



62 Walker Avenue



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Welcome to this rare and wonderful home on one of Summerhill's most desirable streets. This 4000 square foot home spans three floors with a finished lower level and has been completely renovated with contemporary flair. The main floor offers a gourmet kitchen with breakfast area and banquette, dining room, living room with floor to ceiling windows that walks out to the incredibly private garden. The second floor features a primary suite with bedroom plus sitting area and Juliet balcony overlooking the garden, his and her walk-in closet and a luxurious five piece ensuite washroom, another bedroom and washroom are offered on this floor. The third floor features two bedrooms, one that walks out to a balcony overlooking the garden, and a common lounge with dramatic skylights above. In the lower level, there is a large recreation room currently being used as a gymnasium, a further bedroom and bathroom, laundry room and storage. This detached home is beautifully situated on a 33' x 175' lot, with mature trees and lush gardens. At the rear of the property is a coach house with endless possibilities; pool cabana, home office, garden studio, home gym, etc. A private drive and carport completes this special offering. Enjoy the walkability to Yonge Street shops and restaurants and transit. Summerhill at its best!















Letter from the owners ...

Our move to Toronto in 2013 was our last great family adventure. Our daughters were in their teens when we purchased 62 Walker Avenue, desiring a family-friendly home with a small neighbourhood feel right smack in the ease of city living. Our three daughters were attending a local private school, and the 6-minute walk to and from school and school activities was so convenient. Due to our location, our home was often the place for impromptu lunch gatherings, pre- or post-practice hangouts with their friends, and hosting the back-to-school coffee for new parents.

A paradox of Toronto living is having so much city to explore while living in an area where you do not have to venture far to access the best of the city. We have appreciated our walkable favourites — Gil always has a table for us at The Rosedale Diner, Kibo Sushi at the end of the block, and the Luni Tuni convenience store has a surprisingly extensive inventory for last-minute purchases. We have been spoiled by the best bakers, butchers, produce, pastry, fish, and the beautiful LCBO Summerhill within a quick walk. We are avid sports fans, and the convenience of being 20 minutes door-to-seat to watch the Blue Jays and Raptors can't be beat. The Summerhill TTC station makes when we do venture out so easy.

Yet, as you make your way westward down Walker Avenue, the tree-lined street, neighbours walking dogs and chatting, and kids running from house to house transport you from city to small neighbourhood feel. Our neighbourhood hosts the annual Walker Walkabout and Laneway Block party for the "official" gatherings — yet there is so much more.

We are so appreciative to have had this home which combined the space (especially helpful with growing teens) with very comfortable gathering places for our family to be together. Many games were played at the kitchen table, meals cooked together in the kitchen, exams/papers written at the dining room table, reading "parties" on the cloud on the third floor, and BBQs in the back garden. 62 Walker was a perfect home for this chapter of our family, and we can't wait for someone else to experience the same with their family.



MAIN FLOOR

Foyer

- Hardwood floor
- Crown moulding
- Coat closet
- Dramatic open spiral staircase
- Crown moulding

Powder Room

- Hardwood floor
- Crown moulding
- Built-in hanging medicine cabinet
- Pedestal sink with gooseneck faucet
- Chrome fixtures and taps
- Recessed halogen lighting

Dining Room

- Hardwood floor
- Bay window with privacy glass
- Built-in china cabinet
- Crown moulding
- Custom built-in bar/servery with SubZero wine fridge
- Overlooks living room
- Recessed halogen lighting

Living Room

- Hardwood floor
- Crown moulding
- Custom built-in bookshelves and drawers with display lighting
- Wood burning fireplace with honed granite surround and hearth
- Recessed halogen lighting
- Floor to ceiling windows overlooking the garden
- Walk-out to patio and garden

Kitchen

- Hardwood floor
- Quartz countertops
- Quartz backsplash
- SubZero concealed fridge
- Two SubZero freezer drawers
- Wolf stainless steel six burner cooktop with oven
- Concealed exhaust hood
- Wolf stainless steel built-in steam oven
- Cove concealed dishwasher
- Recycling drawer
- Matte black farmer's sink with gooseneck faucet/spray
- Polished chrome hardware
- Floating walnut shelf with display lighting
- Under cabinet lighting
- Recessed halogen lighting
- Large pantry

Breakfast Area

- Hardwood floor
- Open to kitchen
- Bay window with built-in window bench
- Recessed halogen lighting

