

Welcome to 82 Walmer Road

Welcome to this wonderful Victorian family home situated on one of the most coveted streets in the vibrant Annex. This incredibly spacious home features original period details; high baseboards, intricate plaster moulding, craftsman like millwork, stunning stained glass windows and tall ceilings throughout. Generous principle rooms with gorgeous light streaming throughout and offering pretty views of the west perennial facing garden. Incredible proximity to some of Toronto's finest schools, shops and restaurants. Transit at your doorstep. This is a rare and phenomenal offering.







main floor

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|---------------------------------|--|
| Vestibule | <ul style="list-style-type: none">• Heated slate tile floor• Original front door with etched and bevelled glass, oak door |
| Foyer | <ul style="list-style-type: none">• Hardwood floor• Inner door with stained glass• Plaster crown moulding• Stained glass window (oval windows) with stunning millwork• Incredible open oak staircase• Recessed halogen lighting |
| Living Room | <ul style="list-style-type: none">• Hardwood floor• Picture window overlooking Walmer Road• Wood burning fireplace with antique oak mantle with bevelled mirror with marble hearth• Incredible plaster crown moulding• Ceiling medallion• Inner glass French doors• High baseboards• Recessed halogen pot lighting |
| Dining Room | <ul style="list-style-type: none">• Hardwood floor• Original mantle with tile surround and hearth• Picture windows overlooking the side garden• Plaster crown moulding• Incredible original millwork |
| Powder Room | <ul style="list-style-type: none">• Hardwood floor• Pedestal sink• Lovely window looking south |
| Kitchen with
Breakfast Area: | <ul style="list-style-type: none">• Hardwood floor• Oak cabinetry• Ceramic tile backsplash• Stainless steel Thermador professional six burner gas stove• Stainless steel Bosch dishwasher• Stainless steel KitchenAid double door fridge• Stainless steel KitchenAid wall oven• Stained glass windows• Appliance garage• Sliding glass doors walk out to deck and garden below• Recessed pot lighting• Undercabinet lighting• Backstairs |

second floor

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| Upper Landing | <ul style="list-style-type: none">• Wool sisal carpet• Wainscotting• Archways with plaster decorative cornices |
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Bedroom	<ul style="list-style-type: none"> • Wool sisal carpet • Pretty view overlooking the garden • Closet
Two-piece Ensuite Washroom	<ul style="list-style-type: none"> • Tile floor • Vanity
Master Bedroom	<ul style="list-style-type: none"> • Wool sisal carpet • Picture windows looking south and west • Closet
Dressing Room	<ul style="list-style-type: none"> • Wool sisal carpet • Wall to wall closets • Closet • Recessed halogen lighting
Four Piece Ensuite Washroom	<ul style="list-style-type: none"> • Tile floor • Soaker tub • Vanity • Medicine cabinet • Halogen track lighting
Den	<ul style="list-style-type: none"> • Wool sisal carpet • Original fireplace with tile surround and hearth • Closet • Gorgeous window overlooking Walmer Road • Plaster crown moulding • Stained glass • Walk out

third floor

Landing	<ul style="list-style-type: none"> • Wool sisal carpet • Large skylight • Linen closet
First Bedroom Sitting Room	<ul style="list-style-type: none"> • Wool sisal carpet • Angular ceilings • Skylight • Built in drawers • Pretty view overlooking the garden (west view)
Second Bedroom	<ul style="list-style-type: none"> • Wool sisal carpet • Skylight • Closet

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| Third Bedroom | <ul style="list-style-type: none"> • Wool sisal carpet • Angular ceilings • Closet |
| Fourth Bedroom | <ul style="list-style-type: none"> • Wool sisal carpet • Built in bookcase • Built in bench • Picture window overlooking Walmer Road • Closet • Halogen track lighting |
| Four Piece
Washroom | <ul style="list-style-type: none"> • Heated tile floor • Double vanity • Separate shower • Soaker tub • Polished chrome fixtures and taps • Recessed halogen lighting |

lower level

Cold Storage Room

- | | |
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| Office | <ul style="list-style-type: none"> • Heated radiant linoleum floor • Above grade windows • Recessed halogen lighting • Open staircase |
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Utility Room

