



Leeanne  
Weld



43 Walmsley Boulevard



## *Letter from the Owners:*

43 Walmsley and I have been close friends for over fifty years. My wife and I were just twenty-nine when we bought it in 1970 from a talented young architect, Harold Bexton, who had reconstructed the house before moving on to a fine career in California. He had eliminated the interior walls, devised a drop ceiling and installed hardwood flooring to create a full, open-plan, ground-floor living space before that concept became fashionable. In about 2000 it was time to upgrade the house and we followed one of my wife's guiding principles: "Go for the best - you often regret an economy, but never regret an extravagance". So we hired the imaginative architect, Andrew Volgyesi, and Downsvie Kitchens, picked top-brand appliances, and installed rich dark-green marble in the vestibule, the kitchen and the bathroom. We extended the back of the house to create a brilliantly bright dining room, another bedroom, and a spectacularly expanded bathroom. The wood shelving in the main room and the built-in closets upstairs came just five years ago. Along the way the house was featured in a few magazines, notably about the remarkable landscaping by Stefan Bolliger, and the kitchen. I have always loved the house, but I can no longer do stairs comfortably. It is time for a younger couple to enjoy the magic of this little gem.





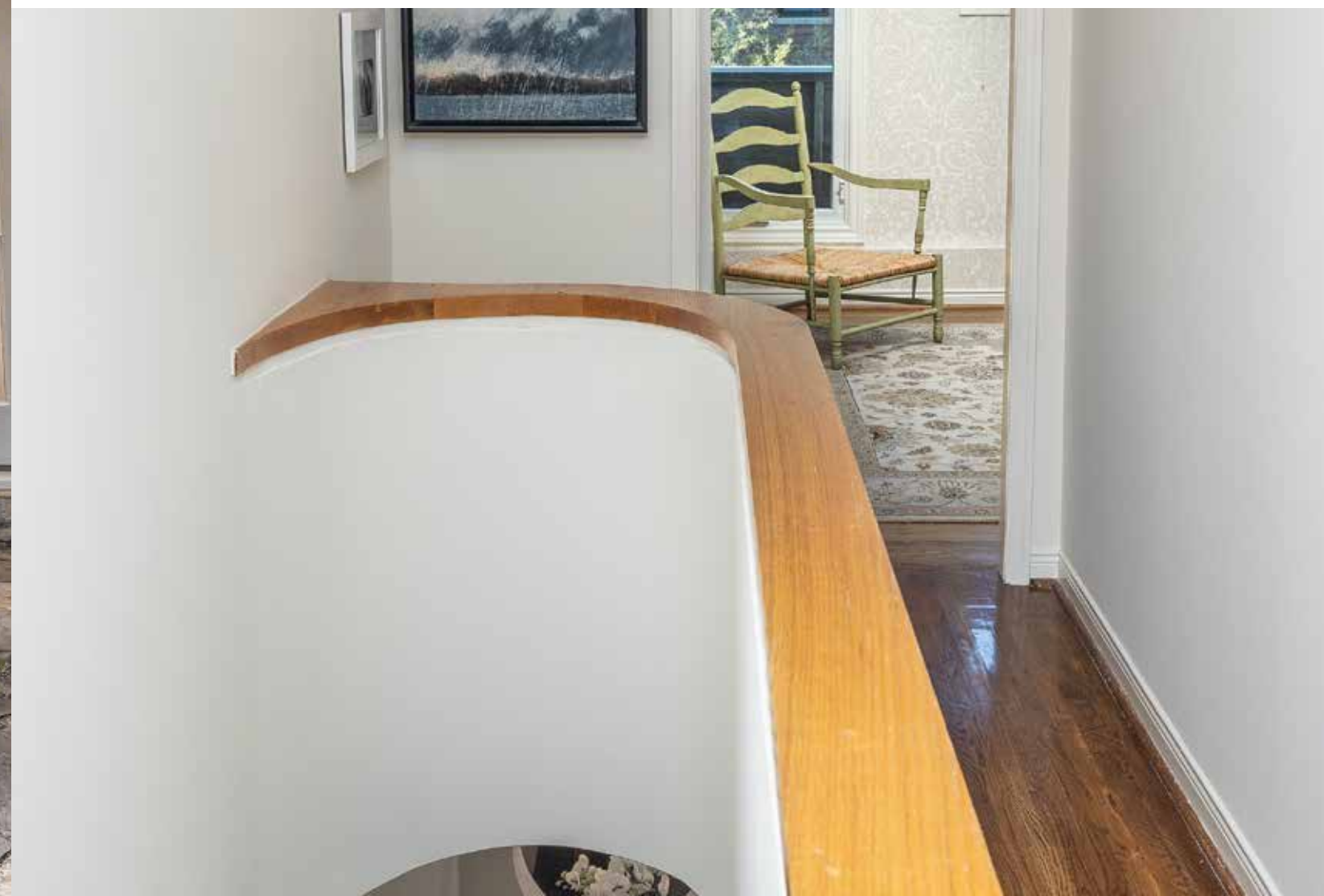


# WELCOME TO 43 WALMSLEY BOULEVARD

This detached home sits on a wonderfully private 25'x123' south facing lot with a lovely stone terrace and surrounded by evergreens and mature perennials. The open concept main floor has a large living room, sitting room, kitchen with dining/family room addition, and offers architectural flair and a cool contemporary aesthetic throughout. Three bedrooms and a dressing room/office plus a spacious four piece washroom are offered on the second floor, as well as numerous custom built-ins and closets. Horizontal picture windows invite the outdoors in and allow abundant light to stream throughout. Detached garage for one car parking. Walk to Yonge/St Clair shops and restaurants. In district for Brown JR PS, and walk to Toronto's finest private schools - BSS, UCC, York School, and Greenwood. Enjoy this lovely home in sought after Deer Park, leafy and quiet yet so proximate to transit on Yonge Street and every convenience, the Beltline just steps away!













