

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



73 Walmer Road

"Magnificent Grand Victorian Masterpiece."

FEATURING: Annex mansion loaded with stunning historical architectural details. 4,841 square feet + 1,545 square feet finished basement. Glorious 3 storey staircase. Multiple fireplaces, 6 luxurious baths, up-scale renovated island kitchen. Master suite with fireplace, sitting room, dressing room, his & hers luxurious Ensuite baths. Mechanicals upgraded throughout including communication, security, cameras and sound. Luxury finishes throughout. One of a kind.

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 Montessori, Waldorf School, George Brown College. University of Toronto.

PARKING: Private drive and single attached garage for 3 car parking.

LOT SIZE: 50 feet x 128 feet

TAXES: \$9,466.86 (2006)

OFFERED AT: **\$2,100,000**

Main Floor

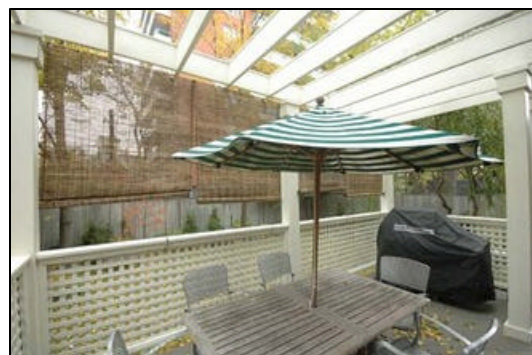
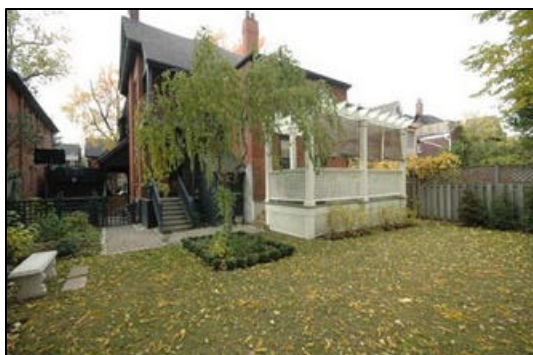
Vestibule		• Heritage door with wrought iron rail, hardwood floors, high baseboard crown mouldings.
Foyer	5.92 x 3.91m	• Hardwood floors, low voltage pot lights, palladium windows, ornate architectural grand staircase with hand carved newel posts, oak panelling, cornice mouldings, coat closet with control for sound system, security cameras and alarm system, wired for internet, cable throughout.
Family Room	5.28 x 3.07m	• Hardwood floors, tall window, wired for sound, solid oak panelled doors.
Living Room	6.40 x 4.75m	• Fireplace, double doors to family room, bay window, double solid oak doors to foyer, cornice mouldings, high baseboard.
Dining Room	5.54 x 5.36m	• Double oak French doors with bevelled glass, fireplace, chair rail, tall windows, hardwood floors, ceiling mouldings, high baseboard.
Powder Room	1-2pc.	• Marble floors.
Butler's Pantry		• Granite counter, tall cabinets, low voltage pot lights, ceramic tiled floors, cornice mouldings.
Kitchen	5.41 x 3.91m	• High end cabinetry, granite island and counters, low voltage pot lights, wired for sound, built-in bench (eat-in), wood laminate floors. • Appliances: Stainless steel, Fridge: Jenn-Air with French doors, Gas stove: Thermador professional line with 6 burners. Miele built-in dishwasher, Kitchen-air compactor. • Walkout to deck with a pergola and direct gas line for BBQ
Mud Room	3.48 x 2.36m	• Ceramic tiled floors.

Second Floor

Generous Foyer		↻ Hardwood floors, ceiling mouldings, fabulous staircase.
Bedroom	5.82 x 4.75m	↻ Fireplace, ceiling mouldings, carpeted, 2 closets, Slim Jim ductless air conditioner.
Bedroom	4.70 x 3.12m	↻ Ceiling mouldings, closet, carpeted, Slim Jim ductless air conditioner.
Bathroom	1-4pc.	↻ Deep tub with 'rain shower' shower head, solid glass shower door, large pedestal sink, greenhouse window, stackable laundry Maytag washer and dryer, ceramic tiled floors, ceiling mouldings.

Master Bedroom Suite

Bedroom	5.59 x 5.33m	↻ Air conditioned (space-pack), fireplace, wired for sound, carpeted, pull up window to deck.
Sitting Room	3.91 x 2.67m	↻ Carpeted.
Dressing Room	3.99 x 2.74m	↻ His & hers, built by California closets, walls of built-ins, carpeted.
His Bath	1-3pc.	↻ Separate shower stall with glass walls, 'rain shower' shower head, marble floors and vanity top.
Hers Bath	1-5pc.	↻ Whirlpool tub with 'rain shower' shower head, marble topped vanity and floors, glass shower door.



Third Floor

Bedroom	7.44 x 6.35m Irreg.	☞ Carpeted, gabled roof, pot lights, walk-in to library/office.
Library/Office	3.76 x 3.58m	☞ Carpeted, wall of built-in bookshelves and built-in desk, pot lights.
Bedroom	5.03 x 4.32m	☞ Gabled roof, closet, carpeted.
Bathroom	1-4pc.	☞ Large separate all glass shower stall, ceramic tiled floors, cooled with space pack, large pedestal sink, built-in tub.
Back Stairway		☞ Carpeted, linen closet.

Self-Contained Basement Unit with Walkout

Foyer	5.41 x 3.18m	
Living Room/ Dining Room	5.87 x 3.71m	☞ Carpeted, pot lights.
Bedroom	4.88 x 3.05m	☞ Pot lights, carpeted.
Kitchen	4.17 x 3.66m Irreg.	☞ L-shaped, vinyl floors, pot lights, opens to eating area. ☞ Appliances: Kitchen-aid dishwasher, electrical GE Stove.
Bathroom	1-4pc.	☞ Marble vanity counter, deep tub, ceramic tiled floors, pot lights.

General Utility Area

Laundry Room	3.25 x 3.20m	☞ Cabinets with deep tub, pot lights, vinyl floors.
Knitting Room	3.18 x 2.36m	☞ Pot lights, closet.
Pantry		☞ Slate floors, shelves.
Furnace Room		☞ Hot water radiators, 2004 hot water tank (rental), 400 amp wiring.

Inclusions:

Window coverings except master bedroom, broadloom where laid, main floor stainless steel fridge, Thermador professional line gas stove with 6 burners, Miele built-in dishwasher, kitchen-air compactor, 2nd floor washer and dryer, basement Kitchen-aid dishwasher, basement electrical GE stove, built-in shelves, central air conditioning.

Hot water tank is rental.

Exclusions:

Light fixtures in kitchen over table, light fixtures in vestibule, light fixtures in main floor front hall, Living room central fixture and wall sconces, dining room chandelier, first floor family room central light fixture, second floor central hallway light fixture, chandelier in master bedroom, master yellow bathroom central light fixture, 3rd floor bathroom light fixture over sink, window coverings in master bedroom, microwave oven in main floor kitchen, basement G.E. washer and dryer, wine fridge, LG fridge in basement kitchen.

Additional information as per Seller:

- ⌘ Built in approximately 1906. Lived in by Marian Boulton and her family until 1920
- ⌘ George Wrong 1920-1948 (who started department of Canadian history art at U of T.) and Sophie Blake
- ⌘ Restored throughout 400 amp electrical service.
- ⌘ 2 year old gas furnace with separate controls

For Further information, please contact

Ophira Sutton

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