

434 WESTMOUNT AVENUE

Seriously Checking All The Boxes



FM

THE DETAILS

Beautiful? Bright? Spacious? Yes.

Three bedrooms, two bathrooms, open concept main floor? Yep. Corso Italia? Parks? Design District? LRT? Allen Road? Eglinton West? Indeed! Hardwood, wood burning fireplace, pot lights, stainless steel appliances, finished basement with kitchenette, separate lower level entrance, original character blended with modern updates, back walkout to huge sunny west facing deck & garden/play area, (pauses to take a breath), built-in garage, low maintenance front landscaping, front porch, parking for 5 vehicles, and at THIS price? Are you kidding me?

Move in ready or ready to be personalized by you. Okay, okay, it doesn't have a pool ... but c'mon, this street? This house? This part of town? Winning, all day every day! Just start the car and get over here to see it!

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OAKWOOD - VAUGHAN

Welcome To Dufferin Street & Rogers Road

Nestled in the heart of Oakwood Village, 434 Westmount Avenue is a charming and strategically placed gem that offers residents a unique blend of community warmth and city convenience at a palatable price point. It is ideal for families and young professionals.

Set in an industrial area northwest of Dufferin Street and Eglinton Avenue in the Castlefield Design District - it is home to many stores and amenities, including Home Depot, Starbucks, ELTE Markets, and everything in between. What used to be the epicentre for construction workers and developers is now a neighbourhood shared by professionals who hunt for live-edge wooden tables or statement fixtures from Union Lighting. Over the years, Castlefield has evolved into a visitor-friendlier neighbourhood than before. Just down the street is Speducci Mercato, an Italian butcher with a cafe seating area where customers can pick at salumi boards, lasagna, and panini. On Hafis Road, Bellwoods Brewery is a bare-bones getaway offering the same craft beers as its Ossington locale!

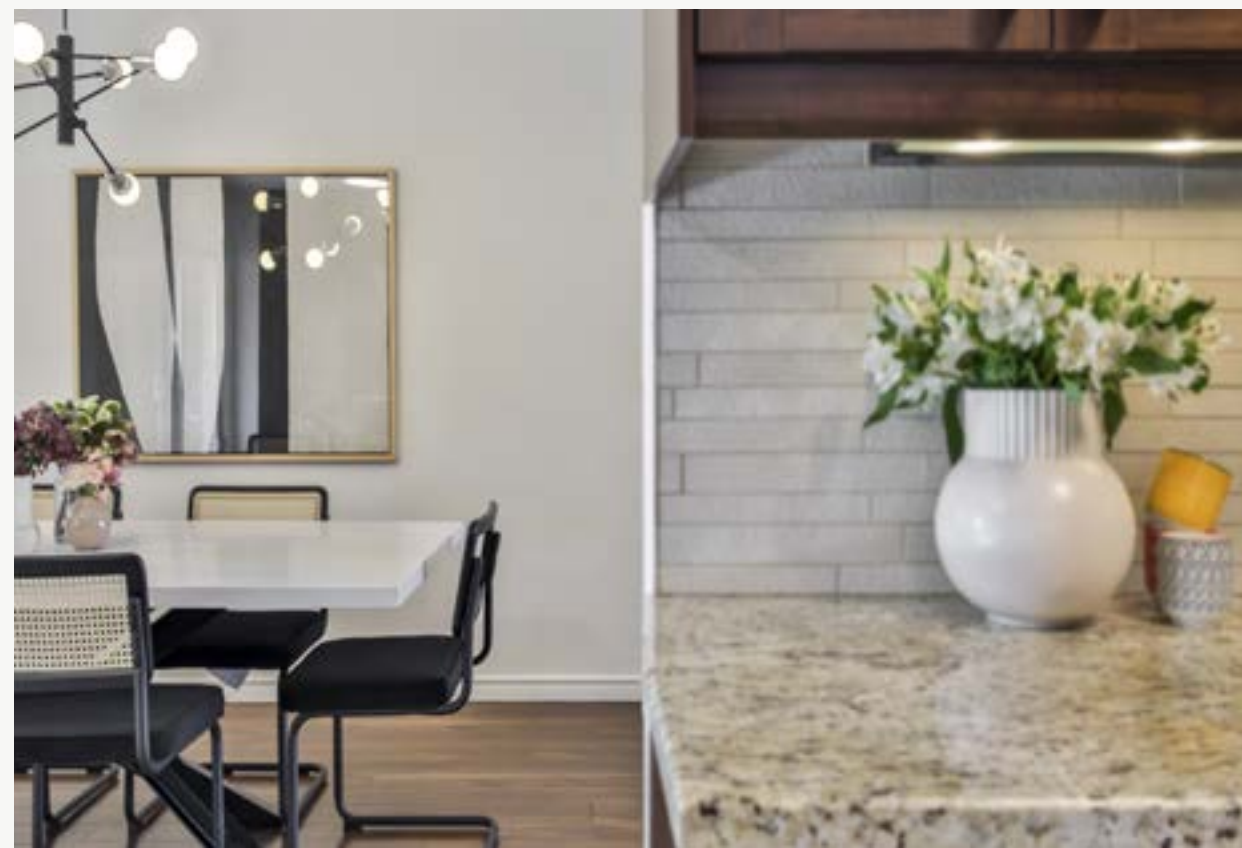
The neighbourhood is also blessed with an abundance of green space, offering a breath of fresh air away from the urban grind. Lush parks and recreational areas dot the landscape, providing residents ample space to unwind, exercise, and connect with nature. Whether it's a leisurely afternoon stroll, a vigorous morning run, or a lazy day spent with your

