

95 WALNUT AVENUE

The Walnut That Got Away



FM

THE DETAILS

Standing Across From Stanley Park

Set on one of the city's most quietly covetable streets, this Victorian 2-storey semi-detached has been renovated from top to bottom and proudly stands across from Stanley Park. It doesn't try to dazzle you. It doesn't really need to. The proportions are right, the flow is effortless. That's not an accident. That's the point. Original gabled dormers, a covered front porch, and a freshly tiled approach. The heritage character is all there. It's just been cleaned up and given its backbone. Step inside, and everything opens up, a move that feels invisible. The front living room is generous, with 10-foot ceilings, anchored by a bay window, panelled moulding, and a furniture-friendly scale. From there, the plan flows naturally through a central dining room into a rear galley kitchen that gets it right, light and bright: flat-panel cabinetry, minimal hardware, a soft grey tile backsplash, warm metal accents & desirable breakfast nook. Double rear doors open directly onto the back deck, completing a front-to-back visual axis that makes the whole main floor feel bigger & more connected. And about that backyard. Small in the best possible way. A well-edited deck with planters, privacy fencing, and a pergola-covered passage that leads directly to rear laneway parking for an oversized vehicle. Upstairs, the second floor continues the same restraint. A 2-bedroom layout, each with its own full washroom & plentiful storage. Full, usable dimensions. Nothing squeezed. Every decision earned its place. There's a difference, and this house knows it. The lower level deserves considerably more credit than basement levels typically get. Fully integrated as a livable space with consistent flooring, clean lines, and integrated lighting throughout, it includes a third bedroom, a bright recreation room, and a well-organized utility and laundry area, all efficiently out of the way. And at just under 8 ft. of ceiling height, it holds its own. Winsome and likable. Unpretentious and quietly brilliant. The kind of house that's friends with everyone at the party. Your first family memories live here. So do your best on Sunday mornings. And you're basically in the middle of everything Toronto brags about (and that's a lot).

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NIAGARA

Welcome to West Queen West

King West near Stanley Park is one of Toronto's most walkable and well-balanced neighbourhoods. Life here runs at street level. Coffee, dining, training, transit, green space, all within a few easy blocks. It's a part of the city where routines feel natural and weekends require very little planning.

Getting around is effortless. King Street streetcars run east and west through the core, nearby bus routes fill in the gaps, and quick access to the Gardiner keeps the rest of the city close. Whether it's a commute, a dinner reservation, or a weekend escape, movement here is simple and flexible.

Stanley Park anchors the neighbourhood with real, usable green space. Tree-lined paths, open lawns, an off-leash dog area, outdoor tennis courts, and a ball diamond make it a daily extension of the home rather than a destination you plan around. Morning runs, dog walks, and unstructured afternoons happen organically. Just how we like 'em to be.

The food and coffee scene is deeply embedded in the neighbourhood. Independent cafés and bakeries set the pace early in the day, while established favourites like Gusto 101, Lulu Bar, Baro, Charlemagne Cocktail Bar, and Neverland carry it well into the evening. West Queen West sits just beyond, adding another layer of shopping, dining, and culture within easy reach.

Wellness is part of everyday life in this neck of the woods. Studios like F45, Sweat & Tonic, Studio Lagree, One Academy, and Yoga Rise make it easy to train before work or unwind after, without leaving the neighbourhood. Whilst boutiques, galleries, and creative studios bring texture to the streetscape, evenings unfold across patios, wine bars, and low-key late-night spots with a cold brew in hand.

The energy is present, but measured. Walkable, connected, and quietly complete, King West on the preferred side of Bathurst delivers downtown living that actually works (& thrives).



THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Bar Piquette
- Bar Poet
- Black Sheep
- Florette
- Frankie's Diner
- Jules Bistro
- King Rustic Kitchen
- La Nayarita
- Le Swan
- Lobby
- Local Public Eatery
- Mamakas Taverna
- Mildred's Temple Kitchen
- Mother
- Nodo Liberty
- The Drake
- The Good Son

GROCERIES & LIBATIONS

- Bulk Barn
- Cumbrae's
- Farmboy
- Fresh Fruit Bay
- LCBO
- Longo's Liberty Village
- M & M Food Market
- No Frills
- Wine Rack

COFFEE & BAKERIES

- Boacados Bake Shoppe
- Bloomer's Queen
- Buno Coffee
- Dear Grain
- Evelyn's Whole Grain
- Forno Cultura
- Jimmy's Coffee
- Mad Batter Bakers
- Mofer Coffee Queen
- Nadège Patisserie
- Starbucks
- The Common
- The Library
- Tim Hortons
- TonTon Matcha & Coffee
- Wallace Espresso
- White Squirrel
- Wholeshed Coffee

