



449 WALMER ROAD, SUITE 301

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your
BEST MOVE

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1391 Bayview Avenue, Toronto M4G 3A6



Welcome to 449 WALMER ROAD, SUITE 301

FEATURES OF THIS SUITE AND BUILDING:

- Quiet location within easy walking distance to the many amenities of Forest Hill Village and St. Clair Avenue West
- Building amenities include: Exercise room, indoor pool plus men's and women's change rooms which include showers, steam rooms and saunas, recreation room, rooftop deck/garden, security guard and security system
- Well maintained facilities and building
- Corner suite with Juliette balcony
- Ensuite laundry/storage room
- Excellent square footage
- Exceptional level of renovation
- Versatile layout
- Pretty treetop views
- Short walk to Forest Hill Village and St. Clair Avenue West
- Easy access to the TTC

IMPROVEMENTS:

- New bathroom vanity (2015)
- New custom wall-to-wall cabinetry in master bedroom
- New herringbone wood floors throughout
- Suite renovated to create a more open concept living space
- Renovated bathroom with radiant heated marble floor (2009)
- Renovated chef's kitchen (2009)

FOYER

- Spacious entrance
- Double door entry
- Herringbone wood floor

LIVING ROOM

- Herringbone wood floor
- Custom window coverings
- Floor-to-ceiling sliding doors with Juliette balcony
- Open to dining room

DINING ROOM

- Herringbone wood floor
- Large windows
- Custom window coverings
- Open to Living Room

KITCHEN

- Herringbone wood floor
- Custom stainless steel cabinetry and countertops
- Glass back splash
- Large double sink
- Custom window coverings
- Industrial faucet
- Stainless steel appliances
- Floor-to-ceiling pantry with custom interior drawers and organizers
- Built-in garbage drawer

MASTER BEDROOM

- Herringbone wood floor
- Large window
- Pot lights

- Wall-to-wall, floor-to-ceiling custom built-in cabinetry with built-in organizers
- Custom window coverings

THREE PIECE ENSUITE

- Radiant heated marble floor
- Floating sink with vanity storage
- Large separate shower with marble surround
- Built-in floor-to-ceiling medicine cabinet
- Floor-to-ceiling linen closet

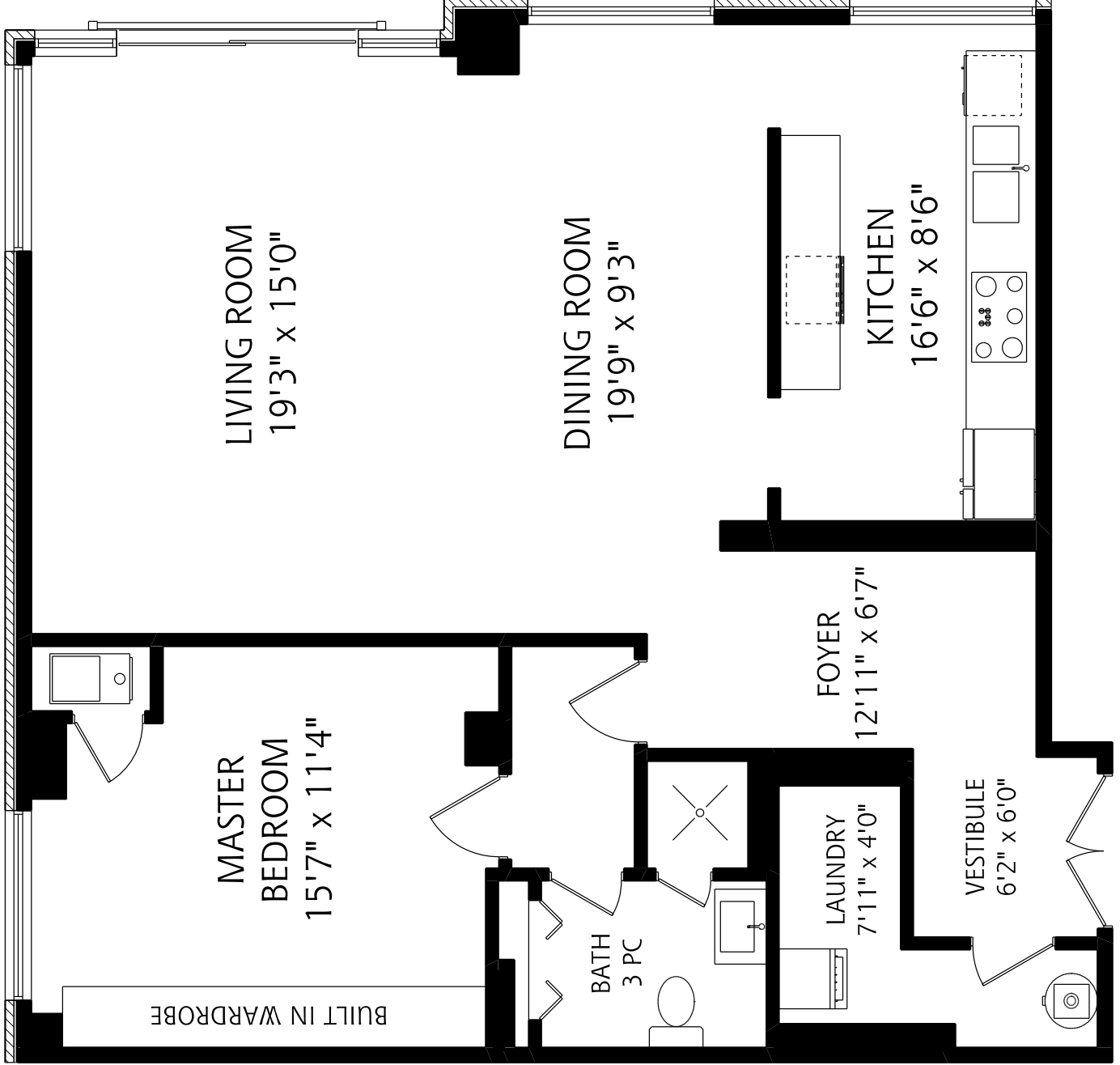
LAUNDRY/STORAGE ROOM

- Built-in shelves

ADDITIONAL INFORMATION:

- Inclusions: General Electric stainless steel Monogram side-by-side fridge/freezer, General Electric Monogram five-burner cooktop with fan, General Electric Monogram double stainless steel convection oven, Miele stainless steel dishwasher, all electric lights fixtures, all custom window coverings and all built-in speakers.
- Exclusions: Washer and dryer (negotiable) and all hanging art.
- Maintenance Fee: \$1,169.43 per month includes water, building insurance and parking.
- Taxes: \$2,964.33 (2015 annual).
- Parking: Exclusive use of one parking space.
- Locker: Exclusive use of one locker.
- Possession: May 2015 or to be arranged.

OFFERED FOR SALE AT \$495,000



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1,240 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE
5 FOOT SCALE