

147 KITCHENER AVENUE

Build Your Kingdom on Kitchener



FM

THE DETAILS

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Backing onto Bert Robinson Park, this cute & cool detached house with a long private gated drive checks so many boxes. Move in ready, bright, & stylish, the open concept main floor living/dining/kitchen with a convenient powder room will allow you to be the host with the most, or simply snuggle into a movie night after dinner. Upstairs, two generous bedrooms & bathrooms filled with natural light makes life more convenient for everyone. And the sizable third bedroom, walk-in closet & full bathroom downstairs for guests or a growing family will not disappoint. Plus, the lower level has it's own office/den/playroom. The generous south facing back deck & yard is ready for your summer BBQ parties, while the kiddos play in the visible neighbouring jungle gym and sports fields where you can still keep an eye on them. You'll feel like you own the park and have the best back yard in the city.

Walk to Eglinton in minutes for shopping & the Caledonia LRT/GO Station. Perfect condo alternative, upgrade from high-rise living, starter home or just your next address, Kissable Kitchener is a charmer.

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CALEDONIA - FAIRBANK

Welcome To Eglinton Avenue West & Caledonia Road

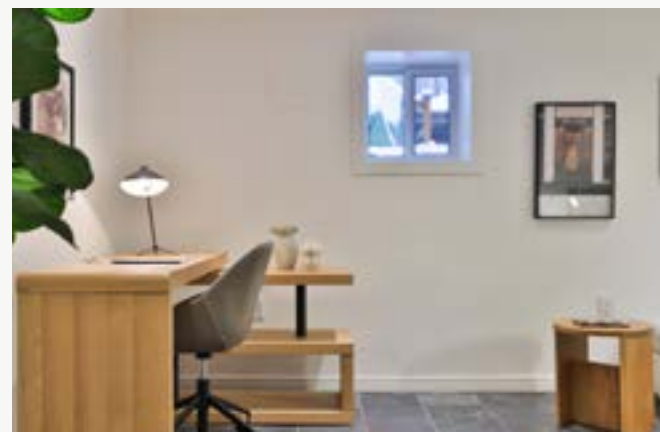
Tucked away in the heart of Toronto, a delightful pocket of community and quietude awaits. Forget the frenetic hum of downtown – Caledonia-Fairbank paints a portrait of relaxed urban living, splashed with lush green space and buzzing with a unique local flavour. Your new home at 147 Kitchener Avenue sits squarely in the centre of this loveable up-and-coming neighbourhood.

When the city center beckons, transit connects you with ease. The future Eglinton LRT line promises swift commutes across the city and to the core - not to mention that UP Express Bloor Station is only a 9-minute drive for swift trips to Union or Pearson Airport. Alternatively, Hop on a streetcar for a scenic ride along St. Clair West, exploring the diverse shops & amenities Corso Italia offers, including the best slice in the city at FBI pizza!

Imagine strolling through leafy Bert Robinson Park, just steps from your front door. The scent of summer blossoms hangs in the air as young families revel on the playgrounds. Further down Kitchener, grab a latte and a delectable pastry from one of the cozy cafes dotting the streets. This is a neighbourhood where you know your barista's name, and every morning starts with a greeting from someone you know!

This isn't just a neighbourhood; it's a feeling. It's the kind of community where the pace slows down, where neighbours wave hello, and when quiet evenings on your new porch become cherished traditions. You're always invited to the cute white house with the red door on Kitchener Avenue—welcome home.

For your culinary adventures, you're spoiled for choice. Family-run pizzerias with secret-recipe tomato sauce sit alongside eclectic eateries showcasing flavours from around the globe. Craving authentic West Indian curry, a sizzling plate of dim sum, or perhaps an evening of Ethiopian delights? It's all just a few minutes away.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- A&W Canada
- Babos Donerpoint
- Brazilian's Choice
- Chito's Pizza
- Churrasqueira Martins Grill House
- Delicious Empanadas & Latin Food
- Eglington Grill
- Eglington Fast Food
- El Racherito
- Kitchen Hub Food Hall
- Landmark Restaurant & Tavern
- Lavrado BBQ
- Mercado Restaurant
- Ocean Grill Restaurant
- Os Amigos Restaurant
- Qinthai Chinese Cuisine
- Restaurant Canadian Caribbean
- Rui's BBQ
- Sushi Zuki
- Toronto Latino
- Toronto Pho
- Unique Restaurant and Bar
- Yummy Yummy Restaurant

GROCERIES & LIBATIONS

- Ample Food Market
- Caledonia Supermarket
- Easy Shopping Grocery & Variety
- FreshCo
- Home Mart
- La Spesa Foor Market & Specialties
- Little Basket
- Poplar Supermarket
- Rogers Supermarket
- Sunlong Natural Market
- Terra Brazil Market
- Wan2 Mart
- Zufic Grocery

COFFEE & BAKERIES

- Buno Coffee
- Cafe Con Leche Espresso Bar
- Coffee Time
- Dark Horse Espresso Bar
- Full Stop Coffee
- Krave Coffee
- Mofer Coffee St Clair
- Second Cup Coffee
- Supercoffee
- Tricolore Bar & Caffè
- Wallace Espresso

PARKS & GREENSPACE

- Bert Robinson Park
- Charles Caccia Park
- Eglington - Gilbert Parkette
- Fairbank Memorial Park
- Haverson Park
- High Park
- S.A.D.R.A. Park
- Woodborough Park

FITNESS

- Anytime Fitness
- Club Enhergy
- Fittheorem
- Jay Fitness
- Nomadic Fitness
- Planet Fitness
- Red Leaf Fitness
- Shape Fitness
- SXS Fitness Inc.
- The Fitness Centre
- TK Personal Fitness
- TLC Fitness Toronto
- Vive Fitness

PRIVATE SCHOOLS

- Alive Montessori & Private School
- Blyth Academy
- Hudson College
- The Bishop Strachan School
- The Rosedale Day School
- The Sterling Hall School

PUBLIC SCHOOLS

- Fairbank Memorial P.S.
- Fairbank P.S.
- York Memorial C.I.

FRENCH SCHOOLS

- Rawlinson Community School
- J R Wilcox Community School

WALKSCORE & TRANSIT

- 76 Walkscore
- 71 Transitscore
- 43 Bikescore

COMMUTE TO UNION STATION

- 27 Minutes by Car
- 52 Minutes by Transit
- 42 Minutes by Bike

RAIL LINES

- 512 St. Clair

BUS LINES

- 47 Lansdowne
- 32 Eglington W
- 161 Rogers Rd





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.

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