

Welcome To
53 Walker Avenue

Main Floor

Foyer	20' x 5'5"	6.10 x 1.68 m.	➤ Stained Glass Windows ➤ Tile Floor
Living Room	19 x 14'5"	5.79 x 4.42 m.	➤ Wood-Burning Fireplace ➤ French Doors ➤ Mouldings ➤ Parquet Floors
Dining Room	15' x 11'	4.55 x 3.35 m.	➤ Separate ➤ Parquet Floors ➤ Walk-Out to Garden with Pond and Red Maple
Kitchen	12' x 10'	3.66 x 3.05 m.	➤ Canac Design ➤ Wood Panel Ceiling ➤ Tile Floor
Powder Room			➤ 2-Piece

Second Floor

Master Bedroom	14' x 12'	4.27 x 3.66 m.	➤ Double Closet ➤ Bamboo Floors
Tandem Office	12' x 8'	3.66 x 2.44 m.	➤ Combined with Master ➤ Bamboo Floors
Second Bedroom	14' x 13'	4.27 x 3.96 m.	➤ Double Closet ➤ Bamboo Floors
Ensuite Washroom			➤ 3-Piece ➤ Bamboo Floors
Main Washroom			➤ 4-Piece ➤ Bamboo Floors

Third Floor

Third Bedroom	14' x 12'	4.27 x 3.66 m.	➤ Closet ➤ Bamboo Floors ➤ Dormer Window
Fourth Bedroom	13' x 11'	3.96 x 3.35m.	➤ Closet ➤ Bamboo Floors ➤ Dormer Window

Basement - Unfinished

Laundry Area

Washroom ➤ 1-Piece

Suitable for Recreation Room

Additional Information

Inclusions	➤ Stainless Steel Samsung Refrigerator (2014) ➤ Stainless Steel Samsung Stove (2014) ➤ Stainless Steel Samsung Dishwasher (2014) ➤ LG Washer in Basement ➤ LG Dryer in Basement ➤ Window Coverings and Blinds ➤ Electric Light Fixtures ➤ Broadloom Where Laid ➤ 2 LG Air Conditioning Units ➤ Stained Glass Windows
Lot Size	➤ 26 x 124.50 Feet ➤ Copy of Survey Dated May 3, 2017
Legal Description	➤ Part Lot N, Part Lot O Plan 415 Amended by Plan 820 City East as in CT264697
Taxes	➤ \$8,976.89 per Annum (2017)
Heating/Cooling	➤ Forced Air Gas ➤ Central Air Conditioning ➤ Humidifier on Furnace ➤ Hot Water Tank (Rental)

- Parking/Drive ➤ 2 Car Parking via Laneway
- Possession ➤ 30-60 Days 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

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.