



Artist concept

HERITAGE TOWNS IN DAVENPORT VILLAGE ONLY 2 LEFT

Construction is scheduled to begin soon on the final phase of townhomes in Davenport Village. This intimate collection of 56 traditional heritage-style 3 bedroom towns feature approximately 1650 sq.ft. on 3 levels and each includes a 240 sq.ft. private sundeck. The homes come complete with hardwood flooring, quartz countertops, integrated kitchen appliances, stacked washer/dryer laundry tub (in select suites) and lots of in suite-storage in addition to a locker and indoor parking. With only 2 left, they won't last long.

For details inquire at our Presentation Centre located at 940 Lansdowne (off Powerhouse Rd). Hours: Mon-Wed: 1-6pm and Weekends: 12-5pm or call 416-531-7760.

HERITAGE TOWNS ON THE TRAIL COMING SOON

Based on the spectacular salessuccess and market demand for the Heritage Towns in Davenport Village, we will be offering these heritage-style traditional townhomes in a prime Junction Triangle location coming later this year.

Floorplans will range from 1650 – 2000 sq.ft. on 3 levels and will feature upgraded finishes such as integrated kitchen appliances, quartz countertops, stacked washer/dryer, laundry tub (in select suites) hardwood flooring, private rooftop terraces, locker and indoor parking. Priced from \$750,000s. Stay tuned for more information and the opening of our Presentation Centre.

Register today for your Priority Preview Opportunity www.heritagetowns.ca

UNION PEARSON EXPRESS

We had an opportunity to travel on the Union Pearson Express on a recent sunny Saturday afternoon. We walked down to the NEW Bloor West GO/UP station, which is absolutely beautiful. We could have bought our tickets online, but decided not to. Arriving at the station, kiosks were available to purchase tickets by credit card or Presto. Boarding the air-conditioned train, we were promptly greeted by a friendly fare collector, who was only too happy to answer any questions and offered advice on the best fare packages for our trip. My colleagues and I were so impressed with the experience, we will not hesitate to make use of this wonderful service on future trips.

Residents of Heritage Towns on the Trail will surely appreciate being only a 5 minute walk away from the station and less than 17 minutes to the Pearson Airport and only 7 minutes to Union Station.

Neudorfer Corporation 940 Lansdowne Ave, Toronto, ON M6H 3Z4



Illustrated map of Union Pearson Express route.

- 1 Davenport Village
- 2 Heritage Towns on the Trail

Vol. 2 Issue 2

DAVENPORT VILLAGE NEWS



Welcome to the 2015 Fall edition of Davenport Village News. *There are so many exciting things happening in this "up and coming" neighbourhood, we wanted to share the news with the residents of our ever-growing community.*

Fall 2015

Photo credit: Nicolas Arnaud-Goddet

FUSE CONSTRUCTION
IN FULL SWING

INSIDE

FUSE FEATURES
& LIFESTYLE

LOFT SUITE
OF THE MONTH

HERITAGE TOWNS
UPDATE

COMMUNITY
UPDATE

“A where to buy now
NEIGHBOURHOOD
 for low-risk, high-return real estate”
 - Toronto Life Real Estate Magazine 2015 -



Toronto's 20 next BIG neighbourhoods

Did you know that the our Emerson Wallace neighbourhood is one of Toronto's 20 next BIG neighbourhoods for “low-risk, high return real estate” according to the 2015 Toronto Life Real Estate Magazine. The magazine cites a high demand among the city's creative class, who are moving into the area and turning it into an eclectic mix of restaurants, shops and cafes.

Further spurring the rejuvenation of the area in general and Dupont Street in particular is the recent sale of the **Galleria Mall** to Freed Developments, who word has it, is planning a complete overhaul of the property turning it into a mixed use condo tower with retail / commercial space.

Just to the east along Dupont at the corner of Shaw, the current **Sobey's** site, a development proposal for two 11 storey towers with 393 residential units and 2 levels of street retail and commercial space is also in planning stages. **Exciting times to come!**

To read recent stories about Davenport Village, go to fusecondos.com/news.php

**FUSE UPDATE:
 Construction In Full Swing**

If you've been past the site at the northwest corner of Dupont and Lansdowne, you'll have noticed 2 cranes busily working away on the 2 towers. FUSE 1 is now up to the 25th storey and FUSE 2 is “out of the ground”. The windows on the historic loft podium have been removed and the interior gutted in preparation for retail tenants Metro and Shoppers Drug Mart and the construction of the loft suites. Typically once the tower is out of the ground, construction will progress at roughly 1 week per floor. Precast has already been completed on the

north side of the retail portion of the building and up to the 10th storey on FUSE 1 tower this week. Windows and doors come next with the goal of closing the building envelope before the winter months. In the meantime, work on the interior continues with plumbing, electrical and the drywall. (Photo on cover)

**FUSE
 FEATURES
 & LIFESTYLE**

FUSE 1 is now over 90% sold. This 27-storey glass and stone tower is the first of a 2 tower master planned community sitting atop a 4 level podium featuring a 24 hour a day Metro grocery store and a Shoppers Drug Mart.

