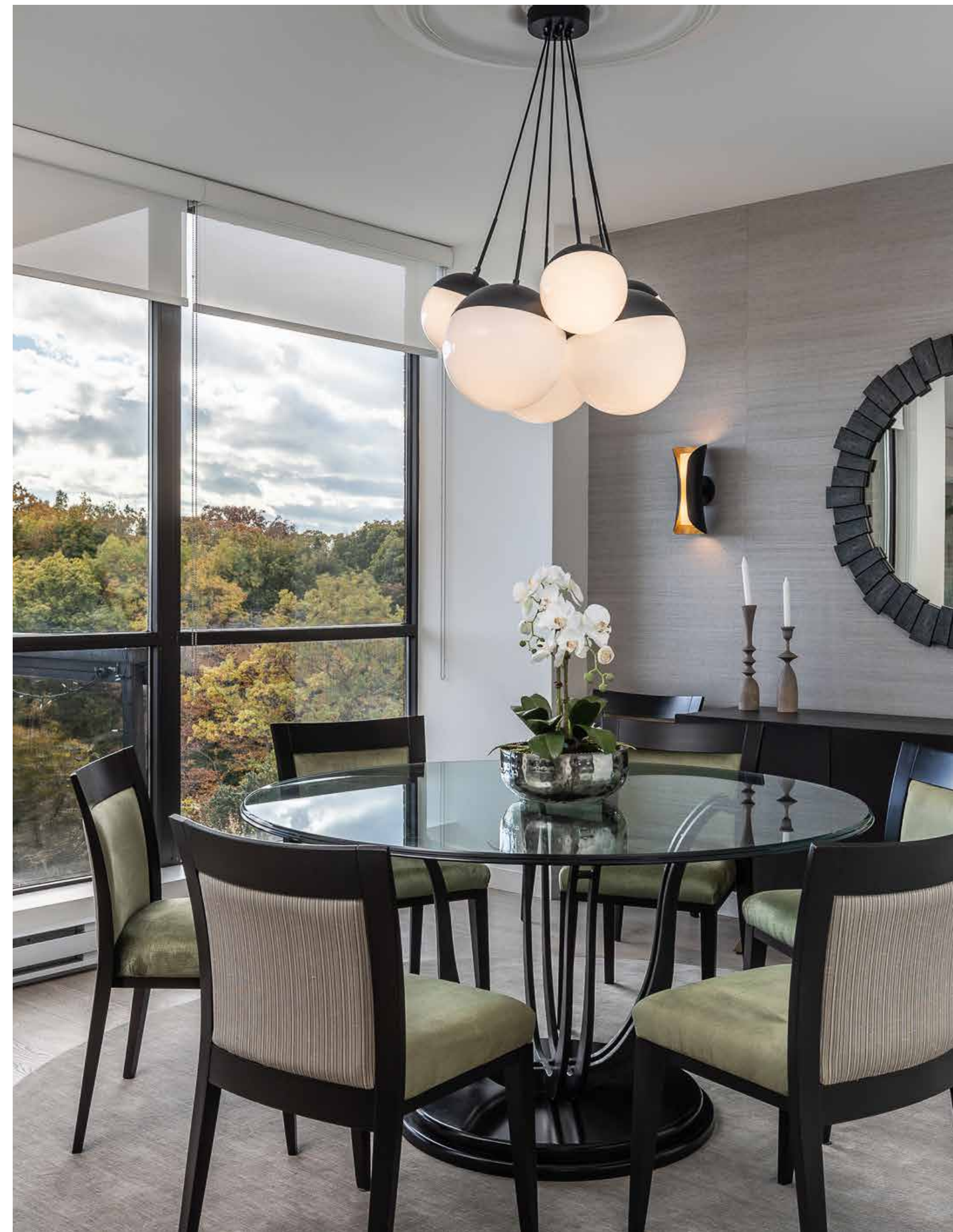


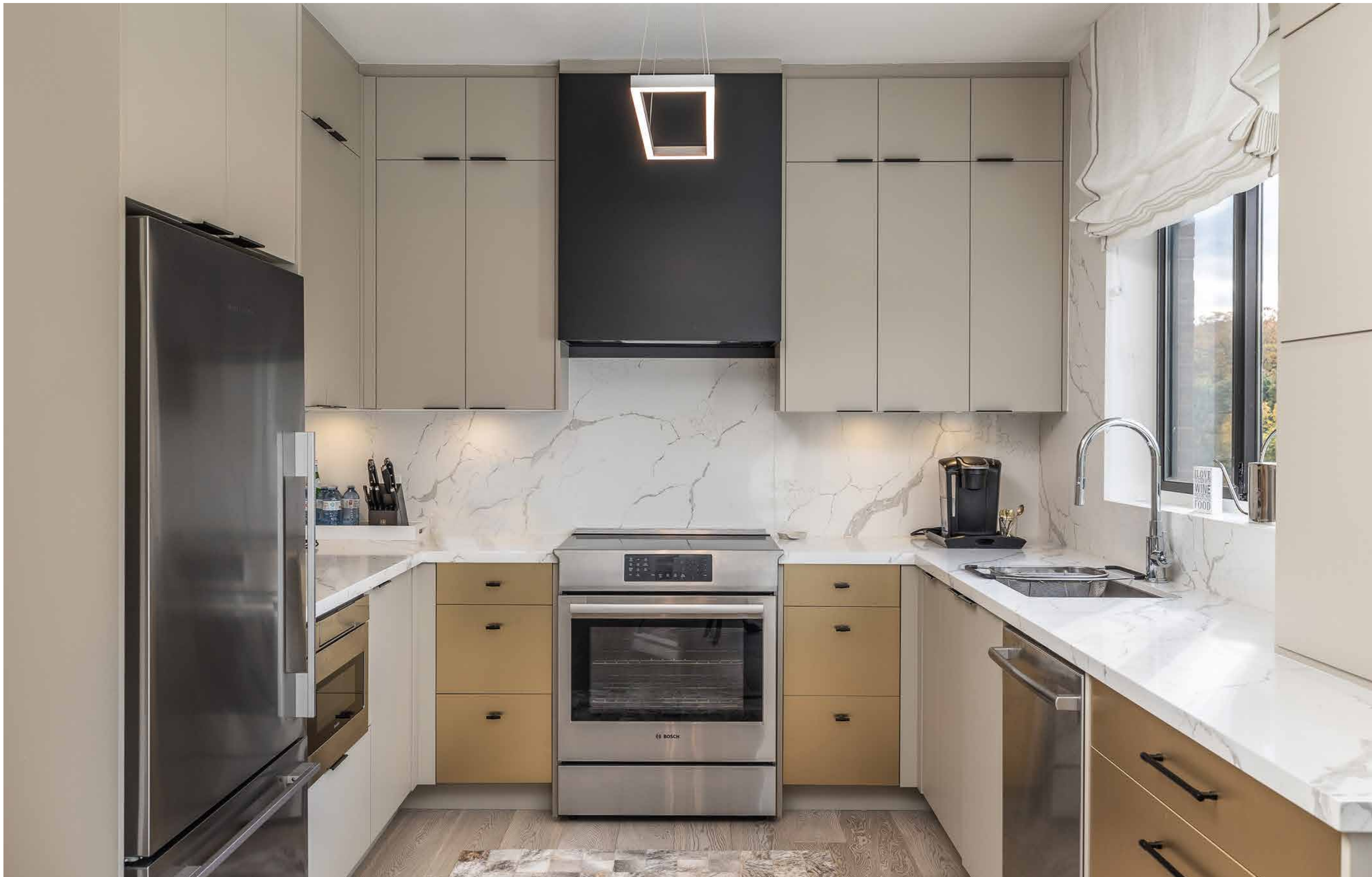


407 Walmer Road, Suite 502

Welcome to this spectacular suite in 407 Walmer Road, a desirable boutique building in Forest Hill, with only fourteen suites and two suites per floor. Situated overlooking Nordheimer Ravine with views in every direction! 2,066+ square feet, with a layout ideal for entertaining. Spacious principal rooms bathed in natural light. Totally renovated and taken back to the studs with a new kitchen, new washrooms, new floors, new lighting, new doors and baseboards, offering a cool contemporary aesthetic throughout. Two beautiful and extremely private balconies to enjoy the southern and western sunlight and gorgeous views of the city skyline, watch the ravine change through the seasons. Barbeques permitted which is a rare treat. Two car parking and a locker complete this special offering.







features

Foyer

- Hardwood floor
- Extra wide hallway
- Raised paneled walls
- Double coat closet
- Three stunning ceiling lights

Living Room

- Hardwood floor
- Raised paneled walls with recessed spot lighting
- Feature wallpapered wall with built-in electric fireplace
- Art television
- Walkout to balcony with unobstructed south west views of the city over Nordheimer Ravine
- Floor to ceiling windows with roller blinds

