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For your exceptional opportunity

94 Walker Ave, Toronto, ON







Welcome to 94 Walker Ave

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Walker Avenue is not a street that needs an introduction to anyone who knows Toronto. It is a highly coveted dead-end block in Summerhill with a loyal, close-knit community and a reputation that precedes itself. 94 Walker is a property that goes further than the address: an architectural transformation by Reflect Architecture, with the main home rebuilt in 2017 with a degree of care and intention that is uncommon even at this level of the market. Indeed, it's been featured in Dwell, The Globe & Mail, Dezeen, Diseno Interior and Designlines Magazines.

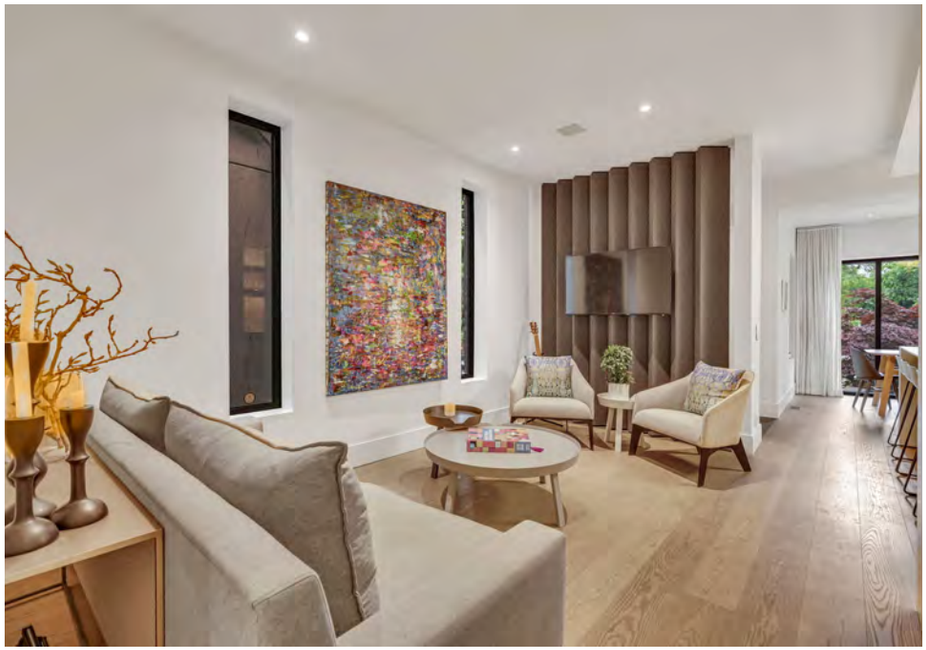
Originally a triplex, the property now functions as a highly refined duplex across approx 4,500 sq. ft. As it stands, it works beautifully in more than one configuration: a family compound with a fully independent suite above, a multi-generational home where extended family has real privacy, one or two stunning income suites for investors or to supplement the mortgage, or a single-family residence across all levels for a buyer who simply wants every square foot for themselves.

The main suite is approx 3,300 sq. ft., holds the main and lower levels, and consists of 5 bedrooms and 5 bathrooms. On the main floor, a chef's kitchen with dark matte cabinetry, porcelain benchtop and backsplash, and fully integrated appliances anchors the principal living and entertaining space. The dining and living rooms face south and pull in daylight without interruption. The primary bedroom retreat - with walk-in closet and 4-piece ensuite - sits on this level, as does a rear mudroom and rear office with floor-to-ceiling sliding glass walk-out to a private landscaped backyard. The front entrance, clad in Japanese shou-sugi-ban charred timber, announces immediately that this renovation was speaking a very particular architectural language.

The staircase descends to the lower level alongside a powder-blue tube slide - the playful, organizing idea of the whole home. Below, soaring ceilings open to a generous recreation area, 3 well-proportioned bedrooms, and a 4th that doubles as a soundproofed studio with ensuite. Superblanco knotless European Oak flows throughout. The laundry room is oversized and finished to the same standard as every other room.

