

16 LAUREL AVENUE

Architectural Elegance



FM

THE DETAILS

Secluded in Scarborough's Juntion

The Gazing House exemplifies architectural elegance, marked by its symmetrical windows peeking through its bold cantilevered structure. This home elevates the locale with an innovative & inviting design aesthetic, setting a new standard for residential architecture. Its avante-garde blueprint allows for adaptable room configurations to accommodate changing lifestyles. The central staircase, a fundamental design feature, effectively transitions & defines spatial boundaries on each open and airy level. The ingenious incorporation of skylights & windows permits luminosity, connecting spaces vertically with a play of light & shadow - enhancing the home's functional aspects while creating a series of visual narratives with the external environment, offering residents unexpected vistas & a kinetic living experience. Additional state-of-the-art 'smart home' functionalities, rough-ins for an electrical vehicle charger & provisions for a second lower-level kitchen & laundry!

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THE SCARBOROUGH JUNCTION

Welcome To The Gazing House

This prime location in Scarborough Junction is not just a place to live; it's a thriving community on the rise, providing its residents with a dynamic and engaging lifestyle.

Say goodbye to long traffic jams and hello to convenient commuting! Just a stone's throw from Scarborough GO Station (to Union) or Warden Station (to Midtown), 16 Laurel Avenue offers unparalleled access to downtown Toronto and surrounding areas. Whether commuting to work or planning a weekend getaway, the proximity to major transit routes makes everything easier (and breezier)!

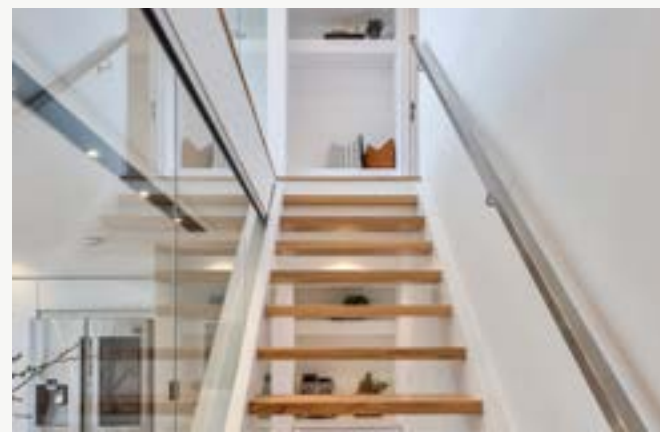
Within walking distance, Norman Cook Public School offers a vibrant educational atmosphere and extensive outdoor facilities, including a large play area and on-site daycare, ensuring your child's development is in good hands. For those seeking varied educational environments, Buffers Park Montessori and the highly regarded R.H. King Academy are both a mere 4 minutes by car or ten by bike along St. Clair East, which also provides direct transit access.

The neighbourhood is teeming with culinary delights, ranging from cozy cafés and casual eateries to local bistros. Each restaurant offers a unique flavour, ensuring every meal is an adventure. It's an ideal spot for food enthusiasts eager to explore a burgeoning food scene, including La Scoglier Italina, Vindaloo, Shereen's Guyanese, Jatujak, Bread King Bakery or the Working Dog Saloon for an after-work cocktail (or two).

Living on Laurel means having your daily necessities within easy reach. The area boasts an array of shops and amenities, including grocery stores, pharmacies, and banks. Whether running errands or grabbing a quick coffee, everything you need or want is around the corner, including No Frills, Metro, Walmart, Loblaws, Shoppers, LCBO, Beer Store, and two walkable convenience stores!

Amidst a family-friendly locale, this private residence also offers a peaceful retreat to nearby parks and trails, such as Midland St.Clair Park & Restahven Gardens. Additional local parks like Natal Park and Jeanette Park, connected by trails to McCowan District Park, offer some of the best outdoor activities in the area, including a splash pad, playgrounds, sports fields, an outdoor ice rink, and a skating trail. Moreover, Jeanette Park boasts one of the best toboggan hills for winter fun!

Whether you are a young professional seeking more from your next home, a family looking for a welcoming community without sacrificing style, or a downsizer desiring convenience and a hint of swagger, this address caters to all. With its blend of convenient amenities, easy access to nature, and a lively cultural scene, this address isn't just a place to live—it's a place to thrive. Welcome to 16 Laurel Avenue – your perfect home in Scarborough Junction, where unlimited potential and growth are an arm's length away.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Angie's
- Butter Chicken Roti
- Caribbean Ocean Restaurant
- Dhaka Biryani House
- Dilli Wala Street
- Il Fresco Restaurant
- Inner Cicle Caribbean Cuisine
- Jatujak
- La Scogliera Italian Cuisine
- Mac N'Wings
- Mama's Boys Burgers
- McDonald's
- Mexitaco
- Pizza Nova
- Roti Lady
- Super Choy Restaurant
- Sweet Lips Restaurant & Bar
- T-Bones
- Taste of Greek Cuisine
- Thai Takeout & Catering
- Upper Beaches Bourbon House
- Vindaloo Indian Cuisine
- Working Dog Saloon

GROCERIES & LIBATIONS

- Adonis
- Al Baaqi Supermarket
- Amerex Caribbean Grocers
- Banglabazar Supermarket
- Bulk Barn
- Eraa Supermarket
- Fu Yao Supermarket
- Giant Tiger
- Mr. Convenience
- No Frills
- Paul's Grocery
- Scarborough Market
- Yal Market

