

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



59 Walmer Road
Stately Victorian Mansion

- FEATURING:** Gracefully restored, glorious century home. Built with outstanding craftsmanship. Fine architectural details. Curved windows. High ceilings. Multiple fireplaces. Impressive woodwork. Striking main stairway and rear servant stairway.
- LOCATION:** Prime Annex Street. Short walk to 2 subway lines, Bloor Street, restaurants and shops.
- SCHOOLS:** Royal St. George's, Institute For Child Study, Huron Street Public School, Palmerston (French Immersion), University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.
- LOT SIZE:** 36.42 feet x 128 feet
- TAXES:** \$8,188.88 (2005)
- OFFERED AT:** \$1,100,000.00

MAIN FLOOR

Vestibule		↻ Large arched doorway with leaded glass window and heavy panelled door, 2 arched stained glass windows.
Foyer	7.47 x 2.90m	↻ Grand stairway with ornate railings, carved banister post with antique light. Stained glass windows, ceiling mouldings, high, naturally finished baseboard, tiled floors, 2 double panelled doors with archways above.
Powder Room	1-2pc.	
Living Room	6.15 x 4.32m	↻ Large Bay window with unique stained glass transom, fireplace with ornate mantel, granite hearth and facing, hardwood floors, cornice mouldings, wall sconces.
Sitting Room	4.06 x 3.89m	↻ Curved archway, tall pillars, hardwood floors, Bay window, cornice mouldings, double panelled doors.
Dining Room	6.88 x 4.11m	↻ 2 curved windows, 18 stained glass windows, hardwood floors, fireplace with tall mantel, granite facing and hearth, cornice mouldings, hardwood floors.
Kitchen	6.07 x 3.58m	↻ Recently renovated, upscale custom maple cabinetry, extensive granite countertop, low voltage pot lights, eat-in granite sitting area, hardwood floors, opens to family room.
Appliances		↻ Amana fridge, Jenn-Air downdraft stove, built-in Kitchen-Aid dishwasher.

Rear servant stairway with ornate railings.

Family Room	4.72 x 4.14m	☞ Large pantry, gas fireplace, wall of maple built-ins (upscale custom cabinetry), hardwood floors, triple wood garden door to deck and garden.
Laundry/ Powder Room	1-2pc.	☞ Maytag washer and dryer, tiled floors and walls, pedestal sink.

SECOND FLOOR

Hallway		☞ Big light shoot with cathedral ceilings and 2 skylights over an elaborate stairway. Curved ornate railings, pine floors and high, naturally finished, baseboard.
Master Bedroom	7.19 x 4.45m	☞ Bay window, pine floors, plate rail, plaster wall sculpture, double closets.
Ensuite Bath	1-5pc.	☞ Separate shower stall, vanity with 2 sinks, pot lights, whirlpool tub, bay window.
Walk-in Closet		☞ Organisers, pot lights.
Bedroom	5.61 x 6.96m	☞ Bay window, double closet, pine floors, wall sconces, skylight, built-in shelves.
Ensuite Bath	1-4pc.	☞ 3 leaded glass windows, built-in old medicine wood cabinet, 1 pc. Toilet, tiled floors, vanity, wall sconces.
Library	6.43 x 4.62m	☞ Bay window with window seats, elaborate beamed ceilings, hardwood floors, surrounded by built-in shelves and woodwork, wall sconce, fireplace.
Utility Room	3.61 x 2.87m	☞ Wainscotting, 2 windows.

THIRD FLOOR

Bedroom/Office	9.63 x 5.82m	≈ Cathedral ceilings, skylights, pot lights, carpeted, wall of built-ins, opens to stairway.
Bedroom	5.84 x 3.53m	≈ Cathedral ceilings, skylight, carpeted, closet.
Bedroom	3.56 x 2.97m	≈ Cathedral ceilings, skylight, pot lights, carpeted, closet.
Bathroom	1-4pc.	≈ Overlooking stairway.

BASEMENT WITH WALKOUT

Concrete floors painted.

Additional information as per Vendor:

- ≈ Mechanical updated throughout, many Pella windows.
- ≈ Central air (space pac throughout the house)
- ≈ Central vacuum
- ≈ Exclude: ceiling fixtures in foyer, dining room and third floor stairway.
- ≈ Included: 1 Amana fridge, Jenn-Air downdraft built-in stove, Kitchen-Aid dishwasher, upright freezer (in basement), Maytag washer and Maytag dryer, broadloom where laid, electrical light fixtures, alarm system.
- ≈ Hot water tank (rental)

For Further information, please contact

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