

105 ROSETHORN AVENUE

The Goldilocks Principle



FM

THE DETAILS

Not Too Hot, Not Too Cold, But Just Right

Winsome & likable - like your high school student council president. You know the type, friends with everyone, pony-tail swinging, light-hearted, warm, inviting and unpretentious. That's our girl on Rosethorn. The absolute perfect starter-upper! We're talking about your first family memories, those meaningful new moments or a taste of nostalgia for your own childhood home. A cardinal throwback to a classic Toronto pocket - a safe community with a touch of that old-school magic where your neighbours have your back (and you do theirs)!

Highlights include a spacious open plan with ample natural light, a loveable renovated kitchen, a hint of exposed brick and subtle touches of classic wainscotting! Inviting outdoor spaces include a covered front porch & sizeable backyard deck, generous room sizes, a functional private main floor living space (or use as optional 3rd bedroom above grade), a versatile finished basement and a coveted detached garage for a possible 1,049 square foot 2-storey laneway house with parking (hello to long-term upside). Be prepared to be smitten - because it's all coming up roses over here!

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WESTON-PELLAM PARK

Welcome To Old Weston Road & St. Clair Avenue West

105 Rosethorn Avenue is a fantastic home base for anyone looking to immerse themselves in a safe neighbourhood teeming with amenities and throwback charm. This locale is uniquely positioned to offer the bustling activity of city life while tucked away in a quiet Toronto pocket, making it an ideal choice for families and young professionals alike.

A standout feature of living on Rosethorn is its proximity to the Stockyards, an expansive shopping and entertainment complex that has revitalized the area. Just a short drive away, the Stockyards offers a wide array of retail stores, supermarkets, and specialty shops. This convenience is a significant perk for residents who enjoy having various shopping options right at their doorstep, not to mention the numerous dining venues that cater to every palate—from fast food to more refined culinary experiences.

Caledonia Park, another gem in the vicinity (just 15 minutes on foot), enhances the area's appeal with its well-maintained green spaces, sports facilities, and playgrounds. This park serves as a communal hub where children play, and adults unwind, hosting family-friendly activities and sports leagues that bring the community together.

The park's spacious areas are perfect for picnics, jogs, or simply enjoying a day out in the fresh air with the dog, making it an invaluable resource for outdoor enthusiasts!

Transit options further enhance the appeal of 105 Rosethorn Avenue. With accessible bus routes and proximity to major roads, including Black Creek Drive and Eglinton's future LRT, residents can easily navigate to and from the city center or other parts of Toronto. This connectivity is crucial for those who commute to work or school, making daily travel more convenient (and less time-consuming).

105 Rosethorn Avenue isn't just another neighbourhood; it's a feeling. It's the kind of community where the pace slows down, where neighbours wave hello, and quiet evenings on your new porch become cherished traditions!







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- A&W Canada
- Caloura Bar & Grill
- Caneas Restaurant
- Caribbean Restaurant & Bar
- Chakhna Indian Restaurant
- Chappa Restaurant
- Egglinton Grill
- Flor Do Ave Restaurant
- Halibut House Fish & Chips
- Jacko's Restaurant
- Kitchen Hub Food Hall
- Mattachioni
- McDonald's
- Ocean Grill Restaurant
- Os Amigos Restaurant
- Restaurant Canadian Caribbean
- Rui's BBQ
- Sabor Brasil
- Sangeeta Rasoi
- Sunnyside Grill
- Sunset Grill
- The Bull BBQ Pit On Junction
- Yummy Tummy Restaurant

GROCERIES & LIBATIONS

- Ample Food Market
- FreshCo
- Joe's Grocery
- La Spesa Food Market & Specialties
- Little Basket
- Nations Experience
- No Frills
- Popular Supermarket
- Rogers Supermarket
- Silva Groceries
- Sunshine Market
- Tavora Foods
- The Sweet Potato

COFFEE & BAKERIES

- Buno Coffee
- Cafe Con Leche Espresso Bar
- Claudia's Coffee
- Dark Horse Espresso Bar
- Full Stop Coffee
- Hale Coffee Company
- Lion Coffee
- Mofer Coffee St Clair
- Subtext Coffee Roasters
- Supercoffee
- Wallace Espresso

PARKS & GREENSPACE

- Bert Robinson Park
- Charles Caccia Park
- High Park
- Maple Claire Park
- S.A.D.R.A. Park
- Turnberry North Park
- Upper Junction Park
- Wadsworth Park

FITNESS

- Anytime Fitness
- Conquer Fitness
- Iron Alliance Athletic Centre
- Iron Lion Training
- Jay Fitness
- LA Fitness
- Planet Fitness
- RedLeaf Fitness
- Shape Fitness
- Soul Fuel Fitness
- Stockyard Boxing & Fitness
- TK Personal Fitness
- Vive Fitness
- WestToronto Crossfit

PRIVATE SCHOOLS

- Alive Montessori and Private School
- Blyth Academy
- Fieldstone School
- Hudson College
- The Bishop Strachan School
- The Rosedale Day School

PUBLIC SCHOOLS

- Carleton Village Jr. & Sr. P.S.
- General Mercer Jr. P.S.
- Oakwood C.I.

FRENCH SCHOOLS

- Charles Gordon Sr. P.S.
- Corvette Jr. P.S.
- John A. Leslie P.S.

WALKSCORE & TRANSIT

- 75 Walkscore
- 75 Transitscore
- 71 Bikescore

COMMUTE TO UNION STATION

- 30 Minutes by Car
- 42 Minutes by Transit
- 45 Minutes by Bike

RAIL LINES

- 512 St Clair Ave

BUS LINES

- 168 Symington
- 41 Keele
- 47 Lansdowne
- 161 Rogers Rd





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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