



Davenport VillageNews

Vol. 2 Issue 2

Welcome to the 2014 Fall / Winter edition of Davenport Village News.

There are so many exciting things happening in this up and coming neighbourhood, that we wanted to share the news with the residents of our ever-growing community.



*Artist's Rendering

INSIDE

FUSE: UNDER CONSTRUCTION

NEW RELEASE OF LOFTS

SUITE OF THE MONTH

COMING SOON

"A where to buy now neighbourhood for low-risk, high-return real estate"

- Toronto Life Real Estate Magazine 2014 -

Did you know that our neighbourhood is one of Toronto's 20 next BIG neighbourhoods for low-risk, high return real estate according to the 2014 Toronto Life Real Estate Magazine. They cite a high demand has among the city's creative class, who are moving into the area and turning in into an eclectic mix of restaurants, shops and cafes. Could this be Toronto's next Queen West?



FUSE: Now Under Construction

If you've been past the site at the North west corner of Dupont and Lansdowne, you'll have noticed that demolition of the rear portion of the old historic building is complete as well as the excavation and shoring just to the north. With the installation of the crane some weeks ago, the foundation formwork is underway and the level parking garage is expected to be completed by mid to end of January 2015.

From that point, construction will progress at roughly 1 week per floor. Windows and precast will be applied to the lower floors as the floors continue to be completed. By June 2015, we should see the roof in place on both towers.

As well construction is underway on the interior of the remaining portion of the historic building fronting onto Dupont and north on Lansdowne in preparation for Metro and Shoppers Drugmart.

Fuse 1 is now over 90% sold. This 27-storey glass and precast tower is the first of a 2 tower master planned community sitting atop a 2 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 including **stainless steel appliances, granite countertops, ceramic backsplash, laminate flooring** and balconies and patios.

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 terrace area. What a lifestyle!

Occupancy slated for early 2016.

1 BED FROM \$229,900



Pre-construction pricing still in effect.



Announcing the New Release of 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

TWO BEDROOM

593 sq.ft.

plus 68 sq.ft. Balcony

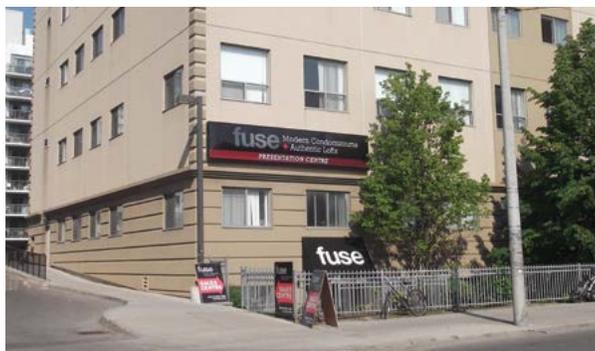
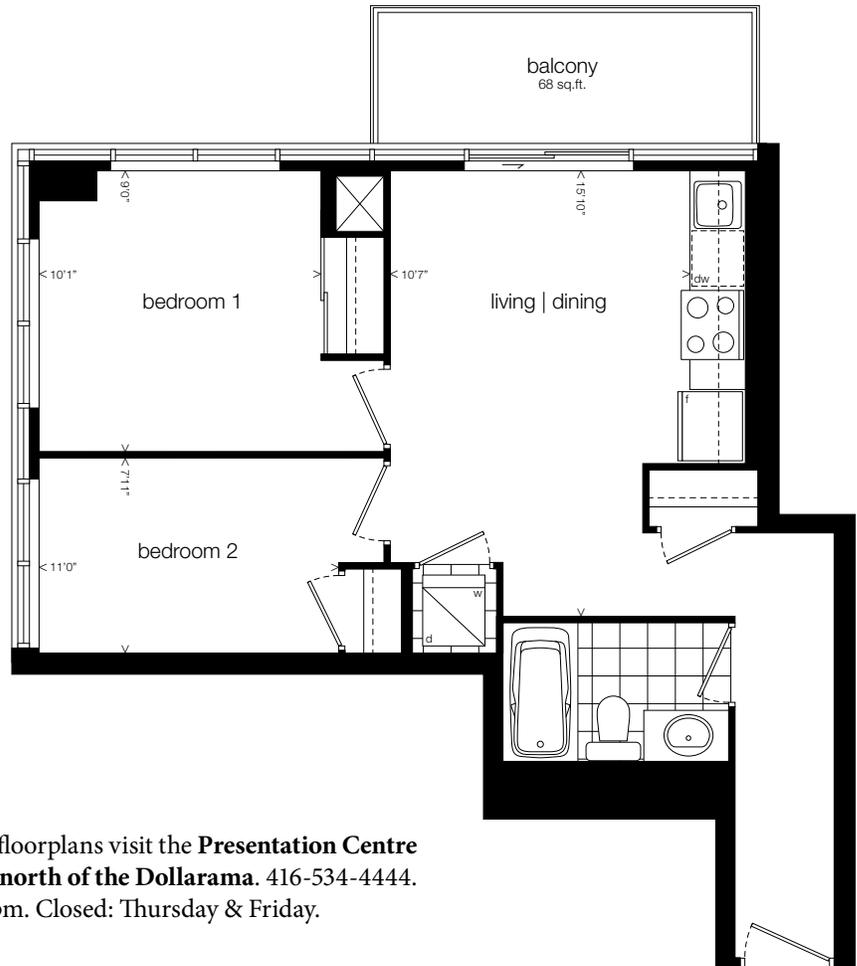
This two-bedroom is a great choice for a young couple, single professional, or an empty nester looking for a city pied-à-terre.

