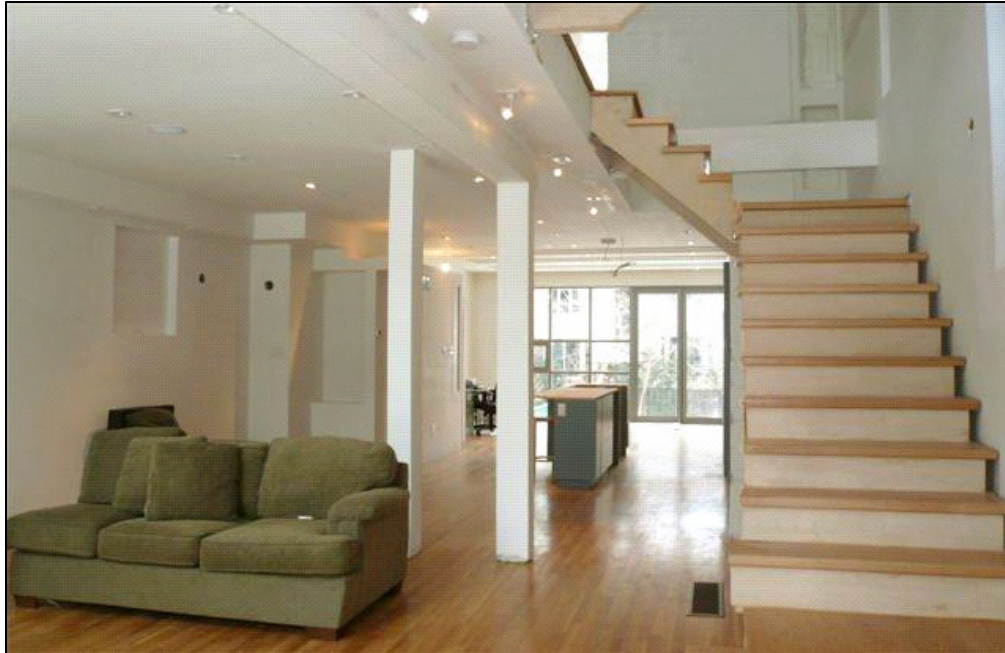


Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



93 Walker Avenue

"Sensational Custom Built Masterpiece."

- FEATURING:** Detached house. Bright deep lot. Major \$\$\$ spent on completely rebuilding the exterior, the entire roof, third floor structure and all of the interiors. Rare opportunity to customize the finishing details to reflect your taste. Contemporary design with sophisticated clean lines. Loft-like dramatic open spaces. Light filled atriums, floor to ceilings architectural windows. Self contained basement a retreat for grown up kids.
- LOCATION:** Located in the chic Yonge-St.Clair area. Quiet walk to subway and fine shops.
- SCHOOLS:** Cottingham Jr. PS, Jesse Ketchum Jr. & Sr. PS, Jarvis CI, Central Technical School, Northern SS, 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 with built-in garage.
- LOT SIZE:** 25 feet x 138 feet
- TAXES:** \$7,062.30 (2006)
- OFFERED AT:** **\$1,500,000**

Main Floor

Foyer	3.05 x 1.60m	↻ Contemporary door, transam windows and side light.
Living Room	5.84 x 3.66m	↻ 2 storey high atrium, 2 storey high floor to ceiling architectural custom windows, low voltage lights, oak floors.
Dining Room	3.66 x 3.51m	↻ Opens to kitchen, low voltage lights, oak floors.
Kitchen	4.75 x 4.04m	↻ Island Kitchen, slick laminate cabinets, oak floors, opens to Dining and Sitting areas, low voltage lights.
Sitting/ Family Area	5.08 x 3.35m	↻ Full wall of architectural custom windows and walkout, overlooking south facing yard, low voltage lights.
Powder Room	1-2pc.	↻ Oak floors.

Second Floor

Master Bedroom	5.26 x 5.05m	↻ Floor to ceiling architectural windows, oak floors, ensuite closet with natural light.
Ensuite Bath	1-4pc.	↻ Oversize Jacuzzi with perpetual headed water and steam shower.
Bedroom/ Sitting Area	4.09 x 3.81m	↻ Overlooking Living Room, oak floors, low voltage lights.
Office/ Den	2.87 x 2.54m	↻ Area opens to bright light well, overlooking living room, large custom architectural windows, oak floors, low voltage lights.

