

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



146 Walmer Road

“Stately Renovated Annex Edwardian”

FEATURING: Detached 3 storey, 6 bedrooms, 5 luxurious baths. Surrounded by grand homes. Prestigious Annex tree-lined street. Near Bloor Street shops & subway. Restored to original grandeur. Luxury finishes throughout. Grand foyer. Formal living and dining rooms. Upscale kitchen with granite island, top of the line appliances. Travertine floors. Main floor bathroom. Master suite. Ensuite spa-bath, his+hers closets. 2nd floor family room. Fireplace, large bay window. Landscaped front yard. Large fenced back garden

LOCATION: Located on the best block of a prime Annex street.

SCHOOLS: Quality private & public schools. Huron Street Jr PS, Jesse Ketchum Jr & Sr PS, Harbord Collegiate (High School), Hawthorne Alternative School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessory, Waldorf School, George Brown College. University of Toronto.

LOT SIZE: 33 feet x 127.40 feet

TAXES: \$6,356.07 (2006)

OFFERED AT: **\$1,790,000**

Main Floor

Foyer	3.66 x 2.92m	☞ Granite & marble floors, stained and etched glass window, Coat closet.
Living Room	5.31 x 3.91m	☞ Hardwood floors, cove ceiling, gas fireplace with antique oak mantel, pocket doors, bay window.
Dining Room	6.15 x 3..78m	☞ Hardwood floors, beamed ceiling, wood burning fireplace with antique oak mantel, pocket doors, large windows.
Kitchen	5.28 x 3.05m (Irreg.)	☞ Cherry stained maple cabinets, granite countertops, 7' island, travertine floor, walkout to covered porch and back yard. ☞ Stainless steel appliances (Bosch gas cook top), fridge, dishwasher.
Powder Room	1-2pc.	☞ Glass sink, travertine floor.

Second Floor

Family Room/ Library	4.93 x 3.91	☞ Hardwood floors, cove ceiling, ceiling fan, wood burning fireplace, bay window.
Bedroom	4.90 x 3.61m	☞ Hardwood floors, cove ceiling, ceiling fan, Bay window, large closet.
Bedroom	3.58 x3 .35	☞ Hardwood floors, ceiling fan, closet, bay window.
Bedroom	3.83 x 3.05	☞ Hardwood floors, cove ceiling, walk-out to deck, bay window.
Bathroom	1-5pc.	☞ 7' counter with double sinks, linen cabinet, marble counter, tub surround.
Laundry Room		☞ Front-load washer and dryer, storage cabinets, travertine counter and floor.

Third Floor

Master Bedroom	5.99 x 3.61m	↻ Broadloom, 2 skylights, 2 large closets.
Bath	1-4pc.	↻ Large separate shower with glass doors, large Kohler whirlpool tub, granite countertop, travertine shower, tub surround.
Bedroom	4.88 x 4.34m	↻ Broadloom, large closet, door to rooftop.
Ensuite Bath	1-3pc.	↻ Granite counter, large shower, wainscoting, travertine floors.

Basement

Separate entrance.

Recreation Room	5.08 x 2.95m	↻ Broadloom.
Workroom/ Storage	5.89 x 3.73m	
Sitting Room	2.90 x 5.36m	↻ Broadloom.
Bath	1-2pc.	↻ Travertine floor.

Inclusions:

All electrical light fixtures, fridge, stove, dishwasher, microwave, washer, dryer, gas burner and equipment, central air conditioning, all window coverings.

