

144 Walmer Road

An Exclusive
Annex
Opportunity

PRESENTED BY

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Welcome Home



4+2



4.5



4



Detached

Private Driveway Lot size 45 by 128



Property Details

This is the Annex unicorn you've been waiting for sophisticated living at its finest in this fabulously renovated detached beauty.

Perfectly situated in the heart of the annex on a 45' x 128' lot. Come swoon over the soaring ceilings, contemporary design choices and quality finishes throughout.

Step into a spacious front hall with a convenient mudroom. The open concept living and dining area, featuring stunning hardwood floors and ample natural light. The living room is the perfect place to relax after a long day, with comfortable seating and a cozy fireplace. The dining area is spacious and ideal for hosting dinner parties or family gatherings.

The thoughtfully designed kitchen boasts modern appliances, custom cabinetry, and sleek countertops, making it a chef's dream come true. With plenty of counter space and storage, cooking and entertaining are a breeze.

Outside, the backyard is a private and tranquil oasis, perfect for relaxing and entertaining. It is fully fenced and features a large deck, perfect for barbecuing or enjoying a summer evening. Pool and Hot tub completely updated and renovated in 2018 and an exterior powder room for your convenience.

This beautiful second floor boasts a plethora of features that will surely capture your heart. The highlight of the floor includes three generously sized bedrooms that offer ample space for comfortable living. Each bedroom is fitted with double closets. One bedroom comes with an ensuite bathroom, providing you with privacy and convenience. Additionally, there is another modern family bath available on this floor, catering to the needs of the remaining bedrooms and guests.

The family room on this floor is an excellent space for relaxation, entertainment, and bonding. It offers a comfortable and cozy atmosphere, perfect for spending quality time with family and friends. Additionally, an office is also available, providing you with a dedicated space to focus on your work.

Overall, this second floor is the epitome of comfort, luxury, and functionality, offering everything you need for a comfortable and convenient living experience.

Escape to your private third floor primary retreat a true oasis, featuring a large walk-in closet and an en-suite bathroom. The bathroom has been completely renovated and features a luxurious soaking tub, a glass-enclosed shower, and modern fixtures.

The home's lower level offers additional living space, with a large family room, a 4-piece bathroom two additional rooms currently used as a music room and gym. There is also plenty of storage space throughout the home.

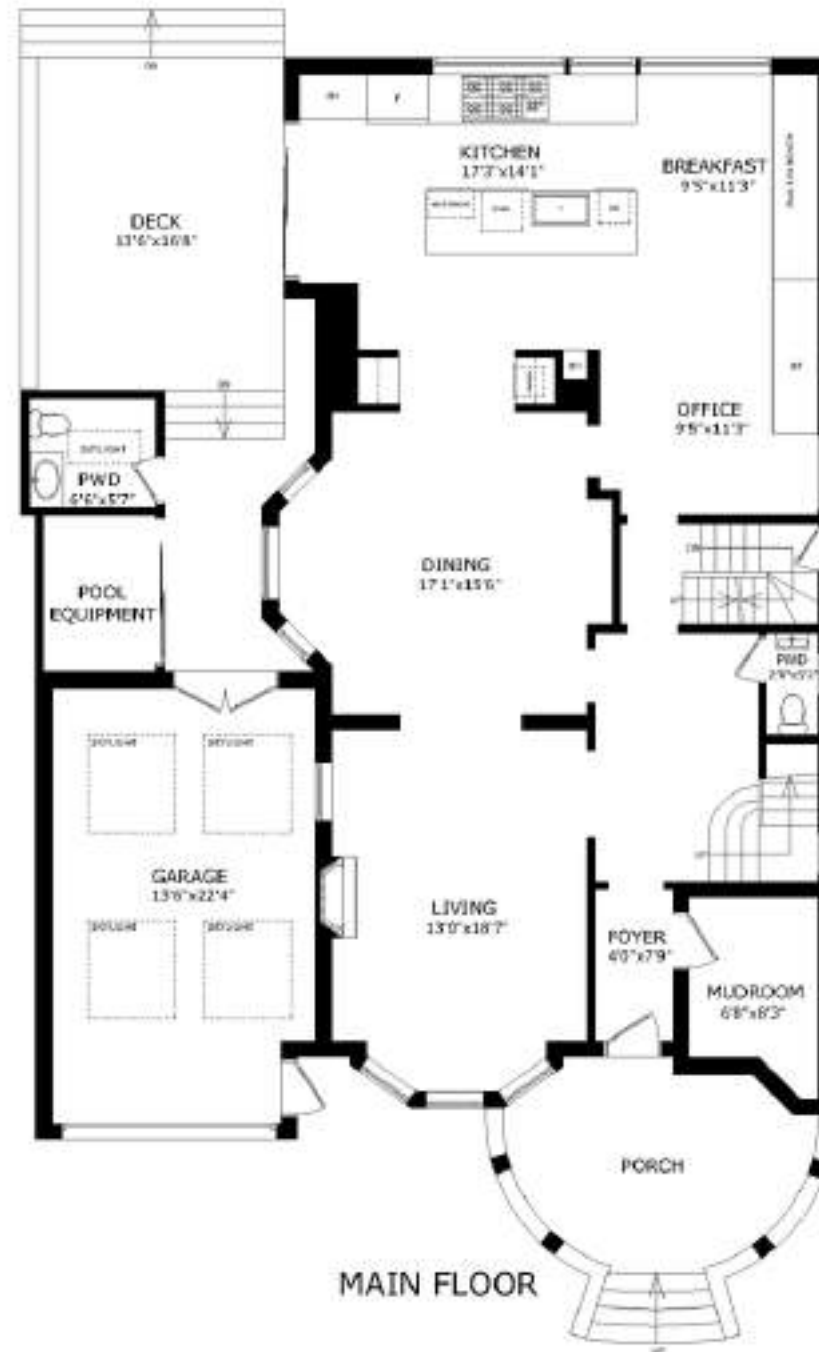
Enjoy all the modern luxuries you can imagine... in-floor heating on every level, built-in speakers and sound system, central vacuum, gas line for outdoor barbeque and fire table, Wi-Fi hotspots and pot lights throughout.

