

604-138 ST HELENS AVENUE

A Lesson in Living



FM

THE DETAILS

A Lesson in Living

This elegant apartment, safeguarded from the glass, concrete, and mundane, illustrates an uncluttered and lofty approach, blending raw textures with clean, flawless lines. Its dramatic subtleties, canted windows, hints of exposed brick, private bedrooms, coveted ceiling heights, & contemporary kitchen millwork are topped with rare, forever park-facing views. Raw but elevated, this 685-square-footer represents a space that transcends the ordinary, an eloquent loft design with its unique & intimate visual language. The building? A beacon of industrial-leaning elements and unparalleled composition, anchored by a community where innovation, artistry, & benevolence intersect, channelling a dialogue between space & form. Amidst the repose of neighbouring green space dotted with its blue skies, treetops & happy hounds, each aspect of this park-side residence emanates a one-of-a-kind allure. Airy and uncluttered. Warm and inviting. Distinctly yours & forever.

This slice of Enigma is aptly suited - as you walk in, it feels right, nothing excessive, just how it ought to feel - a natural fit, exlipsis simplicity into one-of-a-kind West End living. Walking distance to the subway, two streetcar routes, GO Station & UP Express, an enviable food scene and a magnificent view of the CN Tower!

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BLOORDALE

Welcome To Bloor Street West & Lansdowne Ave

Welcome to Bloordale, a charming and vibrant neighbourhood in the heart of Toronto's West End known for its unique blend of scenic parks, trendy restaurants, cozy coffee shops, craft beer and cocktail bars; this lively area promises a rich experience for both residence and their visitors alike.

Accessibility is effortless, making it easy for residents to explore the breadth of the neighbourhood and beyond. It is well-served by Toronto's comprehensive public transit system. Multiple bus and streetcar routes pass through the area, connecting it seamlessly to the rest of the city. The Dufferin and Ossington subway stations are also conveniently located, offering fast and efficient transit options - not to mention the UP Express is just a 10-minute walk to take you directly to Union Station or Pearson International!

The shining jewels are the eponymous parks, including Dufferin Grove & High Park. These expansive green spaces are havens for nature lovers, families, and anyone looking to escape the city's hustle and bustle. The park boasts a variety of amenities, including playgrounds, dog parks, sports fields, and a skating rink in the winter. It is a hub for community events, from farmers' markets to festivals, fostering a strong sense of community and connection among residents.

The neighbourhood's culinary scene is exceptional - a food lover's paradise, offering an eclectic mix of restaurants that cater to various palates and preferences, including Terroni Sud Forno, Antler Kitchen & Bar and Sugo Italian. Numerous coffee shops dot the neighbourhood, offering unique charm, artisanal coffee, and warm ambiance. It's the perfect place for coffee enthusiasts to savour a cup of finely brewed coffee while relaxing or catching up with friends. Local hotspots include Jimmy's Coffee, Ethica Coffee Roasters & High Notes! Remember the easy access to the limitless options on Ossington, The Junction or Roncesvalles Village.

Bloordale stands out as a neighbourhood that offers a place to live and an up-and-comer community to be a part of. Its excellent transit access, stunning parks, and diverse dining and drinking options reflect Toronto's eclectic and progressive spirit, making it a worthy consideration to call home!







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- African Delight Cafe & Restaurant
- Aris Place Restaurant
- Atlantic Restaurant
- Atler Kitchen & Bar
- Azteca Restaurant
- Barque Smokehouse
- Cafe Pho Nho
- Chito's Pizza and Foods
- Eat BKK Thai Kitchen
- Gold Standard
- Good Fork
- Happy Cup Bar & Restaurant
- Inter Steer Restaurant
- Jimmy The Greek
- La Cubana
- Le Baratin
- Lebanon Express
- Mesobs Restaurant
- Pepper's Food & Drink
- Pho Linh
- Pheonix Restaurant
- Sugo
- Viaggio

GROCERIES & LIBATIONS

- Bengal Grocery
- Fairpice Supermarket
- Food Basics
- FreshCo
- Green Field Grocery Store
- Kibo Market Bloor
- Loblaws
- Master Supermarket
- No Frills
- Sobey's
- Supermarket Convenience
- SwitchGrocery
- Toronto Grocery