For Further information, please contact

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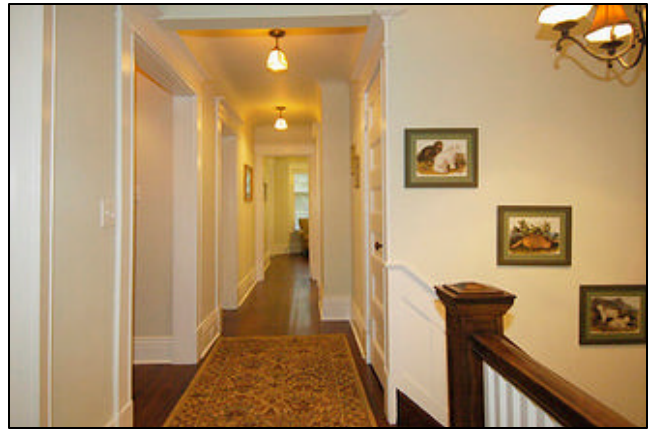
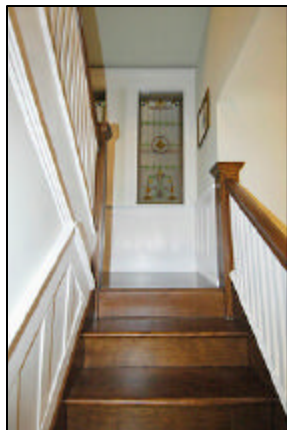
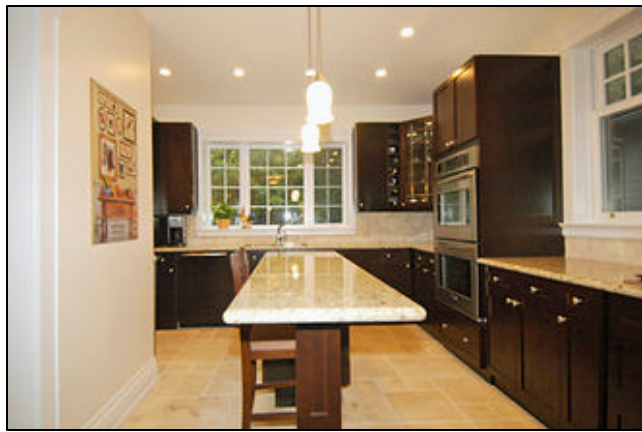
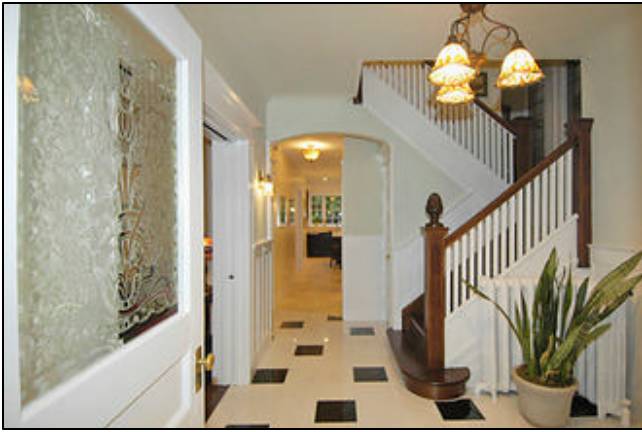
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Sutton Group-Associates Realty Inc., Brokerage