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| Two Piece
Washroom | <ul style="list-style-type: none"> • Heated radiant linoleum floor • Pedestal sink • Recessed halogen lighting |
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Wall to wall storage closet

- | | |
|--------------------------------|---|
| Laundry Room
/Potting Room: | <ul style="list-style-type: none"> • Heated radiant linoleum floor • Bosch Nexxt front loading washer and dryer • Above grade window • Stainless steel sink with counter • Floating shelves • Marvel stainless steel bar fridge • Fluorescent lighting |
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|-----------------|---|
| Recreation Room | <ul style="list-style-type: none"> • Heated radiant floor with wool sisal carpet • Above grade windows • Recessed halogen lighting |
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additional information

Inclusions	All kitchen appliances, freezer and bar fridge in lower level, Lutron light dimmers, washer and dryer, all electrical light fixtures (except excluded), all window blinds, alarm system built-in speakers for surround sound in lower level hard wired surround sound and internet
Exclusions	Vestibule and dining room light fixtures
Lot	25 x 128 feet
Taxes	\$11,509.38 (2018)
Possession	90 days/TBA

improvements by current owners

<i>Powder Room & Master Ensuite Washroom</i> New exhaust fans	Year 2014
<i>Master Ensuite Washroom</i> New toilet	2014
<i>Rear Bedroom/3rd Floor</i> New Velux Skylight, with remote shade closure installed	2015
<i>Bathroom/3rd Floor</i> New Bathroom, with Shower, Bath, WC and double basins with underfloor heating, constructed	2005
<i>2nd Bedroom/3rd floor</i> Skylight replaced	
<i>Landing 3rd Floor</i> New Linen cupboard constructed	2004
<i>Attic</i> New Spacepac AC unit installed Plus 3 new distribution pipes for better circulation	2009
<i>2nd floor Landing</i> Faux panelling installed up stairs and along hallway	2004
<i>Front Room/Ground Floor</i> Leaded double doors installed, taken from Kitchen	2016
<i>Front Vestibule</i> Installed Slate floor with underfloor heating Faux panelling added	2007
<i>2nd Floor Washrooms</i> New fixtures & taps installed	2018

