

94 Walmer Road

~ Prime Annex / Yorkville ~

Presented by Janet Lindsay and Jeff Knight, Sales Representatives 416-925-9191

Main Level

FOYER

- Spacious and light filled impressive entry with large door framed by sidelights
- Crown mouldings
- Two silver Tri-light sconces
- Opaque glass side south window
- Gas fireplace with marble surround
- Marble floor

LIVING ROOM

- Crown moulding
- Pot lights
- Two (2) wall sconces
- In ceiling speakers
- Large bay window
- Wood burning fireplace with marble surround
- Textured wall covering
- Wood floor

DINING ROOM

- Overlooks Family Room and open to Kitchen
- Spacious for entertaining, family or guests
- Pot lights
- In ceiling speakers
- South windows
- Gas fireplace with marble surround
- Nest Thermostat
- Wood floor

FAMILY ROOM

- Fabulous open concept
- West facing
- Pot lights
- Large glass doors framing walkout to terrace comprised of five fully retractable panels to stone terracing
- In ceiling speakers
- Gas fireplace with raised hearth, marble surround and flanked by shelving
- Wood floor

KITCHEN

- Stunning open concept
- Pot lights
- In ceiling speakers
- Custom designer cabinetry
- Stainless steel and stone style countertop
- Double stainless steel sinks
- Four floor to ceiling pantry cupboards
- Large island with seating for 5
- Three (3) blown glass pendant lights over islands
- Wood floor

POWDER ROOM – 2 piece

- Chandelier
- Two (2) wall sconces
- Large window
- Elegant wall covering
- Toto wall hung toilet
- Wood floor

Second Level

- Pot lights
- Wainscotting
- Wood floor

PRIMARY BEDROOM

King size with separate Sitting Area and wall of windows and French Doors over Garden

- Pot lights
- Blown glass ceiling light
- Built-in ceiling speakers
- French doors with Juliette balcony
- Wall panelling, custom built-ins and bookshelves
- Gas fireplace with raised hearth and marble surround
- Wide plank wood floor

WALK-IN CLOSET / DRESSING ROOM

- Pot lights
- Chandelier
- Built in shelves and drawers
- Mirrored double door closets
- Wood floor

PRIMARY ENSUITE – 6 piece

- Skylight above free-standing oval tub
- Pot lights
- Three wall sconces
- Two large mirrors
- Floating vanity with stone counter top, glass tile backsplash wall and two sinks
- Walk-in oversize stone clad shower
- Heated stone tile floor

SECOND BEDROOM

(now used as an Office)

- Crown moulding
- Pot lights
- In ceiling speakers
- Gas fireplace
- Large double door closet
- Wood floor

ENSUITE – 6 piece

- Pot lights
- Two (2) wall scones
- California blinds
- Feathered wood vanity
- Glass framed shower with rain shower head
- Heated stone floor

LAUNDRY ROOM

- Large open closets for hang drying
- Stone counter top
- Full size washer and dryer
- Stainless steel sink
- Wood floor

Third Level

THIRD BEDROOM

- Pot lights
- Ceiling light
- Wall scones
- Two double door closets
- Wide plank wood floor

HALL BATH– 3 Piece

(One of two hall baths on this floor)

- Skylight
- Ceiling fan
- Pot lights
- Wall scones
- Stone countertop
- Glass framed shower
- Heated stone floor with custom border

FOURTH BEDROOM

- West facing
- Pot lights
- In ceiling speakers
- Woven hanging light fixture
- Mercator world map wall covering
- Walk in closet with built-ins
- Wide plank wood floor

FIFTH BEDROOM

- West facing
- Pot lights
- In ceiling speakers
- Textured feature wall covering
- Walk in closet with built-ins
- Wide plank wood floor

OPEN PLAN FAMILY ROOM / STUDENT OFFICE

- Open concept
- Pot lights
- In ceiling speakers
- Double linen closet
- Built-in shelves
- Three built in desks
- Wide plank wood floor

HALL BATH – 4 piece

(Second of two hall baths on this floor)

- Sky light
- Pot lights
- Ceiling fan
- Glass framed shower
- Two mirrors
- Heated stone floor

Lower Level

MEDIA/RECREATION ROOM

- Pot lights
- In ceiling speakers
- Built in wall speakers
- Open to Wine Cellar
- Coat closet
- Utility closet
- Nest Thermostat
- Stone floor

WINE CELLAR

- Double glass door
- Pot lights
- Thermostat controlled
- Stone floor

GYM

- Pot and spot lights
- In ceiling speakers
- Mirrored wall
- Closet for Sump pump (one of two sump pumps)
- Rubber floor

PREP KITCHEN / BAR

Potential Bar / Alternate Laundry

- 3 double door closets
- Stainless steel sink with goose neck faucet
- Subway tile backsplash
- Stone countertop
- Sump pump (second of two sump pumps)
- Stone floor

SIXTH BEDROOM

- Pot lights
- Alabaster ceiling fixtures
- Two double door closets
- Utility closet
- Broadloom

BATHROOM – 3 piece

- Glass pendant light
- Ceiling fan
- Mirror
- Glass framed walk-in shower
- Linen closet
- Stone floor

MECHANICAL CLOSET

- Furnace – replaced in the last few years
- NTI boiler
- Aprilaire humidifier

COMFORT SYSTEMS

- Skylights for lots of natural light
- Tall ceilings for spaciousness
- Hunter irrigation system front and back
- Heated floors in Media / Recreation Room, all ensembles and 2 baths on 3rd floor
- Avante alarm system including exterior cameras
- 2 Sump pumps (one in Prep Kitchen, one in Gym)
- Ring door bell
- Nest thermostats
- Sonos sound system with built-in speakers
- Slate roof

Exterior

FRONT EXTERIOR

- Stone walkway
- Professionally landscaped
- Serviceberry Trees
- Urn (included)
- Up lighting
- Hunter Irrigation system
- Stainless steel mailbox (included)
- Illuminated path lights
- Ring door bell

TIERED STONE TERRACE

- Oversize with Loggia style open slats for light filtering, glass railing and stone base
- Built-in kitchen, sink and Weber stainless steel gas BBQ
- Patio sitting area

GARDEN

- Fully landscaped with patio stone sitting area and raised planting beds
- Astro turf in side Garden and framing walkway and pavers
- Excellent privacy hedging
- Up lighting
- Magnolia tree
- Outdoor speakers
- SnowMelt system for Garden patio and Garage area

GARAGE: Detached, single car with car lift accommodates 2 cars

DRIVE: Wide, mutual drive (right of way shared with neighbour)

PARKING: Garage

PROPERTY TAXES: \$24,116.58 (2026)

LOT SIZE: 40.33' x 127'

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