COFFEE & BAKERIES

- Coffee Culture Cafe & Eatery
- Coffee Time
- Edill's Coffee House
- Ethio Natural Coffee
- Italian Espresso Bar
- Saint Jimmy's Coffee
- Savoury Grounds Coffee Co.
- Starbucks
- The Burrow Coffee - Sip and Shop
- The Daily Perk Coffee Co.
- Tim Hortons

PARKS & GREENSPACE

- Corvette Park
- Glen Shephard Park
- Greystone Park
- Jeanette Park
- McCowan District Park
- Natal Park
- Sandown Park
- Scarboro Crescent Park

FITNESS

- Afterburn Fitness
- Elite Culture Health and Fitness
- F45 Training
- Grow Your Muscles Studio
- LA Fitness
- New Energy Muay Thai & Fitness
- Northern Touch Crossfit
- Raeden Fitness
- Resilience Fitness
- Resistance Fitness
- Stark Fitness
- Straight Blast Gym
- Thrive Fit
- Venice Fitness

PRIVATE SCHOOLS

- Bond Academy
- Madina Academy
- Northmount School
- Parkside Academy
- Seneca Hill Private School
- WillowWood School

PUBLIC SCHOOLS

- Norman Cook Jr. P.S.
- Robert Service Sr. P.S.
- Birchmount C.I.

FRENCH SCHOOLS

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

WALKSCORE & TRANSIT

- 71 Walkscore
- 66 Transitscore
- 46 Bikescore

COMMUTE TO UNION STATION

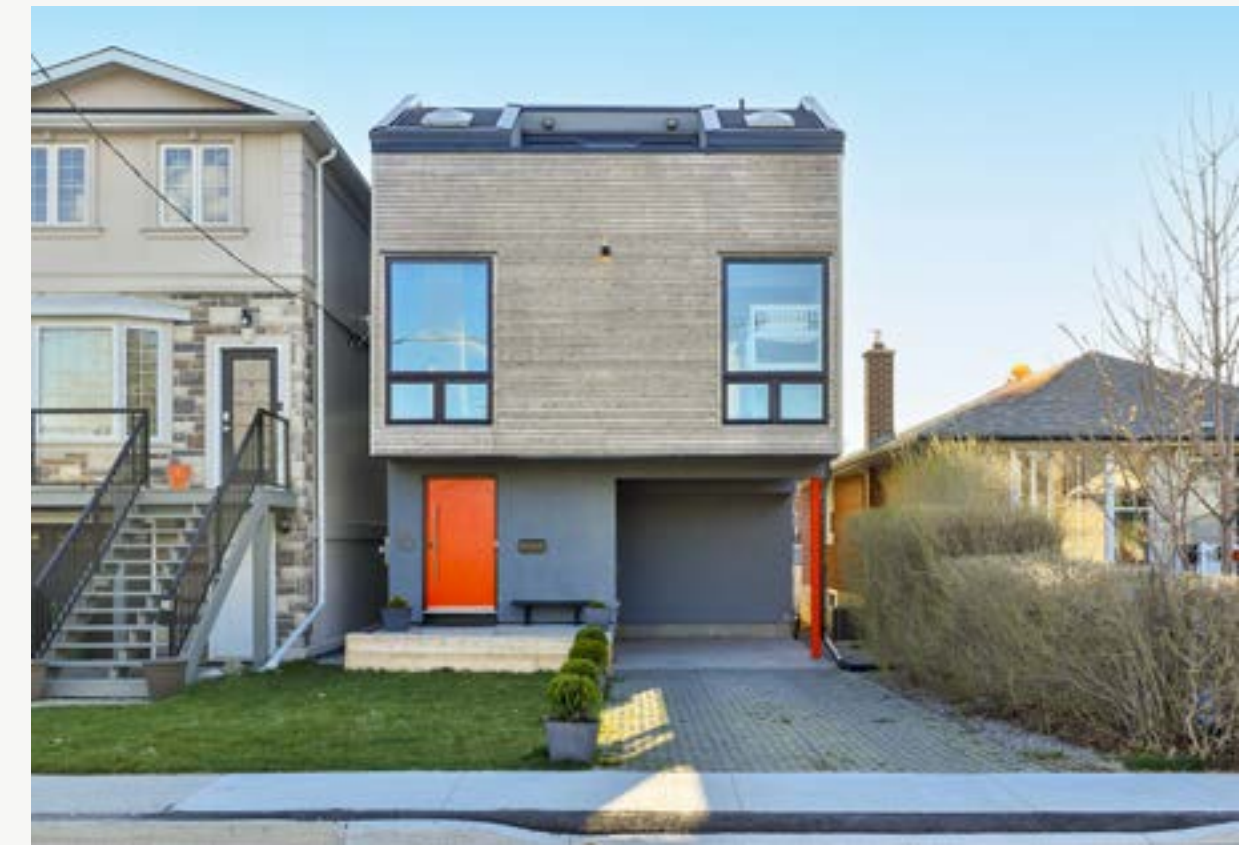
- 43 Minutes by Car
- 23 Minutes by Transit
- 58 Minutes by Bike

RAIL LINES

- Scarborough LRT
- Kennedy Subway Station
- 505 Dundas

BUS LINES

- 9 Bellamy
- 20 Cliffside
- 102 Markham
- 16 McCowan





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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