rosehill Reservoir
Boxer Social 1208 Yonge St
The Monk's Table 1276 Yonge St
Buck Crane 4 Crescent Rd
Scaenochie 101 Baverdell Pl
All The Best Fine Foods 1101 Yonge St
York Reunites Club 50 Amblerough Ave
Terroti 1095 Yonge St

TOP DESTINATIONS

Nidage Passerie 1099 Yonge St
Greenhouse Juice Co. 5 Macpherson Ave
The Private Word of Mary Trp 890 Yonge St
Ramsden Park 1220 Yonge St
Rosedale Diner 1054 Yonge St



NEIGHBOURHOOD

HIGHLIGHTS

Every great city is a collection, a variety of distinctive places, people and things brought together to create a neighbourhood. At 346 Davenport you will have the satisfaction of knowing you are at the heart of the city's most intriguing communities.

7 The number of Canada's Top 100 Restaurants within walking distance.

9 The time it takes to get to Yorkville's elite fitness destination, Equinox.

12 The number of outdoor tennis courts at lush nearby, Remsdon Park

28 The time it takes to stroll to your own breakfast at T'Fany's on Bloor.

48 The number of single malt scotches in the collection at the adored Summerhill LCBO.

60 The price for a table-stead bowl of Jose's famous Venetian cuttlefish ink risotto.

90 The time it takes to unwind at The Four Seasons Spa, only minutes away.

346 The most perfect address in town.

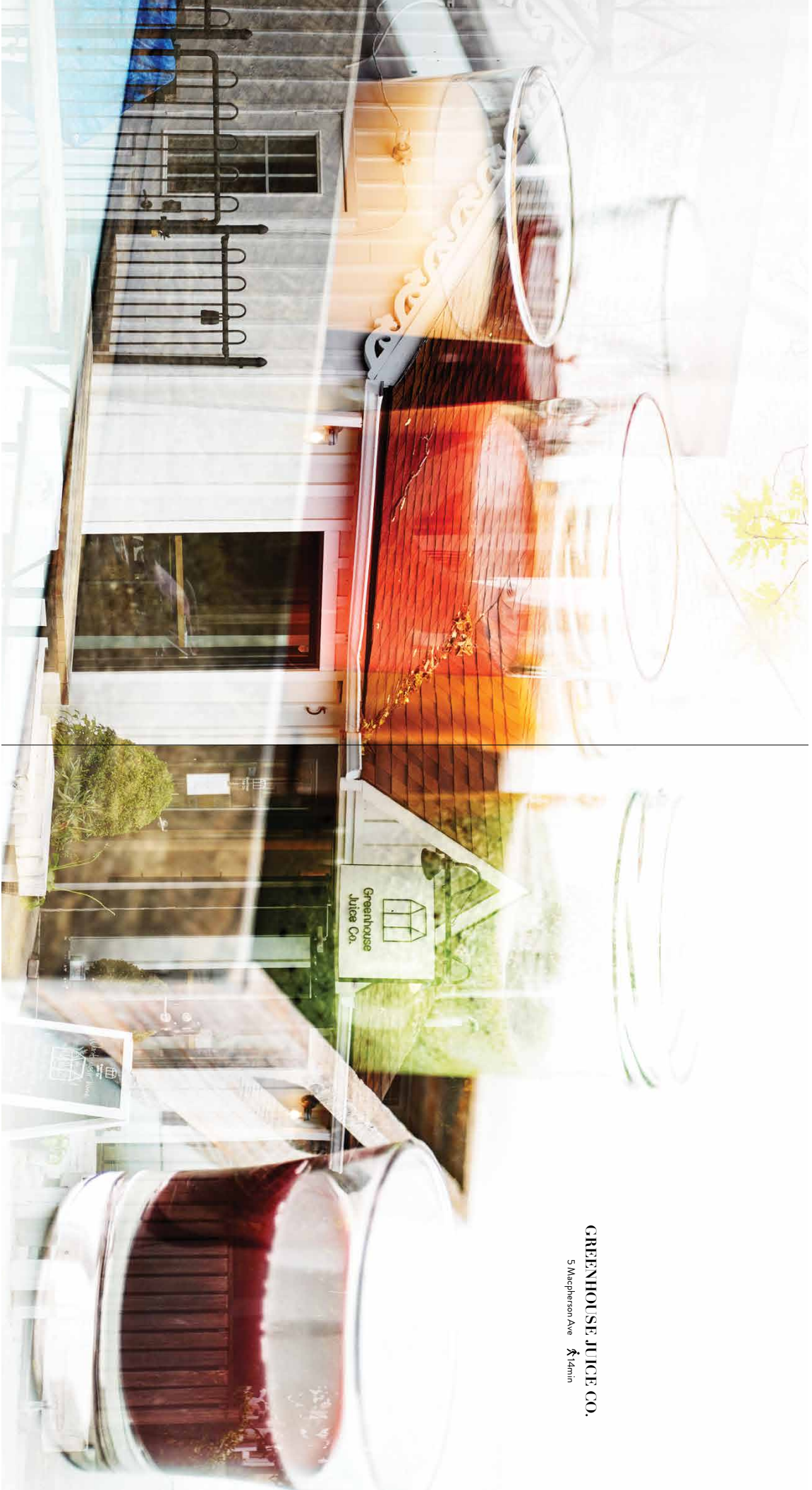


OPOLIS
960-5800

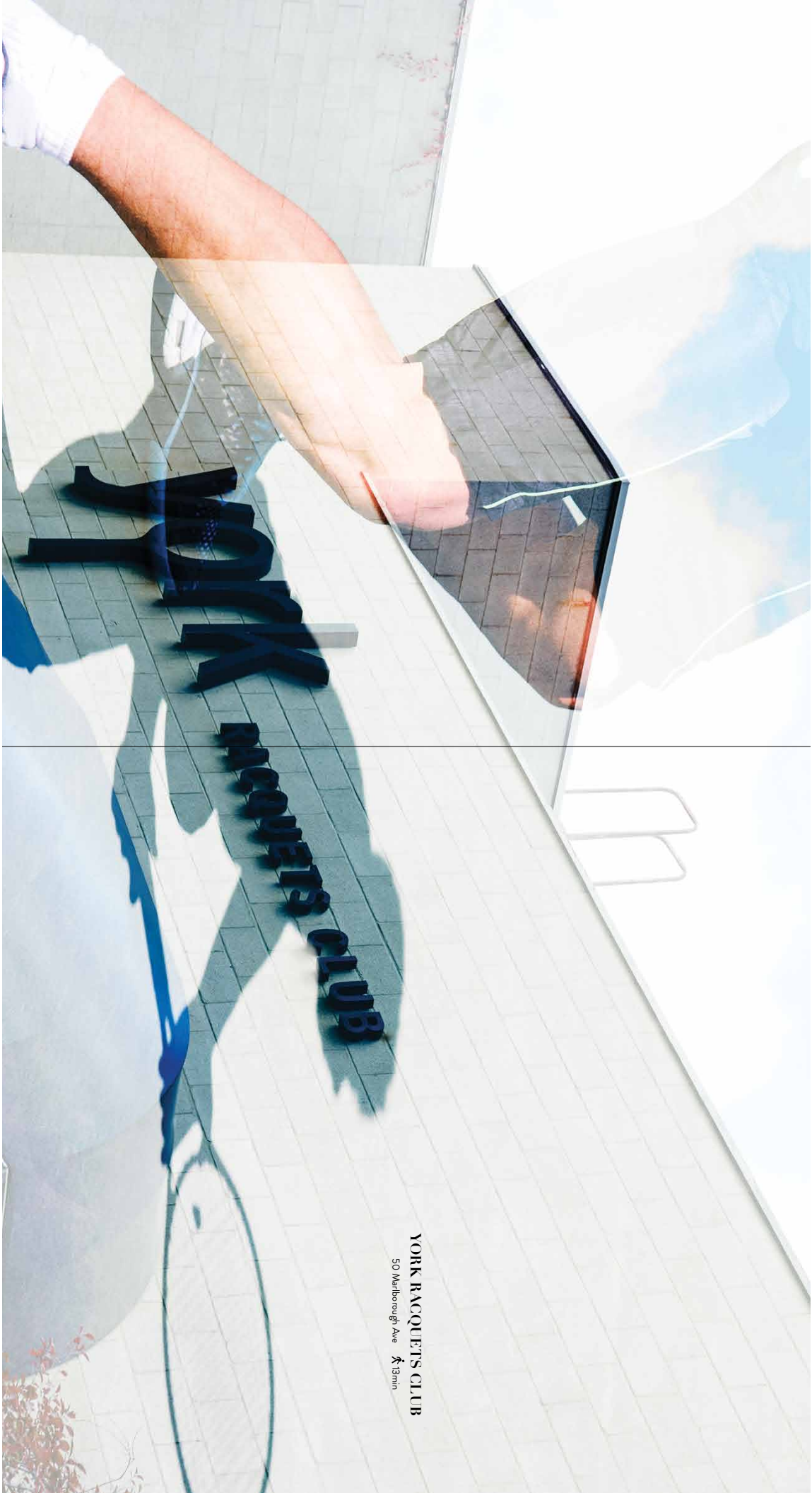
1206

BOXCAR

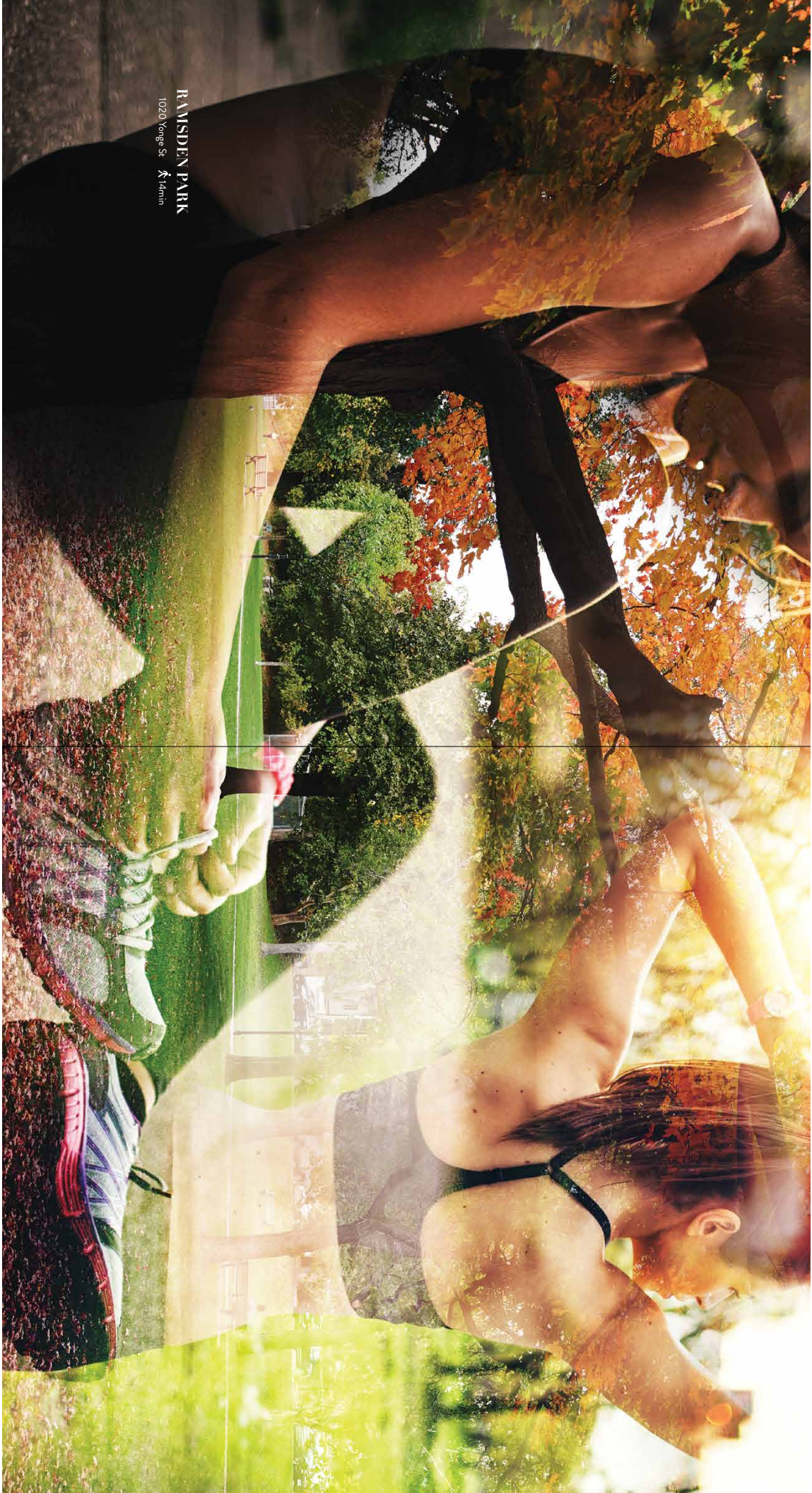
BOXCAR
1208 Yonge St. Toronto



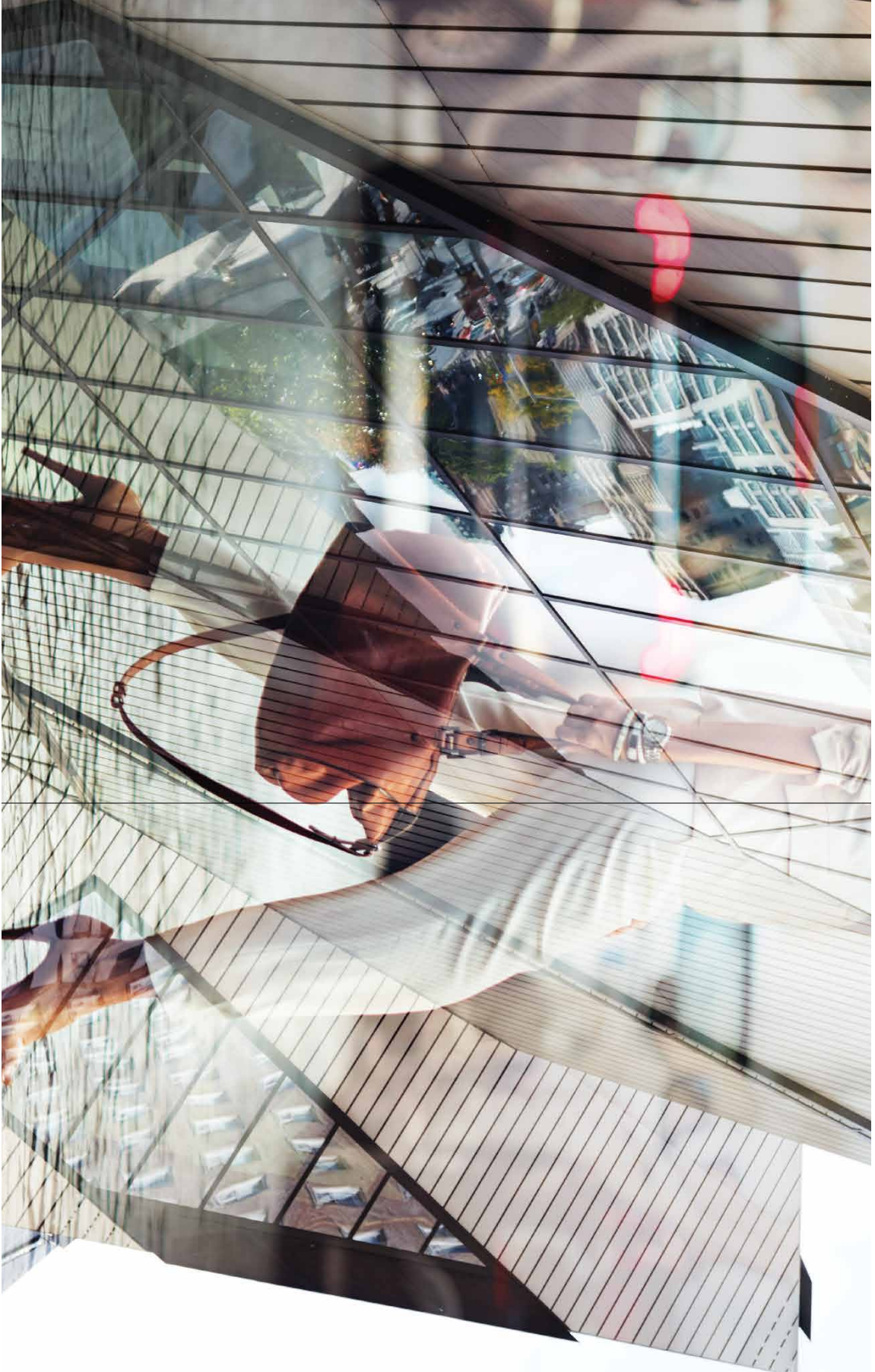
GREENHOUSE JUICE CO.
5 Macpherson Ave  Tamin