2010

2015

2016

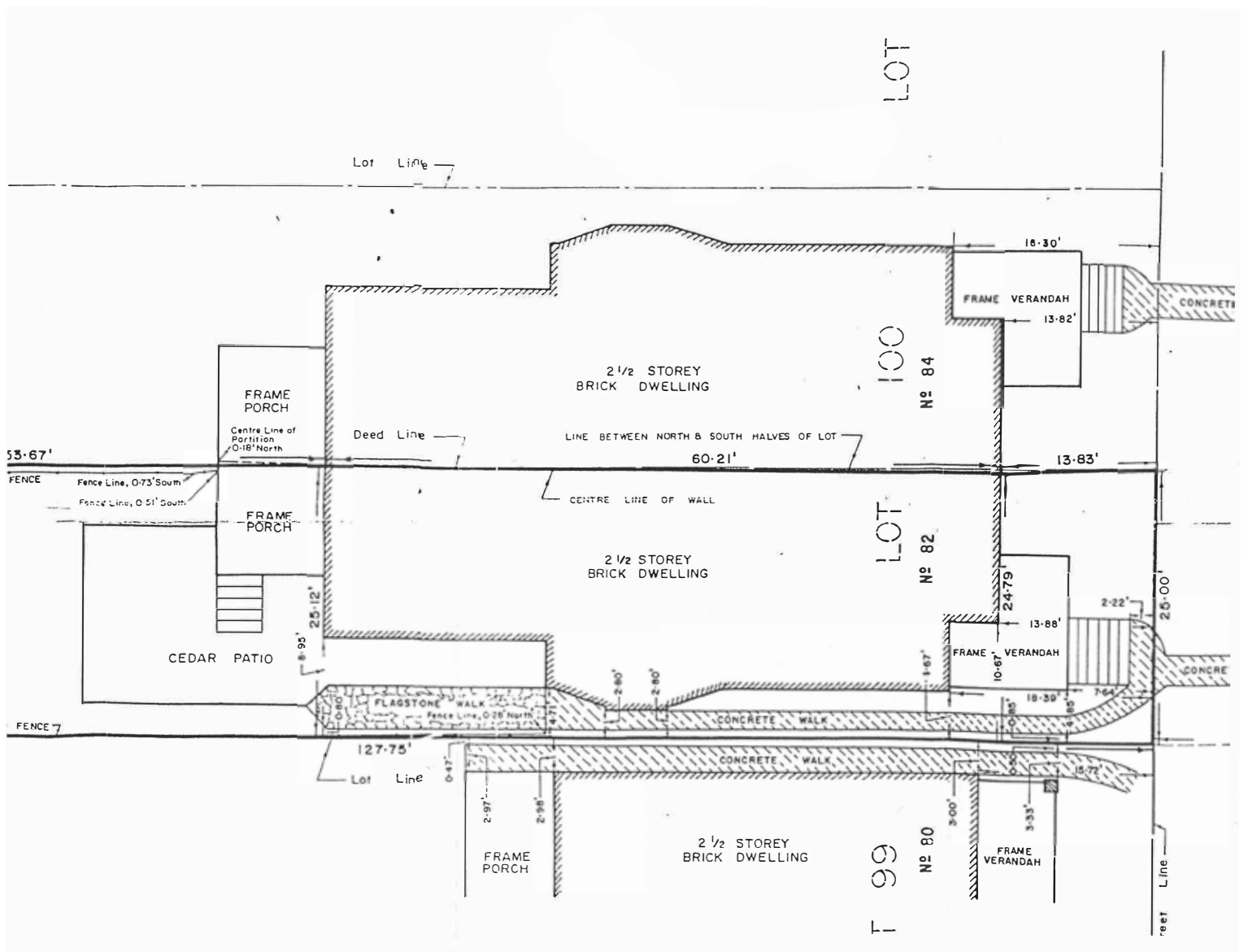
2013

2014

2005

2013

2013



letter from the owners

Our family moved into our home on Walmer road in 2004. We had emigrated from England the year before, rented on Major street for a year to find schools for the kids, find our feet. When the house came on the market in the summer we loved her immediately.

The kids were young, 6, 6 and 8 and were thriving at Huron Street Public school. They had friends in the neighbourhood and walked or took their scooters to and from school every day. The house quickly became a meeting point for their friends, our colleagues, and the neighbours. My mother lived on Lowther and was over all the time. The neighbour's kids used to wander in after school to see what we were all up to. It was very happy and alive and there was music. Clive and I are both actors and singers and Clive is also a pianist. All the children took local music lessons. Galia down the road taught them piano, Kyra took local violin and Zoë trumpet lessons on Follis. On Halloween the kids often came here for their faces to be painted as we always had our brushes and paints out ready to smarten up a butterfly or a zombie. Parent's too would walk away transformed into ghosts or lions after a glass of wine and a trip to the dress up box. Each June Walmer hosts a street party.

Every year for at least 25 years? We've played an active part with the kids now doing the face painting or manning the bouncy castle, helping the littler ones paint the sidewalk or participating in the games and contributing to the big pot luck barbeque and dance party that ends the evening. I think we will miss our neighbours most of all. Bev and Linda our neighbours on either side have become firm friends. As well as many of the families across the street and all the way up to Bernard. We've shovelled each other out of snow drifts, hauled tree branches off the road together, attended funerals, christenings, and graduations. A number of us sing in local choirs and finding so much music being sung or played just in this block is a real joy.

Our house has seen big markers in our lives too. Besides holding our family safe for 15 years and marking their childhood in pencil in the doorways, we have enjoyed, cats past and present. I lost both of my parents while living here as well as witnessed nieces and nephews born and raised.

Almost every year we've had a big Christmas carolling part. Friends. Family and neighbours of many faiths would join us for a big party in December. We'd push back the furniture, hand out our over 50 carol books and sing long into the night.