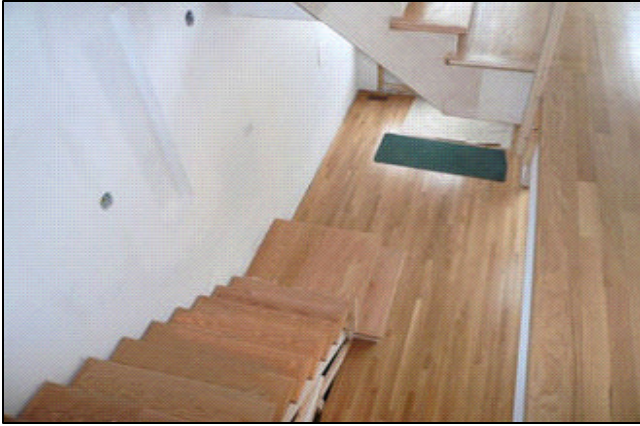
Third Floor
3-storey, light well.
Naturally lit with 3 skylights, open trade oak stairway.

Bedroom	4.88 x 4.11m	☞ 2 Dormers with architectural windows, 3 closets.
Ensuite Bath	1-3pc.	☞ Roughed in bathroom, cathedral ceilings with skylight, large shower.
Bedroom	5.11 x 3.40m	☞ Tall sliding door to a potential deck, ensuite walk-in closet.
Ensuite Bath	1-4pc.	☞ Pedestal sink.
Laundry/ Service Room		☞ 2nd furnace, skylight, roughed-in for washer and dryer.

Basement

Walkout from garage directly to the house.
Self-Contained Unit.

Living Room	6.86 x 5.11m	☞ Wall of windows, walkout to yard.
Ensuite Bath		☞ Roughed in.
Laundry		☞ Roughed in.
Kitchen		☞ Roughed in.
Garage	6.10 x 3.30m	☞ Attached garage.



Inclusions:

Existing electrical light fixtures, central air conditioning, 2 furnaces.

Additional information as per Seller:

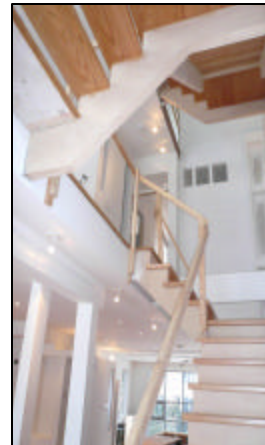
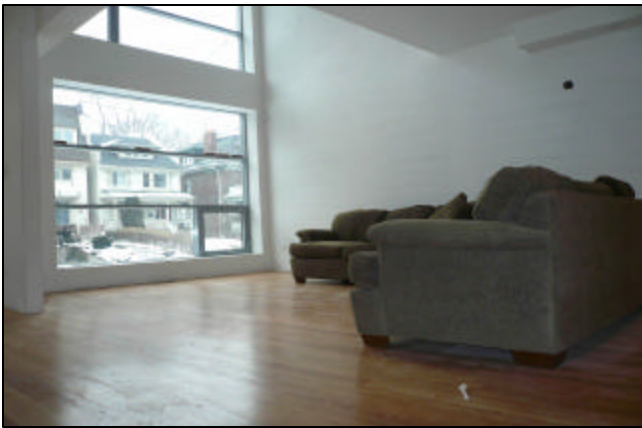
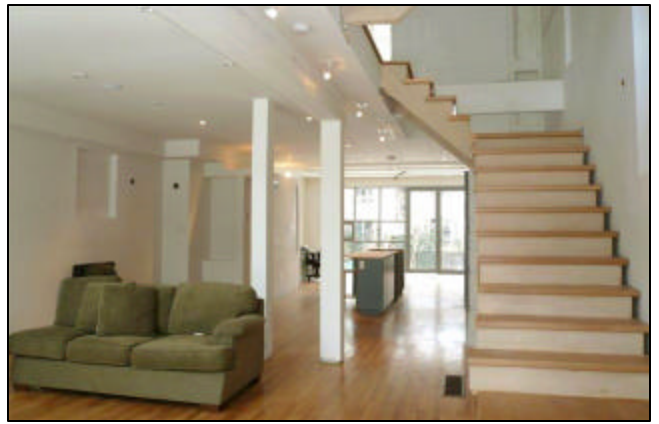
- ∞ Pre-wired stereo system with multi in-ceiling speakers
- ∞ Cable, satellite, tv, internet all pre-wired throughout the house
- ∞ 2 furnaces and a/c for energy savings
- ∞ Soaring 30ft atrium with multiple skylights