YORK RACQUETS CLUB
50 Marlborough Ave  13min



RAMSDEN PARK
1020 Yonge St. 4 km



ROMI
100 Queens Park 13min



ALL THE BEST
1101 Yonge St. ☎ 16mm

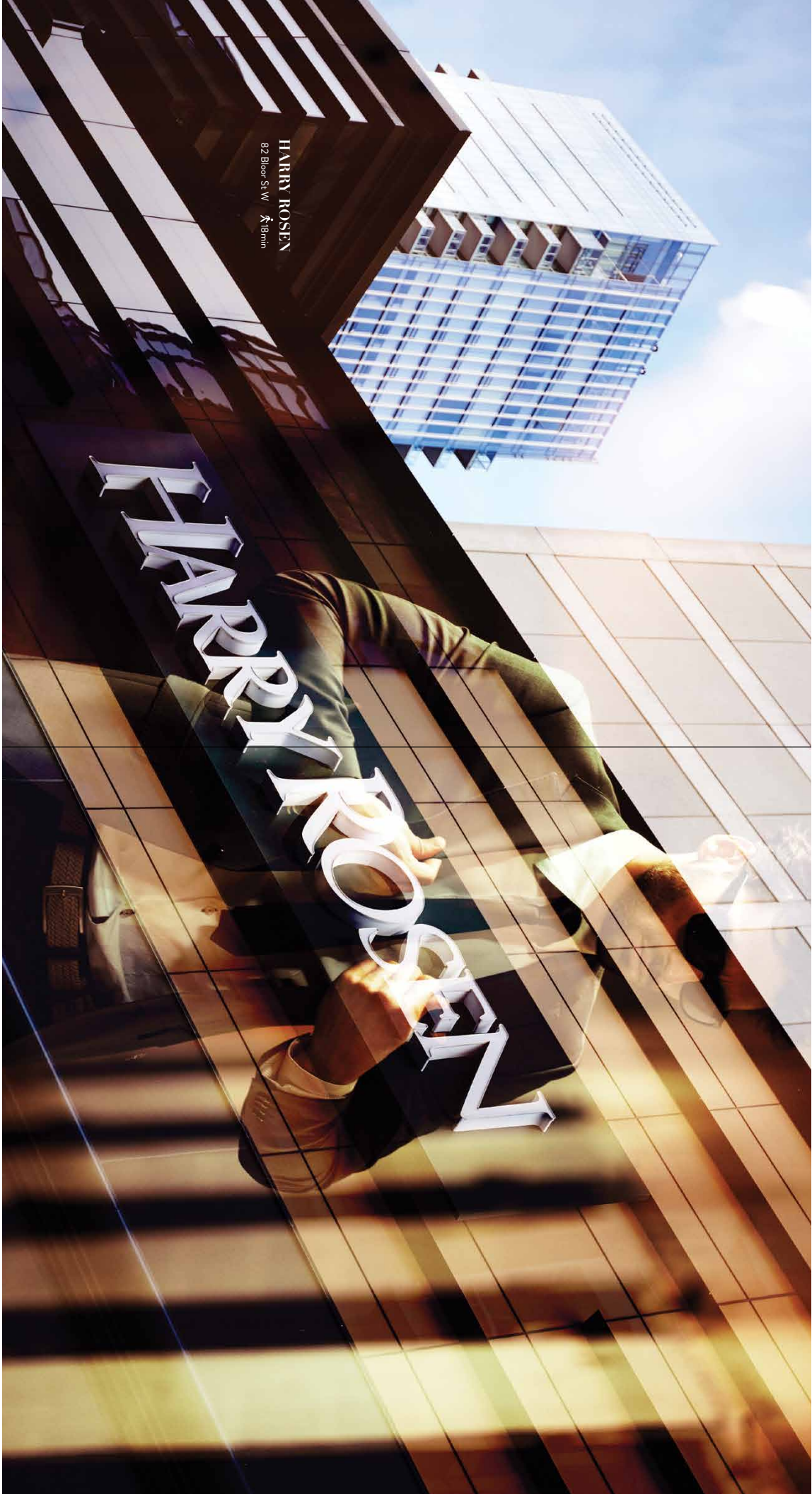


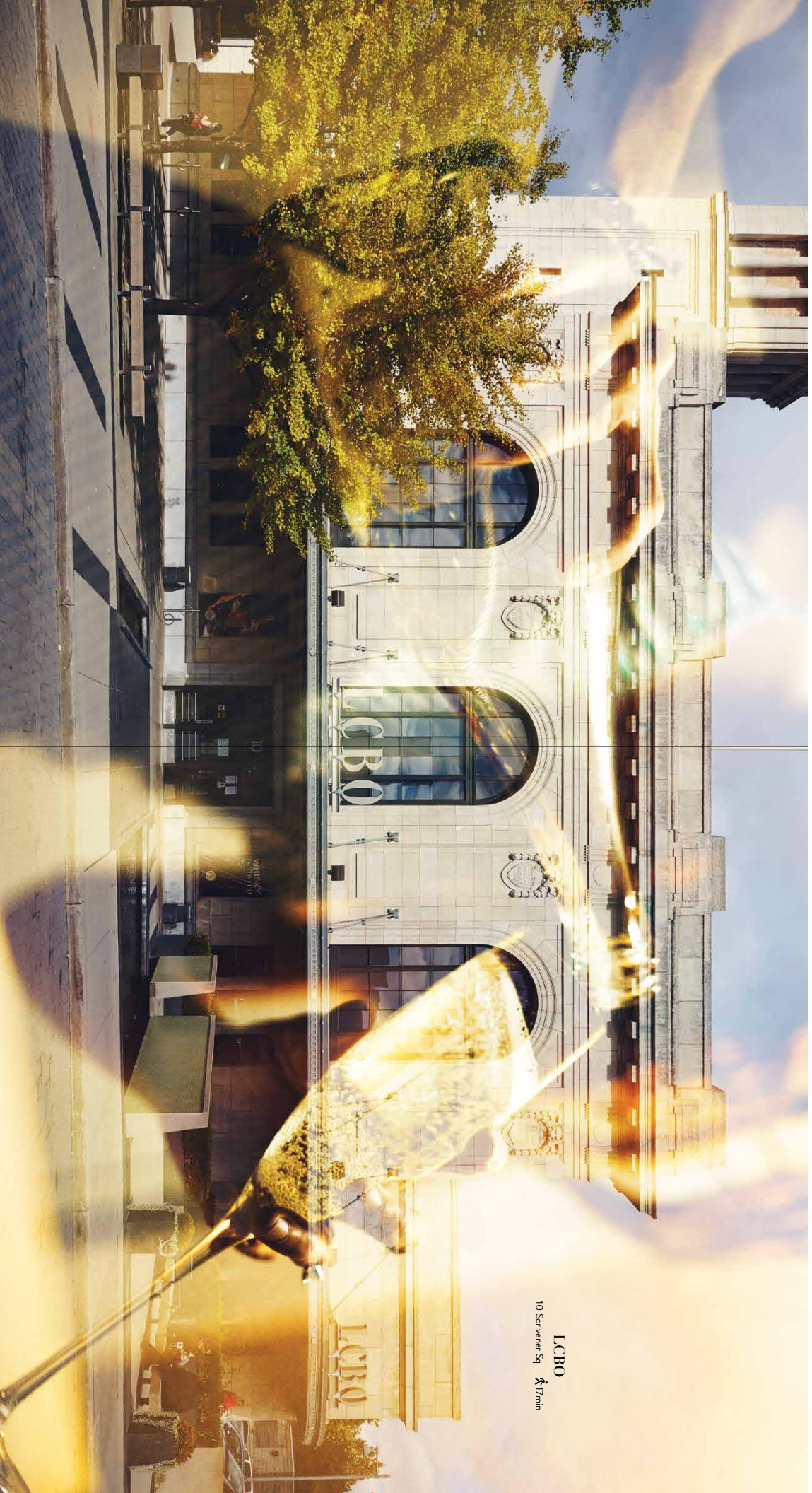
HOLT RENEW

HOLT RENEW
50 Block St W 19min

HARRY ROSEN
82 Bloor St. W. 418mm

HARRY ROSEN





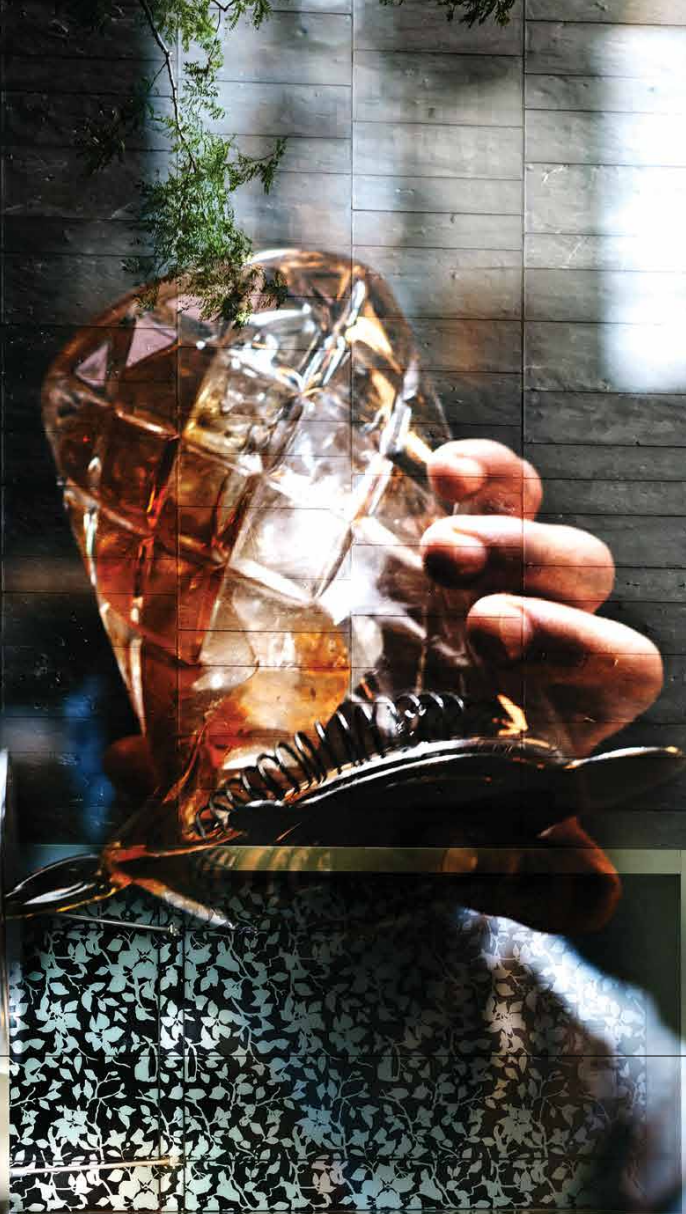
LCBO
10 Scrivener Sq, Dublin



FERRONI
1095 Yonge St. ☎ 15min



JOSOS
202 Davenport Rd. K6m1n6



FOUR SEASONS HOTEL & CAFÉ BOLLUD

60 Yorkville Ave. 15min

FOUR SEASONS HOTEL



CAFÉ BOLLUD

CAFÉ BOLLUD

CAFÉ BOLLUD





COMMUNITY

There is something profoundly special about the community surrounding 346 Davenport. Here, design mixes with art, the visual intertwines with the tactile, convenience befriends uniqueness. The vibrant and constantly evolving society that is Avenue Road and Davenport is a reflection of its residents. A bit of New York, a touch of Milan, an amalgam of the best of Toronto. It's all here and it's all yours when you make the decision to embrace 346 Davenport.

Photography by Christopher Wahl



COMMUNITY

PAUL HARPER &
SANDRA DE LUCA

“Our customer appreciates contemporary sensibility combined with a nod to historic details”.

Named for the original “South Hill” Neighbourhood, South Hill Home is recognized as one of North America’s most inspiring furniture shopping experiences.

One look at the world-class shop reveals an eclectic mix of both classic and timeless pieces, “Each piece reflects our dedication to setting the trends, rather than following them,” says partner Sandra De Luca. Located at the crossroads of Forest Hill, The Annex and Rosedale, South Hill Home attracts design-conscious aficionados who appreciate a most tasteful approach to design and decorating. “Our customer appreciates contemporary sensibility combined with a nod to historic details,” adds partner Paul Harper.

“Success continues to be a part of the plan”, says partner Nails De Luca as South Hill Home is about to double in size. Not surprising, the neighbourhood that 346 Davenport calls home, so once again on the rise.



COMMUNITY

BEN HEATON

