

Three Hundred and Thirty-One Walmer Road

Casa Loma / South Hill

Welcome to Three Hundred and Thirty-One Walmer Road. This beautiful house was completely gutted and architecturally renovated in 2009 and recent renovations were undertaken by the current owner in 2014. When you enter the interior, it does not disappoint., the “wow” factor is there with the lengthy and spacious hallways, rich hardwood floors and high ceilings. The interior light abounds from every direction. The lay-out is open & airy & the interior spaces were created to take advantage of the towering trees and the pretty street scape. The much celebrated Casa Loma is a short stroll away with its newly established “Bluebloods’ Restaurant. In addition there is also “Spadina House” just a few minutes walk from the front door.

This “magazine quality” property is done from top to bottom. There are hardwood floors on both levels which is offset by the clean crisp walls with distinguished milled detailing. This bespoke renovation is so well executed. It is the epitome of fine and sophisticated living. While at the same time it’s a very easy house to live in.

When you enter from the front door your eye immediately goes towards the long double reception and beyond to the open gourmet kitchen and family room. From there is a large deck and garden for entertaining bordered by established oak trees. The rear garden like the front and is beautifully landscaped for living and relaxing. From the front of the house the views are of the fabled stables of Casa Loma further adding to the serenity of the area.

The kitchen is finished with caesar stone & stainless steel accents. It's so cool with its tall window which brings in abundant light creating much happiness and warmth. This custom designed gourmet kitchen by “Diesel” for Scavolini is simply amazing for cooking, entertaining and living. There is under counter eating or you can create a separate eating area with an intimate family room for relaxed living. Outside there is a beautifully tailored garden with tall oak trees creating a large treed rustling canopy. The Dining room is a large size for those that like to entertain. Like the rest of the house it is beautifully appointed. The Powder room is discreetly nestled away for privacy. The Livingroom overlooks the front garden and is open the double reception.

The second floor has a romantic Master suite with French doors that overlooks the mature tree tops and manicured garden below, while your eye can travel future into the distance with unobstructed serene views, creating abundant privacy. In addition there is the spacious hallway leading to the private suite with its cathedral ceilings and French doors overlooking the rear garden. There is a large fitted walk-in closet and a spa inspired 5 piece marble ensuite.

There are another other two bright bedrooms suites on this level and are each a good size with their own ensuite bathrooms. In addition there is a large Linen closet which is also plumbed for secondary laundry.

The lower level is glorious for its tall ceilings in the sumptuous and warm media room with heated floors. There is also a beautifully appointed 4 piece bathroom accessed from the long hallway with heated floors under the elegant designer tile floor and an exercise room or bedroom as needed. In addition there is a furnace room and utility room. Even the large cedar sauna is inviting with its separate change room. Provision has been made for in-floor heating in the Exercise room/Bedroom. From the media room there is a rear exit directly into the garden, which makes entertaining easy.

At the rear of the property is located a two car garage which is accessed off the driveway or through the rear gate.

A short stroll away is Sir Winston Churchill Park, the Nordheimer Ravine Trail System and Spadina House and Gardens... for tranquil peace in one of the best mid-town locations.

Main Floor

Double Reception

Hardwood Floors

Tall Door Jams

Double Fitted Closets

Skirt Rails

Large Reception Opens to Living Room

Reverse Staircase

Cornice Mouldings

Powder room**1-2 piece**

Marble Herringbone Floors with Banding
Philip Stark toilet
Cornice Mouldings

Living Room

Hardwood Floors Tall Door Jams
Bay Window Overlooking Front Garden
Skirt Rails
Cornice Mouldings

Dining Room

Hardwood Floors
Tall Door Jams
Side Windows
Cornice Mouldings
Tall Ceilings
Skirt Rails

Gourmet Kitchen and Family Room Area

(Cabinetry designed by Diesel for Scavolini Kitchens)

Hardwood Floors
Large Picture Window overlooking rear landscaped garden and deck
Large Soaker Sink
Caesar Stone Counter tops on Centre Island
Under Counter Eating
Separate Garbage and Recycling Bins
Distressed Counter tops and Back Splash
Skirt Rails
Prep area with built-in shelves and storage cupboards and drawers and built-in pantry with "Lazy Susan" and soft close cabinetry
Scavolini Two Stainless Steel Venting Exhaust Hoods with Lights
2 Asko Dishwashers
Sub-Zero Fridge over Two Freezer Drawers (with ice maker)
Wall Grumett Faucet over Wolfe Range with 6 Gas Burners and Grill
Guido de Buca Designed Centre Island Lights (3)