For Further information, please contact

Ophira Sutton
Sales Representative

Sutton Group-Associates Realty Inc., Brokerage
416-966-0300

ophirasutton@rogers.com
www.ophirasutton.com

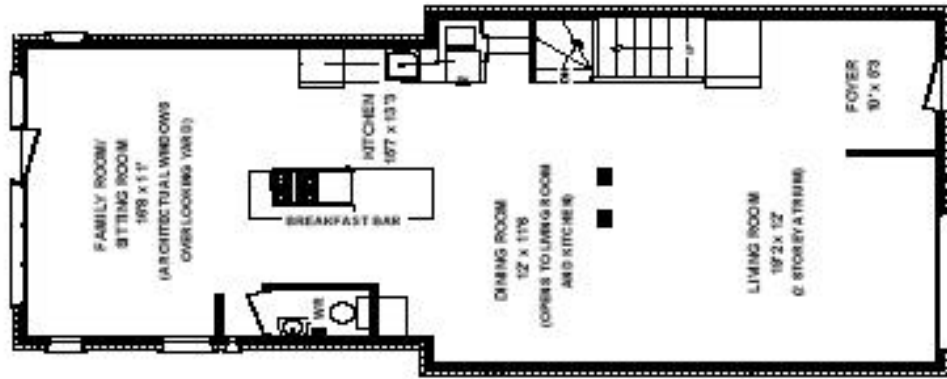




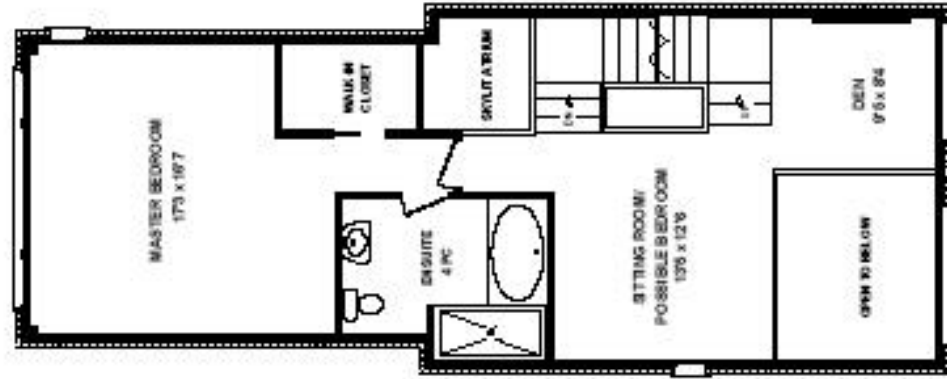
93 WALKER AVE



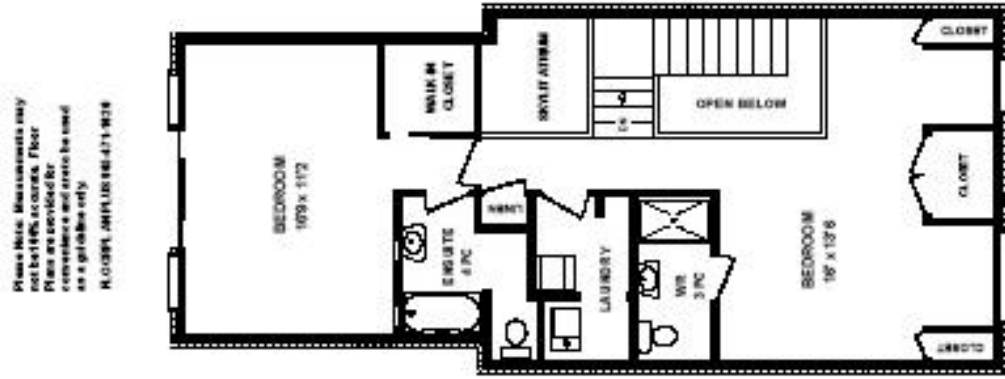
LOWER LEVEL
878 SQ. FT.



MAIN FLOOR
1079 SQ. FT.



SECOND FLOOR
1079 SQ. FT.



THIRD FLOOR
980 SQ. FT.

Please Note: Measurements may not be 100% accurate. Floor Plans are provided for convenience and shall not be used as a guidebook only.
KLOBBE AMPLUDS 981-471-9238