It's hard to keep up with Ben Heaton. The chef of NAO in Yokohama, Heaton is always on the move. Working in London, opening restaurants in Toronto and Dubai while still helming the ship at Toronto's most esteemed new steakhouse.

But Heaton is not one to take credit. He calls his success a "team effort," and some of his team have been with him for years. Ben's also no newcomer to this vibrant and exciting

hood. He knows the customers and says that when he looks at the reservation book, the same names keep popping up. Perhaps that's a testament to his focus on quality ingredients, for Heaton will only use what he can source locally. "I speak for myself in any case, when you are hungry for some of the world's finest steaks from USDA prime to grade Japanese Wagyu, you'll be happy to know that Ben's in your new neighbourhood."



COMMUNITY

ODON WAGNER

“Art and architecture both rely on shape, colour and light to make a statement.”

A visit to the Odon Wagner Gallery should require a ticket. This is a world-class premier art gallery, established in 1969 and displaying important works from both Canadian and International Artists.

In this 7,000 square foot space, contemporary masterpieces soar against white walls in one gallery, while in the other, a prestigious collection of world-class paintings serenely command the wall. At the centre of it all Odon Wagner provides an experienced, educated and personalized opinion

to art connoisseurs the world over. When asked about the process of personal collection building, the soft-spoken Wagner explains: “Buy only art you love, then trust your art dealer to provide you with a valuation based on knowledge.”

When asked to relate art to architecture, Wagner pauses a moment and then says: “Art and architecture both rely on shape, colour and light to make a statement”. A perfect description of the exact qualities that set 346 Davenport miles apart from the ordinary.



COMMUNITY

MARY TRIPPI

The Private World of Mary Trippi is more than just a beauty salon. It's a transformative oasis where a group of talented stylists create. Here they cater to some of Toronto's most demanding clientele. The Private World is also located right in the neighbourhood.