Walk Out to rear Garden and Sun Deck
Beautifully Tailored and Manicured French Garden with Mature Oak Trees
Reverse Glass Staircase to Second and Lower Floors (there are marble tops on the landing down to the lower level)

Second Floor

Master Suite

Private entrance to the long hallway
Hardwood floors
French Doors and Juliet Balcony looking the rear garden and with glorious treed views
Cathedral Ceilings with Transom
Sitting area
Skirt Rails

Master Ensuite

1 - 5 Piece

Large Marble Shower Stall with 5 Jet Spray
Soaker Tub
Marble Top Commode with Two Sinks and Chrome Fixtures
Marble Floors
Large Wall Mirror
Plantation Shutters
Attached Vanities for Make-up

Walk-In Fitted Closet

Hardwood Floors
Fitted Drawers, Shelves for Clothes and Shoes

Linen Closet

Plumbed for Second Floor Laundry
Built-in Shelves and Drawers

Bedroom #2

Hardwood Floors
Bay Window Overlooks Front Garden
Skirt Rails
Cathedral Ceilings
Built-in Fitted Double Closets
Skirt Rails

Ensuite **1 - 4 Piece**

Marble Floors
Marble Top Commode
Subway Tiles Combined with Marble

Bedroom #3

Hardwood Floors
Free Standing Cabinet (Excluded)
Shirt Rails

Ensuite **1 - 3 Piece**

Shower Stall with 5 Jet Spray and Ceramic
Marble Top Commode
Ceramic Floor

Lower Level

Designer Ceramic Tile Floor in Hallway (In-Floor Heating)

Bedroom/Exercise Room

Mirrored Wall
Access to Storage Under stairs
Wired for In-Floor Heating

Laundry Room

Built-in Shelves

Storage Under Stairs

Media Room

In-floor heating under Broadloom

Walk-out to Garden, Sundeck and Entertainment Area

Bathroom

1 – 4 piece

Ceramic Floors

Subway Tile Surround in Bathtub shower

Sauna

Granite Floors in Change room with sink

Cedar Lined with Built-in Benches

Furnace Room

Offered at: \$2,995,000.00
Lot Size: 20.9' x 137
Driveway: Mutual Driveway to Private Two Car Owned Garage
Comfort Systems: Forced Air Gas Heating and Cooling Systems

Property Taxes: \$12, 119.04 – Annual for 2017
Possession: 90 days /Flexible

Notables:

One of the best mid-town Toronto locations with a beautiful tree lined street blended with contemporary and heritage features
Quiet Cul-de-Sac street with leafy trees
Located just down the Street from the Stables to Casa Loma and Casa Loma
The Interior and Exterior of the House were completely gutted and renovated in 2009 accented by recent renovations by the current Owner in 2014
Halogen Lighting as noted
Interior Cabinet Lighting and Under Cabinet Lighting in Kitchen
Abundance of Table land on a mature treed property offering peace & tranquility
Towering Oak Trees with a tailored garden
Bauhaus Front Entry Door
Extra Insulation added in Media Room Ceiling as well as in the Kitchen Ceiling to the Second floor for sound proofing
Brick wall between the pair of properties (into the attic)...see the Home Inspection
Cathedral Ceilings in Second and Master Bedroom for added sophistication
Gas BBQ Hook Up in rear Garden
Second Floor Linen Closet Plumbed for Laundry
All New Windows
In-Floor Heating in Lower Level (as noted)
Waterproofed Exterior
Two Car Detached Garage (currently used as Storage)
Exterior Irrigation System in rear and Front
Easy Access to the Downtown, Forest Hill and Yorkville and beyond
Winston Churchill Park, Spadina House and Gardens and Nordheimer Ravine Trails are nearby and are all within walking distance
The Fine Shops and Restos of Forest Hill, South Hill, the Annex and Yorkville are located nearby
Access to the TTC (via the bus)
The best of Private and Public Schools are nearby...
The York School, Bishop Strachan and Upper Canada College

Full Carson and Dunlop Inspection is available through the Listing Agent (by lin

Utilities:	Gas:-	\$1,352.85
	Hydro:-	\$4,568.94
	Water and Waste:-	\$1,434.60

As provided by the Seller for 2017 (an approximation)