

244 ROSEMOUNT AVENUE

Take Me Down To The Studs



FM

THE DETAILS

Rebuild Me The Way Nature Intended

Take me down to the studs and rebuild me the way nature intended (with a bonus legal apartment & a library of upgrades too long to list)! In the quiet cadence of a bygone era rises a Devilish Duplex draped in history, a testament to the classic grace of its 1913 architectural roots fused with an awe-inspiring, meticulous & thoughtfully planned renovation. Behind the facade of this turn of the century, residence lives two legal, vacant and absolutely pristine, self-contained apartments (each bestowed with separate entrances, laundry, utilities, storage & outdoor space). A soft echo of sunlight illuminates this warm and inviting Corso Italia home, where cozy alcoves and spacious chambers strike a perfect balance of beauty and brawn. Reflecting a welcoming aesthetic, this pull-on-your-heartstrings astute long-term investment features pristine ivory walls, restored exposed brick, wide plank flooring, contemporary kitchens & baths and absolutely flawless features & finishes. Indeed, a rare breed in a complex time that offers up more than just a home - this is a solution, my friends. An excellent opportunity to finally land on your feet as an investor, an end user or just those really nice in-law types! A mecca for young professionals, families, and newbie homeowners, every corner of this lively neighbourhood offers up 'things to do' topped with treelined streets, a safe community and easy breezy convenience! When life gives you lemons, sometimes a property like 244 Rosemount can squeeze out some well-deserved lemonade! You will have to see it to believe it!

All this beautiful & super savvy renovation work was completed with permits - ask us for warranties, timelines, inspections, surveys and floor plans - if you want 'em, we've got 'em! Excellent public transport, with St. Clair West's dedicated streetcar line, Eglinton's new LRT Line at Dufferin, UP Express Stops (Bloor & Weston) or a quick jump to Black Creek Drive. Access to the Stockyards, Geary Avenue, excellent schools & green space galore!

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CORSO ITALIA

Welcome To St. Clair West & Dufferin

Corso Italia, a vibrant and culturally rich neighbourhood in Toronto, is renowned for its traditional old-world charm while simultaneously inviting urban development and infrastructure. Tucked along St. Clair Avenue West, this area exudes a distinctly European vibe, thanks to its Italian roots, while embracing new businesses, growth and gentrification.

Of course, the culinary scene in Corso Italia is a food lover's delight, characterized not only by authentic Italian restaurants, cozy cafes, and traditional bakeries but also by various cuisines. Restaurants here serve a diverse range of delectable dishes, with Italian eateries Pizza e Pazzi, Definas and La Paloma Gelateria offering some of the best gelatos outside of Italy. The neighbourhood cafes, bustling with activity, serve as perfect spots for lively conversations and quiet contemplation over a cup of espresso. Just outside your door on Rosemount is Strawbella serving up brick oven-baked pizzas, sandwiches and one of the best coffees in town. Moreover, the bakeries are a testament to the area's heritage, where freshly baked bread and pastries fill the air with irresistible delights! And suppose you're in the mood for an adventure out. In that case, Geary Avenue is around 5 minutes around the corner, a thriving post-industrial 'warehouse district' featuring artisanal businesses & restaurants, breweries, and studios. And for commercial shopping & amenities, The Stockyards is an easy two kilometres to the West!

A sprawling 12.6-hectare EarlsCourt Park at Caledonia Road and St. Clair Avenue West offers many amenities and expansive greenspace!

This well-equipped park features a lit artificial turf soccer field, a multipurpose sports field and track, a baseball diamond, four tennis courts, a basketball court, and a volleyball court. Additionally, it includes a children's playground, a wading pool, numerous walking paths, and a fenced area for dogs to play off-leash!

Over the past few years, the incredible gentrification in Corso Italia has infused the neighbourhood with new energy and investment, attracting diverse residents and businesses. This transformation has brought about a delicate balance between preserving the area's historic character and accommodating young professional families. The influx of new boutiques, art galleries, and startups alongside traditional businesses showcases this blend of the old meet new, making Corso Italia a standout Toronto neighbourhood for real estate, rental and investment.

Public transport accessibility is another highlight of Corso Italia. St. Clair Avenue's dedicated streetcar line ensures connectivity to downtown Toronto and surrounding areas. This reliable and efficient transit option makes the neighbourhood attractive for commuters and contributes to its growing popularity. Top this with Eglinton's new LRT at Dufferin, the UP Express stop on Bloor or Weston and Black Creek Drive, and you'll be in and out of the city faster than expected!

A mecca for young professionals, families, and newbie homeowners, every corner of this lively neighbourhood offers up 'things to do' topped with treelined streets, a safe community and easy breezy convenience. Pop over and check us out at 244 Rosemount Avenue!