Don't be surprised to find families all congregating to enjoy the pampering and attentive service Mary and her

team provide. "In some cases we have four generations of one family as clients," she says. Although her appointment book is filled with a who's who of international clientele, she still loves her neighbourhood regulars and treats them like friends and family, rather than customers. That's the way it seems to be both behind the doors in The Private World of Mary Trippi and out and about taking in the local scene that surrounds 346 Davenport.



COMMUNITY

REZIERO SIMEONE

“Like the architecture that surrounds us, we reflect that contemporary and vibrant personality.”

Walking into the long, slim, Yorkville boutique, Simone Napoli, one might think they had scumbled into an Italian mezzano. “Our style is a thoughtful combination of modern and contemporary influenced by a touch of sartorial heritage,” says Rezero.

The edited collection of suits, sport jackets, pants and blazers are all designed and crafted in Naples. The in-store experience provides shoppers with a consultative service in which outfits are mixed and matched to perfection. The location in Yorkville was all part of the plan, a touch of Napoli in Toronto’s most fashionable neighbourhood. “Like the architecture that surrounds us,” says Rezero, “we reflect that contemporary and vibrant personality.” Another perfect reason to enjoy a neighbourhood where design and fabrication are far from the ordinary.



TEAM

Frank Gehry is quoted as saying: "Architecture should speak of its time and place, but yearn for timelessness." With this in mind the brilliant visionaries at Freed Developments set out to form a world-class team of architects, designers, fabricators and contractors to create 346 Davenport. One look at the result and you will agree, this is simply the pinnacle of the developer's art.

Freed

TEAM

DEVELOPER

For over 20 years, Freed Developments has been changing the face of the city with its unique brand of design-based development. The company, founded by Peter Freed, is the developer behind some of the city's most iconic buildings. Street West turned it into just a few short years into one of the city's most desirable neighbourhoods.

