

202-1840 BATHURST STREET

# Beyond The Conventional



**FM**



THE DETAILS

# Beyond The Conventional

Rare vintage boutique co-ownership charm abounds at this art-deco meets mid-century boho dream. This is no newly built shoebox condo – we're talking seriously HUGE rooms and ample storage making for real sized living on the border between Cedarvale and Forest Hill South. Large corner windows let in generous natural light all day across your amazing engineered hardwood floors. Full size near-new ensuite laundry appliances. This beauty is move in ready, or add your custom designer touches.

Shop and dine on Eglinton West or easily commute via Eglinton West Subway, Allen Road connecting you to the 401, and the upcoming LRT. Need a city break? Hit the trails with the ravines, parks, and Kay Gardner Trail all around you. They do not make them like this anymore! A safe family neighbourhood with great schools. Mid-town low rise living has never been this generous and affordable.

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HUMEWOOD - CEDARVALE

## Welcome To Bathurst Street & Eglinton Avenue West

Tucked in the heart of Cedarvale, 1840 Bathurst Street stands as an ode to Toronto's mid-century modern architecture constructed between the 1940s and 1960s. This architectural gem offers an exceptional living experience topped with incredible value, blending the conveniences of city life with the beautiful backdrop of Cedarvale's lush parks and trails!

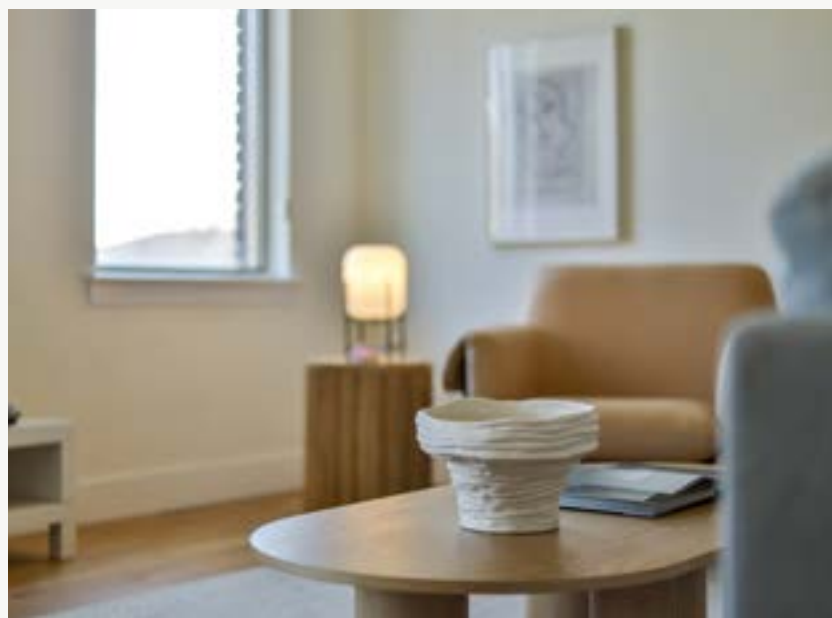
Cedarvale boasts abundant green spaces, and residents of this co-ownership building are just a stone's throw away from the sprawling Cedarvale Park. This expansive park is not just open land in the middle of the city; it's a community hub for outdoor activities, long walks, and nature watching. The park's well-maintained paths are perfect for jogging or walking your furry friends, making it a paradise for dog owners. Additionally, the off-leash dog park within Cedarvale Park is a social hotspot for pets and pet owners, fostering a friendly and welcoming canine community.

For those who commute or enjoy exploring the city, 1840 Bathurst Street offers unparalleled access to Toronto's efficient transit system. Located conveniently near the Bathurst station and the soon-to-be-completed Eglinton LRT, residents have the city at their fingertips. Whether for work or pleasure, getting around Toronto is hassle-free, connecting you to downtown, the entertainment district, Yorkville, and beyond.

