

10B SHANK STREET

Unwind & Recharge My Friends!



FM

THE DETAILS

Unwind & Recharge My Friends!

Step into this easy, breezy townhome on the edges of Trinity Bellwoods – we're talking warm, inviting and that undeniably cozy kinda' comfortable. Optimal convenience without compromising style is an all-day, every-day "yes" around here! With tasteful finishes, an airy open plan, design-forward features and generous baths & beds – this heart-tugger West Ender effortlessly merges practicality with some darn good looks. The open-concept main floor shouts light & bright with bonus must-haves including a working fireplace, powder room & ample outdoor space. This rare upper-level corner town is topped with a sunny, oversized family kitchen with loveable tree-top views and some window action to boot! Ascend to the upper level and discover a #Pinterest-worthy and versatile plan featuring two big bedrooms & washrooms for families, roomies or WFH'ers alike!

A pragmatic opportunity for those seeking "city-life-living" in a safe, private & genuinely friendly community (all dogs & cats welcomed, BTW)!

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NIAGARA

Welcome To Strachan Avenue & King Street West

Once a bustling industrial heartland, Trinity Bellwoods has transformed remarkably, emerging as one of Toronto's most coveted communities. The area is a lively blend of historic homes, trendy shops, and wide green spaces that echo its spirited atmosphere.

Just a short walk away is the sprawling expanse of Lake Ontario, with the Martin Goodman Trail providing picturesque views alongside its lakeside running and biking paths that meander through Toronto's Waterfront.

Trinity Bellwoods & West-King-West is renowned for its accessible transit options. The frequent service of the Queen & King Streetcar along its north and south edges ensures residents are well-connected to the Financial District and beyond. The neighbourhood's layout promotes a pedestrian-friendly environment with its walkable streets and charming boutiques, while dedicated bike lanes offer cyclists a seamless urban navigation experience.

The culinary scene in Trinity Bellwoods is as eclectic as its inhabitants. From casual bites to sophisticated dining experiences, the neighbourhood offers a multitude of flavours to satisfy any craving day or night. Notable spots like Union, Terroni, and The Drake are local favourites. The vibrant coffee culture is alive and well here, too, with spots like White Squirrel Coffee Shop and Jimmy's Coffee ensuring that residents meet their caffeine and pastry needs! Moreover, the area is sprinkled with grocery stores, specialty shops catering to various interests, from fashion to home goods, and essential services like banks and pharmacies, making daily life convenient and enjoyable. Trinity Bellwoods isn't just a neighbourhood; it's a lively community offering a rich and easy (and walkable) lifestyle!

For those passionate about staying active, Trinity Bellwoods is a must! The area boasts a variety of fitness centers, from big-name gyms to niche studios focusing on Yoga, Pilates, and spinning. The neighbourhood is punctuated with parks, such as the expansive Trinity Bellwoods Park itself, serving as community focal points for outdoor workouts, pet playdates, or simply enjoying a sunny picnic!







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Anejo Restaurant
- Big Smoke Burger
- Chef Harwash
- Chiang Mai Liberty
- Chubby's Jamaican Kitchen
- Enoteca Sociale
- Fonda Lola Mexicana Bistro
- Jules Bistro
- King Rustic Kitchen & Bar
- Kos Restaurant
- La Cubana
- Le Swan
- Levetto
- Local Public Eatery
- Ozzy's Burgers Toronto
- Patois
- Roses New York
- Season Six
- Stelvio
- Thai Elephant
- The Burgernator
- The Craft Brasserie & Grille
- Vos Restaurante Argentino - College

GROCERIES & LIBATIONS

- Aisle 24 Market
- Convenience K
- Farm Boy
- FreshCo
- Loblaw's
- Longo's
- Marcello's Independent City Market
- Metro
- No Frills
- Rabba Fine Foods
- Sam's Food Stores
- Sobeys
- The Kitchen Table

COFFEE & BAKERIES

- Coffee Stop
- I Deal Coffee & Wine
- Lait Night
- Neo Coffee Bar
- Pilot Coffee Roasters
- RC Coffee Robo Cafe
- Room | 135 Ossington
- Shy Coffee Co.
- The Citrus Espresso Bar
- The Common Espresso Bar
- The Liberty Specialty Coffee

PARKS & GREENSPACE

- Alexandra Park
- Bellevue Square Park
- Bickford Park
- Grange Park
- Liberty Village Park
- McCormick Park
- Stanley Park
- Trinity Bellwoods

FITNESS

- 366 Degree Fitness
- 416 Fitness Club
- AlleyWay Fitness
- Altea Active Toronto
- Altius Fitness
- Concrete Jungle Fitness
- Earth Seeker Fitness
- Fitness Crab
- Fit Factory Downtown
- Fit4Less
- Fitness On The Go
- GoodLife Fitness
- LF3 Toronto Lifestyle Fitness
- Planet Fitness
- Studio Fitness
- Swell Bros. Fitness
- Vive Fitness
- Zima Fitness

PRIVATE SCHOOLS

- Cornerstone Montessori
- Howlett Academy
- Keystone School
- Liberty Prep School
- Royal St. George's
- The Rosedale Day School

PUBLIC SCHOOLS

- Niagara Street Jr. P.S.
- Parkdale C.I.
- Ryerson C.S.

FRENCH SCHOOLS

- King Edward Jr. & Sr. P.S.
- Lord Lansdowne Jr. P.S.
- Ryerson Community School

WALKSCORE & TRANSIT

- 97 Walkscore
- 91 Transitscore
- 92 Bikescore

COMMUTE TO UNION STATION

- 12 Minutes by Car
- 30 Minutes by Transit
- 14 Minutes by Bike

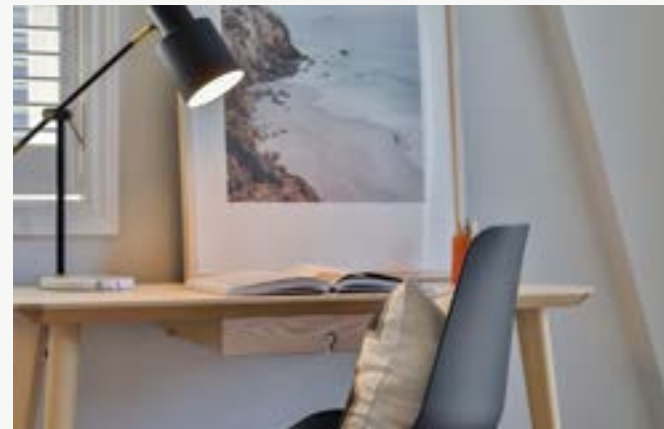
RAIL LINES

- 504 King
- 304 King
- 501 Queen
- 301 Queen

BUS LINES

- 511 Bathurst
- 63 Ossington
- 121 Fort-York Spadina
- 29 Dufferin





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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