Dining Room

- Hardwood floor
- Raised paneled walls
- Feature wallpapered wall
- Floor to ceiling windows with custom roller blinds
- Ceiling medallion

Kitchen

- Hardwood floor
- Custom designed kitchen
- Marble countertops
- Marble backsplash
- Fisher and Paykel stainless steel fridge
- Sharp stainless steel microwave
- Bosch stainless steel oven
- Zepher matte black range hood
- Stainless steel Bosch dishwasher
- Stainless steel farmer's sink
- Polished chrome gooseneck faucet
- Butler's pantry with built-in cabinetry, shelves, and Marvel wine fridge

Breakfast Area

- Hardwood floor
- Custom drapes and blinds
- Large window with west views over Nordheimer ravine

Family Room

- Hardwood floor
- Custom drapes and blinds
- Floor to ceiling windows with west views over Nordheimer ravine

Laundry Room

- Marble vinyl floor
- Electrolux LuxCare frontloading steam washer
- Electrolux frontloading dryer
- Laundry sink
- Fold out rods for hanging clothes
- Storage area with shelving

Four Piece Washroom

- Tile floor
- Floating vanity with polished chrome fixtures and taps
- Built-in mirror
- Floating storage cabinet
- Soaker tub with shower and glass wall
- Recessed halogen lighting
- Pot lights on ceiling mount

Linen Closet

Bedroom

- Broadloom
- Double closet with sliding doors
- Large window with north views

Master Bedroom with Sitting Area

- Broadloom
- Floating night tables
- Glass doors open to sunroom
- Walk-in closet with custom built-ins
- Closet

Sunroom/Office

- Heated porcelain tile floor
- Floor to ceiling windows with roller blinds
- North, east, and west views
- Track lighting

Four Piece Ensuite Washroom

- Heated tile floor
- Floating vanity with marble counter and double bowl stone sinks
- Built-in mirror with integrated polished chrome fixtures and taps
- Built-in magnified wall mirror
- Glass enclosed standing shower with rain showerhead
- Imported tile from Italy in shower
- Built-in shelves and cupboard