416-966-0300

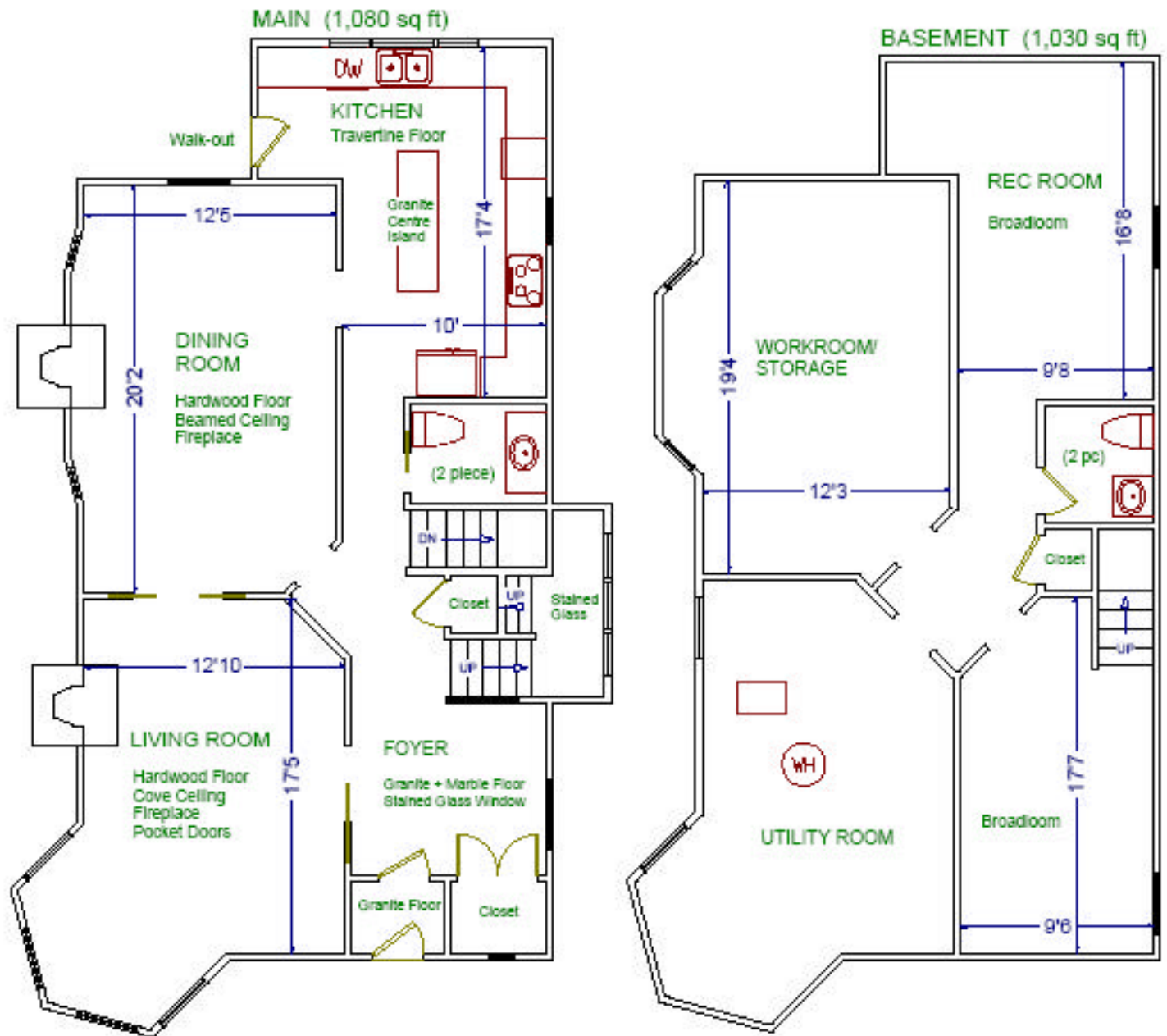
ophirasutton@rogers.com

www.ophirasutton.com





146 WALMER ROAD



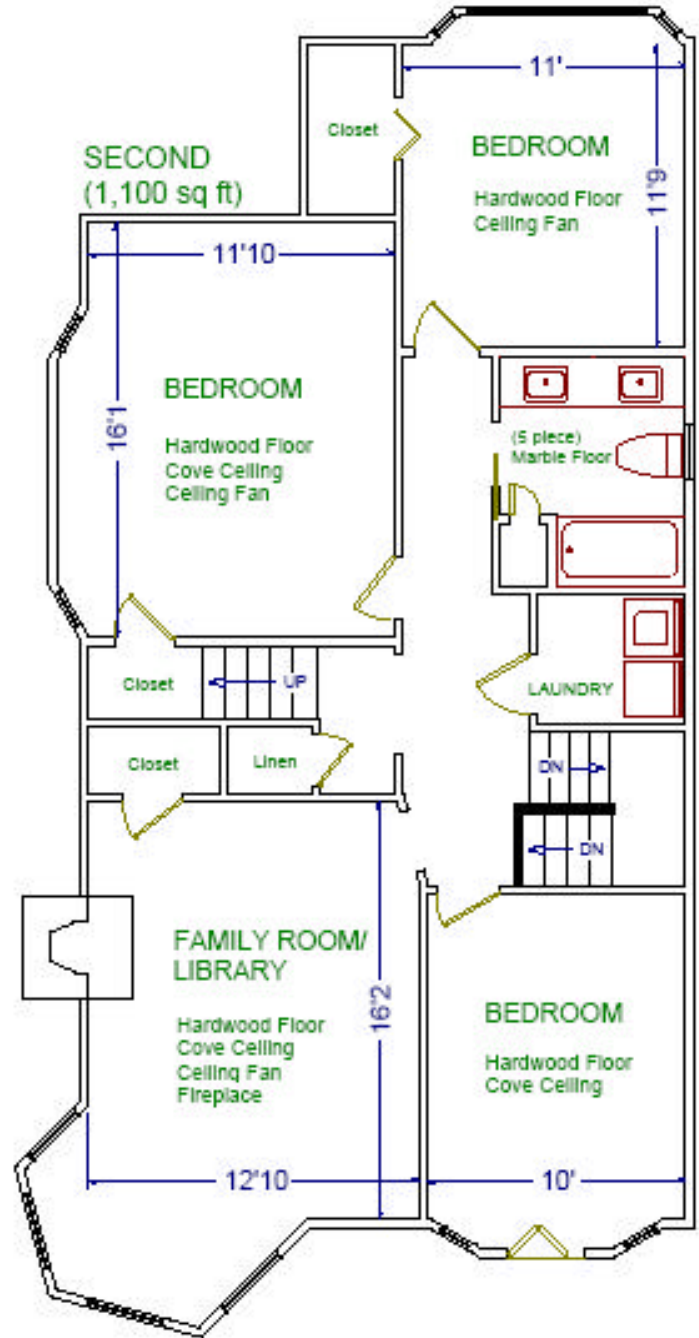