best furry friend, Calendonia Fairbnak and Cedarvale Parks are a stone's throw away!

Connectivity is another hallmark of this easy-breezy locale. Positioned near the Allen Expressway and the upcoming Eglinton LRT, 434 Westmount Avenue offers unparalleled access to the rest of the city. The Allen Expressway efficiently links residents to Yorkdale Shopping Centre, the 401 East & West, and the 400 Highway North. The Eglinton LRT, set to revolutionize transit in the area, promises swift and efficient travel across East-West corridors, significantly reducing commute times and enhancing accessibility.

The neighbourhood is renowned for its gentrification and now exudes a warm, family-friendly charm. This highly walkable area offers local conveniences at every turn, complemented by a distinctly European culture visible in its lively sports cafes, traditional Italian dining spots, and unique local businesses. In essence, 434 Westmount is more than just a place to live—it's a place to thrive now and in the long term.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- A&W Canada
- Brother's Bar & Restaurant
- Chamsine
- Chito's Pizza
- Church's Texas Chicken
- Cyprus Salads Co.
- Hot Pot Restaurant
- Kitchen Hub Food Hall
- Landmark Restaurant & Tavern
- Limon Lounge Restaurant
- Oakwood Pizzeria
- Popeye's Louisiana Kitchen
- Rebozos Taqueria
- Restaurant Canadian Caribbean
- Roti King West Indian Restaurant
- Subway
- Taberna Da Minhota
- TacoBar Taqueria
- Tenoch Restaurant
- The Bull BBQ Pit
- The River's Restaurant & Tavern
- Unique Restaurant and Bar
- Yummy Tummy Restaurant

GROCERIES & LIBATIONS

- All Season Food Market
- Asmareeno Grocery
- Atlas Grocery
- Caribbean Farm Fresh
- Family Tree Variety Grocery Store
- Imperial Fruit Market
- La Cubana
- No Frills
- QQ Convenience
- Sobeyes Urban Fresh
- Su Fruit Market
- Sunlong Natural Market
- Vege Fruit Market

COFFEE & BAKERIES

- Capulus Coffee House
- Coffee Time
- Dark Horse Espresso Bar
- Hunter Coffee Shop
- Krave Coffee
- Lion Coffee
- Mofer Coffee St Clair
- Oakwood Espresso
- Revolution Coffee Co
- Tim Hortons
- Tricolore Bar & Caffè

PARKS & GREENSPACE

- Bert Robinson Park
- Charles Brereton Park
- Charles Caccia Park
- Fairbank Memorial Park
- High Park
- Laughlin Park
- Roseneath Park
- Viewmount Park

FITNESS

- 9Round Kickboxing Fitness
- Anytime Fitness
- Club Elev8
- Dexterity Fitness
- F45 Training
- Forest Hill Village Fitness
- Hone Fitness
- Jay Fitness
- Mrose Health and Fitness Studio
- Planet Fitness
- RedLeaf Fitness
- Shape Fitness
- SXS Fitness
- Vive Fitness

PRIVATE SCHOOLS

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

PUBLIC SCHOOLS

- Fairbank P.S.
- York Memorial C.I.