PARKS & GREENSPACE

- Bill Johnston Dog Park
- Coronation Park
- Garrison Common
- Lamport Stadium Park
- Liberty Village Park
- Stanley Park
- Trinity Bellwoods

FITNESS & HEALTH

- Academy of Lions
- Altea Liberty Village
- F45 Trinity Bellwoods
- F45 Liberty Village
- GoodLife Fitness
- Jaybird Studio Queen
- Lotus Fitness & Thai Boxing
- Mula Yoga
- Muse Movement
- One Academy
- Oxygen Yoga
- Pura Yoga
- Solis Movement
- Studio Lagree
- Strong Pilates Liberty Village
- Totum Life Science

PARKS & RECREATION

- Stanley Park South
Pool, off-leash dog area, playground, wading pool, tennis courts & baseball diamond
- Stanley Park North
Playground, wading pool, basketball court, multi-use & shuffleboard
- Fort York National Historic Site
Museum, trails & historic grounds
- Victoria Memorial Square Park
Playground and picnic facilities

PUBLIC SCHOOLS

- Niagara Street Junior Public School
- Ryerson Community School
- ÉÉ Pierre-Elliott-Trudeau
- Parkdale Collegiate Institute
- ÉS Toronto Ouest
- Central Toronto Academy
- The Grove Community School
- Central Technical School

PRIVATE SCHOOLS

- Discovering Minds Montessori - Pre-K to Elementary
- Cornerstone Montessori Prep School - Elementary

CATHOLIC SCHOOLS

- St. Mary Catholic School
- ÉÉ du Sacré-Coeur-Toronto
- ÉSC Saint-Frère-André
- St Michael's Choir School
- St. Mary Catholic Academy
- St. Joseph's College School

COMMUTE TO DOWNTOWN TORONTO

- 5 Minutes by Car
- 22 Minutes by Transit
- 8 Minutes by Bike
- 32 Minutes Walk

RAIL LINES

- 504 King - 0.1km
- 304 King - 0.1km
- 501 Queen - 0.4km
- 301 Queen - 0.4km

BUS LINES

- 307 Bathurst Night Bus - 0.3km
- 511 Bathurst - 0.3km
- 363 Ossington Night Bus - 0.5km
- 63 Ossington - 0.5km
- 121 Fort York - Esplanade - 0.6km







ABOUT US

Fox Marin

From the Junction to Riverdale, Little Italy to Yorkville, and all of the wonderful neighbourhoods in between – Fox Marin knows Toronto Real Estate.

We offer an exclusive and customized real estate experience to clientele in central and downtown Toronto.

Led by veteran Real Estate Brokers Ralph Fox and Kori Marin, the talented team at Fox Marin Associates brings a wealth of experience, integrity and compassion to the business.

Fox Marin's diverse background extends well beyond real estate.

This team of tenured resumes brings involvement in marketing, international business, branding, and design into the Fox Marin fold.

If you are interested in Toronto real-estate or looking to buy, sell, invest or lease a property, know that you have the right partner in your corner to look after you and your family every step of the way.

Customer-First Philosophy

At Fox Marin, our focus is exactly where it should be – on our clients. In all of our interactions, it's the little things we do that matter the most, that in turn create trusting and rewarding relationships. We set ourselves apart by delivering a thoughtful and personalized customer experience that is unrivalled. At all times, we continually strive to ensure that our clients feel important and well looked after. At our core, our mission is to protect our clients' long-term best interest with every decision made and action taken.

More than this, the way we do business is constantly evolving. We're always adapting our approach to provide the most competitive and progressive methods that allow us to service clients at all different price points, from various circumstances and diverse backgrounds. We pride ourselves on working harder, and more effectively than everyone else regardless of the size of your transaction.

Whether you're a first-time homebuyer, seasoned investor or large-scale developer, our clients benefit from our high standards of integrity and customer experience.

It's Fox Marin's dedication to going above and beyond that gives every client the true advantage of buying, selling and investing in Toronto residential real estate.



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Ralph Fox

FOUNDER, BROKER OF RECORD



Native Torontonian Ralph Fox recognized from an early age that the most successful people in life apply long-term thinking to their investments, relationships, and life goals. It's this philosophy, along with his lifelong entrepreneurial drive and exceptional business instincts, that have helped to establish Ralph as a top broker in the real estate market in downtown Toronto.

From the age of 12, Ralph set his sights on running his own business, and by 14, he'd already started two successful enterprises. After achieving a Bachelor of Arts degree from the University of Western Ontario, Ralph launched an importing and manufacturing company from the trunk of his car. In his twenties, Ralph continued to hone his negotiating skills by brokering business deals with partners in China, Hong Kong, India and Thailand, while at the same time managing sales agencies in major cities across the U.S. and Canada. Within a few short years, he grew his company into a full-scale operation with sales distribution networks that spanned North America and over time he was able to parlay his business acumen into his other big passion – Toronto's real estate market.