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- BarBurrito
- Bevedere Bar & Grill
- Chappa Restaurant
- Church's Texas Chicken
- Don Quixote Restaurant
- El Mae Restaurant
- El Sazon Mexicano
- FBI Pizza
- Frank's Pizza House
- La Bruschetta
- La Morena
- Limon Lounge Restaurant
- Marcello's Pizzeria
- Osmow's Shawarma
- Peizza e Pazzi
- Pho Rang Dong
- Popeye's Louisiana Kitchen
- Rio 40 Restaurant
- Savor Thai Toronto
- Sushi California
- Tequila Imperial
- The Bull BBQ Pit Restaurant and Smoke House
- Wing City by St. Louis

GROCERIES & LIBATIONS

- Fine Food Market
- Food Basics
- FreshCo
- Imperial Fruit Market
- Joe's Grocery
- Nutriviva
- Rabba Fine Foods
- Sam's Food Store
- Seasonal Fresh City
- Silva Groceries
- St. Clair Fruit and Grocery Market
- Su Fruit Market
- Zula Market

COFFEE & BAKERIES

- Balzac's Powerhouse
- Buno Coffee
- Capulus Coffee House
- Dark Horse Espresso Bar
- Lion Coffee
- Mofe Coffee St. Clair
- Portovelo Cafe
- Revolution Coffee Co
- Rooms | 915 Dupont
- The Sovereign Cafe
- Tricolore Bar & Caffe

PARKS & GREENSPACE

- Bristol Avenue Parkette East
- Campbell Park
- Chandos Park North
- Davenport Village Park
- Graham Park
- Hillcrest Park
- Roseneath Park
- Wadsworth Park

FITNESS

- 9Round Kickboxing
- Alleyway Fitness
- Anytime Fitness
- Club Elev8
- Connect Fitness Studio
- Conquer Fitness
- F45 Training
- Hone Fitness
- Jay Fitness
- Kabaka Boxing & Fitness
- LA Fitness
- Motus Training Studio
- Philosophy Fitness
- Planet Fitness
- Shape Fitness
- Versatile Fitness
- Vive Fitness
- WOLF Athletic Academy

PRIVATE SCHOOLS

- Alive Montessori and Private School
- Erudite School
- Fieldstone School
- Howlett Academy
- Hudson College

PUBLIC SCHOOLS

- Oakwood C.I.
- Regal Road Jr. Public School
- Western Tech
- Winona Drive Sr. Public School

FRENCH SCHOOLS

- Rawlinson Community School
- Regal Road Jr. Public School
- Winona Drive Sr. Public School

WALKSCORE & TRANSIT

- 98 Walkscore
- 78 Transitscore
- 76 Bikescore

COMMUTE TO UNION STATION

- 22 Minutes by Car
- 39 Minutes by Transit
- 24 Minutes by Bike

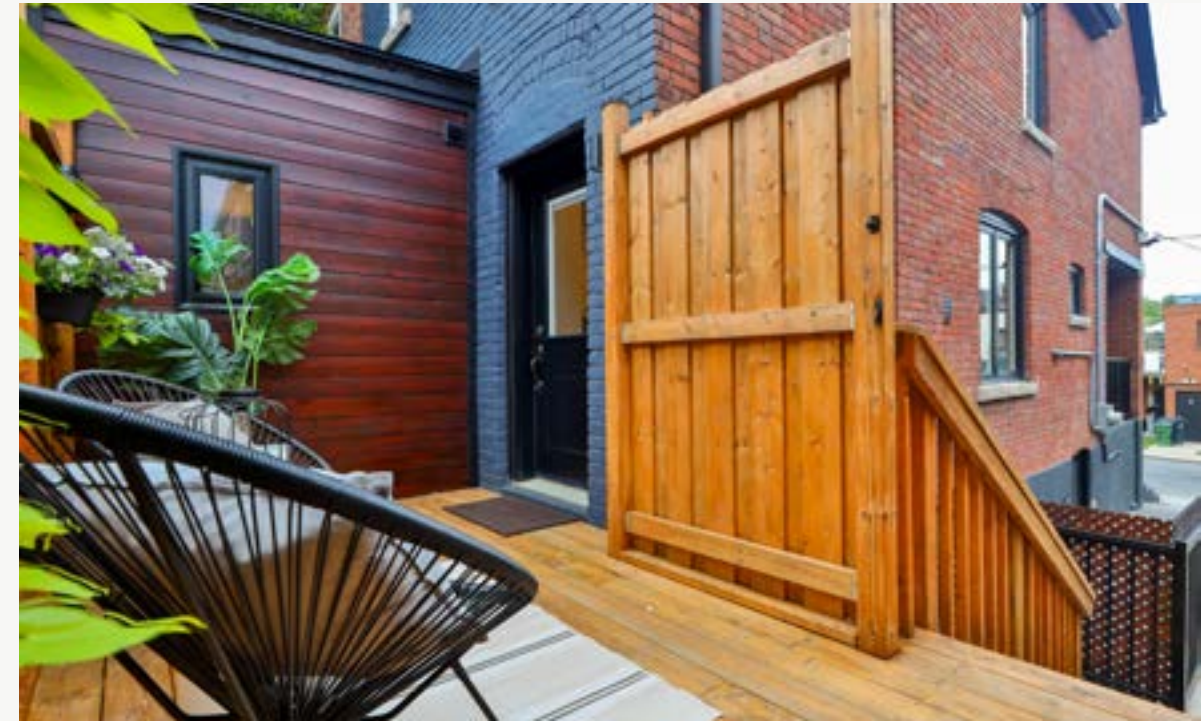
RAIL LINES

- 512 St. Clair

BUS LINES

- 47 Lansdowne
- 29 Dufferin
- 127 Davenport





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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