

12 MARTINI DRIVE

# Martini, Anyone?



**FM**



THE DETAILS

# Martini, Anyone?

Come and drink in this refreshing & bright, spacious, updated four plus two bedroom, four bath beauty. Move-in ready, south facing, open concept, freshly painted & with new engineered hardwood, this home will leave you shaken AND stirred. Invite guests for dinner with the family so you can show off your cooking skills in your huge kitchen or simply have tea together by the fire in the family room. Spoil yourself with the generous primary bedroom with a walk-in closet and large ensuite bath, and spoil the kids with their sizable bedrooms and closets and still plenty of room for the in-laws & guests in the two lower level bedrooms with a separate three piece bathroom. Rear walk out to the large backyard for summer entertaining & gardening. Huge open finished basement for movie night, gaming, family-fun - it's up to you!

Direct secure access to the two-car garage. Minutes to great schools, find dining, and all your shopping needs: many handy destinations are even within walking distance! Highways 404 & 407 are just around the corner. Act fast; this rare opportunity certainly will not last in the quiet, friendly, convenient, high-demand Rouge Woods Community.

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ROUGE WOODS

## Welcome To Leslie Street & Elgin Mills Road

This delightful neighbourhood embodies convenience and serenity, making it an ideal locale for young families, professionals, upsizers or even downsizers! Residents of 12 Martini Drive enjoy seamless access to transit options and major highways. Local buses serve the area exceptionally well, ensuring easy commutes to nearby districts or the downtown core. Plus, the Richmond Hill GO Station is a quick drive West. For those who travel by car, the proximity to major highways such as Highway 404, the DVP and the 407 is easy, allowing for swift and stress-free journeys.

The neighbourhood takes pride in its proximity to top-rated schools, catering the educational needs of families. From public schools to prestigious private institutions such as York Montessori and the Holy Trinity School, the area ensures a nurturing and academically stimulating environment for children of all ages.

The community boasts well-maintained parks and greenspaces, offering residents a natural retreat for leisure and outdoor activities. Whether it's a morning jog, bike trails, or a family picnic, these greenspaces, such as John Tipp Park, Headwaters Community, or Richmond Greens, provide many options for sports and recreation.

Some of Richmond Hill's restaurants are a stone's throw from 12 Martini Drive, offering an eclectic journey from gourmet dining to cozy cafes, including Nonna's Oven, Astoria Shish Kebob House, Markham Station, Starbucks & more! The neighbourhood is also an accessible haven for shoppers, with various options from boutique stores to the broader options located at Hillcrest Mall, Leslie Centre and Smart Centres Richmond Hill, satisfying all your wants & needs!

12 Martini Drive is not just a place to live; it's a lifestyle choice that promises a blend of convenience, quality education, and leisure, all within a safe and accessible community!











## THE NEIGHBOURHOOD

# Neighbourhood Amenities

### RESTAURANTS & COCKTAILS

- AiSushi
- Akimi Japanese Cuisine
- Amy's Fish & Chips
- Astoria Shish Kebob House
- Bap.zip - Korean BBQ
- Burger Factory
- Congee House Restaurant
- Freshii
- Grill Gate
- Hero Certified Burger
- Hoagies House
- Markham Station Restaurant
- Moxies Beaver Creek Restaurant
- Mr Zagros
- Osmow's Shawarma
- Popeyes Louisiana Kitchen
- St. Louis Bar & Grill
- Subway
- Sunset Grill
- Thai Basil
- Toppings
- Turtle Jack's
- Village of Kebab Restaurant

### GROCERIES & LIBATIONS

- Al Marwa Sunrise Supermarket
- Bismillah Grocers
- Food Basics
- FreshCo
- H Mart
- HaftSeen Supermarket
- Loblaws
- Mellat Fine Foods
- No Frills
- Sobeyes
- T&T Supermarket
- Taste To Door
- Walmart Supercentre

### COFFEE & BAKERIES

- BB Cafe
- Chatime
- Circle K Coffee Shop
- Coffee Time
- Covernotes Coffee House
- Duo Cafe
- Gate Cafe
- Lovely The Cafe
- Starbucks
- Studio De Corner
- Tim Hortons

### PARKS & GREENSPACE

- Crosby Park
- Frisby Park
- Headwaters Community Park
- John Tipp Park
- Lilac Grove Parkette
- Ritter Park
- Sussex Park
- Walnut Grove Park

