



**LW** Leeanne  
Weld



# Welcome to 99 Walker Avenue

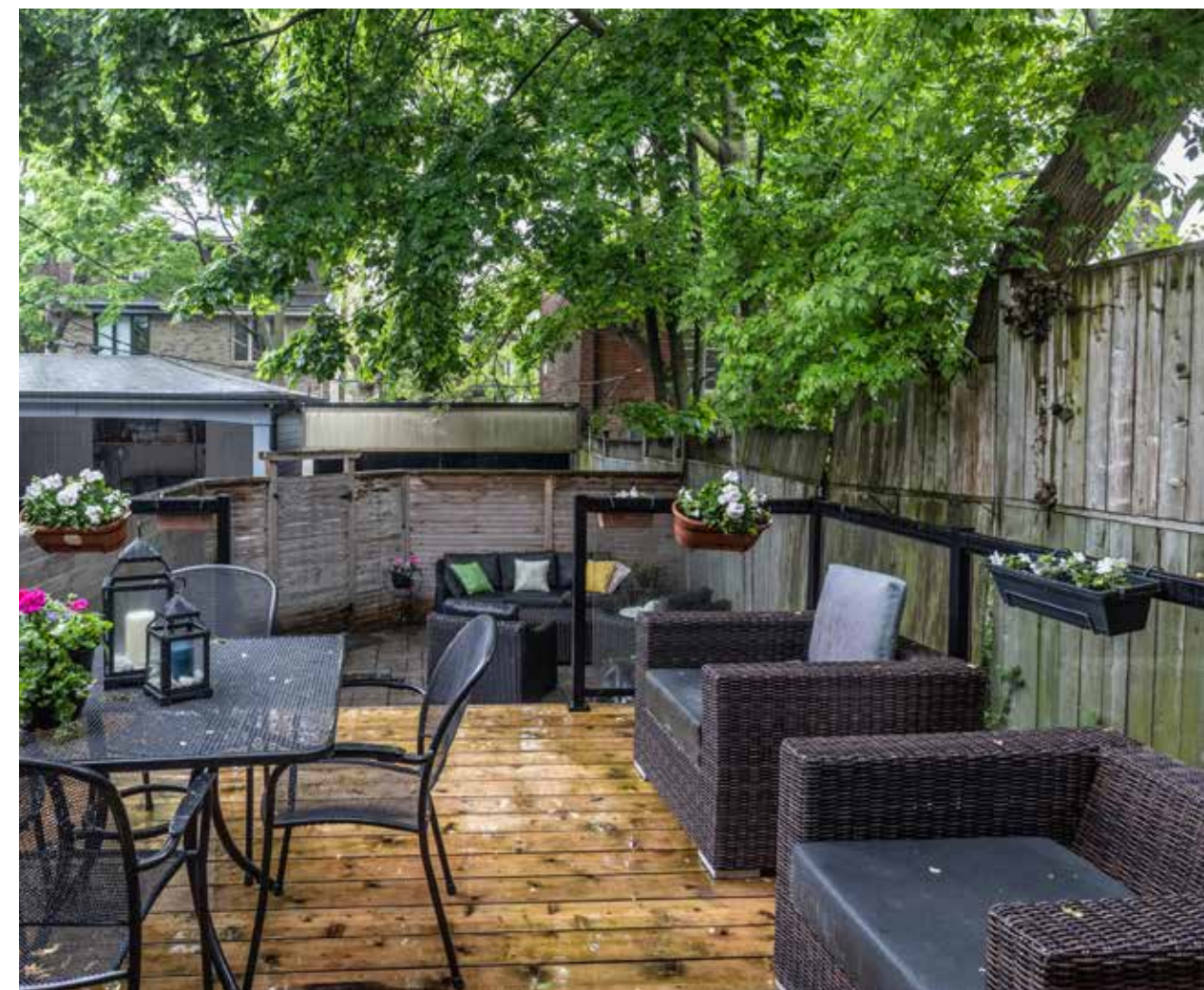
Welcome to the best street in Summerhill! 99 Walker is beautifully situated close to the dead end part of the street on the sunny south side. This handsome brick Victorian is detached and has a real presence on the street. The house is extremely spacious with three stories and a fully finished lower level. The main floor offers an open concept living room, dining room, and nicely appointed kitchen, as well as a powder room. The kitchen walks out to a large deck and patio below. The second floor features three bedrooms, one with a five piece ensuite, and additional four piece washroom. Really, there are two primary bedrooms to choose from one on the second floor and one on the third. The third floor has vaulted ceilings, an ensuite three piece washroom, walk-in closet with custom built-ins, and a separate sitting area. There is a walk out to a sundeck with incredible treetop and city skyline views. The lower level offers a recreation room, utility, and lots of storage. Two heating and cooling systems are offered in the house. A two car carport plus additional parking completes this special offering. A tranquil setting in this highlight sought after and convenient Summerhill locale!





