Ralph is a firm believer in the long-term potential of the Toronto real estate market. Ralph is the broker of record and founder of Fox Marin Associates – a boutique, full-service Toronto real estate brokerage with close to a half Billion in sales volume under its belt. Ralph puts his decades of success in Toronto's incredibly competitive marketplace to work, hammering out smart solutions that

meet each client's unique personal and financial objectives. He also practices what he preaches, having built a significant and growing residential investment portfolio of his own. Ralph has partnered with some of the largest developers in Canada and has contributed his unique perspective on real estate trends to a wide range of media outlets, including The Globe and Mail, The Huffington Post, Canadian Real Estate Wealth magazine, Global TV News, CTV, Metro News, The Toronto Star, and the New Condo Guide magazine.

Ralph has a keen interest in understanding how to maximize human potential and longevity. As an avid reader, some of his greatest business influences are Warren Buffett, Elon Musk and Richard Branson. Ralph is also a personal performance and leadership coach, certified by the Institute for Professional Excellence in Coaching (IPEC). Ralph holds a Master's Certification in Negotiation from Harvard University and has been asked to judge the University of Toronto-Rotman School of Management's Marketing Case Study Finals.

A true Renaissance man, Ralph enjoys the thrill of fast-paced business negotiations just as much as consulting with clients on trends in architecture and design. His "work-hard-play-hard" mentality means that in his rare off-hours, you're just as apt to catch him lacing up his hockey skates, hitting a new personal record at the gym, enjoying a fine Ripasso in a local Italian restaurant, or wandering Toronto's Annex neighbourhood with brokerage partner Kori Marin and their loveable Rhodesian ridgeback, Draper.

Kori Marin

FOUNDER, BROKER



For high-energy real estate aficionado Kori Marin, a well-lived life is achieved by maintaining an "all-in" attitude that realizes every last ounce of one's full potential. This mindset has driven successful results in every aspect of her life – from her corporate sales and account management experience to her international travels, to her years of fitness training and leadership – and is the hallmark of the exceptional work that she does on behalf of her clients in the residential real estate sector in downtown Toronto.

Kori first exhibited this "all-in" approach when, at the age of eleven, she left home to train as a classical dancer. Later, while studying at Dalhousie University, she determined that the best application of her discipline and personal drive lay in business, where she could continue to test her abilities in new and exciting ways. This led to a seven-year stint in corporate sales, where she managed a \$70+ million portfolio of accounts, including a who's who of North American retail giants like Walgreens, Target, CVS and Shoppers Drug Mart. Kori was praised for her analytical mindset and incomparable organizational skills – traits that have also served her well as she's built her own real estate investment portfolio, and would allow her to transition effortlessly into real estate as a full-time career.

Determined as ever, from the moment Kori focused her attention on the real estate industry, people took notice: in her first year, she won Rookie of the Year and President's Sales awards from Royal LePage Real Estate Services, J&D Division – one of the largest and most established brokerages in Toronto. In time, it became apparent that the big luxury brands that often take a "one-size-fits-all"

approach to real estate were becoming more and more antiquated, and failed to serve the best interests or the specific needs of Kori's creative, forward-thinking and design-savvy clientele. Because of this, Kori and her partner Ralph made the decision to combine their diverse expertise and complementary skill sets, to revitalize the residential real estate experience for Toronto home buyers, sellers, and investors. And so, Fox Marin Associates was born.

Now among the Top 1% of Toronto Realtors, Kori continues to bring her own brand of charismatic energy, creative integrity, and expertise to her multifaceted work-life: not only is she a managing partner in the unstoppable force that is Fox Marin Associates – a consistently five star-rated brokerage with close to a quarter billion in real estate sales volume in its first three years. She's also an attentive and relatable manager of a growing team of both seasoned and up-and-coming real estate powerhouses in central and downtown Toronto.

When she's not marketing properties for sale, consulting with clients, gaining certifications in Negotiation Mastery from Harvard University, Digital Marketing from Brain Station or taking a turn judging Rotman's Business School Marketing Case Studies, Kori channels her boundless energy into fitness training or hiking with brokerage partner Ralph Fox and their #1 Ridgeless Rhodesian ridgeback, Draper. She also travels widely and has logged many kilometres of exploration around the world. Her favourite journeys to date? Trekking the Annapurna Circuit in Nepal, going on safari in South Africa's Kruger National Park, and visiting the Elephant Nature Park in Chiang Mai, Thailand.

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