



For more information please visit 34WalkerAvenue.com

your BEST MOVE

Our mission is simple: provide every client with a full service real estate experience that exceeds all expectations. We do so with a team of passionate and dedicated professionals who are unwavering in their commitment to you and your satisfaction.



CAILEY HEAPS ESTRIN
HEATHER HEAPS
SALES REPRESENTATIVES
416.424.4910 / OFFICE
HeapsEstrin.com / WEB
Cailey@HeapsEstrin.com / EMAIL

HEAPS ESTRIN

REAL ESTATE TEAM

JOIN THE "STAY IN THE LOOP" EMAIL LIST ON OUR WEBSITE
FOR EARLY ACCESS TO LISTINGS, BLOGS AND CONTESTS.

34 WALKER AVENUE

Enjoy this well built home, perfectly located on highly coveted Walker Avenue. This home offers an impressive layout and high end finishes throughout. Stunning living room with wood burning fireplace and bay window overlooking the landscaped garden. Updated eat-in kitchen with walkout to front balcony with city views. Exceptionally spacious master suite with custom built ins and renovated ensuite bathroom with deep soaker tub. Sky lit staircase. Great above grade lower level featuring a guest suite and family room with hardwood floors, fireplace and walkout to garden. Built-in garage with direct access to large mudroom. Abundance of parking on the long private drive. Steps to the many amenities of Yonge and Summerhill.

HEAPS
ESTRIN
REAL ESTATE TEAM

ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM, BROKERAGE / INDEPENDENTLY OWNED & OPERATED

*For Royal LePage Real Estate Services, Heaps Estrin Team. All information and statements contained herein, provided by Royal LePage Real Estate Services, Heaps Estrin Team regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice. Taking care to preserve the environment with 100% recycled paper and powered by Bullfrog Power, Canada's 100% green electricity provider.

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Lovely semi-detached family home in prime Summerhill location
- Built by renowned Toronto builder Peter Kellner
- Abundance of natural light
- High ceilings throughout
- Spacious rooms throughout
- Beautiful hardwood floors
- Wonderful kitchen with breakfast area and walkout to balcony
- Oversized living room with wood burning fireplace
- Large Master bedroom with his and hers closets and ensuite bathroom
- Finished lower level with built-in cabinetry
- Walkout to patio from lower level
- Private driveway, parking for three cars
- Excellent school district – Cottingham Junior Public School, Jesse Ketchum Junior and Senior Public School, Northern Secondary School and De La Salle College
- Easy access to shops, restaurants and other amenities of Yonge Street
- Close to Rosehill Reservoir Park with children's playground including a wading pool, waterfall and reflecting pools. The lower portion of the park features a foot path that is ideal for walkers, joggers and cyclists
- Walking distance to Summerhill subway station

ADDITIONAL INFORMATION:

Inclusions: GE Profile refrigerator, Jenn-Air four burner gas cooktop, KitchenAid double wall oven, Quasar built-in microwave, KitchenAid dishwasher, Mclary refrigerator in lower level, Maytag washer, GE dryer, all window coverings, all electric light fixtures, central vacuum system and equipment, central air conditioning system and equipment and gas burner and equipment.

Exclusions: None.

Rental Items: Hot water tank and ADT alarm system.

Lot: 22.47 feet by 156 feet.

Driveway: Private driveway with built-in garage, parking for four cars.

Heating: Forced air gas.

Cooling: Central air conditioning.

Taxes: \$10,938.77 (2016 annual).

Possession: 60 days or to be arranged.

OFFERED FOR SALE AT \$2,850,000

MAIN FLOOR

Foyer

- Tile floor
- Double closet
- High ceiling

Living Room

- Herringbone hardwood floor
- Wood burning fireplace with marble surround and hearth.
- Crown moulding
- High ceiling
- Pot lights
- Large bay window overlooking back garden

Dining Room

- Herringbone hardwood floor
- Crown moulding
- High ceiling
- California shutters
- Overlooks living room

Kitchen

- Eat-in kitchen
- Heated terracotta floor
- High ceiling
- Granite countertop with double sink and garburator
- Crown moulding
- Plenty of storage

Breakfast Area

- Heated terracotta floor
- California shutters
- Walkout to balcony

Powder Room





SECOND FLOOR

(Large skylight with retractable shade)

Master Bedroom

- Hardwood floor
- His and hers closet with built-in organizers
- Closet
- Built-in cabinetry
- Crown moulding
- High baseboards
- Pot lights
- Large bay window
- California shutters
- Overlooks back garden

Five Piece Ensuite

- Heated tile floor
- Custom vanity with marble countertop and his and hers sink
- Separate shower with glass enclosure and tile surround
- Large soaker tub with tile surround
- Medicine cabinets
- California shutters
- Pot lights
- Large skylight with retractable shade

Second Bedroom (currently used as office)

- Harwood floor
- Double closets with built-in organizers
- Custom built-in desk and shelves
- Pot lights
- California shutters
- Overlooks front garden

Third Bedroom

- Hardwood floor
- Double closets with built-in organizers
- Crown moulding
- Sconces
- California shutters

