

47 Walker Avenue

~ Summerhill / Rosedale ~

Presented by Janet Lindsay, Sales Representative 416-925-9191

Main Floor

- Tall ceilings
- Rich millwork including detailed panelling, cornice mouldings and deep baseboards
- Striking staircase with skylight above for great light
- 3 fireplaces
- Wide herringbone hardwood floors

FOYER

- Elegant door with leaded glass transom for lovely interior light and glass paned vestibule door
- Alarm panel
- Wainscotting with hooks for easy coat hanging
- Deep baseboards
- Wood floor

GREAT ROOM

(Open Concept Living Room and Dining Room)

LIVING ROOM

(Currently used as Dining Room)

- Easily seats 8 – 10
- Open to Dining Room
- LED lighting
- Crown moulding
- Wood burning fireplace with elegant wood mantle, stone surround and hearth
- Large, recessed window bay with floor to ceiling windows
- Illuminated built-in display / storage with glass shelves
- Deep baseboards
- Hardwood floor

DINING ROOM

(currently used as Living Room)

- Easily seats 8 +
- Open to Living Room
- LED lighting
- Crown moulding
- Expansive walls for art
- Deep baseboards
- Hardwood floor

KITCHEN

- Open to Family Room
- LED lighting
- Feature bead board accent walls surmounting stone slab shelf, backsplash and counter tops
- Family size kitchen with ample, built-in cabinetry complete with stone countertops with generous preparation space, under cabinet lighting and built-in appliances
- Large centre island with stone countertop, enamel double sink, built-in dishwasher and breakfast bar with seating for 3
- Built-in hood over gas range
- Pantry wall of custom cabinetry, open dry bar with 2 wine / bar fridges, display shelves above and glass fronted storage above
- Hardwood floor

FAMILY ROOM

- LED lighting
- Custom “beaded” ceiling and accent walls
- Crown moulding
- Glass paned door to garden with transom above for extra light
- Closet
- Wall of custom built-in cabinets and bar with 2 wine fridges
- Wall of tall windows overlooking private garden
- Gas fireplace flanked by an additional built-in bookcase on one side and custom cabinets on the other, providing generous storage
- Deep baseboards
- Hardwood floor

POWDER ROOM – 2 Piece

- LED lighting and wall sconce
- Wainscoting and designer wall covering
- Vanity with stone top countertop, sink and storage below
- Hardwood floor

Second Floor

- Airy and bright
- Skylight
- Crown moulding
- Elegant staircase with deep treads, custom millwork and runner
- Deep baseboards
- Hardwood floor

PRIMARY BEDROOM

- King size and spacious enough for Sitting Area
- LED lighting and ceiling fan in tray ceiling
- Crown moulding
- Wall of glass paned double door closets with custom fabric inserts for extra light refraction
- Expansive wall of south facing windows
- Deep baseboards
- Hardwood floor

PRIMARY ENSUITE – 4 Piece

- Skylight
- LED and wall sconce lighting (pendant light NOT included)
- Bead board
- Stone topped vanity with storage below
- Free standing soaker tub with handheld shower head
- Glass and stone framed shower with handheld and rain showerheads, built-in bench, shelf for toiletries and overhead light
- Window with custom shutters
- Hardwood and stone floor

2ND BEDROOM

- King Size
- LED lighting and ceiling fan
- Crown moulding
- Elegant neutral wall covering
- Large window for great light
- Wall of custom built-in glass paned double door closets with sophisticated custom fabric inserts
- Deep baseboards
- Hardwood floor

HALL BATH – 3 Piece

- LED and wall sconce lighting
- “Beaded” panel walls
- Stone topped free standing sink with brass supports
- Glass framed shower with handheld and rain showerheads, lined with herringbone tiling, built-in bench, stone shelf for toiletries and overhead light
- Hardwood floor

3RD BEDROOM

(Currently being used as a Library)

- Ideal Study, Home Office or Nursery
- Double French door entry
- King or twin size
- LED lighting
- Crown moulding and wall panelling
- Gas fireplace with transitional mantle and stone surround
- 3 floor to ceiling large windows, half shuttered for great light and privacy
- Wall of custom built-in bookcases with cabinetry below, with elegant picture lights above
- Deep baseboards
- Hardwood floor

Lower Level

- LED lighting
- Second full-size washer and dryer in hall closet
- Three Sump pumps (approximate location shown on floor plan)
- Large, under-stair storage closet
- 2 double closets
- Wall of storage closets for shoes and other household items

4TH BEDROOM / MEDIA / REC / GYM / OFFICE

- LED lighting and ceiling fan
- Above grade window with deep window well floods the room for good light
- Double closets
- Mirrored wall
- Deep baseboards
- Vinyl gym flooring

BATH – 4 Piece including Sauna

- LED lighting and wall sconce
- “Beaded” walls
- Large, stone topped vanity with cabinetry below for easy storage
- Glass framed and stone lined steam shower with handheld and rain showerheads, built-in bench and overhead light
- Tile floor

SAUNA

- Double benching

LAUNDRY AREA

- Full size, built-in washer and dryer
- Laundry sink in adjoining Furnace Room
- Two folding counters

UTILITY / STORAGE ROOM

- Extremely generous room with vast storage space
- Hot water tank
- Security system hub
- Access to Furnace Room

FURNACE ROOM

- Furnace
- Central Vacuum
- Electrical panel
- Laundry sink

GARDEN

- Fabulous parterre style front Garden with a canopy of mature trees and framed by lush seasonal foliage providing tranquil privacy
- Inground sprinkler system in front and back gardens
- Fenced and ultra private interlocking brick patio for lounging, dining or barbecuing with circular seating area
- Lighting in all gardens
- Gate to parking

Comfort Systems

- Extensive security system with exterior cameras
- Two gas and one woodburning fireplaces
- Central Air conditioning
- Central vacuum system and accessories
- Alarm panel (*Monitoring not included*)
- Custom built-ins throughout
- Irrigation and lighting systems in Garden
- Waterworks fittings throughout
- Custom hardware throughout
- Roof – 2019
- Furnace – 2018

PARKING: Immediately west, off lane with direct home entry through fence (gate), easy and trouble-free ingress and egress for 2 large SUV's

TAXES: \$16,566.25 (2026)

LOT SIZE: 24.1 feet x 124.03 feet (as per Geowarehouse)

Offers: For Additional Information, Offer Clauses, Inclusions and Exclusions please see MLS for Schedule 'B'