The prime location is full of conveniences: split your time easily between the Annex, Yorkville, Summerhill, Casa Loma – take advantage of the numerous shops, cafes, restaurants these amazing communities have to offer. Steps to TTC Dupont station, Toronto Public Library, Bata Shoe Museum, and the ROM. Rare opportunity to own in this highly sought-after location.





Floor Plans



SIZE AND LAYOUT ARE APPROXIMATE,
BUYER TO VERIFY SIZES.



SECOND FLOOR

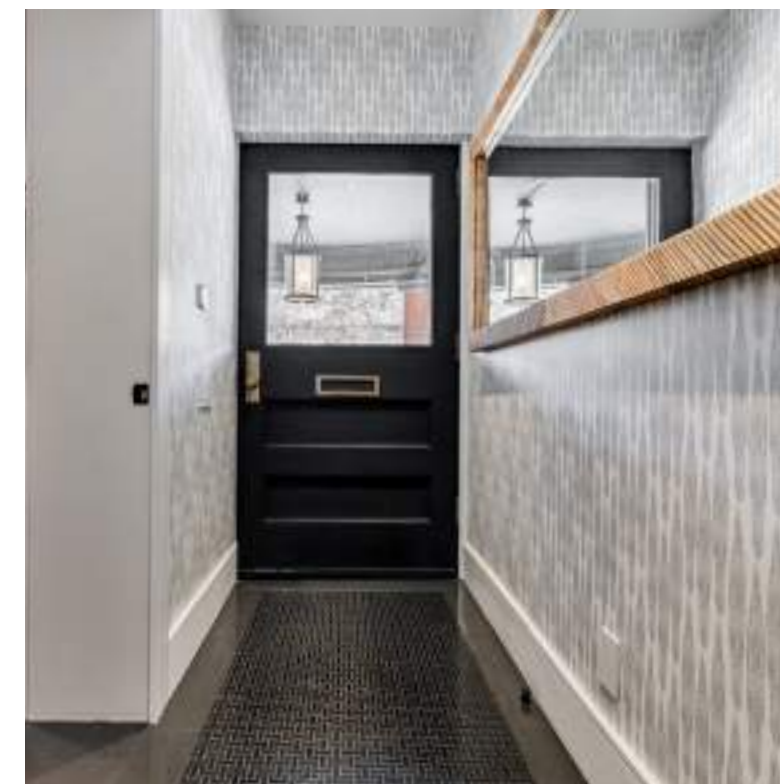


THIRD FLOOR



BASEMENT







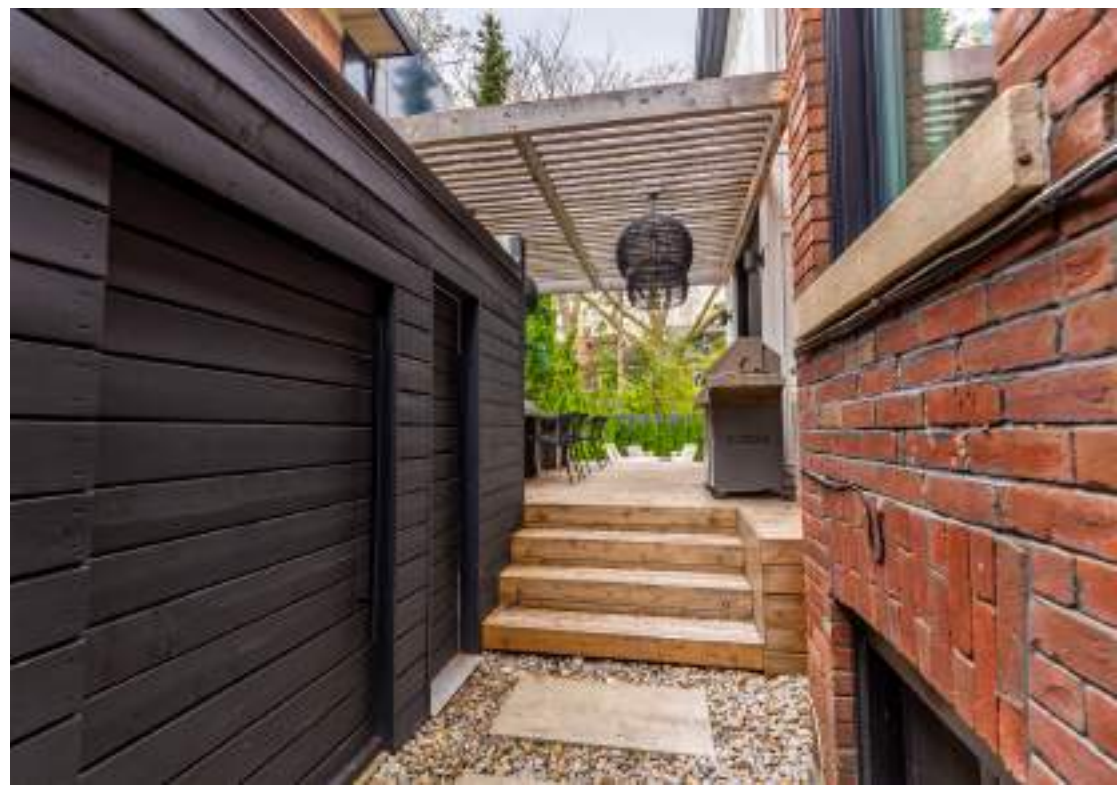
Features & Upgrades

- Full renovation (2016)
- Electrical: updated Cat5 A/V wiring with network and data ports, Insteon lighting automation system (programmable lights), in-ceiling speakers & sound system, exterior lighting in garden, wiring for speakers for outdoor back deck, wiring for speakers by pool, Wi-Fi hotspots.
- HVAC: hydronic/radiant heating system - all levels heated with in-floor heating (inclusive of bathrooms and mudroom), each floor zoned separately and controlled individually. Ductless Spacepak air conditioning system.
- Interior: new windows, pot lights, gas insert in living room fireplace, central vacuum, steam sauna in primary ensuite bathroom shower, hot water on-demand with back up expandable water tank.
- Appliances: Wolf 5-burner gas cooktop, Wolf wall oven, built-in Wolf convection microwave oven, built-in panel Subzero refrigerator, built-in panel Miele dishwasher, built-in panel Subzero wine fridge, Samsung washer and dryer.
- Pool renovation (2018): new liner, hot tub addition, new pool equipment (heater, automated panel, in-pool lighting), landscaping.
- Exterior: irrigation sprinkler system for front and back gardens, turf installation, gas line for outdoor barbeque and fire table.











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