A Freed property is more than just a building – it's a lifestyle hub. It's a place where people live near where they work and play, in buildings that make a true design statement. With an emphasis on modern design and contemporary architecture,

combined with amenity programs that are unrivalled in the city, Freed Developments has given rise to some of Toronto's most acclaimed and coveted residences, while also playing a defining role in enhancing the city's streetscape.

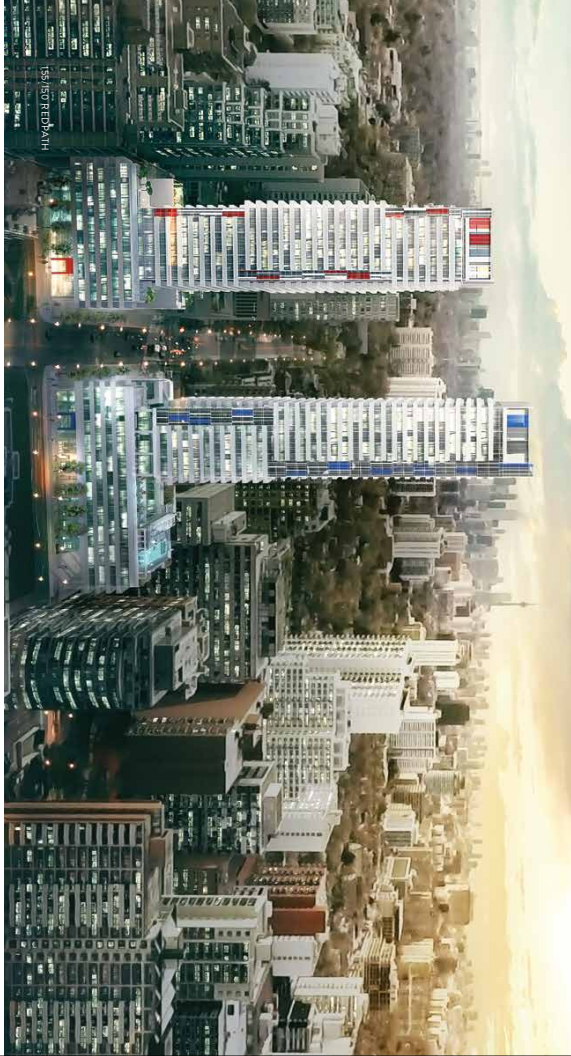
The recipient of numerous industry awards, Freed has emerged as Canada's top lifestyle developer, bridging the gaps between design, architecture, and experience. With over one billion dollars in development, Freed continues to raise the bar with its design-driven, lifestyle-focused buildings and commitment to creating the most dynamic and thriving communities.

PREVIOUS PROJECTS

Art Shoppet Lofts + Condos
150755 Redpath
Sherwood Park Modern Towns
Sky California
Thompson Residences

Fashion House
Five Hundred Wellington
Six50 King
Seventy5 Portland
550 Wellington

Thompson Hotel
455 Adelaide
20 Stewart
66 Portland
Musical Bay Club



SHERWOOD PARK



SHERWOOD PARK MODERN TOWNS



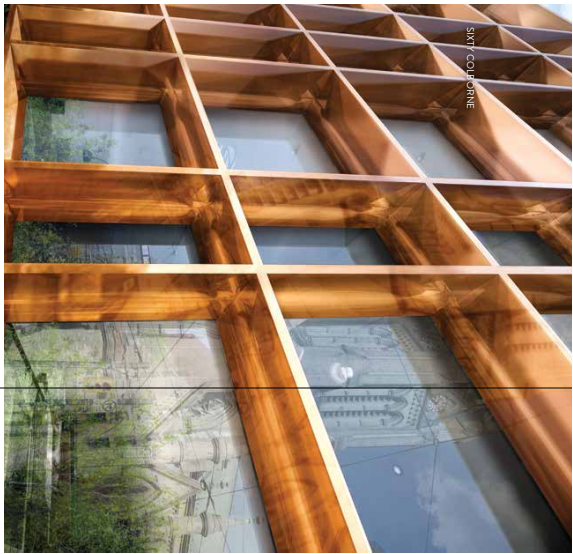
FIVE HUNDRED WELLINGTON



FASHION HOUSE



ART SHOP/LOFT + CONDOS



BURDIFILEK

TEAM

INTERIORS

Burdifilek is an international interior design consultancy that has been refining experiences for retail, hospitality, and real estate development partners around the world for over 25 years.

The experienced team, led by Creative Director, Diego Burdi and Managing Partner, Paul Fieck, with a design philosophy that embraces sophistication and creative intelligence, the

studio brings an international style to realize expressive, sophisticated interiors with global relevance.

Recognized the world over for their commitment to excellence and artistry, Burdifilek draws from experiences transcending trends to blend distinctive design vision with trademark elegance and poise.

PREVIOUS PROJECTS

Fine Handred Wellington Toronto
LTD Edition No. 2505 Dallas
Holt Renfrew Toronto
Shinsegae Seoul
Galvina Luxury Hall West Seoul

Neman Marcus Long Island
Pink Tartan Toronto
Mark Luth Toronto
Hudson Grace Toronto
Brown Thomas Dublin
Davids Shoes Toronto

Machaga Montreal
Jae Fash NYC
Club Museo NYC
W Hotel Miami
Stratus Winery Niagara

TEAM



94





TEAM

ARCHITECT

Launched in November of 2007, RAW has risen to become one of Toronto's most vibrant architectural studios. With a keen eye for international design sensibility combined with a wealth of local knowledge, RAW has established a reputation for service architectural firm focused on mixed-use projects for both high-rise and mid-rise forms, particularly those featuring heritage elements.