### FITNESS

- 905 Athletics Inc
- Andrei Danilenko's Personal Fitness Studio
- Anytime Fitness
- Body Vision Fitness
- Ed Sackfield Arena & Fitness Centre
- Empire Fitness
- Fit4Less
- Fitness Connection
- LA Fitness
- Orangetheory Fitness
- Oxygen Yoga & Fitness
- Snap Fitness
- Up & Fit Fitness
- Valid Fitness

### PRIVATE SCHOOLS

- Cambridge Academy
- Century Private School
- Discovery Private School
- Global Private School
- Richmond Hill Montessori
- Without Limits Private School

### PUBLIC SCHOOLS

- Alexander Mackenzie High School
- Bayview Secondary School
- Redston Public School
- Richmond Green Secondary School

### FRENCH SCHOOLS

- Beverley Acres Public School
- Michaëlle Jean Public School
- Thornlea Secondary School

### WALKSCORE & TRANSIT

- 63 Walkscore
- 39 Transitscore
- 45 Bikescore

### COMMUTE TO UNION STATION

- 15 Minutes by Car
- 30 Minutes by Transit
- 25 Minutes by Bike

### RAIL LINES

- Richmond Hill GO Train

### BUS LINES

- 90 Leslie Street
- 83A Trench
- 80 Elgin Mills
- 82 Valleysmede







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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# Ian Busher

BROKER, VP OF SALES



As a Torontonian, born and raised, sales professional and trained craftsman Ian Busher brings a broad understanding of the ins and outs of Toronto living, along with a deep passion for art, design, and construction, to the work of buying and selling homes with Fox Marin Associates.

Ian excels in situations where he can put his multi-faceted background to the test: After brief stints at OCAD, in advertising, and in audio engineering, he worked for three years to become a ministry-licensed Red Seal carpenter, which solidified his expertise in all types of home-building and carpentry: from structural framing to installing doors, windows and trim, to the finer art of furniture and cabinet making. For many years before turning his skills to the Toronto real estate market he owned and ran his own contracting company and worked to renovate and update some truly remarkable older homes and condos in Toronto's Rosedale, Forest Hill, and Leaside neighbourhoods.

In early 2014 Ian shifted focus from the applied work of home construction to dedicate his attention to the work of buying and selling properties. In this expanded role, he loves to educate home-buyers and sellers on the unique features of each property - those special touches that can turn a house into a home, and a home into a show-stopping retreat. He takes pride in his ability to assess the quality and condition of a property. This, in tandem with his talent for speaking to the feasibility and cost of potential renovations, and his eye for the aesthetic details, make him a powerful partner for anyone looking to buy or sell a home in the Toronto area.

Ian lives in the Cedarvale neighbourhood with his wife, and they can often be found walking the local parks and ravine trails with their two dogs. In his spare time (of which there is little), he also continues to work on his visual arts practice, play guitar, and brainstorm ideas with friends and past clients who are thinking of renovating!

# Working With Fox Marin

OUR FM APPROACH

Fox Marin offers an exclusive and customized real estate experience to clientele in central and downtown Toronto. Working with us at FM means you're getting a best-in-class team to guide you every step of the way. As your real estate partners, we tailor the experience for your needs. Why? Because every transaction and every client is different. After all, a first-time homebuyer has distinctly different needs from a sophisticated investor. And, we get that.

The Fox Marin philosophy has always been to invest our time and resources where they belong: that being squarely on our clients, and to provide them with the best possible experience, guidance and value. The foundation of our business is based on the principle that if we continue to offer the highest possible level of customer service, then the business would take care of itself.

We truly believe our clients deserve the best possible representation. At Fox Marin, we are continually striving to up the ante. That's why we offer customized digital & print marketing, an in-house staging and design team, an on-site market analyst and expert knowledge on the macro & microeconomics of the Toronto real estate marketplace. Throughout the entire process, you can expect communication, transparency and responsiveness – all things that are paramount to our approach. And we'll have some fun along the way too!



Our collaborative team is made up of experts who come from a diverse set of backgrounds in real estate. We're a group that comes from entrepreneurship, business, marketing, contracting, staging and design. We have an in-depth knowledge of Toronto, its diverse neighbourhoods and best of all – we bring top-notch practices from other industries and our own local experience into the mix. Not to mention, we're all homeowners and investors ourselves. We know what it feels like to jump in with both feet!

When you work with the Toronto Real Estate Brokerage Fox Marin, you will have our entire team standing right behind you (and one step ahead of you) the entire time!

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 long-term 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.





# FOX MARIN

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