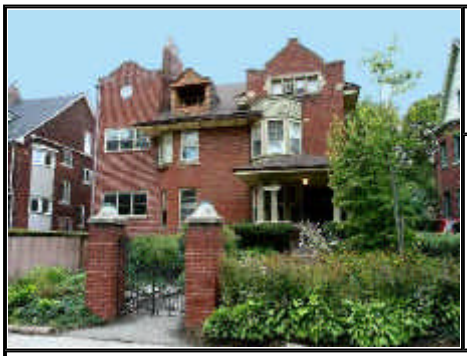
Prepared by MEILING YEUNG, Administrator
SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE
358 Davenport Road, Toronto, ON M5R1K6
416-966-0300
6/29/2011 12:01:22 PM



126 Walmer Rd **$2,290,000**
Toronto, Ontario M5R2X9 C02 115-18-P
SPIS: N **Taxes:** $12,931.98/2010

Detached		**Fronting On:**	W	**Rooms:**	22+3
3-Storey		**Acreage:**		**Bedrooms:**	9+1
Dir/Cross St:	Spadina/Bernard			**Washrooms:**	7
Lot:	57X127 Feet			2x4xMain, 1x4x2nd, 1x3x2nd, 2x4x3rd, 1x3xBsmt	
Lot Irreg:					

MLS#: C2117741 **DOM:** 30 **Possession:** 90 Days/Tba
PIN#: **Contract Date:** 5/30/2011

Kitchens:	4 + 1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y			**Cable TV:**	**Hydro:**
Basement:	Apartment	**Drive:**	Private	**Gas:**	**Phone:**
		GarType/Spaces:	Attached/5	**Water:**	Municipal
Fireplace/Stv:	Y	**Parking Spaces:**	5	**Water Supply:**	
Heat:	Gas	**UFFI:**		**Sewers:**	Sewers
	Water	**Pool:**	None	**Spec Desig:**	Unknown
CAC:	N **Central Vac:**			**Farm/Agr:**	
Apx Age:				**Waterfront:**	
Apx Sqft:				**Retirement:**	
Assessment:					
Elevator:	**Laundry Lev:**				

#	Room	Level	Dimensions (m)				
1	Living	Main	8.51 x	4.34	Beamed	Skylight	Fireplace
2	Dining	Main	6.15 x	3.94	Sunken Room	Slate Flooring	
3	Kitchen	Main	4.72 x	3.99	Bay Window	Eat-In Kitchen	Slate Flooring
4	Br	Main	5.05 x	3.94	Fireplace	Closet	Hardwood Floor
5	Bathroom	Main	3.58 x	3.45	Double Closet	Combined W/Den	Skylight
6	Master	Main	5.05 x	4.11	His/Hers Closets	W/O To Deck	4 Pc Ensuite
7	Living	2nd	3.61 x	3.02	Combined W/Dining	W/O To Deck	Hardwood Floor
8	Kitchen	2nd	3.12 x	2.31	Granite Counter		
9	Br	2nd	4.19 x	3.07	Closet	Hardwood Floor	
10	Br	2nd	3.94 x	3.30	Bay Window	Double Closet	Hardwood Floor
11	Living	3rd	6.73 x	4.76	Combined W/Dining	W/O To Balcony	Cathedral Ceiling
12	Kitchen	3rd	2.92 x	2.79	Ceramic Floor	Ceramic Back Splash	

Annex Mansion. 4 Self-Contained Units + Basement. Main: Massive 2300 Sq'. Ground Floor Owner's Suite. 3 Bedroom + Den, 2 Baths. Walkout To 2 Decks & Gorgeous Landscaped Garden. 2nd: 2 Bedroom Apartment, Walkout To Deck. Upper: Glorious 3 Bedroom + Den, 2 Bath Unit. Hardwood Floors, Cathedral Ceilings. South Unit: Bright & Modern Multi-Level Unit. 2 Bedrooms, Family Room + Den. Basement Self-Contained.

6 Fridges, 4 Stoves, Cook-Top, B/I Oven, 4 Dishwashers, 3 Washers, 3 Dryers, Elf's (Not Belonging To Tenants), Window Coverings, 3 Hwt(R), 1 Hwt(O), 4 Hydro Meters. Exclude: Elf In Kit & Dining, Wall Sconces In Dining Room (Main Flr)

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE 416-966-0300

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