

4602-5 JOSEPH STREET

Elevated Elegance



FM

THE DETAILS

Elevated Elegance

The city unfolds at your feet in this grand trophy residence at its apex, perfectly positioned to take full advantage of cinematic sunset views and picture-perfect vantage points of the CN Tower, Lake Ontario and the far-reaching City Skyline.

A gracious formal entryway ushers you into a jaw-dropping living area spanning the width of the suite and glowing with natural light.

At its heart, the fully equipped chef's kitchen is a standout feature, exemplifying a wall of premium cabinetry, top-of-the-line Miele appliances, a sizable double-door pantry, and an impressively wide centre island, resplendent with imported marble.

The corner glazed dining room, enveloped by a backdrop of dramatic city views, seamlessly transitions into the sprawling open-concept living room kissed by towering floor-to-ceiling windows that trace the suite's impeccable layout.

With nearly 400 SF of dedicated outdoor space over two private undulating balconies, indulge in panoramic postcard views in a dynamic urban setting.

The west-facing primary bedroom is a retreat in itself as it accommodates a sunny sitting area/office space, a dedicated outdoor terrace, two large closets including a spacious walk-in and a hotel-inspired ensuite complete with a sublime luxurious tub-shower, a second walk-in shower, and a double vanity sink with storage below.

The generously sized second bedroom is perfectly tucked away at the opposing side of the suite and features its own set of walk-in closets (x2!) and direct outdoor access.

All of these rooms truly offer unmatched views in every direction!

Rounding out this spectacular property are 10' smooth ceilings, rich wood flooring, countless upgrades, updated lighting, an abundance of storage options (including two oversized lockers) and two premium parking spaces underground. Simply put, the view, the grandeur, and the romance of this lavish apartment are yours for the taking.

FOXMARIN.CA







BAY STREET CORRIDOR

Welcome to Bloor Street West & Yonge Street

In the shadow of downtown Toronto's skyscrapers, the Bay Street Corridor surprises with a vibrant mix of bustling energy and hidden cultural treasures. Anchored around 5 St. Joseph, this neighbourhood offers residents an eclectic mix of experiences. You'll find yourself strolling past sleek office towers while diving into cozy cafes tucked along the quiet side streets.

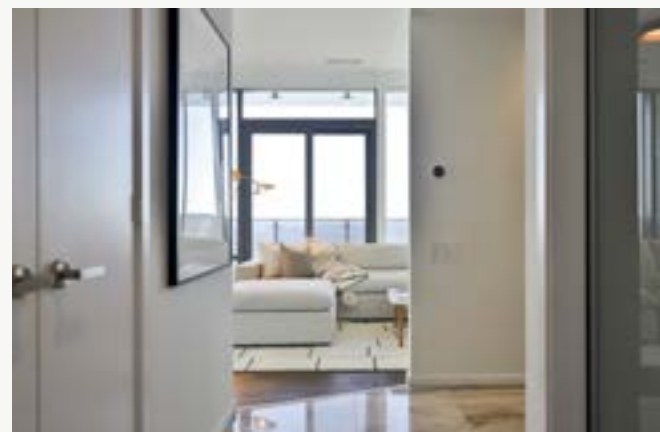
Restaurant lovers will rejoice in the neighbourhood, home to an incredible array of culinary adventures. The wafting scent of freshly baked croissants lingers beside the tempting aromas of authentic Italian eateries and bustling Asian fusion restaurants. Coffee aficionados can indulge in caffeine cravings at artisanal coffee shops or grab a quick lunch with friends at Tokyo Sushi or the new Earl's Eatery.

After the sun sets, the intersection of Bay Street & St. Joseph transforms, with stylish cocktail lounges and local theatres offering sophisticated night-time diversions, including the 5-Star amenities located at the Manulife Centre, Varsity Cinema, Eatly, Indigo Books and Bay Bloor Radio. Bay Street Corridor is also conveniently located just a short walk from the upscale neighbourhood of Yorkville.

So, whether you're looking for a trendy restaurant, a high-end boutique on "Mink Mile," or a swanky libation at the Hazelton Hotel, Yorkville is just a stone's throw away. Not to mention, world-class museums like the Royal Ontario & Gardiner Museum are within walking distance for a cultural diversion!

Accessibility reigns supreme here! Major subway lines and streetcars whisk you across the city in all directions! And suppose you prefer to explore on foot? In that case, green spaces like Queen's Park and the tree-lined University of Toronto campus offer pockets of tranquillity, private courtyards and heritage architecture abound!