## MAIN FLOOR

### FOYER

- Marble tile floor
- Floor to ceiling built-in mirror
- Porthole
- Floating shelf
- Dropped panelled ceiling
- Recessed lighting

### SITTING ROOM

- Hardwood floor
- Dropped panelled ceiling
- Custom maple built-in display/bookshelves
- Large horizontal picture window

### LIVING ROOM

- Hardwood floor
- Built-in floating maple shelf
- Custom built maple television stand
- Recessed lighting

### KITCHEN

- Hardwood floor
- Double farmer's sink
- KitchenAid dishwasher
- JennAir four burner stove with built-in grill
- Oster microwave
- SubZero concealed refrigerator
- Breakfast bar
- Open shelving
- Recessed lighting

### DINING / FAMILY ROOM

- Hardwood floor
- Floor to ceiling glass block windows
- French doors walk out to stone patio
- Single French door walks out to stone patio
- Coffered ceiling
- Recessed lighting

## SECOND FLOOR

### FOUR PIECE WASHROOM

- Marble tile floor
- Vanity with marble counter
- Polished chrome fixtures and taps
- Floating glass shelf
- Glass enclosed shower
- Large soaker tub with marble surround

- Wall-to-wall mirror
- Integrated his/her mirrored medicine cabinets
- Large skylight
- Treetop views
- Recessed lighting

### DRESSING ROOM / OFFICE

- Hardwood floor
- His/her closets
- Large window

### BEDROOM

- Hardwood floor
- Large windows overlooking back garden

### DEN / SECOND BEDROOM

- Hardwood floor
- Wall-to-wall custom built closets
- Large window

### PRIMARY BEDROOM

- Hardwood floor
- Built-in custom entertainment unit and open shelving with mirrored wall
- Recessed halogen lighting
- Large vertical picture windows

## ADDITIONAL INFORMATION

Taxes: \$8,974.71 (2023)

Lot Size: 25' x 123'

Parking: Right of way with detached single car garage

Possession: 60 Days / TBA

Inclusions: All kitchen appliances, GE washer, Kenmore dryer, all electric light fixtures (except excluded), all window coverings, all custom built-ins, alarm system.

Exclusions: Chandelier in den / second bedroom.

Note: Excellent National Home Inspection available through LA.

Note: Furnace, HWT, and A/C are rental items through Reliance, speak to LA.