Five Piece Bathroom

- Tile floor
- His and her sinks with plenty of counter space
- Bathtub/shower combination large mirror
- Pot lights
- Skylight

Linen Closet





LOWER LEVEL

(Separate side entrance)

Family Room

- Parquet floor
- Wood burning fireplace with stone surround
- Custom built-in cabinetry
- Pot lights
- California shutters
- Above grade window
- Walkout to back patio

Fourth Bedroom

- Parquet floor
- Built-in cabinetry
- California shutters
- Above grade window

Four Piece Bathroom

- Marble floor
- Custom built-in vanity with marble countertop
- Bathtub/shower combination with marble surround
- Pot lights

Laundry/Utility Room

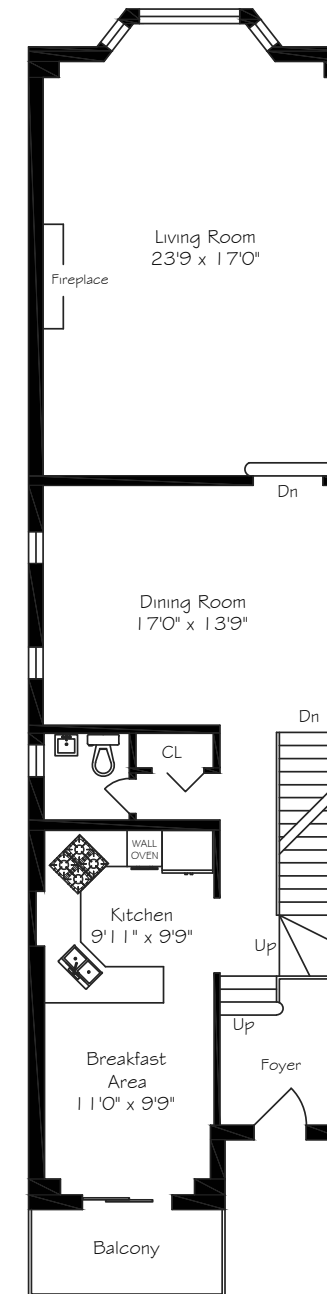
- Tile floor
- Built-in cabinetry
- Laundry sink
- Above grade window

Mudroom

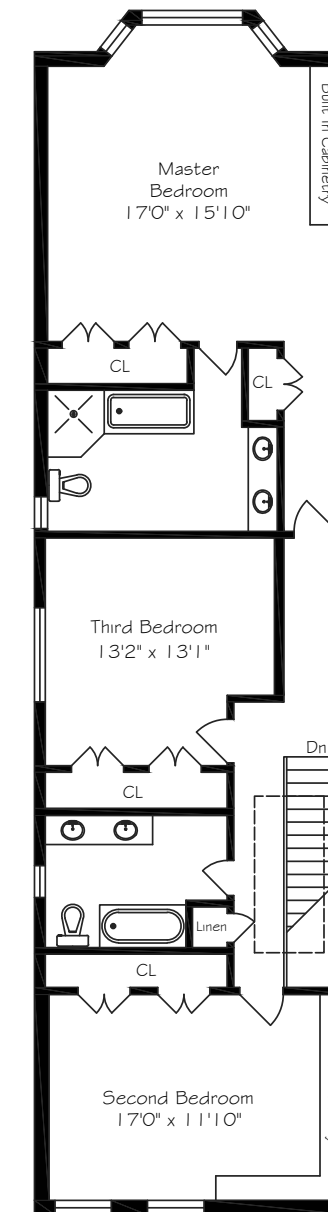
Closets

Access to Garage

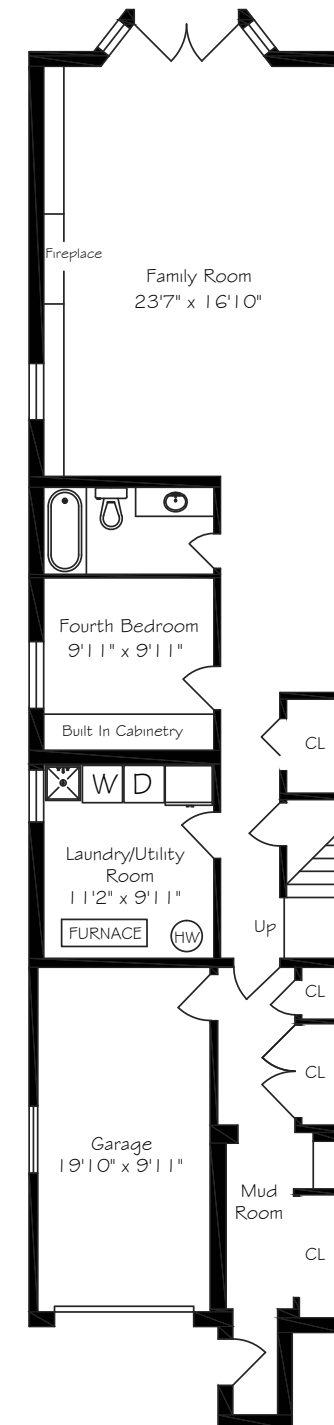
HEAPS
ESTRIN
REAL ESTATE TEAM



Main Floor



Second Floor



Lower Level