

# A condo that feels like home

Location, architecture, amenities make these condos feel like gracious, old homes

It can be a challenge to meet all of the must-haves on your list when searching for a new home.

For people looking for the care-free lifestyle offered by a condominium, the spaciousness of a house, the tree-lined streets found in prestige neighbourhoods, and easy access to great restaurants and shops, it can be nearly impossible. Until now.

A mid-rise luxury boutique condominium in the historic Yorkville neighbourhood, 181 Davenport unites the best of condominium living and home ownership in a gracious downtown enclave.

"It's a boutique lifestyle building with amenities such as concierge and valet parking but in a mid-rise with French-inspired architecture," says Sam Mizrahi, President of Mizrahi Developments. "It's unique and people recognize that."

## Location, location, location

The 110-suite property, on the corner of Davenport Road and Hazelton Avenue, is only 12 storeys high, but commands beautiful 360-degree views of the city. That's because it sits on the edge of the Yorkville-Hazelton Conservation District. Within the district's limited boundaries, building height has been restricted so as to maintain the character of the Victorian Village of Yorkville.

"For us, what's very unique and very hot is the fact that we are one of the very last locations in Yorkville to have these unobstructed, panoramic views," Mizrahi says. "You can't build any more in the District, but this building offers sunrises, sunsets, greenery and the downtown skyline. And it's not a high, glass tower."

The Village of Yorkville was founded in the 1830s as a residential suburb of the City of York. It offered clean air, quiet residential streets and picturesque gabled houses with gardens. While the city grew up around this unique neighbourhood, the character of Yorkville, which was incorporated into the City of Toronto in the 1880s, remained intact.

By the 1960s, Yorkville became the centre of Toronto's bohemian culture, playing host to some of Canada's best musical talents, including Joni Mitchell, Neil Young and Gordon Lightfoot in local coffee houses and bars. Their literary cousins, such as Margaret Atwood and Denis Lee, also lived and worked in the area, partly because of its proximity to the ivy-covered University of Toronto.

When the Bloor-Danforth subway line was built and densification along the Bloor Street corridor intensified, Yorkville became synonymous with high-end retail. Luxury department store Holt Renfrew and men's clothier Harry Rosen set up shop, as did high-end grocer Pusateri's Fine Foods and William Ashley China. The area still draws the city's elite and well-heeled visitors looking for the best in clothing, food and housewares.

Yorkville denizens love their shops and restaurants, but they're equally fond of outdoor spaces. That's why they flock to Ramsden Park, a now green brickyard from days gone by, to walk their dogs, play a game of tennis, go for a run or take their kids to the playground and wading pool.

"It's a very select area," says Paul Maranger, Broker and Senior Vice-President of Sales for Southby's Canada, referring to the neighbourhood surrounding 181 Davenport. "The supply there is really tight and the 181 is an outstanding product. It's a completely different kettle of fish."

## Old-world architecture

One of the main things that makes 181 Davenport so different from other condominium projects being built in the city right now – aside from its Yorkville location – is its architecture.

Hugging the curve where Davenport Road heads south before becoming Bay Street, 181 Davenport's pale limestone construction and classic, old-world design give it a distinct European feel. Think of the scale of the buildings that line the Champs-Élysées in Paris – imposing but welcoming, not intimidating – and you'll get a feel for 181 Davenport.

That feeling continues down Hazelton Avenue, where Mizrahi Developments has built a stunning low-rise townhouse and condominium combination, 133 Hazelton Residences, also in pale limestone, making for a cohesive, serene streetscape.



181 Davenport offers a European lifestyle in the exclusive enclave of Yorkville.

## Modern interiors

While the outside of 181 Davenport harkens back to another century, the insides could only be built today.

"You've got old-world craftsmanship and charm but with all the new, modern amenities," says Mizrahi, who cut his teeth building grand homes next to historic properties on the large lots of Forest Hill.

The graphic marble floors in the Burberry-designed lobby, presided over by a 24-hour-a-day concierge and uniformed staff, are sleek, classic and welcoming.

The ample units – which range in size from 700 square feet to

more than 6,000 square feet – have commanding views through soundproof, UV filtered windows. And, as a feature that's unique to Mizrahi Developments, buyers can custom-design their suites at no extra cost.

"We want people to feel right at home," Mizrahi says. "This is where they're going to entertain with friends and retreat to alone. It's got to be just right for them."

## Amenities

To further the goal of making the suites at 181 Davenport just right, Mizrahi has incorporated amenities that every homeowner

could wish for and some that they might not even think of.

In terms of service, the concierge, valet and other uniformed staff work for Mizrahi Developments, not another company that has staff for hire. That ensures a consistent high level of service and personal relationships with the people who make a homeowner's day that much more easy and enjoyable.

The development has a catering kitchen and dining room for parties and celebrations, a private screening room, fitness centre and a suite for overnight guests so that residents retain their privacy while knowing that

their guests are well taken care of and close by.

The units are equipped with the latest in smart technology for the home, superior environmental certifications and are highly energy efficient.

These standard amenities are both visible and invisible, but they work together to make living at 181 Davenport a luxurious experience that feels just like home, only better.

**181 Davenport:**  
A midrise boutique condominium that offers European elegance in Toronto's exclusive Yorkville neighbourhood.

**Location:**  
Southeast corner of Davenport Road and Hazelton Avenue, in Yorkville.

**Storeys:** 12

**Units:** 110, with less than 40 remaining.

**Move-in date:** December 2015



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