

1-3122 LAKESHORE ROAD WEST

Bright Beginnings



FM

THE DETAILS

Bright Beginnings

From the moment your foot graces the front porch, you're greeted by those warm & welcoming kinda' feels. The humble facade whispers stories of its unbeatable neighbourhood locale (hello, minutes to the lake & beyond). Here, every corner, every edge, carries a promise — sun-drenched afternoons filtering through three-way light, roomy bedrooms, washrooms fitted with contemporary selections & a bonus backyard terrace with a fenced-in yard begging for snowball fights & muddy paw prints – over 1,300 square feet of turn-key living topped with a lower level recreation space and a fully renovated white & bright kitchen begging for your espresso machine & those weekend breakfast sandwiches! At the cusp of what's known and what's yet to be discovered, this property beckons the dreamer, the achiever, the family maker!

Here, you're not just buying a loveable (and gosh darn adorable) townhome; you're securing a spot in one of the most luxurious pockets on this side of town! A tale of opportunity & potential — waiting just for you (and your flock).

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BRONTE WEST

Welcome To Lakeshore Road West & Mississauga Street

This neighbourhood stands out not only for its warmth, character, and genuine community spirit but also for its remarkable location near the edges of Lake Ontario and some of the most luxurious homes in Oakville proper. Its proximity to the waterfront promotes an outdoor lifestyle filled with activities along the well-kept walking paths and biking trails. These scenic routes are perfect for those seeking a leisurely walk, an adventure with your top canine, or a peaceful bike ride, offering beautiful views and a quiet retreat from city life's rapid pace.

The neighbourhood's appeal is deepened by its inclusive atmosphere and the strong bonds among its residents. A dynamic and supportive environment exists with a mix of families, young professionals, and longstanding community members.

From the doorstep convenience of local shops, restaurants, and parks to the freshness of weekend farmer's markets, every element of this area is crafted to encourage community involvement and enhance resident life. Pop over to The Bronte Boathouse for a harbourside dinner, and snag a Starbucks into the office or head into downtown Oakville for great shopping, bakeries and brunch spots!

The convenience of this area is further enhanced by its access to major transportation links. Just a short drive away, the 403 opens up, making travel East or West straightforward and swift. This easy access significantly lightens travel burdens, whether heading out for work or leisure! The Bronte GO Train station, crucial for local transit, provides a smooth commute to downtown Toronto. This means residents can savour the calm of lakeside living and a hassle-free condo lifestyle while still being connected to city life.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Big Bone BBQ & Wicked Wings
- Blk Swan Kitchen Hub
- Casa Mia Latin Restaurant & Cafe
- Chop Steakhouse & Bar
- Cuba's Restaurant and Catering Company
- Cucci
- El Spero
- Great North American Bar
- Happy Food Hub
- Here Certified Burger
- Kelseys
- Loondocks Restaurant
- Marine Tavern
- Maurya Indian Twist
- Mo's Family Restaurant
- Montfort Mediterranean Grill
- Nai Restaurant
- Ornina Kebab
- Plank Restobar
- Por Vida Mezcal & Mexican
- Pur & Simple
- The Bronte Boathouse
- Zara's BBQ

GROCERIES & LIBATIONS

- Bronte Variety
- Denninger's Foods of the World
- Farm Boy
- Food Basics
- Fortinos
- FreshCo
- Longo's
- Metro
- No Frills
- Olde Oakville Market Place
- Sobeys
- Swadesh Supermarket
- Whole Foods Market

COFFEE & BAKERIES

- Au79 Coffee
- Bridge Road Coffee House
- Chestnut's Cafe
- Coffee Culture Cafe & Eatery
- Coffeed
- Cyphers Cafe & Lounge
- Figaro Coffee House
- Peach Coffee Co.
- Symposium Cafe
- Taste of Columbia
- Wet Coffee

PARKS & GREENSPACE

- Bronte Beach Park
- Bronte Bluffs Park
- Bronte Harbour Park
- Bronte Heritage Waterfront Park
- Burloak Waterfront Park
- Shell Park
- South Shell Park
- Westbrook Park

FITNESS

- 9Round Kickboxing Fitness
- Barbella Fitness Studio For Women
- Bodied Bootcamp Fitness
- Change Fitness
- Crunch Fitness
- DNA Fitness
- Elite Fitness Solutions
- Exec-U-Fit Personal Fitness Training Centre
- Fuji Fitness
- GoodLife Fitness
- Hub Fitness
- LeanSquad
- Luv Me Fitness
- Meraki Fitness & Sports Performance
- Oakville Performance & Wellness
- Pure Muscle + Fitness
- Vive Fitness
- Womens Fitness Clubs of Canada

PRIVATE SCHOOLS

- Appleby College
- Ashwood Glen School
- Glenn Arbour Academy
- Oakville Christian School
- Summit Ridge Academy
- Walden International School

PUBLIC SCHOOLS

- Eastview P.S.
- Thomas A. Blakelock P.S.

FRENCH SCHOOLS

- Pine Grove P.S.
- Thomas A. Blakelock P.S.

WALKSCORE & TRANSIT

- 70 Walkscore
- 38 Transitscore
- 56 Bikescore

COMMUTE TO UNION STATION

- 46 Minutes by Car

BUS LINES

- 14 Lakeshore W
- 3 Third Line
- 15 Bridge
- 83 Blakelock





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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