COFFEE & BAKERIES

- AM Coffee Studio
- Cuptrio Coffee
- Cygnet Coffee
- Ethica Coffee Roasters
- Extra Butter Coffee
- I Deal Coffee & Wine
- Jimmy's Coffee
- Lola's Coffee
- Martin Espresso Bar
- Reunion Coffee Roasters
- Wallace Espresso

PARKS & GREENSPACE

- Campbell Park
- Charles G. Williams Park
- Columbus Parkette
- Dufferin Grove Park
- High Park
- MacGregor Park
- McCormic Park
- Sorauren Avenue Park

FITNESS

- 366 Degree Fitness
- Auxiliary CrossFit
- Bloor Street Fitness & Boxing
- Body By Chosen
- Conquer Fitness
- Fit District
- Fuel Training Club
- Hone Fitness
- Kondition Athletic 24/7
- LA Fitness
- MP Fit
- Planet Fitness
- Quest Health & Performance
- Shape Fitness
- Soul Fuel Fitness
- The Body Engineers
- Vive Fitness
- Wekhause Fitness Studio

PRIVATE SCHOOLS

- Blyth Academy
- High Park Gardens Montessori
- Montcrest School
- The Rosedale Day School
- The York School
- Westminster Classical Christian Academy

PUBLIC SCHOOLS

- Bloor Collegiate Institute
- Brock Public School
- Danforth Collegiate & Technical Institute
- Western Technical School

FRENCH SCHOOLS

- Dewson Street Junior Public School
- King Edward Junior & Senior Public School
- Ryerson Community School

WALKSCORE & TRANSIT

- 82 Walkscore
- 98 Transitscore
- 100 Bikescore

COMMUTE TO UNION STATION

- 17 Minutes by Car
- 37 Minutes by Transit
- 27 Minutes by Bike

RAIL LINES

- Lansdowne Subway Station
- 505 Dundas
- 504 King
- 596 Carlton
- UP Union Pearson Express

BUS LINES

- 47 Lansdowne
- 402 Parkdale





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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Jessica Spillas

BROKER, VP OF SALES



From the moment that urban enthusiast Jessica Elizabeth Spillas first learned about Fox Marin's passionate approach to buying, selling and investing in Toronto Real Estate, she was hooked. As the Team's dedicated Home Buyer Specialist, Jessica has developed a broad base of experience, encompassing a wide range of property types and neighbourhoods both in and outside of the downtown core.

Known for her unparalleled professionalism, integrity and customer service, Jessica is an over-achiever with a keen ability to listen and genuinely understand client needs. Dedicating herself fully to the cause, Jessica will over-communicate and take the time to develop a strategic plan that will allow her clients to achieve their goals while benefiting both the long and term.

At her core, trust, education and client satisfaction are Jessica's utmost priority when working with buyers and sellers alike. Honest at all times, Jessica believes that being an objective third party to help clients rise above a challenging market is the best approach to deliver expert consultation and exceptional results.

Never afraid to admit if she does not have the answer to something, Jessica will seek out information while using her resourcefulness to empower her clients with the most accurate and comprehensive data so they can make an informed decision.

Initially starting her Real Estate career as the firm's multi-talented Business Development Manager - working behind the scenes on the entire Team's negotiations, marketing initiatives and data analysis, it is through this wealth of first-hand experience that now allows Jessica to help her own clients navigate through the nuances of Toronto's real estate market with confidence and context.

Get to know Jessica better, and you'll learn that her passionate, "go-getter" attitude doesn't apply just to her work. Indeed, it shines through everything she does: from her studies in Journalism and Communications or her tenure with a leading Architectural and Development firm located in Toronto's downtown core, and back down to the travel bug that has led her to explore some of the most vibrant & diverse cities around the world.

When she is not building listing presentations, developing pricing analysis', or keeping clients updated on the latest industry trends, you can find Jessica in the kitchen - creating her own recipes and hosting dinner parties; or, exploring the City of Toronto that she calls home with her husband and their furbaby Bowman - a Shiba Inu rescue who runs their world.

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.

FOX MARIN

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