

31-3353 LIPTAY AVENUE

Refined Luxury



FM

THE DETAILS

A Private Enclave

Refined luxury awaits in Bronte Creek, illuminated by warm sunlight and the natural beauty of the neighbouring provincial park. This private townhome, situated in one of the quietest enclaves in the area, offers a reprieve from the mundane from your first step inside. Meticulously updated and re-designed with top-tier finishes and practical features by Niki Micevic Interiors, you can unpack your belongings without touching a thing!

An airy open-main floor plan features custom millwork, wide plank hardwood flooring and crown mouldings—a magazine-worthy kitchen featuring Bosch appliances and a Caesar stone waterfall island. And a cozy breakfast nook all flooded with sunlight! Check, check and check. The tremendous natural light streams through the oversized windows from every direction, complementing the foyer's inviting colour palette, classic stone tiles and sweeping thresholds.

The west-facing deck offers a relaxed setting for summer barbeques, epic sunsets or an outdoor workout (morning or night). Rest assured, your views will remain pristine, with protected provincial parklands as your elusive backyard neighbour.

Not to be outmatched, ascend to a thoughtfully designed second floor featuring a sizeable primary bedroom peaking over the rolling hills of Bronte Creek and an enviable spa-inspired five-piece ensuite with a lipless shower, freestanding tub, and floating double-sink vanity. The upper level is topped with extra wide hallways, a separate laundry room, a full-size second bath, and two generous extra bedrooms overlooking the creek to the East.

The finished lower level provides excellent ceiling heights and a bonus family room wrapped around a gas fireplace. A versatile flex space through French doors and a vast recreation area offer endless possibilities for a home gym, children's play area, or quiet home office.

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PALERMO WEST - HALTON

Welcome To Bronte Creek

Tucked into the serene and prestigious Palermo West neighbourhood, the loveable residence at 3353 Liptay Avenue offers a unique blend of suburban tranquility and unparalleled accessibility. This captivating locale promises an ideal setting for families, professionals, and retirees alike, emphasizing comfort, convenience, and quality of life.

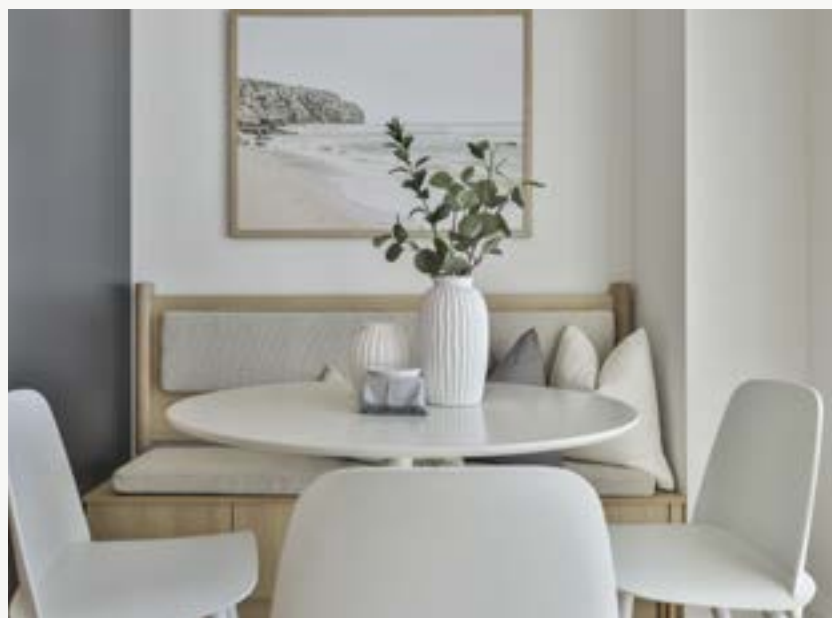
At the heart of the area's appeal is its proximity to Bronte Creek Provincial Park, a verdant oasis spanning several acres. This natural playground is perfect for outdoor enthusiasts of all ages, offering year-round activities, including hiking, cycling, bird-watching, cross-country skiing and snowshoeing during the winter months (plus great off-leash options for your furry friends)! The park's sprawling landscapes and scenic trails provide a peaceful escape from busy city life, allowing residents to reconnect with nature - literally from their own backyard.

The area is also celebrated for its exceptional area amenities. Residents can easily access various shopping destinations, from independent stores to large shopping malls like the Oakville Place Mall. This ensures that all your shopping needs are just a stone's throw away. Whether you're looking for fashion, groceries, or specialty items, local retail outlets cater to diverse preferences and needs. And, if you are looking for an afternoon out and about, downtown Oakville offers wonderful boutiques, eateries and cafes - a quick 15-minute drive door-to-door!

Families will appreciate the selection of esteemed educational institutions nearby. The area is home to top-rated schools catering to all age groups, ensuring high academic standards. Each institution, from public to private options, is committed to fostering an environment where students thrive academically and socially.

Connectivity is another key feature of this address. Located just minutes from major highways such as the QEW and Highway 407, residents can enjoy seamless access to downtown Toronto and other parts of the Greater Toronto Area. This connectivity is perfect for commuters and those wishing to explore the vibrant city life without compromising the peace and quiet of their home. Oh, and don't forget that the Bronte GO Station is just a swift 10-minute drive.

