

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



122 Walmer Road

This property has it all!

- FEATURING:** Renovated and restored Plex. Easily returned to a stately single family home with basement suite. Main floor one bedroom apartment. Upper glorious 2 level (2nd and 3rd floors) owner's unit. Deep sunny back yard and landscaped front garden.
- LOCATION:** Located on the best block of a prime Annex street..
- SCHOOLS:** Huron Public School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.
- PARKING:** Multiple car parking in driveway.
- LOT SIZE:** 33.33 feet X 127.46 feet
- TAXES:** \$6,718.97 (2005)
- OFFERED AT:** **\$849,000**

MAIN FLOOR

1 Bedroom apartment or can be converted to grand principal rooms

Foyer	1.46 x 3.20m	☞ Hardwood floors.
Living Room	4.72 x 6.02 Irreg.	☞ Hardwood floors, bay window, plate-rail moulding, fireplace, wall sconces, high baseboard.
Dining Room/ Bedroom	3.63 x 4.55m	☞ Hardwood floors, closet with French doors.
Bathroom	1-3pc.	☞ Slate floors, tiled shower stall.
Kitchen	3.35 x 4.44m	☞ Eat-in, renovated, pine floors, new cabinets, country tiled countertop with corner sink, wainscotting, low-voltage pot lights.
New Appliances:		☞ 1 fridge (Frigidaire), 1 stove (Maytag), fan hood.

BASEMENT UTILITY AREA

Laundry Room	1.94 x 4.47m	☞ Painted concrete floors.
Appliances:		☞ Kitchen aid washer and dryer.
Furnace Room	2.40 x 2.48m	

BASEMENT FRONT BACHELOR APARTMENT

Currently rented for \$725 per month

Living/Dining/ Kitchen	3.81 x 5.08m	☞ Carpeted, low voltage pot lights.
Bathroom	1.38 x 2.67m 1-3pc.	☞ Ceramic tiled floors, pedestal sink, separate shower stall, wall mirror.

BASEMENT REAR APARTMENT

1 Bedroom rear apartment (currently owner occupied).

Living/Dining/ Kitchen	4.90 x 3.20m	☞ Pot lights, ceramic tiled floors, carpeted.
Appliances:		☞ Admiral stove, GE fridge.
Bedroom	3.45 x 2.59m	☞ Carpeted, double closet, spot lights.
Bathroom	1.73 x 1.50m 1-4pc.	☞ Pedestal sink, ceramic tiled floors.

UPPER OWNER OCCUPIED SECOND AND THIRD FLOORS

SECOND FLOOR

Living Room	3.71 x 5.99m	☞ Fireplace, hardwood floors, bay window, wall sconces, plate rail mouldings.
Office/Bedroom	3.68 x 3.63m	☞ Built-in computer desk, window bench, bay window.
Dining Room	3.68 x 4.65m	☞ Curved ceiling, hardwood floors, French doors with stairway to yard, wall sconces, plate rail moulding.
Bathroom	2.41 x 2.44m 1-4pc.	☞ Claw-foot tub, moulded ceiling, low voltage pot lights, pedestal sink, country floor tiles, large closet.
Eat-in Kitchen	3.66 x 3.12m	☞ Large pantry, hardwood floors, built-in Magic Chef gas stove, Kitchen Aid fridge, built-in Maytag dishwasher.

THIRD FLOOR

Master Bedroom	4.67 x 5.00m	↻	13' high cathedral ceilings, skylight, double French doors to Juliette balcony, tall double closets with organizers.
Ensuite Bathroom	2.41 x 4.95m	↻	Tall cathedral ceilings with skylight, separate shower stall with glass blocks, large vanity with marble countertop & 2 under the counter sinks, built-in large mirrored medicine cabinet, Aeromax whirlpool tub with marble top tub surround.
Bedroom	3.66 x 4.24m	↻	Hardwood floors.
Laundry Room	3.45 x 1.39m	↻	Hardwood floors, skylight, low voltage pot lights, built-in shelves, built-in Frigidaire washer/dryer.
Stairway	1.86 x 3.53m	↻	Tall cathedral ceilings with skylight.

Inclusions:

All electrical light fixtures (except chandelier in upper unit kitchen), window coverings, broadloom where laid, central air conditioning.
4 fridges, 4 stoves, fan hood, 2 washers, 2 dryers, built-in Maytag dishwasher

Information as per Seller:

- ↻ 2004—new roof was installed with designer (two pane) shingles
- ↻ Professional landscaping plan developed by ACME for front and backyards. Front plan built in 2000.
- ↻ 2005—entire brickwork was professionally cleaned and repaired, comprehensive pointing was completed
- ↻ Main floor apartment was renovated and upgraded in 2005

For Further information, please contact

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