The upper suite is where this property shows its real intelligence. At approx. 1,200 sq. ft., it is not a rental unit in the traditional sense. Cathedral ceiling highlights with skylights, floor-to-ceiling windows, a private sundeck with 2 distinct outdoor zones, and 2 generous bedrooms. It functions as a home in its own right - because it was designed to be one. Use it for meaningful income, for extended family in complete comfort, as an office floor, or fold it into the main residence entirely. That flexibility was part of the brief from the beginning.

Three parking spots, EV charging pre-wired, in-ground irrigation, and smart home wiring throughout. All located within the Cottingham Junior Public School catchment, rated 10 out of 10 by the Fraser Institute, and steps to Summerhill shops, clubs and the subway. Incredible Summerhill lifestyle living - and a rare property that is the right choice at virtually any stage of family life.









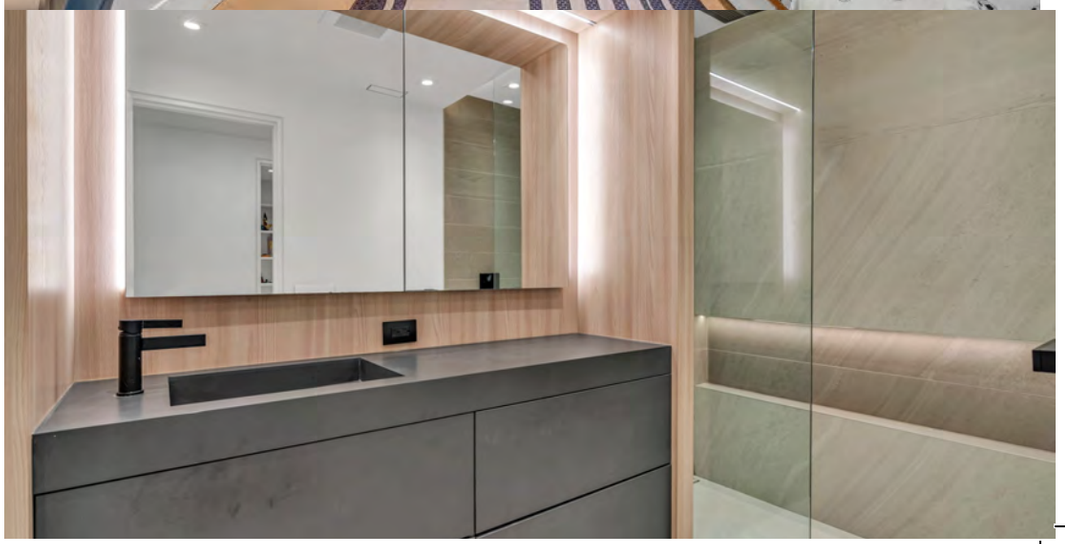


























94 WALKER AVENUE



MAIN FLOOR
1648 SQUARE FEET
(CEILING HEIGHT : 9'-0")

SECOND FLOOR
1213 SQUARE FEET
(CEILING HEIGHT : 8'-9")

LOWER LEVEL
1648 SQUARE FEET
(CEILING HEIGHT : 8'-0")

0 5
FEET

truPlan
416 573 2096
E & O.E.
Floor plan may not be 100% accurate.

94 Walker Ave, Toronto, ON

3+4 Bed, 6 Bath, 3 Parking

Lot Size: 33.17 x 120 Ft.

2 Full Suites (5 Bedroom & 2 Bedroom)

Total Interior Living Space: Approx 4,509 sq. ft.

Taxes: $24,331.43 (2026)

Inclusions: Main Floor Thermador Built-In Fridge, Fisher & Paykel Ovens, Wolf Gas Cooktop, Bosch Dishwasher, Kitchen Reverse Osmosis & Instant Boil Water System, Garburator, Wine Cell'r Fridge; Basement LG Washer & Dryer, Samsung Fridge; Upper LG Fridge, KitchenAid Stove & Dishwasher, Whirlpool Washer & Dryer; All Electric Light Fixtures, All Window Coverings & Built-Ins, Kraft Paper Roller In Dining Room, Exterior Cameras, Smart Doorbells, Electric Garage Opener, TV Wall Brackets

Exclusions: Flat screen TVs, Sonos Hubs, Neon Sign in Back Basement Bedroom

www.94Walker.com

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