SECOND FLOOR

Primary Bedroom

- Hardwood floor
- Double closet with custom built-ins
- Crown moulding
- Custom built-in wall to wall walnut bookshelves (can be disassembled)
- Accent wall
- Floor to ceiling windows
- Juliet balcony overlooking the back garden with sliding glass doors
- Floating built-in walnut end tables
- Barn door to walk-in closet with custom built-ins
- Recessed halogen lighting

Five Piece Ensuite

- Heated porcelain tile floor
- Skywell
- Double floating vanity with Caesarstone counter top
- Polished chrome fixtures and taps
- Built-in walnut mirrors
- Freestanding soaker tub
- Glass enclosed shower
- Separate water closet
- Built-in walnut display shelving
- Floating walnut shelves
- Recessed halogen lighting

Linen Closet

Bedroom

- Hardwood floor
- Built-in bookcases
- Fireplace with decorative mantel and marble surround
- Crown moulding
- Wall to wall windows
- Double closet with custom built-ins

Three Piece Washroom

- Honeycomb tile floor
- Floating vanity with Caesarstone countertop
- Built-in mirror
- Polished chrome fixtures and taps
- Glass enclosed shower with rain showerhead
- Recessed halogen lighting

THIRD FLOOR

Lounge

- Hardwood floor
- Soaring ceiling with five skylights
- Crown moulding
- Recessed halogen lighting

Bedroom

- Hardwood floor
- Built-in bookshelves
- Crown moulding
- Double closet with custom built-ins

- Fireplace with marble surround and hearth
- Floor to ceiling windows
- Walkout to balcony with treeline views
- Recessed halogen lighting

Five Piece Washroom

- Porcelain tile floor
- Double vanity with Corian countertop
- Brushed gold fixtures and taps
- Skylight
- Brushed gold matching mirrors and sconces
- Glass enclosed shower
- Built-in linen cupboard
- Recessed halogen lighting

Bedroom

- Hardwood floor
- Angled ceilings
- Skylight
- Walk-in closet with built-ins
- Crown moulding
- Pretty view overlooking Walker Avenue

LOWER LEVEL

Recreation Room

- Pre-engineered floor
- Above grade windows
- Coffered ceiling
- Recessed lighting

Laundry Room

- Decorative tile floor
- Built-in shelving
- Laundry sink
- Whirlpool frontloading washer
- Whirlpool frontloading dryer

Storage Closet Under Stairs

Bedroom/Office

- Pre-engineered floor
- Above grade window
- Double closet

Four Piece Washroom

- Tile floor
- Vanity
- Built-in mirror

Utility Room/Storage

COACH HOUSE

- Speak to LA re: renovation plans

UPGRADES BY THE CURRENT OWNERS

- 2022: East fence replacement
- 2022: Replaces doorknobs
- 2022: New gas furnace
- 2022: Replaced flush mount vents
- 2021: New third floor washroom
- 2021: Renovated master ensuite shower
- 2021: New hardware on second and third floor, new iron railing
- 2021: New laundry room tile
- 2019: New second floor washroom hardware
- 2019: New entry and library lighting
- 2019: New kitchen appliances
- 2019: New electrical panel
- 2019: Total renovation of kitchen, dining room, and family room
- 2019: New kitchen floor
- 2019: New second floor washroom light, shower, custom vanity
- 2019: Updated irrigation system and outdoor lighting
- 2019: New iron gate on west side of property
- 2018: West fence replacement
- 2018: New first floor hardware
- 2017: New flat roof
- 2015: New custom built walnut bookcases and nightstands
- 2015: New third floor deck, railing, and Juliet balcony railing
- 2015: Demo and total renovation of master ensuite washroom
- 2015: New Whirlpool washer and dryer
- 2014: New custom built bookcases on third floor
- 2014: Repaired carport ceiling and exhaust pipe
- 2013: New broadloom in second floor, third floor, and lower level
- 2013: New California Closet built-ins in the third floor bedroom
- 2013: Three new ductless air conditioning units
- 2013: Renovated third floor space, added bedroom

ADDITIONAL INFORMATION

Taxes: \$18,048.01 (2022)

Lot Size: 33' x 175.5'

Possession: mid August / TBA

Inclusions: All kitchen appliances, bar fridge, Whirlpool frontloading washer, Whirlpool frontloading dryer, central vacuum and related equipment, cushions and throw cushions in breakfast area, three ductless air conditioning units and remotes, all electric light fixtures, all window blinds and shutters, all custom built-ins, alarm system (monitoring extra).

Exclusions: television in family room, curtains in master bedroom

Note: Home Inspection available through listing agent. Speak to LA re: landscape plans for rear garden and swim spa.

OFFERED FOR SALE AT
\$ 4,598,000.⁰⁰



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