Perfect for those cold winter days when you just don't feel like going out. FUSE 2, the 23-storey cousin of Fuse 1 offers a wide selection of 1 bedroom, 1 bedroom + den, 2 bedroom and 2 bedroom + den designs starting from \$239,900.

Residents of each tower of FUSE will be able to take advantage of their private 5,000 sq.ft. indoor amenity space including a fully equipped Wellness Gym, Yoga Studio, multi-purpose Activity Room with billiards, cards and board game area, lounge/library, theatre and an event/party room with a fully equipped kitchen that opens onto an outdoor landscaped terrace area (see below). What a lifestyle!



With over 70% of the suites priced below \$300,000, including stainless steel appliances, granite countertops, ceramic backsplash, laminate flooring and expansive balconies and patios, FUSE is truly Toronto's best condo value.

Sales have been brisk, so don't delay. Make your way to the Presentation Centre to take advantage of a wide selection of suites still available at PRE-CONSTRUCTION PRICES.

Occupancy slated for early 2016.

**FUSE
 LOFTS**

Located in the historic building fronting along Dupont Street, these 1 bed and 2 bed loft suites range from 543-708 sq.ft. with prices starting from under \$300,000. Choose from suites featuring ceiling heights ranging from 12' to 14'6" including skylights and/or roof terraces.

Occupancy slated for 2016.

Call or visit our new Presentation Centre located on Lansdowne Ave south of Dupont just north of the Dollarama. 416-534-4444. Hours: Mon-Wed 1pm-6pm, Sat & Sun 12pm - 5pm.

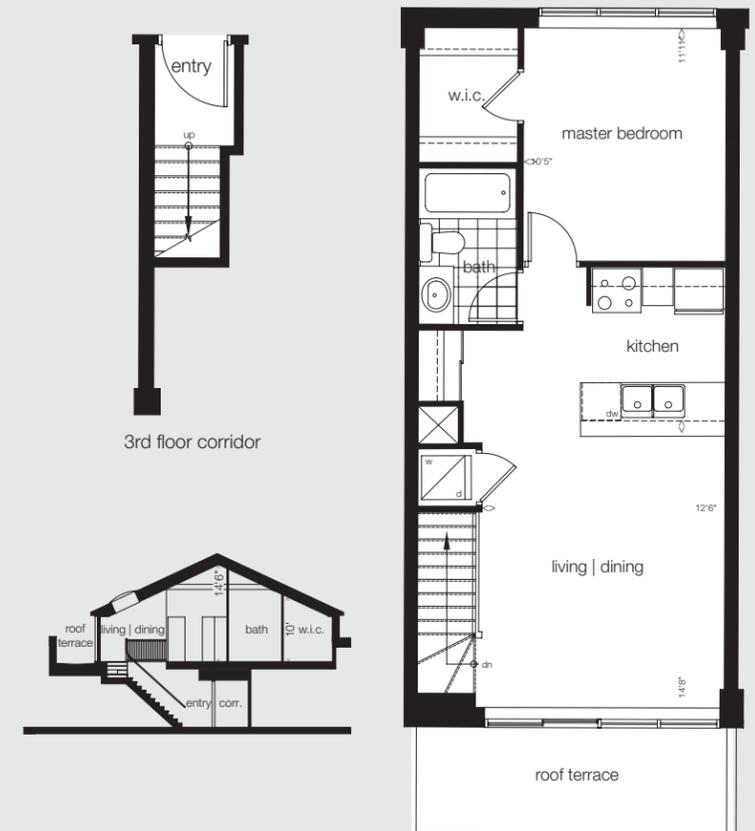
Suite of The Month

**ONE BEDROOM
 647 sq.ft.
 PLUS 100 sq.ft. Terrace**

This one-bedroom loft suite is a great choice for a single professional, young couple or anyone looking for a pied-à-terre in the city.

As you enter your loft suite, the gallery wall is a perfect place to showcase your favorite photos or artwork.

An open concept living, dining and kitchen area complete with breakfast bar offers efficiency and flexibility. Massive windows and a skylight brings in lots of natural light. The large roof terrace off the living room is ideal for outdoor entertainment or relaxing with the libation of your choice. Not to mention, convenient in-suite washer/dryer means no more running to a shared laundry room.



**1 BED
 FROM \$338,900**

*Prices, sizes and specification subject to change without prior notice. E.&O.E. 2015.



**FUSE
 Presentation Centre**

For more information on this and other available floorplans visit the Presentation Centre located on Lansdowne Ave south of Dupont just north of the Dollarama.

416-534-4444. Hours: Mon-Wed 1pm-6pm, Sat & Sun 12pm - 5pm. Closed: Thursday & Friday.

fusecondos.com

fuse Sales Centre	Dupont St.	Dufferin St.
	Lansdowne Ave.	
	Wallace Ave.	
Lansdowne TTC	Dufferin TTC	
	Bloor St.	