

721-5 HANNA AVENUE

Location is King



FM

THE DETAILS

Location is King

Toronto condos have rarely looked this beautiful, and this re-imagined jewel box in the sky beckons those with lofty goals sans compromise. Anything but cookie-cutter, this design-forward residence marries both comfort and convenience with practical luxuries and over 600 SF of visual splendour.

The magnum opus is undoubtedly the 17' floor-to-ceiling windows, which allow the suite to glow with natural light and offer unobstructed views of the thriving Liberty Village community while sunset hues sprawl across the living areas at happy hour!

Larger than most, the second-floor primary is punctuated with sleek hardwood floors, rare his-and-hers closets, practical custom organizers, and an ergonomic standing desk/vanity addition. The signature space: a magazine-worthy reno'd ensuite. Enhanced by a \$20K investment of custom tile work resplendent with an earthy palette of rich greens, brass hardware accents, and an oversized wood vanity with exceptional storage and ample counter space inspired by a high-end boutique hotel.

Location is paramount, and this condo delivers on all fronts. Enjoy exclusive neighbourhood conveniences and perks like Impact Kitchen's coffee memberships, delicious Chiang Mai Thai food, Hearty Pasta dishes from Nodo, or a crunchy option from Mandy's Salad. With LCBO, Organic Garage, Longos, Altea Active Fitness + so much more just steps away, every convenience is within reach. Plus, being tucked into one of Liberty Village's most coveted addresses ensures you're at the epicentre of a vibrant community while safeguarded from all the chaos. When it's time to venture out, the nearby Go Train & King Street streetcar provides seamless access to wherever your adventures may take you.

FOXMARIN.CA







KING WEST VILLAGE

Welcome to King St W & Strachan Ave

Once a bustling industrial heartland, King West Village has undergone a metamorphic transformation, emerging as one of Toronto's most dynamic communities. The mesh of converted warehouses, contemporary condos, and abundant local amenities lends itself to a community bursting with life.

King West Village prides itself on its robust transit options. The frequent service of the King Streetcar along its northern periphery ensures that residents can connect to the Financial District. To its south lies the Exhibition GO Station, bridging the gap between the downtown core and the outer areas. The area's design encourages walking, with its compact streets and inviting storefronts, while dedicated bike lanes ensure that cyclists can effortlessly navigate the ins and outs!

Just a stone's throw away is Lake Ontario, with the nearby Martin Goodman Trail offering scenic views and lakeside running and biking paths stretching across Toronto's waterfront. This proximity to the water promises an ever-present chance for recreation, sport (and relaxation)!

For those who seek an active lifestyle, King West Village doesn't disappoint. Contemporary fitness centers like Altea, GoodLife and

F45 rub shoulders with specialized studios that cater to Yoga, Pilates, and Spinning enthusiasts. Parks dotted around the area are hubs for outdoor workouts, play dates with your pup, or a sunny afternoon BBQ, including Allan Lamport, Liberty Village Park & Trinity Bellwoods.

The neighbourhood's culinary landscape is as diverse as it is palatable. Casual eateries and upscale dining spots provide a range of options for every palate, with places like Mildred's Temple Kitchen, Chiang Mai Liberty and Caffino being particularly popular among locals. The city coffee culture thrives here, too, with establishments such as Balzac's Coffee Roasters and School Bakery & Café ensuring that residents get their morning (and afternoon) brew and sugar fix!

Finally, grocery stores, specialty retailers catering to various needs, from pets to home décor, and essential services like banks and pharmacies pepper the streetscape. King West Village is not merely a neighbourhood; it epitomizes an easy, safe and convenient urban lifestyle for all!



KING WEST VILLAGE

Property Particulars

King West Village
King St W & Strachan Ave
Condo Loft
One Bedroom
Two Washrooms
1 Parking Space
609 Interior Square Feet
55 Exterior Square Feet
North West Exposure
Maintenance Fee: \$460
Property Taxes: \$2,532 / 2024

Building Insider

Building Name: Liberty Market Lofts
Developer: BLVD Developments
Number of storeys: 8
Number of Units: 295
Year Completed: 2012
Property Management: Crossbridge Condominium Services - (647) 351-0283

AMENITIES

24 Hour Concierge
Impressive WFH Business Centre
Generous Party Room Off Of Lobby
Fitness Centre
Yoga Studio
Indoor Basketball Half-Court
Pet Washing Station
Guest Suites
Visitor Parking
Bicycle Parking
Beanfield Internet Available





THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Aloette Go
- Burger Drops
- Burritoz Fresh Mexican Grill
- Caffino
- Chiang Mai Liberty
- Fat Bastard Burrito
- Freshii
- Impact Kitchen
- INJapan Japanese Restaurant
- Levetto
- Liberty Eats
- Liberty Shawarma
- Local Public Eatery
- Maurya East Indian Roti
- Merci Mon Ami
- Mildred's Temple Kitchen
- Nodo Liberty
- Oeb Breakfast Co.
- Ono Poke Bar
- Pi Co
- School
- Tasty Restaurant
- The Craft Braserie & Grille