Discover the unexpected at 5 St. Joseph, where a world of possibilities awaits just around the corner.



BAY STREET CORRIDOR

Property Particulars

Bay Street Corridor
Bloor Street West & Yonge Street
Condo
2 Bedrooms + Den
2 Washrooms
Two Storage Lockers
Two Underground Parking Spaces
South Western Exposure
1,685 Interior Square Feet
370 Exterior Square Feet Over 2 Terraces
Maintenance Fee: \$1,680
Property Taxes: \$9,754

Building Insider

Building Name: Five Condos
Developer: Graywood Developments
Number of Storeys: 48
Number of Units: 538
Year Completed: 2016
Property Management: First Service Residential - (416) 293-5900

AMENITIES

24/7 Concierge	Media Room
Pet Care Room	Outdoor Roof Garden & BBQs
2nd Floor Lounge	Fully-Equipped Fitness & Weight Room
Guest Suite	Men's & Women's Change Room
Yoga/Therapy Room	Dry Sauna
Piano Lounge	Steam Sauna & Whirlpool
Library	
Billiards Room	
Kitchen/Bar	





THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- 7 West Cafe
- A&W Canada
- BBQ Express
- Eataly
- Egg Club
- Ethiopian House
- Fran's Restaurant and Bar
- Freshii
- Golden Diner
- Hoki Poke
- Joni Restaurant
- La Prep Restaurant
- McDonald's
- Mercatto
- Mr. Tonkatsu
- Not Just Noodles
- One Restaurant
- Singatures Restaurant
- Sunny Taiwanese Breakfast
- Thirty Restaurant and Lounge
- Tokyo Sushi
- Trios Bistro

GROCERIES & LIBATIONS

- Farm Boy
- Fine Food Market
- FreshCo
- Galleria Supermarket
- H Mart
- Hello Grocery
- Loblaws
- Marche Leo's
- Metro
- No Frills
- Rabba Fine Foods
- The Market
- Town Star Food Mart

COFFEE & BAKERIES

- Aroma Espresso Bar
- Bulldog Coffee
- Caffiends
- Church Street Espresso
- Coffee Island
- HotBlack Coffee
- Kafe The Kam
- Pilot Coffee Roasters
- Rooster Coffee House
- Second Cup Coffee
- The Oats Kafe

PARKS & GREENSPACE

- Alexander Street Parkette
- Barbara Hall Park
- Clover Hill Park
- Dr. Lillian McGregor Park
- Grange Park
- James Canning Gardens
- Queen's Park
- Village of Yorkville Park

FITNESS

- 9Round Kickboxing
- Equinox
- Fitness In Place
- Get Fit with Gaya
- GoodLife Fitness
- Hart House Fitness
- Higher Ground Health Club
- Hone Fitness
- JamFitness
- Lyft Fitness
- Orangetheory
- Parliament Street Fitness
- Shine Fit
- Zyad Fitness

PRIVATE SCHOOLS

- Branksom Hall
- Cornerstone Montessori Prep School
- Howlett Academy
- Royal St. George's College
- The Bishop Strachan School
- The Rosedale Day School

PUBLIC SCHOOLS

- Central Technical School
- Central Toronto Academy
- Jarvis C.I.
- Jesse Ketchum Jr. & Sr. P.S.

FRENCH SCHOOLS

- Forest Hill Jr. & Sr. P.S.
- King Edward Jr. & Sr. P.S.
- Winchester Jr. & Sr. P.S.

WALKSCORE & TRANSIT

- 99 Walkscore
- 92 Transitscore
- 95 Bikescore

COMMUTE TO UNION STATION

- 13 Minutes by Car
- 18 Minutes by Transit
- 41 Minutes by Bike

RAIL LINES

- Bloor - Yonge Subway Station

BUS LINES

- 97 Yonge
- 94 Wellesley
- 6 Bay





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.



FOXMARIN.CA

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

Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

647 669 0544

GENERAL INQUIRIES, PRESS & MARKETING

hello@foxmarin.ca

DEAL ADMINISTRATION

deals@foxmarin.ca

ADDRESS

FOX MARIN ASSOCIATES LTD., BROKERAGE

489 COLLEGE STREET, SUITE 305
TORONTO, ONTARIO M6G 1A5