The open concept living area with linear kitchen (the big trend in trendy condo designs) allows for flexibility of use with a stacked washer/dryer conveniently located near the bedrooms and kitchen. No more running to a shared laundry room.

The gallery wall as you enter is a perfect place to showcase your favorite photos or artwork.

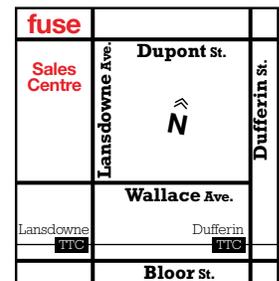
The balcony off the living room is ideal for a bistro set and some flowering container plants, so you can create the perfect coffee-sipping spot outdoors.

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.



FUSE Presentation Centre Relocation

To make way for construction start, we've moved the Presentation Centre down ½ block south on Lansdowne Avenue just north of the Dollarama. Drop in and check out our new digs. Hours: Mon-Wed 1pm-6pm, Sat & Sun 12pm – 5pm. Closed: Thurs & Fri.



Holiday Hours: Presentation Center closed Dec. 24th - Jan 2nd.

Make A Friend A Neighbour Program

Introduce a friend, relative or colleague to our Presentation Centre and if they decide to purchase a new home at the Fuse or The Brownstones 5, you will receive a **\$1000 referral fee**. Refer more than one person and you will receive \$1000 for every referral that purchases. This is a new program effective November 1/2014. For complete details, please contact our Presentation Centre.

The Fuse: 416-534-4444 **Brownstones5:** 416-531-7760

Electric City / Upside Down Condos

Both Electric City (812 Lansdowne Ave) and Upside Down Condos (816 Lansdowne Ave) have now registered. Congratulations to our new residents and welcome to the neighbourhood!



Summer 2014



November 2014



Construction is nearing completion at Brownstones 5 with occupancies now in progress. If you or anyone you know is interested there is **still 1 unit available**, but it won't last long. For details inquire at our Presentation Centre located at 940 Lansdowne (off Powerhouse Rd). Hours: Mon-Wed: 1pm-6pm and Weekends: 12pm-5pm or call 416-531-7760.

COMING SOON Heritage Towns at Davenport Village

Just to the east of the townhomes of Brownstones 5, this intimate collection of only 58 traditional heritage-style brick townhomes will be the final phase of townhomes in Davenport Village. The units are approx. 1500 sq.ft. on 3 levels and will feature **Indoor Parking, super-size Rooftop Terraces, Ensuite Bathrooms, Stainless Steel Appliances, Granite Countertops and Hardwood flooring**. Priced from the low to mid \$600,000's.

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

Presentation Centre Opening Winter 2015.



Balzac's is Coming to Davenport Village

Residents of Davenport Village may have noticed that the historic Powerhouse Building, at the corner of Powerhouse Rd and Foundry Ave, is undergoing a facelift. The brickwork is being scaled and sandblasted in preparation for new retail tenants. In fact, it has now been confirmed that Balzac's Coffee Roasters is planning to open on the east side of the building in 2015. With its exposed brick, mezzanine level and a large patio this café will be reminiscent of their iconic Distillery café. Negotiations are also underway to bring a local pub next door to Balzac's. How exciting is that – soon all the convenience of an urban lifestyle just a short stroll from home.