This address offers an idyllic setting that combines the beauty of nature with the convenience of easy (and breezy) living. With its exceptionally close proximity to Bronte Creek Provincial Park, excellent schools, rich amenities, and outstanding transport links, this neighbourhood is not just a place to live but a place to truly call home.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- A&W Canada
- Boston Pizza
- Burger Factory
- Chicken Squared
- Chop Steakhouse & Bar
- Chuck's Roadhouse Bar & Grill
- Church's Texas Chicken
- Funky Thai Restaurant
- House of Wings
- Kelseys Original Roadhouse
- Palermo Pub
- Panago Pizza
- Pepe and Lela's Eatery
- Peppino's Oven
- Pizza Depot
- Pizza Nova
- Pizza Pizza
- Subway
- Symposium Cafe
- The Bistro
- The Chopped Leaf
- The Olive Press
- Wendy's

GROCERIES & LIBATIONS

- British Grocer
- Farm Boy
- Food Basics
- Fortinos
- FreshCo
- Longo's
- Metro Millcroft
- Mint Mart
- No Frills
- Rabba Fine Foods
- Sobey's
- Thiara Supermarket

COFFEE & BAKERIES

- Carvalho Coffee Roasters
- Coffee Culture Cafe & Eatery
- Coffeed
- Humble Bean Coffee Bar
- Koko Coffee
- Neighbours Coffee
- Royal Caffe & Espresso Bar
- Starbucks
- Taste of Columbia
- Tim Hortons
- Tria Cafe & Bakery

PARKS & GREENSPACE

- Bronte Creek Provincial Park
- Colonel William Parkway
- Emerson Park
- Grand Oak Park
- Greenwich Park
- Millcroft Park
- Valleyridge Park
- West Oak Trails Community Park

FITNESS

- Anytime Fitness
- At Home Fitness + Performance Training
- Be Strong Fitness
- Benchmark Fitness
- Fit4Less
- Forma Fitness
- GoodLife Fitness
- Hub Fitness
- LA Fitness
- Movati Athletic
- Oxygen Yoga & Fitness
- Planet Fitness
- Pure Muscle + Fitness
- Vive Fitness

PRIVATE SCHOOLS

- Appleby College
- Ashwood Glen School
- Fern Hill School
- Glenn Arbour Academy
- Rotherglen School
- Summit Ridge Academy

PUBLIC SCHOOLS

- Garth Webb Secondary
- Palermo Elementary

FRENCH SCHOOLS

- Garth Webb Secondary
- Palermo Elementary

COMMUTE TO UNION STATION

- 40 Minutes by Car
- 1 Hour 35 Minutes by Transit

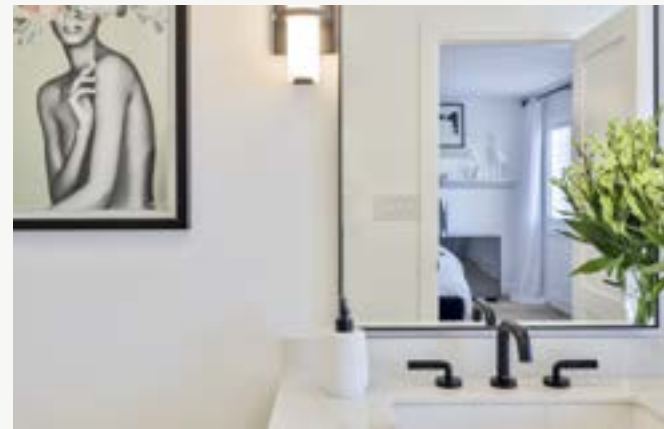
RAIL LINES

- Bronte GO Station

BUS LINES

- 82 Loyola North
- 86 Garth Webb
- 34 Pine Glen
- 5A Dundas
- 81 Abbey Park North





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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Jerome Werniuk

SALES REPRESENTATIVE



Natural competitor and perpetually on-the-go Jerome Werniuk believes that a diverse skill set and drive for continuous self-discovery and growth is the key to a fulfilling life. Jerome channelled his competitive instincts from an early age into athletics and played NCAA Division I baseball at St. John's University in New York. Though he found success in baseball, competing for Team Canada and being drafted by the Texas Rangers, Jerome ultimately realized his skills as a natural leader and teammate could be better honed in the business world.

After earning his undergraduate degree and working and living in New York, Jerome returned to his native Toronto to pursue a career in real estate. He joined one of Toronto's most successful commercial real estate teams that focused primarily on office leasing in the downtown core and periphery. In his 2.5 years on the team, Jerome helped negotiate \$125M in lease value annually, representing landlord clients including Allied Properties, Slate, Kingsett Capital, Dream, Greybook, Hullmark, Lifetime Developments, and Cresford as well as notable tenant clients such as Shopify for their post-IPO expansion.

In 2017, eager to work at the exciting intersection of real estate and technology, Jerome was a founding team member at venture-backed proptech company Naborly, launching its sales arm and eventually relocating to San Francisco to continue the company's growth. Naborly's software products were designed to assist residential landlords, property managers, and agents with the rental application and screening process, and in the 3.5 years Jerome worked there, it became the largest tenant screening company in Canada.

Jerome has lived and worked in many exciting neighbourhoods and real estate markets across Toronto, New York, and San Francisco. Now representing residential clients in the city that has always been his true home, Jerome is excited to channel his unique knowledge base in real estate and technology to help his clients achieve their desired results. Having negotiated transactions with Fortune 500 companies, Canada's largest commercial real estate firms, and individual landlords, Jerome brings a breadth of negotiating experience to the table and understands how to achieve a client's goals in complicated scenarios. And even more than athletics and business, Jerome has always had a passion for people. His natural energy and curiosity allow him to quickly get to the heart of what clients truly need and to adopt their interests as his own.

Jerome lives in the Roncesvalles-High Park area with his partner Sarah and their two babies – one human (Elliott), one dog (Nakita). He continues to scratch his inner athlete and 'can't-sit-still' itch by cycling, playing hockey on Toronto's many outdoor rinks, and being hurt year after year by the Maple Leafs.

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.

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