Principal Roland Ram Colloff is known for fresh ideas and clear thinking. With 25+ years of professional experience designing and building award-winning projects, Roland has been recognized for his urban design skills with appointments to the Design Review Panel in the City of Toronto and Ontario Association of Architects' Best Emerging Practice.

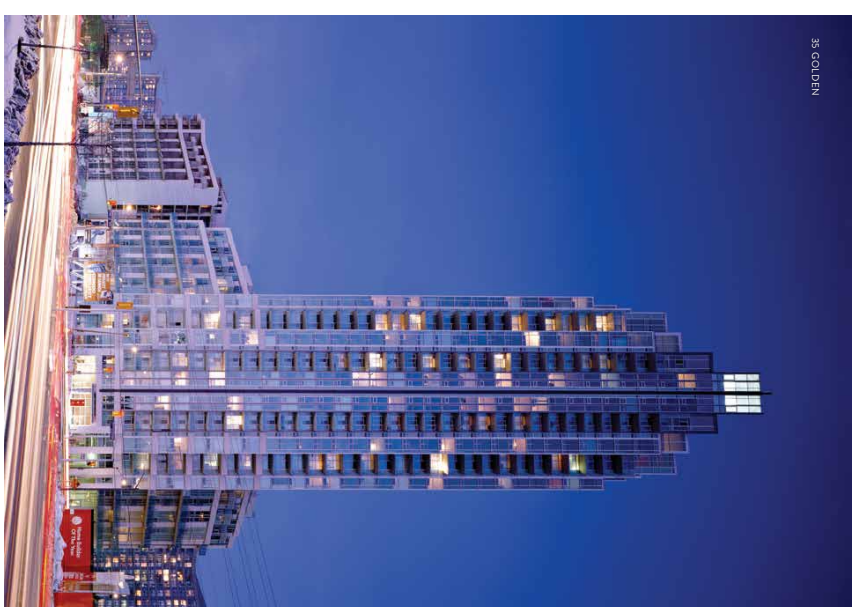
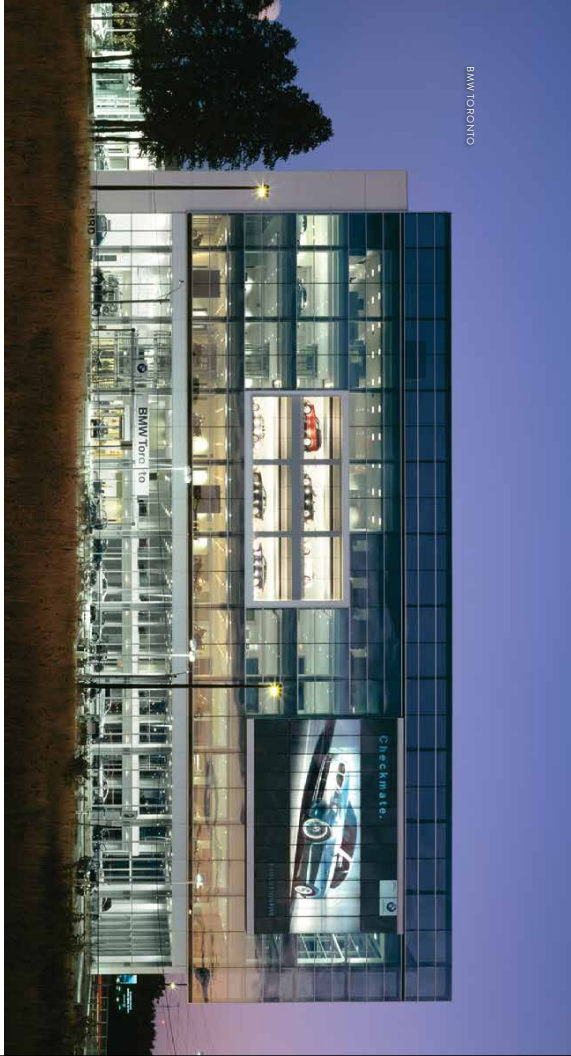
RAW is known for the wide range of their design vision and their ability to synthesize competing design constraints to realize new benchmarks for urban design in Toronto.

PREVIOUS PROJECTS

Fort York
The Lang Tammy District
451 Phillipa Street
Sherwood Park Modern Towns
Montgomery Square

Toronto Queen West
The Ballpark
351 Walsh
Beach Club Lofts
Panorama

MINI Downtown BMW Canada
35 Golden Avenue Commission
Beach Hill Residences
455 Davenport
DigitalMedia Convergence Centre



TEAM

PSR BROKERAGE

With sales in excess of \$2.5 billion in real estate, PSR Brokerage continues to be recognized as the premier real estate firm in the city. Combining the services of a full-service brokerage with a premier service with a keen understanding of today's changing and challenging real estate market, PSR leads with purpose and vision.



FIRSTCON is a construction management company founded on the philosophy that innovation, customer satisfaction, and proactive management are the keys to success. Over the past 50 years, we have set an exemplary track record, with over 50 years combined experience in both high-rise and low-rise residential construction and commercial-based projects.

artform*

There is a new paradigm in the world of marketing and design today, success depends on connecting with the subject, perceiving reality, and understanding the human condition. Artform employs thoughtful and intuitive creative executions to create meaningful relationships between brands and their audiences.

TEAM



CHRISTOPHER WAHL

There's something magical about a Christopher Wahhl photograph. Whether he's shooting Roger Federer, billionaire Joel Cutler, the Pope or President Obama, Wahl has the knack to capture the essence of each subject. Perhaps it's because when he looks through his lens he searches for the honesty, the depth of character or the soul of each of his subjects. Perhaps it's because he's spent so much time with the likes of Steve Jobs, Bill Clinton, and Michael Jackson, among others and is so the permanent collection at the AGO.

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