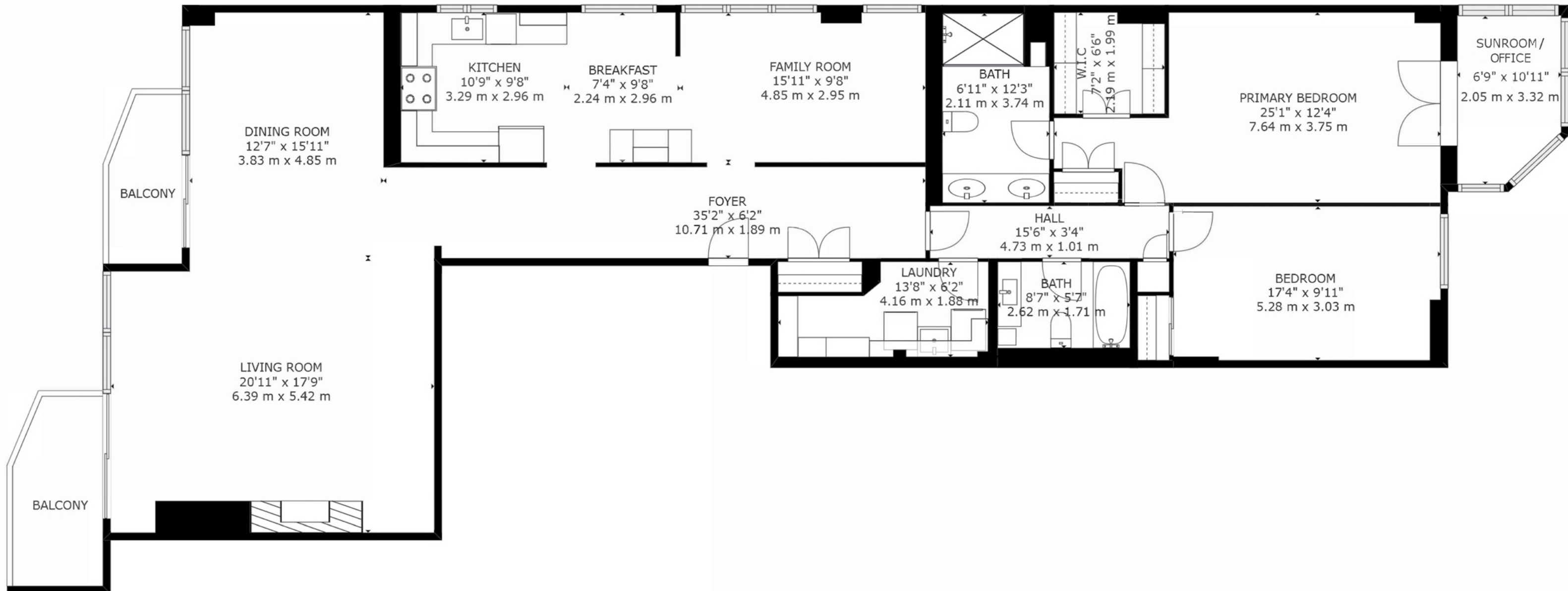
upgrades by current owners

- New paint top to bottom
- New doors and baseboards.
- New electric fire place
- New kitchen
- Two brand new bathrooms, master floor heated.
- All fixtures in bathrooms from Gingers and Elite
- All hardware from Gingers and Elite
- Office area heated floor
- All new high end appliances
- Custom blinds everywhere
- Custom drapes in both
- New hardwood floors
- New broadloom in both bedrooms
- All new light fixtures
- New electrical panel

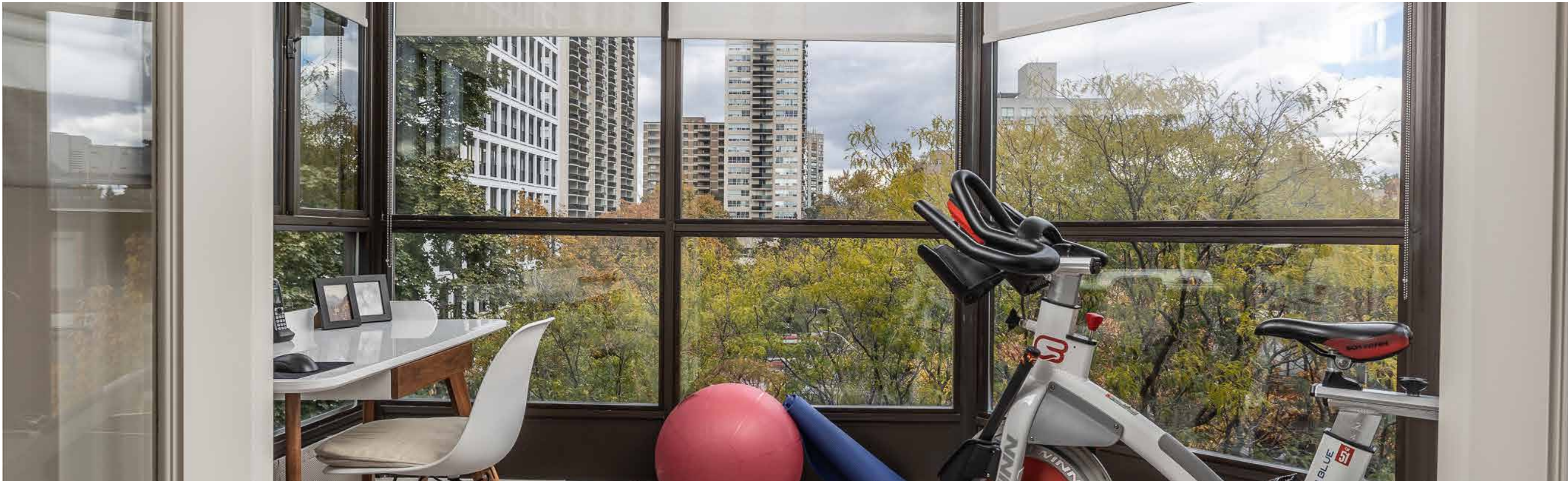
additional information

Offered for sale at \$3,279,000.⁰⁰

- Inclusions: All kitchen appliances and pantry appliances, washer, dryer, all electric light fixtures, all custom window coverings, all custom built-ins, night tables in master bedroom, art television in living room.
- Exclusions: Corner shelf unit in living room.
- Taxes: \$6,091.80 (2021)
- Maintenance: \$2,894.46/month (includes: water, air conditioning, common elements, building insurance, and parking)
- Building Amenities: Barbeques allowed on balconies, gym and sauna, visitor parking, private garbage/recycling area outside front door
- Parking: Two underground parking spots (Level B, #17 and #18)
- Locker: Exclusive
- Possession: End of August/TBA













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