

TH2-39 OLD BREWERY LANE

# Crafting History into Home



**FM**



THE DETAILS  
TH2-39 OLD BREWERY LANE

# A Heritage-Designed Brewery Reborn

A historical edifice reborn, it once held a turn-of-the-century malthouse, and today, it stands as an enduring testament to design elegance, expertly intertwining the revered past with the 21st-century! This secluded residence spans over 1,400 square feet, enhanced by a 340 square foot rooftop terrace topped with stunning unobstructed views. Step through your private entrance to find a space where every detail is carefully crafted, including a meticulously designed chef's kitchen, subtle hints of exposed brick, piano-style staircases, a centre skylight and 10-foot lofty heights melding historical magic with contemporary swagger. Beyond the generous living space are two secluded bedrooms, double-flex spaces, Pinterest-worthy washrooms, and a huge walk-in closet, showcasing the home's adaptable and effortless design! Forget your long commutes - situated on two priority streetcar routes, between two planned Ontario Line stations and effortless access to the Don Valley Parkway, Gardiner Expressway, and Bayview Extension! An easy 2-kilometre walk to the Financial District plus the trendy neighbourhoods of Leslieville, Distillery and St. Lawrence Market around the corner! Its Victorian exterior, a display of classic brickwork, is a relic of the Don Brewery, a structure born from the architectural minds of Smith & Gemmell in 1876 and converted into TEN loft-style townhomes in 2006. Consider altering the third-floor walk-in closet to a third bedroom; the lower level is perfect for a roommate or family member!

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## CORKTOWN

## Welcome To King & River

Tucked away in the heart of Toronto's Lower East Side lies Corktown, a dynamic enclave known for its vibrant culinary scene, lush green spaces, and a sense of community peppered with local shops, markets and eateries. The neighbourhood bridges the hustle and bustle of Toronto's downtown core and the relaxed pace of riverside, Leslieville, and the Beach to the East.

Among the standouts are Corktown Commons Park, the historic Distillery District, Brickworks, Pam McConnell Aquatic Centre, local farmers' markets, and the shops and eateries of King and Queen.

Circumventing predictable descriptors reveals a dynamic landscape where the lively energy of a metropolitan existence blends with the comforts of a real-deal neighbourhood. Corktown offers an eclectic mix of restaurants catering to various palates. Each eatery, unique in its offerings, showcases the neighbourhood's diversity. From avant-garde gastronomic experiences to comfort food that warms the soul, Corktown's dining scene is a testament to Toronto's multicultural ethos. Local hot spots include Gusto 501, White Lilly Diner (Michelin Bib Gourmand), Bonjour Brioche, Lady Marmalade, Impact Kitchen, Rosebud, Tabule and Sukho Thai.

The coffee culture in Corktown is as robust as the espresso served in its numerous cafes. Darkhorse Coffee and Boxcar Social are local favourites, standing out with an artisanal approach to coffee-making.

For local provisions, Roselle Desserts and Blackbird Bakery satisfy your baking needs; Butchers of Distinction is, as the name suggests, Hooked carries the day's fresh catch, and Leslieville Cheese Market reflects a commitment to quality.

Green spaces and dog parks are the heart and soul of Corktown, offering residents a verdant escape from the urban sprawl. Paths wind through this part of the city, inviting joggers, cyclists, and dog walkers to revel in the beauty of nature within the city's confines, including Corktown Commons, Riverdale Park and the multi-purpose trails running along the Don River.

The neighbourhood's commitment to health and wellness is evident in its plethora of fitness centres and leisure activities. Whether it's yoga in the park or a high-intensity workout in a local gym, Corktown offers myriad ways to stay fit. Trendy studios include Lift Corktown, Body & Soul Fitness and RND Athletics.

Farmers' markets, such as the Underpass Market on Thursdays and the vibrant Brickworks on Saturdays, are community staples in Corktown. These markets offer fresh, local produce and serve as social hubs where neighbours meet, chat, and bond over a shared love for quality and sustainability. The Leslieville market, a Greenwood Sunday affair, adds to this abundance of local commerce and community interaction. Additionally, the local shops in Corktown are part of the neighbourhood's hidden discoveries. From the Butchers of Distinction, the Leslieville Cheese Market or the sweetness of Soma Chocolate, these establishments reflect the commitment to quality and artisanal craftsmanship in this neck of the woods!

Transit in Corktown is a well-oiled machine, ensuring seamless connectivity to the rest of Toronto. The efficiency and coverage of the transit system make the neighbourhood an ideal place for those who seek the convenience of urban living without the hassle of long commutes, including easy access to King & Queen Streetcar, the Bayview Extension, Rosedale Valley Road, DVP & Gardiner Expressway. Bonus? The planned Ontario Line and Corktown station will be at Parliament & Front Street East!

With its blend of urban sophistication, community warmth and rich architectural heritage, Corktown stands out as a microcosm of Toronto's diversity and vibrancy – a place everyone and anyone could effortlessly call home (we certainly could)!