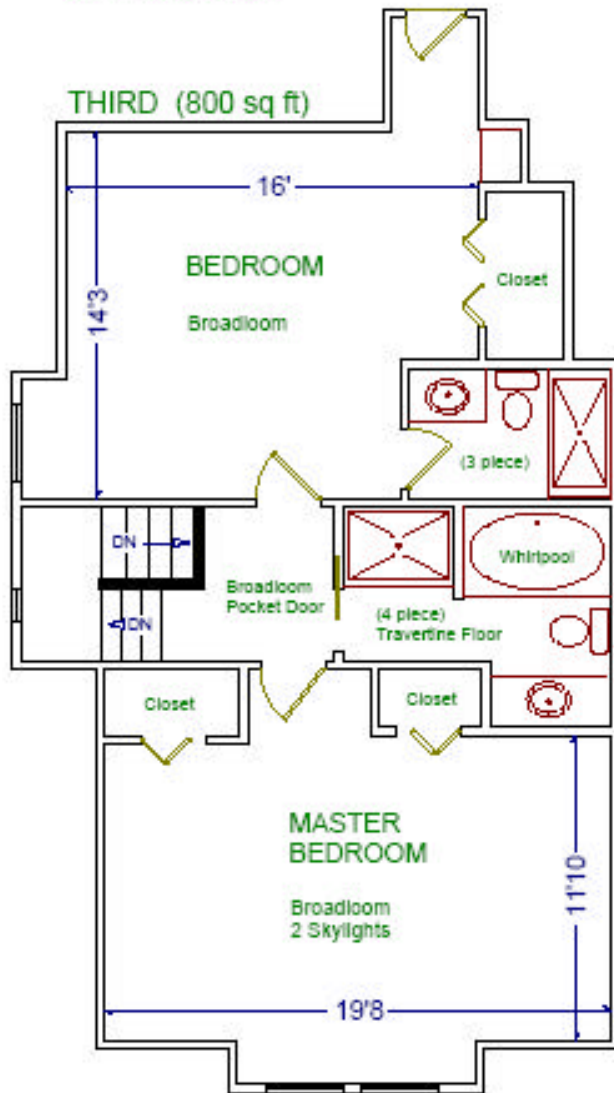
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Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

FloorPlans Unlimited (416) 765-7479