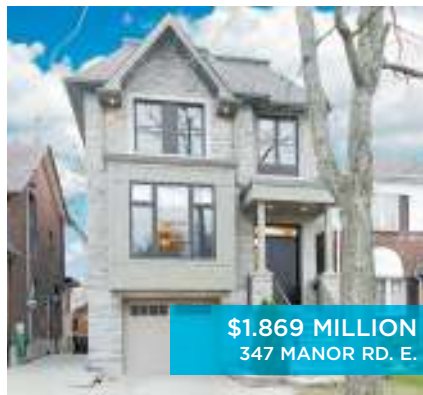




**\$1.949 MILLION**  
414 MANOR RD. E.



**\$1.659 MILLION**  
714 HILLSDALE AVE. E.



**\$1.869 MILLION**  
347 MANOR RD. E.

## Midtown without Rosedale prices

Davisville Village awash in romantic restos and historic homes

by Jennifer Cheng

Davisville Village got its name from the area's first postmaster, John Davis, who helped found Davisville Public School in 1860. His grandson Jack ran the village's first post office in a two-storey building, now housing a Starbucks. Today's Davisville area, which was once divided into northern and southern districts, has two official neighbourhoods split on Mount Pleasant: the affluent west and family-friendly east.

### VIBE

This midtown neighbourhood has a small-town feel with English cottages and Edwardian-style houses, mostly built in the 1920s, each with its own charm, from painted porches to rope swings. Residents oscillate between two key demographics: seniors (many have lived in the same house for a few decades) and young families (which explains why it's been said that Davisville Village has "the most active storks in the city").

### COST

The average price of housing is about \$825,000, so expect a midtown address with more affordable prices than Rosedale. It's the last pocket off Yonge to find a home for under \$1 million, although some can reach \$2 million.

- The custom-built brick and stucco home at 414 Manor Rd. E. is the epitome of modern geometric linear design. It's also under a year old and priced at \$1.949 million.
- At 714 Hillside Ave. E. is another new, four-bedroom home distinguished from neighbouring residences by its height. The price: \$1.659 million.
- The two-storey stone and stucco home at 347 Manor Rd. E. is listed at \$1.869 million and brings tall building romance à la Nano Design Build.

### COMMUNITY

The area abounds with kid-centric features, like June Rowlands Park's wading pool and playground. There's

lots of fun to be had by the grown-ups, too, at the local baseball diamond and six tennis courts operated by the Davisville Tennis Club. The historic Regent and Mt. Pleasant theatres, which date back to the 1920s, three libraries and the scenic Mount Pleasant Cemetery are also nearby.

### GRUB

The influx of romantic restaurants and cosy cafés only add to the area's friendly, family-oriented character. The French pastries at Jules Café Patisserie are divine; the cuisine at Positano Restaurant is of the Amalfi coast; and the chef at Café Pleiade, a favourite among the Mt. Pleasant crowd, is a published poet.

### SHOPS

Davisville Village's shopping district is bunched on Mt. Pleasant Road, where couture lovers linger over the three floors of designer brands at Second Nature Boutique, while kids play with toys at Simon Says.

### WALKABILITY

Homes in Davisville Village rank in the "very high" range on the walkability scale, thanks to the proximity of local schools, shops and restaurants as well as public transit.

### COMMUTE

Davisville Village is bordered by four major roads with easy access to the subway, not to mention Highway 401 and the Don Valley Parkway. Oh, and sidewalks aren't wide, but cars actually give way to pedestrians here.

### SCHOOLS

This area is home to a number of fine public schools, such as Maurice Cody Junior Public School, which boasts the Discovery Gardens with a council ring, a spiral garden and a meadow woodland garden.

**Audi Uptown has three great reasons to take advantage of a limited time offer.**



2015 Q3 2.0 TFSI® quattro® Technik Tiptronic

**2015 Audi Q3 2.0 TFSI Progressiv**

Lease for  
**\$398\***  
/month for 48 months

Lease from  
**3.9%\***  
with \$3,688 down



2015 Q5 3.0 TFSI quattro Technik

**2015 Audi Q5 2.0 quattro Komfort**

Lease for  
**\$498\***  
/month for 48 months

Lease from  
**3.4%\***  
with \$4,688 down



2015 Q7 3.0 TFSI quattro Vorsprung Edition

**2015 Audi Q7 3.0 quattro Progressiv**

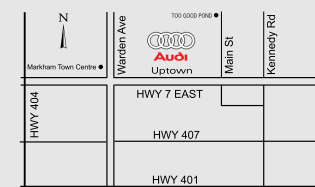
Lease for  
**\$698\***  
/month for 48 months

Lease from  
**3.4%\***  
with \$4,688 down

Available Audi Care Service and Maintenance Package for up to 5 years / 84,000 km.

**Hurry in! Offers End June 30th**

**Audi Uptown**  
Finest Cars. Finest Service.



**Audi Uptown**

The Finest Cars, The Finest Service  
Division of DFC Auto Group

**Audi Uptown**  
4080 Highway 7 East  
Markham, ON L3R 1L4  
Tel: (905) 513-8820  
Tel: (416) 961-6820  
www.audiuptown.com

©2015 Audi Canada. Limited-time lease offers available through Audi Finance on approved credit, on select new and unregistered 2015 Audi Q3, Q5 & Q7 models. Example: \*Lease a 2015 Q3 2.0 Progressiv with a base price of \$37,895 (Q5 \$44,695/Q7 \$61,295) which includes freight and PDI+ (\$2,095) at 3.9% (Q5/Q7-3.4%) APR for 48 months, with monthly payments of \$398 (Q5-\$498/Q7-\$698) per month. Air cond. tax (\$100), EHF for tires (\$29.20), PPSA (\$51.50), OMVIC (\$5), \$500 security deposit (Q5-\$550/Q7-\$700), Dealer Admin Fee (\$295) at signing, \$3,688 (Q5/Q7 \$4,688) down payment. License, insurance, registration, options, and applicable taxes are extra. The total lease obligation is \$22,792 (Q5-\$28,592/Q7-\$38,192) excluding taxes. 12,000/year kilometre allowance; charge of \$0.25/km for excess kilometres. Offers only valid on transactions dated June 1, 2015 to June 30, 2015. Offers end June 30, 2015, and are subject to change or cancellation without notice. Models may not be exactly as shown, some extra cost options may be shown.