## main floor

### Foyer

- Hardwood floor
- Double coat closet
- Crown moulding
- Recessed halogen lighting

### Dining Room

- Hardwood floor
- Open concept
- Crown moulding
- Large picture window overlooking Walker Avenue
- Recessed halogen lighting

### Living Room

- Hardwood floor
- Open concept
- Crown moulding
- Large glass block window
- Recessed halogen lighting

### Powder Room

- Hardwood floor
- Crown moulding
- Polished chrome fixtures and taps
- Vanity with granite countertop
- Built-in wall mirror
- Wainscoting
- Wall sconces
- Recessed halogen lighting

### Wet Bar

- Round stainless steel sink
- Built-in wine rack
- Whirlpool stainless steel wine fridge

### Kitchen

- Hardwood floor
- Open concept

- Custom shaker style cabinetry
- Granite countertops
- Centre island with breakfast bar
- Samsung stainless steel double door refrigerator with freezer drawer and ice maker
- Six burner gas cooktop with stainless steel oven
- Concealed range hood
- Stainless steel dishwasher
- Polished chrome fixtures and taps
- Double glass doors walk out to deck and patio
- Pendant lighting
- Recessed halogen lighting

## second floor

### Bedroom

- Hardwood floor
- Windows overlooking back patio
- Recessed halogen lighting

### Four Piece Washroom

- Decorative tile floor
- Floating medicine cabinet
- Shower with soaker tub
- Glass block window with inlay tilt window
- Brushed chrome fixtures and taps
- Wall sconces
- Recessed halogen lighting

### Laundry Closet

- Samsung stackable washer and dryer

### Bedroom

- Hardwood floor
- Window
- Recessed halogen lighting

### Bedroom

- Hardwood floor
- Built-in speakers
- Closet
- Large windows with pretty treetop views over Walker Avenue
- Recessed halogen lighting

### Five Piece Ensuite Washroom

- Tile floor
- Glass enclosed shower with rain showerhead
- Large soaker tub with jets
- Double vanity
- Brushed bronze fixtures and taps
- Glass block window with inlay tilt window
- Wall sconces
- Recessed halogen lighting

## third floor

### Primary Bedroom

- Hardwood floor
- Vaulted ceilings
- Sitting area with large picture window overlooking Walker Avenue
- Walk-in closet with custom organizers
- Large closet
- Built-in speakers
- Ceiling fan
- Recessed halogen lighting
- Sliding glass doors walk out to balcony with beautiful treetop views

### Utility Room / Storage

### Three Piece Ensuite

- Tile floor
- Glass enclosed shower with decorative tile inlay
- Floating medicine cabinet
- Vanity with granite countertops
- Matte chrome fixtures and taps
- Wall sconces
- Recessed halogen lighting

## lower level

### Recreation Room

- Hardwood floor
- Above grade windows
- Recessed halogen lighting

### Utility Room

### Storage Room

### Den

- Hardwood floor
- Above grade window
- Recessed halogen lighting

### Separate Rear Entry

## additional information

### Taxes:

\$15,600.45 (2024)

### Lot Size:

19' x 138'

### Possession:

60 days / TBA

### Note:

Pre-listing home inspection from Baker Street available through LA.

### Inclusions:

All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings and shutters, NEST thermostat, all custom built-ins.

offered for sale at  
**\$3,749,000.<sup>00</sup>**







GROSS INTERNAL AREA  
 Lower Level 67.5 m<sup>2</sup> (726 sq.ft.) Main Floor 67.6 m<sup>2</sup> (728 sq.ft.)  
 Second Floor 67.4 m<sup>2</sup> (725 sq.ft.) Third Floor 50.8 m<sup>2</sup> (547 sq.ft.)  
 EXCLUDED AREAS : VERANDA 5.7 m<sup>2</sup> (61 sq.ft.)  
 DECK 17.8 m<sup>2</sup> (192 sq.ft.)  
 TOTAL : 253.3 m<sup>2</sup> (2,727 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

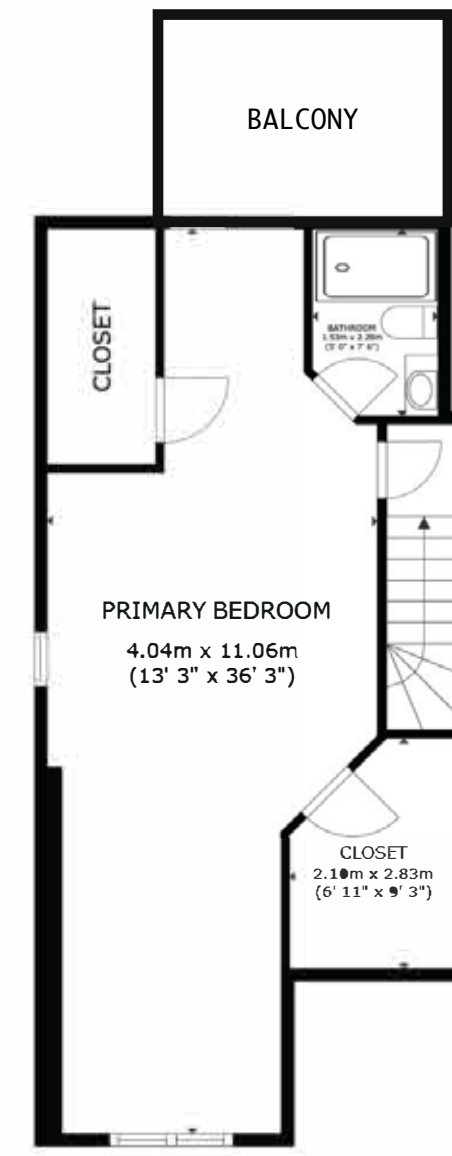


Lower Level

Main Floor



Second Floor



Third Floor









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

2022

**Gardner Award Winner**

2004-2023

**Lifetime Chairman's Award Winner**



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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.