We were smart to rent a parking spot under one of the nearby apartment buildings. But parking has never been impossible. The kids rode bikes and took the TTC early and always felt safe here. We walk or take public transit most places and we have to be in the most convenient location in Toronto. Dupont now rivals Bloor for restaurants and coffee shops. The creeds coffee bar has the best café, free wifi, very comfy seats and they do dry cleaning. The rose brother's chain of restaurant are some of our favourites with bar Begonia being the best! My parents started The Tarragon Theatre and I grew up in that building, it is full of memories for me, so it has been lovely to be able to be only a 10 minute walk away from some of the best theatre in the city for this long.

We have a Shoppers at both ends of Walmer road and the metro, and fiesta farms is a stone's throw away. The best schools are all within walking distance. The Institute of child study, Royal St Georges, Huron, Palmerston. Jesse Ketchum, King Eddy. Harbord Collegiate, Central tech and their incredible stadium and running track.

It is a 20 minute walk through the annex to Yorkville, maybe 25 minutes to the varsity cinema on a summer's evening in the Manulife centre. I've even walked down to King and Spadina for work some days when the weather allows.

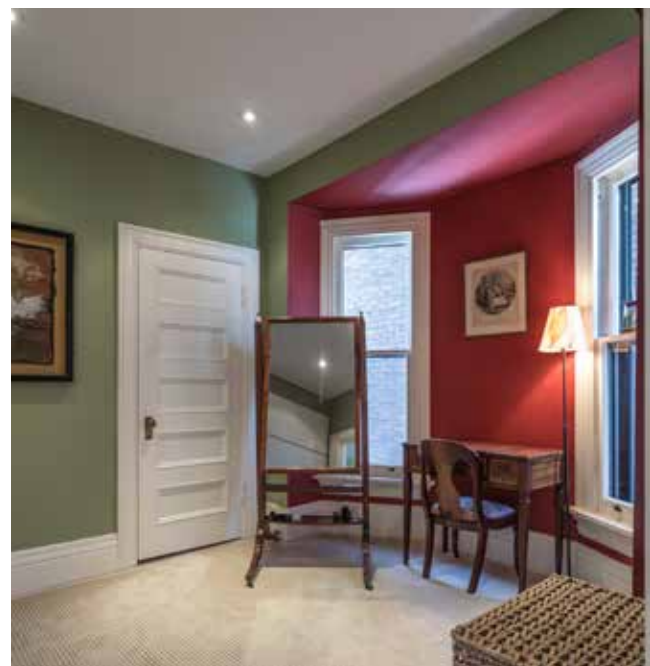
When we renovated the basement in 2011 we wanted to create a space for the kids and their friends to gather as well as somewhere for the family to flop en masse. I have had my coaching business run out of my office down there for the past 8 years and my clients love the feel of the room, the light, the silence.

The colours in the house are similar to the ones in our home in London and have made what sometimes feels like a grand house feel welcoming and comfortable. it isn't just our family that will miss the house, but all our friends and family who have come to count on it as a central meeting place. Only happy can come from this lovely home. It has good bones.

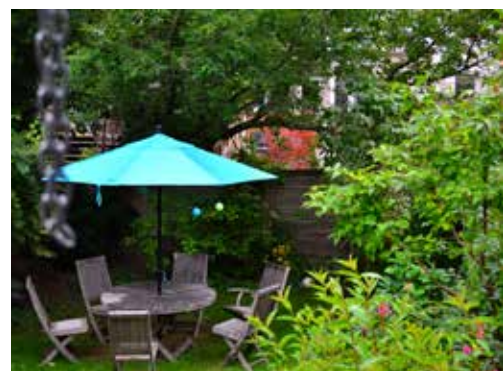
We have documents detailing the of history of the house, it's original owners and the builders, our next door neighbour, David Stager passed it onto us and we will happily hand it on to the new owners. It has an interesting story, like many of the houses on this street, but even though it has changed hands many times in the last 140 years it has managed to retain almost all its original structure. Previous owners have kept it in good shape and we like to think we contributed to its longevity by finishing the basement, building out the bathroom on the third floor and continuing to upgrade the wiring, windows, air conditioning, boiler, rebuilding the main chimney, replacing the stairs and much of on the front porch. The gardens are lovely in the Spring, the back is mostly shade as it is stunningly sheltered by a range of evergreens and deciduous trees. My grandmother's hostas are planted throughout and you'll find black currents and a flowering cherry in May.

