

515-20 RICHARDSON STREET

Why Not Have It All?



FM

THE DETAILS

Why Not Have It All?

Embrace the ultimate urban lifestyle in the heart of Toronto's Waterfront Communities with an endearing, budget-friendly condo that grants instant access to the city's top-rated attractions and amenities that inspire you to dream big and achieve more.

This intelligently laid-out alcove studio extends a warm welcome with its well-executed interior, refined modern finishes, lofty ceiling heights, abundant natural light, and utilitarian elements typically reserved for larger suites - such as its quartz kitchen island that is as practical as it is sleek; gracious private entryway; upscale Miele appliance package; and, generously proportioned balcony with a sunny Western exposure. With an ultra-efficient footprint for seating, sleeping, dining and self-care, this bright and smart, livable urban studio is a story of practicality and charm.

Why not have it all with endless amenities and an incredible location? The building offers various facilities for its residents, including a fitness centre, outdoor tennis & basketball court, bbq terrace, social club, fireside lounge, community gardening plots, 24 hour concierge and more. Plus! You're a stone's throw from Loblaws, St. Lawrence Market, Shoppers Drug Mart, Sugar Beach, and anything else you could ever want or need in this 'live-work-play-learn-create' community.

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WATERFRONT COMMUNITIES

Welcome to The Daniels Waterfront Community

Living alongside the city's picturesque waterfront is no doubt a huge draw for most Torontonians. It's what lends a sense of calm to an otherwise hectic lifestyle. The waterfront communities stretch from The Entertainment District and Harbourfront to St. Lawrence Market – one of the city's most cherished and iconic hotspots.

Aside from being ranked the world's best food market by National Geographic, St. Lawrence is always alive with pulsating energy. Conventional grocery stores will be quickly forgotten as you dabble in local fare and meet the farmers and merchants behind the ingredients you buy.

Nearby Corktown is one of the oldest neighbourhoods in the city and is starting to take after the market's dynamic culture.

The Daniels Waterfront is a fully connected destination that enhances Toronto's position as an internationally-recognized city of arts, culture, and innovation.

Daniels' vision is taking the ongoing revitalization of the eastern waterfront to the next level, with a 1,320,000 square foot 'live-work-play-learn-create' community that combines a significant office, retail, residential, academic, and cultural components. A City of the Arts connected to the past and to the future, to the lake, to the city, and most importantly to the art.



WATERFRONT COMMUNITIES

Property Particulars

Waterfrnot Communities
Lake Shore Boulevard East & Lower Jarvis Street
Condo Apartment
Open Concept Living & Bedroom
One Washroom
One Storage Locker
West Exposure
399 Interior Square Feet
90 Exterior Square Feet
Maintenance Fee: \$370
Property Taxes: \$1,805

Building Insider

Building Name: Lighthouse East Tower
Developer: Daniels Corporation
Number of storeys: 36
Number of Units: 423
Year Completed: 2020
Property Management: ICC Property Management - (905) 940-1234

AMENITIES

Concierge
Gym
Guest Suites
Party Room
Outdoor Garden
Tennis & Basketball Court
Social Lounge
Outdoor BBQs





THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Ardo Restaurant
- Bellissimo Pizzeria & Ristorante
- Big Smoke Burger
- Bolet's Burrito
- Chaska Indian Street Food
- Chefs Hall
- Fran's Restaurant
- Fresh Burrito
- Freshii
- Jack Astor's Bar & Grill
- Montfort Mediterranean Fresh
- Moxies
- Patrician Grill
- Pi Co Pizza
- Piano Piano
- Scaddabush Italian Kitchen & Bar
- South St. Burger
- St Lawrence Pizza & Pasta
- The Corner Place
- The Old Spaghetti Factory
- Uncle Tony's
- Yianni's Kitchen
- Yip's Kitchen

GROCERIES & LIBATIONS

- Family Food Market
- Farm Boy
- Ins Market
- Kitchen Market
- Lindens Gourmet
- Loblaws
- Longo's
- McEwan
- Metro
- No Frills
- Rabba Fine Foods
- The Kitchen Table
- The Market by Longo's

COFFEE & BAKERIES

- Aroma Espresso Bar
- Balzac's Coffee Ltd.
- Dark Horse Espresso Bar
- Everyday Gourmet Coffee
- Luba's Coffee Boutique
- Mofer Coffee
- Neo Coffee Bar
- Rooster Coffee House
- Starbucks
- Tim Horton's
- Versus Coffee

PARKS & GREENSPACE

- Aitken Place Park
- Berczy Park
- David Crombie Park
- Harbour Square Park
- Market Lane Park
- Princess Street Park
- St. James Park
- Sugar Beach Park

FITNESS

- 416 Fitness Club
- 6S Fitness+
- Abi Roman Fitness
- Adelaide Club
- Altitude Athletic Training
- Anytime Fitness
- Body + Soul
- Body Fit Training
- Dan North Fitness
- Fit Factory Fitness
- Innovative Fitness Toronto
- MedX Precision
- New Element Training
- Orangetheory
- Parliament Street Fitness
- Pure Fitness Canada
- Unity Fitness
- Your House Fitness

BUILDING AMENITIES

- Concierge
- Gym
- Guest Suites
- Party Room
- Outdoor Garden
- Tennis & Basketball Court
- Social Lounge
- Outdoor BBQs

WALKSCORE & TRANSIT

- 95 Walkscore
- 100 Transitscore
- 98 Bikescore

COMMUTE TO UNION STATION

- 8 Minutes by Car
- 19 Minutes by Transit
- 8 Minutes by Bike

RAIL LINES

- King Subway Station
- 504 Kingston
- 304 King
- 310 Spadina
- 509 Harbourfront
- 504 King
- 510 Spadina

BUS LINES

- 75 Sherbourne
- 72 Pape
- 6 Bay
- 121 Fort York - Esplanade





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.

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