

233 ROSETHORN AVENUE

Anything But Prickly



FM

THE DETAILS

Choosing the Road Less Travelled

Who says a lifeless glass shoebox has to be your way into the Toronto housing market? Your journey up the property ladder doesn't have to be like everyone else's. In fact, choosing the road less travelled can lead to bigger & better rewards. So, how do you make something small (and cute) feel large? We like to call it opportunity cost, my friends. Check out this recently refreshed condo alternative striking the perfect balance between move-in ready and upside potential. A starter-upper in the truest sense! Rosethorn's lengthy highlight list includes a renovated kitchen with a sunny disposition and a window over the sink (the best), open-concept living and dining, updated flooring throughout, freshly painted top to bottom and a practical but Pinterest-friendly mudroom leading to a grassy sun-filled backyard (dogs of all sizes welcome here, of course). And down the road, when you're ready? The huge 1,009-square-foot unfinished basement provides a generous opportunity to add more value (and living space)! And it just so happens that the 26 x 117-foot lot permits a 1,247 Garden Suite over two stories! Huh, go figure! All this and more in an old school Toronto community where your neighbours actually have your back (including a generous supply of fresh tomatoes over the fenceline, true story). This Rose is in full bloom and anything but prickly!

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KEELESDALE - EGLINTON WEST

Welcome To Rogers & Caledonia

233 Rosethorn Avenue is a fantastic home base for anyone looking to immerse themselves in a safe neighbourhood teeming with amenities and throwback vibes. This locale is uniquely positioned to offer the bustling activity of city life while tucked away in a quiet Toronto pocket, making it an ideal choice for families and young professionals alike.

The neighbourhood is increasingly garnering attention from young families and first-time homebuyers eager to plant roots in an environment that promises affordability, convenient transit access, and a culturally rich atmosphere.

The community's primary draw is its strategic transit network, which promises unprecedented access to the heart of Toronto. The soon-to-be-completed Eglinton Crosstown LRT will establish Keelesdale as a significant transit hub. Its station, acting as a linchpin between the GO Transit system, UP Express, and Toronto's TTC buses, presents residents with effortless connectivity to downtown Toronto and beyond. This transit upgrade positions Keelesdale as an advantageous location for professionals whose lives oscillate between the tranquillity of suburbia and the bustle of urban Toronto.

A standout feature of living on Rosethorn is its proximity to the Stockyards, an expansive shopping and entertainment complex that has revitalized the area. Just an eight-minute drive away, the Stockyards offers a wide array of retail stores, supermarkets, and specialty shops.

This convenience is a significant perk for residents who enjoy having various shopping options right at their doorstep, not to mention the numerous dining venues that cater to every palate—from fast food to more refined culinary experiences.

Earlscourt Park, another gem in the vicinity (just 15 minutes on foot), enhances the area's appeal with its well-maintained green spaces, sports facilities, and playgrounds. This park serves as a communal hub where children play and adults unwind, hosting family-friendly activities and sports leagues that bring the community together. The park's spacious areas are perfect for picnics, jogs, or simply enjoying a day out in the fresh air with the dog, making it an invaluable resource for outdoor enthusiasts!

Moreover, Keelesdale is one of the last affordable neighbourhoods in Toronto with significant growth potential. It provides an attractive proposition for young families looking to invest in a starter home without compromising their quality of life. Property values are expected to grow as infrastructure developments continue, promising a return on investment for savvy homebuyers. It is an under-the-radar gem offering an affordable entry point to Toronto's competitive real estate market and an appealing investment opportunity.

This isn't just another neighbourhood; it's a feeling. It's the kind of community where the pace slows down; neighbours wave hello, and quiet evenings on your new porch become cherished traditions!