**OFFERED FOR SALE AT  
\$1,998,000.<sup>00</sup>**

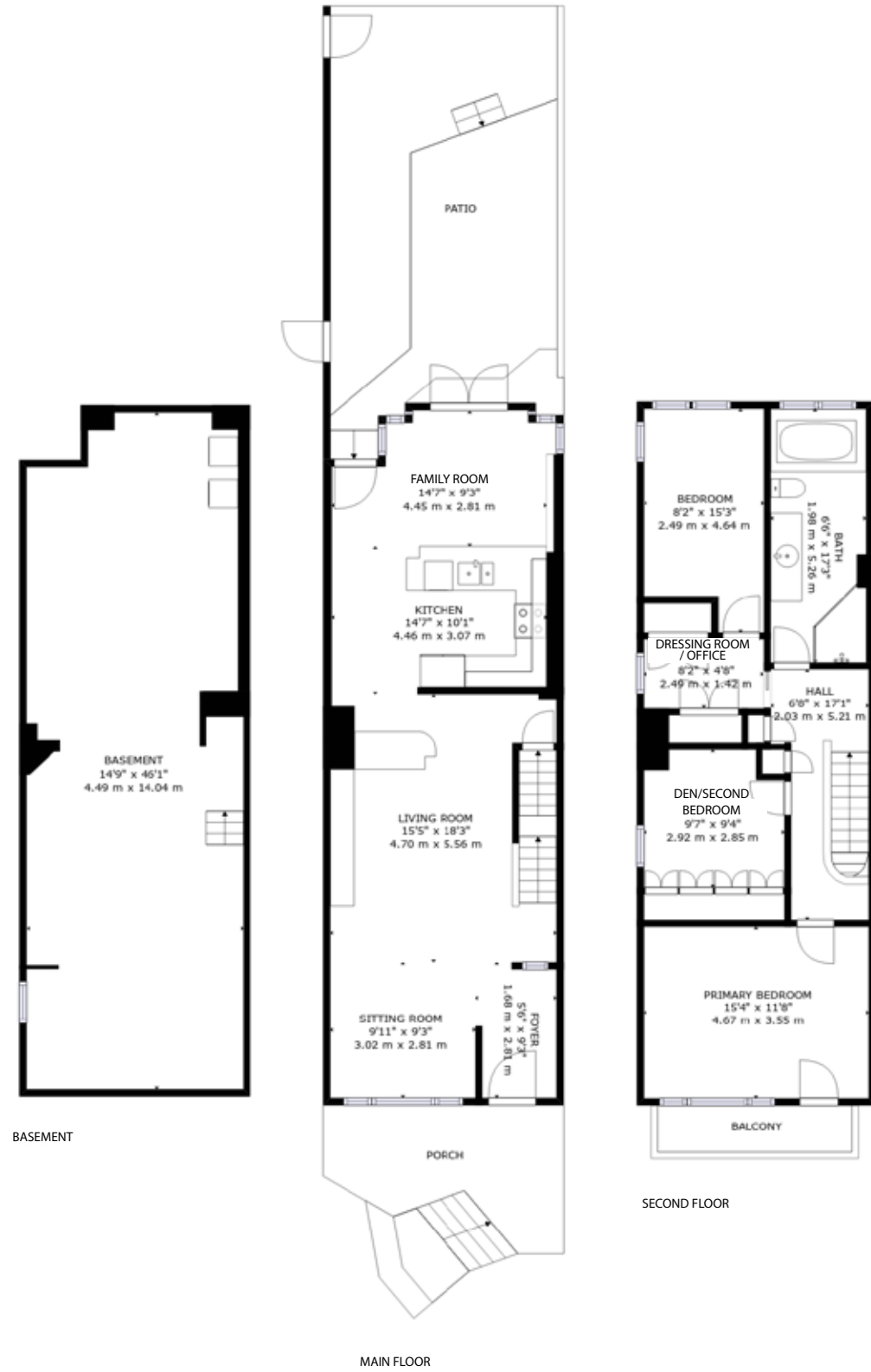








# Floor Plan



**GROSS INTERNAL AREA**  
 BASEMENT: 657 sq. ft, 61 m<sup>2</sup>, MAIN FLOOR: 699 sq. ft, 65 m<sup>2</sup>  
 SECOND FLOOR: 716 sq. ft, 67 m<sup>2</sup>, EXCLUDED AREAS:  
 PATIO: 435 sq. ft, 40 m<sup>2</sup>, PORCH: 123 sq. ft, 11 m<sup>2</sup>  
 BALCONY: 42 sq. ft, 4 m<sup>2</sup>  
**TOTAL: 2072 sq. ft, 192 m<sup>2</sup>**