As we move onto new adventures we wish the new caretakers of 82 Walmer all our best. Make some wonderful memories here and take care of her.

~ Briony Glassco and Clive Walton





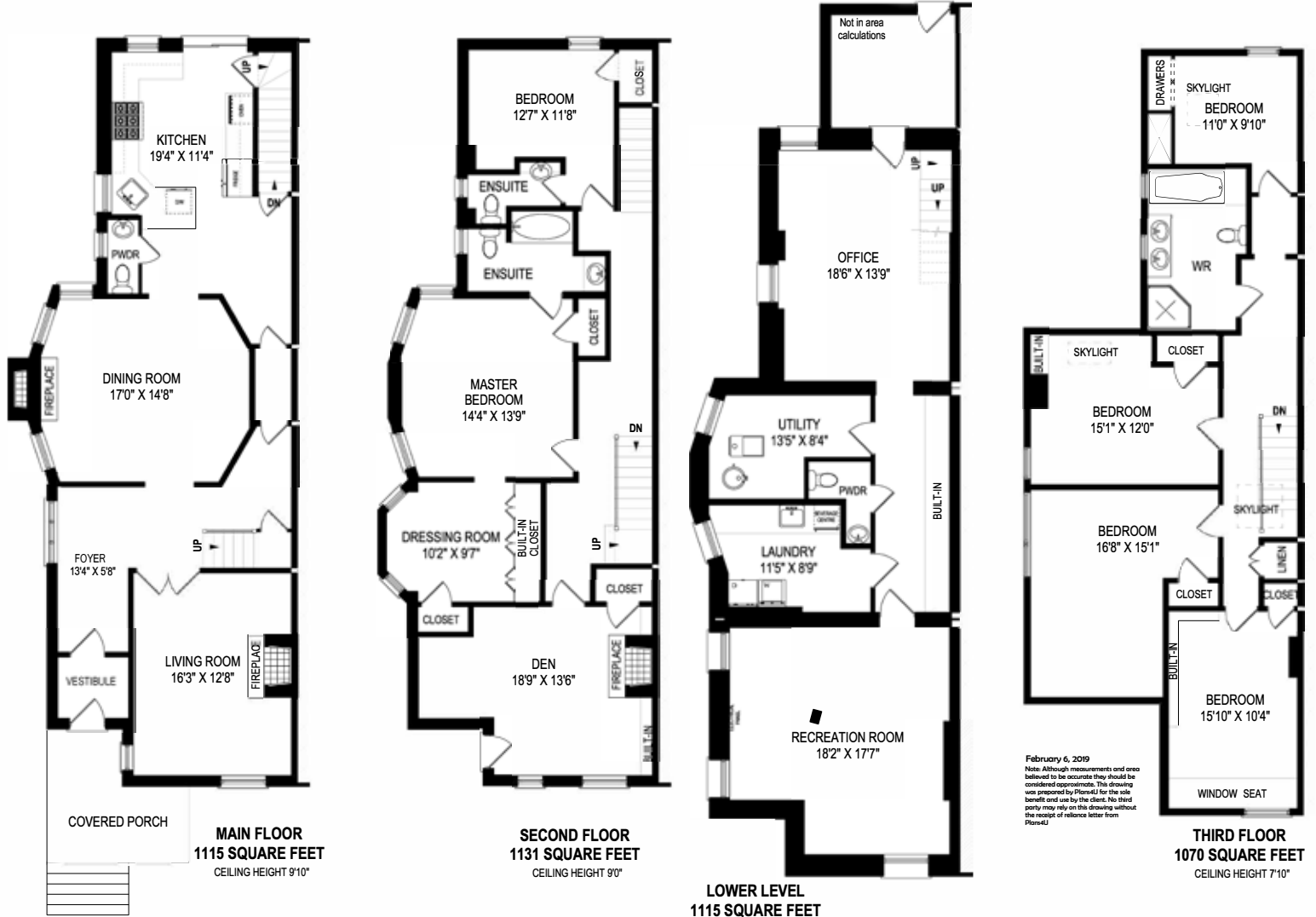






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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.