The neighbourhood is a treasure trove of local amenities, ensuring that everything you need is just a walk away. For grocery shopping, multiple options cater to various tastes and preferences, from mainstream supermarkets to specialty food stores. Coffee aficionados will delight in the plethora of cozy coffee shops dotting the area, perfect for morning pick-me-ups or relaxing afternoons with a book.

Food enthusiasts will find themselves in a culinary paradise, with various restaurants offering diverse cuisines that reflect Toronto's multicultural disposition. From casual diners and bistros to fine dining experiences, there's something to satisfy every palate. The vibrant bar scene further enhances the neighbourhood's appeal, providing residents ample choices for evening outings and socializing with friends.

Living at this address is about embracing the best of both worlds. It's a place where the tranquillity of nature's embrace meets the ease of city living. The local green spaces, dog-friendly amenities, seamless transit access, and a rich selection of groceries, coffee shops, restaurants, and bars make it an ideal location for those seeking a balanced, fulfilling lifestyle without the price tag. Cedarvale is not just a neighbourhood; it's a community where every convenience is within reach, ensuring a quality of life that's hard to match.











## THE NEIGHBOURHOOD

# Neighbourhood Amenities

### RESTAURANTS & COCKTAILS

- 7 Numbers
- Aish Tanoor
- Bistro Grande
- Chicken N'Dough
- Crave Wings
- Eataly
- Ferraro 502 Restaurant
- Jerusalem Restaurant
- Joni Restaurant
- Luna Thai Kitchen
- Mamma's Pizza
- Marron Bistro
- Mashu Mashu Mediterranean
- Pizza Banfi
- Restaurant Canadian Caribbean
- Sofra Forest Hill
- Spring China House
- Tenoch Restaurant
- The Abbot on Eglinton
- The Entertainment Kitchen
- The Great Maratha
- The River's Restaurant and Bar
- Tokyo Sushi

### GROCERIES & LIBATIONS

- Atlas Grocery
- Fortinos
- Fresh Harvest
- Loblaws
- Metro
- No Frills
- Nortown Foods
- Parkway Fine Foods
- Savours Fresh Market
- Sobey's Urban Fresh
- Summerhill Market
- The Kitchen Table
- The Market By Longo's

### COFFEE & BAKERIES

- Cocolatte
- Coffee Time
- Crosstown Coffee Bar
- Fahrenheit Coffee
- Hunter Coffee Shop
- Isle of Coffee
- Krave Coffee
- Queen Bean Coffee Roasters
- Starbucks
- The Mad Bean Coffee House
- Tim Hortons

### PARKS & GREENSPACE

- Cedarvale Park
- Eglinton Park
- Forest Hill Road Park
- Glen Cedar Park
- Laughlin Park
- Rosemary Parkette
- Suydam Park
- Viewmount Park

### FITNESS

- 9Round Kickboxing
- Body + Soul Fitness
- Crossfit
- Fit Factory Midtown
- Forest Hill Village Gym
- Hone Fitness
- Innovative Fitness
- Orangetheory
- Oxygen Yoga and Fitness
- Philosophy Fitness
- Shape Fitness
- Striation 6 Fitness Centre
- SXS Fitness Inc
- Vive Fitness

### PRIVATE SCHOOLS

- Alive Montessori & Private School
- Blyth Academy
- The Bishop Strachan School
- The Linden School
- The Rosedale Day School
- The York School

### PUBLIC SCHOOLS

- Cedarvale C.S.
- Forest Hill C.I.

### FRENCH SCHOOLS

- Cedarvale C.S.

### WALKSCORE & TRANSIT

- 80 Walkscore
- 75 Transitscore
- 70 Bikescore

### COMMUTE TO UNION STATION

- 31 Minutes by Car
- 37 Minutes by Transit
- 30 Minutes by Bike

### RAIL LINES

- Eglinton West Station

### BUS LINES

- 7 Bathurst
- 32 Eglinton W
- 126 Christie
- 33 Forest Hill
- 90 Vaughan







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.





# FOX MARIN

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