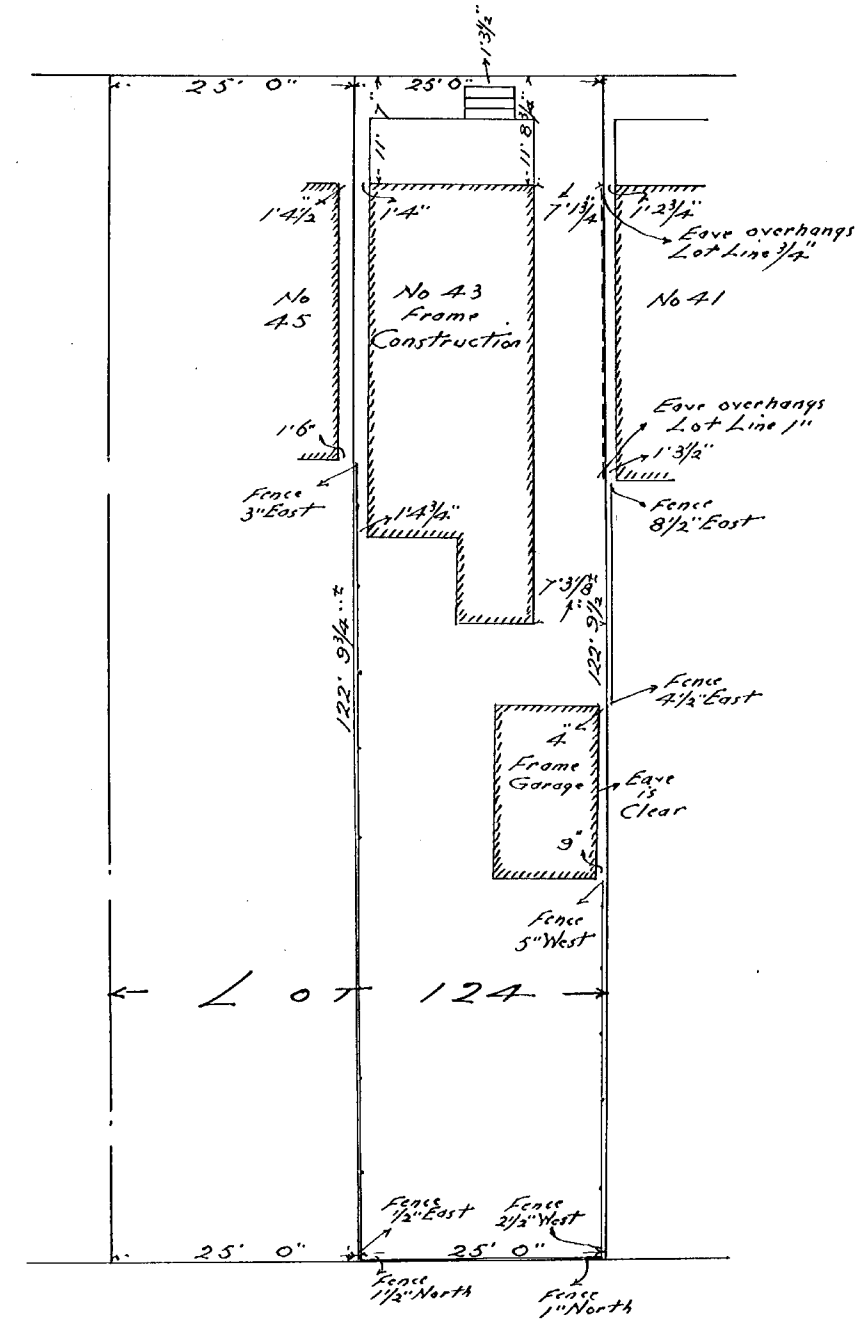
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Survey

PLAN OF SURVEY  
 OF PART OF LOT 124 PLAN 743  
 TORONTO  
 Scale 15' = 1"



WALMSLEY BLVD



Baird & Mucklestone  
 Land Surveyors  
 359 Broadway Ave  
 Toronto

For Messrs Honeyford & Honeyford  
 Barristers  
 12 Richmond St East  
 Toronto 1

3rd June 1954  
*Baird & Mucklestone*  
 O. L. Surveyors



**KAY GARDNER  
BELTLINE PARK**

**LEEANNE WELD KOSTOPOULOS**

Sales Representative

c 416.566.8603 | o 416.489.2121

leeanne@leeanneweld.com

[leeanneweld.com](http://leeanneweld.com)

*Chairman's Award Winner Top 5, Dollar Volume and Units Sold  
2022*

*Gairdner Award Winner*

*2004-2022*

*Lifetime Chairman's Award Winner*



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