

94 Walmer Road

~ Prime Annex / Yorkville ~

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Embedded in prime Annex/Yorkville, this spectacular 5 + 1 bedroom family showpiece has been comprehensively reimagined through a substantial Ray Murakami three-storey addition delivering both status and substance. Spanning over 6,100 square feet on a wide lot, this Century home reveals a masterful interplay of volume and light, with soaring ceilings, 6 fireplaces (5 gas) and wood and stone floors, blending architectural sophistication and a cohesive contemporary esthetic elevating every room.

At its heart, a stunning open-concept family room and dream chef's kitchen create an extraordinary 39 feet by 25 feet focal point. Seamlessly anchored by its fireplace (one of two visible from the kitchen) an expansive island and framed by a glass wall of 5 fully retractable panels, the whole area leads to oversize private stone terracing, complete with an outdoor kitchen and low maintenance garden for a fabulous integrated In-and-Out entertaining oasis. With a fabulous foyer opening to the spacious living and dining rooms, this is designed equally for grand entertaining and intimate family living.

The upper levels continue to impress. A serene, king-sized primary suite offers treetop garden views, through expansive wall-to-wall glazing, complemented by a generous sitting/desk area with a raised fireplace, a spa-inspired ensuite and dressing room. The second floor also features a full-size laundry room and an additional ensuite bedroom — currently used as a home office. Above, a full third floor mirrors the second in size with three further bedrooms, each with impressive scale, light and ceiling heights and 2 additional baths centred around a thoughtfully designed multi-desk work and study hub - ideal for families or guests.

The lower level offers exceptional versatility, with a media/recreation space, sixth bedroom, wine cellar, prep kitchen or juice bar, and a fully equipped fitness area — creating a comprehensive lifestyle environment within the home itself. Three car parking is secure, off-street, in the detached garage with lift and the stone pad in front.

Location is everything — and here it's unmatched. A short walk to Dupont or Spadina subway stations provides seamless access across the city from both the Toronto subway line 1 (Yonge/University) and line 2 (Bloor/Danforth). Yorkville's luxury shopping, area fine dining, and midtown cultural destinations are just moments away. Top private schools, premier clubs, and the University of Toronto further enhance the enduring appeal of this coveted address.

Rarely does a home combine this level of perfection. For the discerning buyer, seeking smart urban living without compromise, on a choice tree-lined avenue, this is a must-see in one of Toronto's most distinguished and sought after enclaves.