

115 Walker Avenue

Main Floor

Living Room	15'6" x 9'10"	4.72 x 3.00m	<ul style="list-style-type: none">➤ Wood Burning Fireplace➤ Transom Stained Glass Window➤ 10 ft. Ceilings➤ Hardwood Floors➤ Hunter Douglas Window Blinds
Dining Room	11'10" x 9'10"	3.61 x 3.00m	<ul style="list-style-type: none">➤ Separate➤ 10 ft. Ceilings➤ Hardwood Floors➤ Hunter Douglas Window Blinds
Kitchen	10'6" x 9'2"	3.20 x 2.79m	<ul style="list-style-type: none">➤ Updated➤ Tile Floors➤ Window
Family Room	17'2" x 14'6"	5.23 x 4.42m	<ul style="list-style-type: none">➤ Hardwood Floors➤ Pot Lights➤ Walk-Out to Deck and Urban Garden
Powder Room			<ul style="list-style-type: none">➤ 2-Piece

Second Floor

			<ul style="list-style-type: none">➤ 9 ft. Ceilings
Master Bedroom	15'4" x 14'6"	4.67 x 4.42m	<ul style="list-style-type: none">➤ Double Closet➤ Hardwood Floors
Second Bedroom	10'6" x 9'10"	3.20 x 3.00m	<ul style="list-style-type: none">➤ Closet➤ Hardwood Floors
Third Bedroom	10'10" x 7'2"	3.30 x 2.18m	<ul style="list-style-type: none">➤ Pot Lights➤ Tile Floor➤ Walk-Out to Sundeck
Main Washroom			<ul style="list-style-type: none">➤ 4-Piece w/Jacuzzi Tub

Third Floor

Fourth Bedroom	15'4" x 11'6"	4.67 x 3.51m	➤ Skylight ➤ Closet ➤ Hardwood Floors
Fifth Bedroom	10'9" x 9'9"	3.28 x 2.97m	➤ Closet ➤ Hardwood Floors

Basement

Recreation Room	16' 2" x 13'5"	4.93 x 4.09m	➤ Pot Lights ➤ Tile Floor ➤ Built-in Shelves
Storage	16'10" x 8'7"	5.13 x 2.62m	
Utility	8'8" x 8'2"	2.64 x 2.49m	
Laundry Area			➤ Sink
Washroom			➤ 4-Piece

Additional Information

Inclusions	➤ Maytag Refrigerator ➤ Ceran Stove-Top ➤ Miele Dishwasher ➤ Thermador Stainless Steel Oven ➤ Venmar Range Hood ➤ Panasonic Microwave ➤ Whirlpool Stacked Washer and Dryer ➤ Electric Light Fixtures ➤ Window Coverings ➤ Broadloom Where Laid ➤ Fireplace Screen & Tools
Exclusions	➤ Hanging Fixture in Dining Room and Sconces ➤ Hanging Fixture in Main Floor Powder Rm ➤ Hanging Fixture in Main Floor Hallway ➤ Hanging Fixture in 2nd Floor Study ➤ Sconce in Master Bedroom ➤ Corner Cupboard in Kitchen
Lot Size	➤ 19.50 x 120.67 Feet ➤ Copy of Survey Attached

- Legal Description ➤ Part Lot B, C Plan 415 City East as in CA277154
- Taxes ➤ \$8,503.35 per Annum (2016)
- Heating/Cooling ➤ Forced Air Gas
➤ Central Air Conditioning
➤ Hot Water Tank (Rental)
- Parking/Drive ➤ 2 Car Parking via Laneway
- Possession ➤ Mid-October 2017 or To Be Arranged

Public and Separate Schools

Cottingham Junior Public School 85 Birch Ave, Toronto, ON M4V 1E3	(416) 393-1895	GR JK-6
Jesse Ketchum JR & SR Public School 61 Davenport Rd, Toronto, ON M5R 1H4	(416) 393-1530	GR JK-8
Jarvis Collegiate Institute 495 Jarvis St, Toronto, ON M4Y 2G8	(416) 393-0140	GR 9-12
Northern Secondary School 851 Mount Pleasant Rd, Toronto, ON M4P 2L5	(416) 393-0270	GR 9-12
De La Salle College 131 Farnham Ave, Toronto, ON M4V 1H7	(416) 969-8771	GR 5-12



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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.