

406 & 408 CUMMER AVENUE

Design & Build Your Vision



FM

THE DETAILS

Design & Build Your Vision

An exceptional opportunity that promises unlimited potential for builders, architects and astute designers! Look no further than these prime parcels of land (406 & 408 Cummer Avenue) in the highly sought-after Bayview Woods neighbourhood. Each 50 x 150 lot presents an incredible opportunity for custom builders & contractors to re-create, re-design, and re-invent a residence that will appeal to end users seeking a distinguished and highly sought-after neighbourhood! A top-notch location boasting a high level of desirability in an established and affluent region of the city. This is builder freedom - starting from the ground up! Don't miss out on the chance to leverage this blank slate in a location where the dollars + "sense" add up for both visionaries & spreadsheet wizards alike! A diverse, family-friendly community situated between the 404, 401 and 407, stretching between Bayview to the East and Yonge Street to the West.

The neighbourhood is well-served by public transit, with 5 minutes to Finch Station and a multitude of bus routes, making it easy to commute downtown or access the nearby community centres, parks, schools & 5-star amenities. Adjacent properties 406 & 408 Cummer Avenue are sold together or as separate parcels.

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NEWTONBROOK EAST

Welcome To Bayview Avenue & Cummer Avenue

Situated at the bleeding edge of Toronto, Bayview and Finch enjoy a privileged position bordered by the Don River Valley's picturesque East and West branches. These lush natural corridors frame the neighbourhood, enhancing its beauty and offering residents a wealth of opportunities for outdoor leisure and tranquil escapes.

This distinguished neighbourhood weaves seamlessly with easy access to city life, offering an elevated experience for its discerning residents. Indulge in a host of amenities crafted for simple and effortless living.

Bayview Village is just five minutes from the building site. An expertly curated collection of over 110 luxury retailers, standing as a premier shopping destination. Its prime location, sitting amongst Toronto's most affluent neighbourhoods, draws clientele who appreciate exquisitely crafted goods and an elevated shopping experience catering to those with an infinity for the finer things – indulging curious gourmands, fashion enthusiasts, and those seeking high-end decor to refine their homes.

Embark on a culinary journey with diverse restaurant options where innovative flavours meet time-honoured traditions. Family-run restaurants serve up steaming bowls of pho, the aroma of tandoori chicken fills the air, and cozy bakeries beckon with freshly baked treats

and artisanal coffee. Local 5-star favourites include Ferrovia Ristorante, Sun Star Chinese Cuisine, The Octagon, Frilu and Terra Restaurant.

Fitness studios promote health and wellness, including ENX & Logic Fitness Performance, welcoming community centres such as Cummer Park to create space for connection, and libraries such as J William Horsey brim with intellectual enrichment. Lush parks and impeccably landscaped gardens offer serene retreats amidst the urban landscape, a place to revitalize the spirit, including the Upper Don Recreation Trail and Ruddington Park!

Bayview Woods is a place where convenience meets a relaxed pace of life. It's a neighbourhood where traditional values intermingle with a progressive spirit and where the comforts of suburban living lie just a short distance from the heart of Toronto's vibrant energy. Just minutes to Finch Station, the 401 Express, the 407, and the 404, commuting in all directions is smooth and uncomplicated!







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- 19 Eatery
- Basil Box
- Burrito Place
- Chowon Korean Restaurant BBQ
- Eat BKK Thai Kitchen
- Friendly House Restaurant
- General Tso's Kitchen
- Golden Sar Drive In
- Kaikaki Japanese Cuisine
- Katsuya
- Khaki Restaurant
- Laterna Dining Room
- Legend Chinese Restaurant
- Macy Pizza Restaurant
- Paisano's
- Pho Bistro Ltd.
- Phoenix Restaurant
- Ramona's Kitchen
- Roses New York Restaurant
- Sun Star Chinese Cuisine
- Thai Express Restaurant
- Yonge Street Food Court
- Zaffron/Persian Food

GROCERIES & LIBATIONS

- Arzon Supermarket
- Galai Market Fresh
- Galleria Supermarket Thornhill
- H-Mart Finch
- Hyper Fresh
- Joy Mart
- Khorak Supermarket
- Kourosh Supermarket
- Lindens Gourmet
- Metro
- Pat Thornhill Market
- Season Foodmart
- Tuft's Your Independent Grocer

COFFEE & BAKERIES

- Another Land Coffee
- BB Cafe
- Bread & Roses Bakery Cafe
- Cafe Login
- Coffee Box
- Coffee Lunar
- Coffee Time
- Lettieri Espresso Bar & Cafe
- Second Cup Coffee
- Starbucks
- Tim Hortons

PARKS & GREENSPACE

- Caswell Park
- Centre Park
- Conacher Park
- Creekside Park
- Goulding Park
- Hendon Park
- Newtonbrook Park
- Wedgewood Park

FITNESS

- Cowboy Fitness
- ENX Fitness
- Evolution Chamber
- F45 Training
- Fit4Less
- Fitness Fusebox
- GoodLife Fitness
- Jofitness
- LA Fitness
- Logic Fitness
- Logic Fitness Performance
- Studiofit
- The Boxing 4 Fitness Company
- Thornhill Fitness Centre

PRIVATE SCHOOLS

- Alpha High School
- Prestige School
- Rutherford Private School
- Willowdale Christian School
- WillowWood School
- Wise Owl Private School

PUBLIC SCHOOLS

- Cummer Valley Middle School
- Lillian P.S.
- Newtonbrook S.S.

FRENCH SCHOOLS

- Lester B Pearson Elementary School
- Pleasant Public School

WALKSCORE & TRANSIT

- 52 Walkscore
- 66 Transitscore
- 62 Bikescore

COMMUTE TO UNION STATION

- 31 Minutes by Car
- 60 Minutes by Transit
- 1 Hour 15 Minutes by Bike

RAIL LINES

- Finch Subway Station

BUS LINES

- 42 Cummer
- 11 Bayview





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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