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- A Yah So Nice
- A&W Canada
- Caloura Bar & Grill
- Chappa Restaurant
- Churrasqueira BBQ & Grill Chicken
- Eglington Grill
- Fay's Kitchen
- Flor Do Ave Restaurant
- Irie Veggie Takeout
- Kitchen Hub Food Hall
- McDonald's
- O Espeta Restaurant
- Ocean Grill Restaurant
- Os Amigos Restaurant
- Pepper's Food & Drnk
- Restaurant Canadian Caribbean
- Rui's BBQ
- Sabores Tradicionais
- Seafood Kitchen Toronto
- Sunset Grill
- Toronto Latino
- Unique Restaurant and Bar
- Yummy Tummy Restaurant

GROCERIES & LIBATIONS

- Ample Food Market
- Easy Shopping Grocery & Variety
- Food Galore Grocery Store
- FreshCo
- Joe's Grocery
- Lambton Grocery
- Little Basket
- No Frills
- Popular Supermarket
- QQ Convenience
- Rogers Supermarket
- Silva Groceries Ltd.
- The Sweet Potato

COFFEE & BAKERIES

- Buno Coffee
- Coffee Time
- Full Stop Coffee
- Hale Coffee Company
- Hunter Coffee Shop
- Lion Coffee
- Mofer Coffee St. Clair
- Ssupercoffee
- Starbucks
- Sub Text Coffee Roasters
- Wallace Espresso

PARKS & GREENSPACE

- Bert Robinson Park
- Charles Caccia Park
- First
- Hardwood Park
- Haverson Park
- High Park
- Maple Claire Park
- Silverthorn Parkette

FITNESS

- Anytime Fitness
- Club Elev8
- Club Enhergy
- Iron Alliance Athletic Centre
- Iron Lion Training
- Jay Fitness
- LA Fitness
- Normadic Fitness
- Philosphy Fitness
- Planet Fitness
- RedLeaf Fitness
- Shape Fitness
- Soul Fuel Fitness
- SXS Fitness Inc.
- TK Personal Fitness
- Toronto Boxing Academy
- Vive Fitness
- West Toronto CrossFit

PRIVATE SCHOOLS

- Alive Montessori and Private School
- Blyth Academy
- Fieldstone School
- Hudson School
- The Sterling Hall School
- Toronto Academy of EMC

PUBLIC SCHOOLS

- FH Miller Junior Public School
- Silverthorn Community School
- York Memorial Collegiate Institute

FRENCH SCHOOLS

- Carleton Village Junio & Senior Sports & Wellness Academy
- Harwood Public School

WALKSCORE & TRANSIT

- 89 Walkscore
- 77 Transitscore
- 61 Bikescore

COMMUTE TO UNION STATION

- 30 Minutes by Car
- 38 Minutes by Transit
- 41 Minutes by Bike

RAIL LINES

- 512 St. Clair

BUS LINES

- 161 Rogers Rd
- 41 Keele
- 47 Lansdowne
- 168 Symington





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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Reuben Labovitz

BROKER



Meet Reuben Labovitz, a seasoned professional and trusted advisor at Fox Marin with a passion for creativity and a talent for making his clients' real estate dreams a reality. With years of experience in the industry, Reuben's unique skill set sets him apart from his peers. He has an uncanny ability to spot promising investment opportunities and negotiate the best deals for his clients, all while finding "needle in a haystack" properties that others may have overlooked.

Reuben's commitment to providing exceptional service is second to none. He takes the time to understand his client's needs and preferences and works tirelessly to ensure they are thoroughly delighted. His friendly and personable nature puts clients at ease, and his dedication to building long-lasting relationships goes beyond the transaction.

As a valuable member of the Fox Marin team, Reuben plays a critical role in helping the brokerage achieve its goals. His professionalism, work ethic, and attention to detail are highly praised by his colleagues, making him a trusted source of guidance and support for those he works with.

In addition to his impressive career in real estate, Reuben is an award-winning cellist who has performed in countless concerts across Ontario, Quebec, and the United States. His natural creative outlook and unwavering discipline honed from his musical background seamlessly translate into his work as a real estate Broker. Every interaction he has with clients showcases his exceptional skills, ensuring they receive a level of care and attention that is second to none. Overall, Reuben Labovitz is a consummate professional and a valuable asset to Fox Marin Associates.

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.

FOX MARIN

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