GROCERIES & LIBATIONS

- Aisle 24 Market
- Bulk Barn
- Convenience K
- Fresh Fruit Bay
- FreshCo
- King's Food Market
- King's Food Market
- King's Milk & Grocery
- Longo's
- M&M Food Market
- Marcello's Independent City Market
- Metro
- Organic Garage

COFFEE & BAKERIES

- Aroma Espresso Bar
- Arvo Coffee & Wine
- Balzac's Liberty Village
- Bold Brew Coffee
- Liberty Coffee Bar
- Louie Coffee Shop
- Special Coffee
- Starbucks
- The Common
- Tim Horton's
- Wallace Espresso

PARKS & GREENSPACE

- Centennial Park
- Joseph Workman Park
- Liberty Village Park
- Marilyn Bell Park
- Massey Harris Park
- Rita Cox Park
- Stanley Park
- Trinity Bellwoods Park

FITNESS

- 416 Fitness Club
- Altea Active Toronto
- Arzadon Fitness
- Atom Athletics
- Barre Belle
- Body By Chosen
- DeltaTrain
- F45
- Fit Factory
- FK Personal Training
- GoodLife Fitness
- Innovative Fitness Toronto
- Joa Fitness
- Lotus Fitness
- Orangetheory
- Oxygen Yoga & Fitness
- Studio Fitness
- Your House Fitness

PRIVATE SCHOOLS

- Branksome Hall
- Howlett Academy
- Liberty Prep
- The Rosedale Day School
- The York School
- Toronto Private High School

PUBLIC SCHOOLS

- Central Technical School
- Dr Rita Cox-Kina Minagok P.S.
- Parkdale C.I.

FRENCH SCHOOLS

- Fern Avenue Jr. & Sr. P.S.
- Parkdale Jr. & Sr. P.S.
- Swansea Jr. & Sr. P.S.

WALKSCORE & TRANSIT

- 92 Walkscore
- 92 Transitscore
- 82 Bikescore

COMMUTE TO UNION STATION

- 15 Minutes by Car
- 26 Minutes by Transit
- 15 Minutes by Bike

RAIL LINES

- 509 Harbourfront
- 504 King
- Lakeshore West GO Station

BUS LINES

- 63 Ossington
- 29 Dufferin
- 511 Bathurst





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.



FOXMARIN.CA

Jessica Spillas

BROKER, VP OF SALES



From the moment that urban enthusiast Jessica Elizabeth Spillas first learned about Fox Marin's passionate approach to buying, selling and investing in Toronto Real Estate, she was hooked. As the Team's dedicated Home Buyer Specialist, Jessica has developed a broad base of experience, encompassing a wide range of property types and neighbourhoods both in and outside of the downtown core.

Known for her unparalleled professionalism, integrity and customer service, Jessica is an over-achiever with a keen ability to listen and genuinely understand client needs. Dedicating herself fully to the cause, Jessica will over-communicate and take the time to develop a strategic plan that will allow her clients to achieve their goals while benefiting both the long and term.

At her core, trust, education and client satisfaction are Jessica's utmost priority when working with buyers and sellers alike. Honest at all times, Jessica believes that being an objective third party to help clients rise above a challenging market is the best approach to deliver expert consultation and exceptional results.

Never afraid to admit if she does not have the answer to something, Jessica will seek out information while using her resourcefulness to empower her clients with the most accurate and comprehensive data so they can make an informed decision.

Initially starting her Real Estate career as the firm's multi-talented Business Development Manager - working behind the scenes on the entire Team's negotiations, marketing initiatives and data analysis, it is through this wealth of first-hand experience that now allows Jessica to help her own clients navigate through the nuances of Toronto's real estate market with confidence and context.

Get to know Jessica better, and you'll learn that her passionate, "go-getter" attitude doesn't apply just to her work. Indeed, it shines through everything she does: from her studies in Journalism and Communications or her tenure with a leading Architectural and Development firm located in Toronto's downtown core, and back down to the travel bug that has led her to explore some of the most vibrant & diverse cities around the world.

When she is not building listing presentations, developing pricing analysis', or keeping clients updated on the latest industry trends, you can find Jessica in the kitchen - creating her own recipes and hosting dinner parties; or, exploring the City of Toronto that she calls home with her husband and their furbaby Bowman - a Shiba Inu rescue who runs their world.

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.

FOX MARIN

Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

647 669 0544

GENERAL INQUIRIES, PRESS & MARKETING

hello@foxmarin.ca

DEAL ADMINISTRATION

deals@foxmarin.ca

ADDRESS

FOX MARIN ASSOCIATES LTD., BROKERAGE

489 COLLEGE STREET, SUITE 305

TORONTO, ONTARIO M6G 1A5