FRENCH SCHOOLS

- J R Wilcox Community School
- Rawlinson Community School

WALKSCORE & TRANSIT

- 92 Walkscore
- 74 Transitscore
- 73 Bikescore

COMMUTE TO UNION STATION

- 21 Minutes by Car
- 39 Minutes by Transit
- 36 Minutes by Bike

RAIL LINES

- 512 St Clair Ave

BUS LINES

- 168 Symington
- 29 Dufferin
- 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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Ian Busher

BROKER, VP OF SALES



As a Torontonian, born and raised, sales professional and trained craftsman Ian Busher brings a broad understanding of the ins and outs of Toronto living, along with a deep passion for art, design, and construction, to the work of buying and selling homes with Fox Marin Associates.

Ian excels in situations where he can put his multi-faceted background to the test: After brief stints at OCAD, in advertising, and in audio engineering, he worked for three years to become a ministry-licensed Red Seal carpenter, which solidified his expertise in all types of home-building and carpentry: from structural framing to installing doors, windows and trim, to the finer art of furniture and cabinet making. For many years before turning his skills to the Toronto real estate market he owned and ran his own contracting company and worked to renovate and update some truly remarkable older homes and condos in Toronto's Rosedale, Forest Hill, and Leaside neighbourhoods.

In early 2014 Ian shifted focus from the applied work of home construction to dedicate his attention to the work of buying and selling properties. In this expanded role, he loves to educate home-buyers and sellers on the unique features of each property - those special touches that can turn a house into a home, and a home into a show-stopping retreat. He takes pride in his ability to assess the quality and condition of a property. This, in tandem with his talent for speaking to the feasibility and cost of potential renovations, and his eye for the aesthetic details, make him a powerful partner for anyone looking to buy or sell a home in the Toronto area.

Ian lives in the Cedarvale neighbourhood with his wife, and they can often be found walking the local parks and ravine trails with their two dogs. In his spare time (of which there is little), he also continues to work on his visual arts practice, play guitar, and brainstorm ideas with friends and past clients who are thinking of renovating!

Working With Fox Marin

OUR FM APPROACH

Fox Marin offers an exclusive and customized real estate experience to clientele in central and downtown Toronto. Working with us at FM means you're getting a best-in-class team to guide you every step of the way. As your real estate partners, we tailor the experience for your needs. Why? Because every transaction and every client is different. After all, a first-time homebuyer has distinctly different needs from a sophisticated investor. And, we get that.

The Fox Marin philosophy has always been to invest our time and resources where they belong: that being squarely on our clients, and to provide them with the best possible experience, guidance and value. The foundation of our business is based on the principle that if we continue to offer the highest possible level of customer service, then the business would take care of itself.

We truly believe our clients deserve the best possible representation. At Fox Marin, we are continually striving to up the ante. That's why we offer customized digital & print marketing, an in-house staging and design team, an on-site market analyst and expert knowledge on the macro & microeconomics of the Toronto real estate marketplace. Throughout the entire process, you can expect communication, transparency and responsiveness – all things that are paramount to our approach. And we'll have some fun along the way too!



Our collaborative team is made up of experts who come from a diverse set of backgrounds in real estate. We're a group that comes from entrepreneurship, business, marketing, contracting, staging and design. We have an in-depth knowledge of Toronto, its diverse neighbourhoods and best of all – we bring top-notch practices from other industries and our own local experience into the mix. Not to mention, we're all homeowners and investors ourselves. We know what it feels like to jump in with both feet!

When you work with the Toronto Real Estate Brokerage Fox Marin, you will have our entire team standing right behind you (and one step ahead of you) the entire time!

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 long-term 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.

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