CORKTOWN

## The Malthouse Lofts; Building Insider

This ten-unit condominium townhouse community, artfully carved out of the iconic 19th-century Don Brewery, is a rare testament to architectural reverence and longevity in Toronto. The Lager Brewery building, erected in 1876-1877, was designed by the renowned Toronto architects Smith and Gemmell, whose architectural brilliance is also showcased in local heritage properties like Knox College on Spadina Avenue.

The Malthouse Lofts, enshrined in history and recognized for their heritage value by the City of Toronto Bylaw 1966-0255, retain the soul of their original structure. The building's exterior, a tapestry of red and buff-coloured brickwork, exudes a timeless elegance. Character-defining elements, such as round-headed window openings and detailed brickwork, including pilasters rising to cornice level and intricate corbelling, evoke a sense of 19th-century industrial grace that is envied by many.

Bearing the legacy of the Davies family, prominent figures in 19th-century Toronto, the Lager building's historical significance is twofold. It is likely the oldest remaining brewery structure in Toronto and a symbol of the entrepreneurial spirit of Thomas Davies and his sons, who played pivotal roles in the city's brewing and political landscapes. Strategically positioned at the rear of the lot to utilize the waters of the Don River for brewing and malting, the building's connection to its surroundings is both practical and poetic. The expansion around 1880 with a west wing only added to its imposing stature and functionality.

In 2006, this historical gem was thoughtfully transformed into the Malthouse Lofts. Each unit within this condominium townhouse community blends historical charm, contemporary features, and finishes, offering a unique living experience that pays homage to its storied past. The Malthouse Lofts are residences and a piece of Toronto's rich history, repurposed for a contemporary lifestyle in the city's highly desirable Lower East Side.







## THE NEIGHBOURHOOD

# Neighbourhood Amenities

### RESTAURANTS & COCKTAILS

- Ardo Restaurant
- Chick Wings
- El Catrin Destileria
- Fran's Restaurant
- Fusilli Ristorante
- Il Ponte Cucina Italiana
- Impact Kitchen
- Joey
- Johnny G's Cafe
- Kibo Sushi House
- Krystos Modern Green Cuisine
- La Carnita
- Liberty Shawarma
- Migente Cocina Toronto
- New Town Restaurant
- Riverside Burgers
- Souk Tabule
- Subway
- Tabule Middle Eastern Cuisine
- The Bullger Burger & Steak
- Urban House
- Wendy's
- White Lily Diner
- Gusto 504
- The Rosebud
- Impact Kitchen
- Reyna on King
- White Lily Diner
- Ladybug Wine Bar
- Terroni Sud Forno

- EST
- Goods and Provisions
- Ascari
- Greta Solomon
- Avling
- Slowhand Pizza
- The Aviary
- Leslieville Pumps
- Cluny
- Cafe ZUZU
- Oji Sechi
- The Greater Good

### GROCERIES & LIBATIONS

- Aisle 24 Market
- Anne Grocery
- B-A Grocery and Variety
- Corner Mart
- Daisy Mart
- Food Basics
- FreshCo
- Galaxy Fresh Foods
- Loblaws
- No Frills
- Rabba Fine Foods
- Sarker Grocery
- Star Fruit Market
- Butchers of Distribution
- Hooked
- Leslieville Cheese Market

### COFFEE & BAKERIES

- Arena Coffee Bar
- Arvo Coffee
- Bevy
- Dark Horse Espresso Bar
- Jimmy's Coffee
- Mos Mos Coffee
- Neo Coffee Bar
- Rooster Coffee House
- Sumach Espresso
- The Black Canary Espresso Bar
- Tim Hortons

### PARKS & GREENSPACE

- Corktown Common
- Joel Weeks Park
- Percy Park
- Regent Park
- Riverdale Park East
- Riverdale Park West
- St. James Park
- Underpass Park

### FITNESS

- 6S Fitness+
- All Day Fit
- Anytime Fitness
- BFT Canary District
- Body + Soul Fitness
- Dan North Fitness
- Dwell Gym
- F45 Training
- Fortis Fitness
- Hone Fitness
- Innovative Fitness Toronto
- La Femme Strong
- MedX Precision Fitness
- Move Fitness Club
- OBF Gyms
- Parliament Street Fitness
- Primal Gym
- Training Lane
- Lift
- RND

### PRIVATE SCHOOLS

- Branksome Hall
- Howlett Academy
- Liberty Prep School
- Montcrest School
- The Bishop Strachan School
- The Rosedale Day School

### PUBLIC SCHOOLS

- Central Technical School
- Jarvis Collegiate Institute
- Nelson Mandela Park Public School

### FRENCH SCHOOLS

- Dundas Junior Public School
- Queen Alexandra Middle School
- Winchester Junior and Senior Public School

### WALKSCORE & TRANSIT

- 98 Walkscore
- 93 Transitscore
- 97 Bikescore

### COMMUTE TO UNION STATION

- 23 Minutes by Car  
(12 mins on a Wednesday Night)
- 30 Minutes by Transit
- 14 Minutes by Bike

### RAIL LINES

- 501 Queen St
- 504 King
- 505 Dundas

### BUS LINES

- 65 Parliament
- 506 Carlton









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.





# FOX MARIN

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