

124 KINGSTON ROAD

Your Backstage Pass



FM

THE DETAILS

Warm, Inviting & Undeniably Cozy

We're talking warm, inviting and that undeniably cozy kinda' comfortable. Optimal convenience without compromising style is an all-day, every-day "yes" around here! With tasteful finishes, an airy open plan, design-forward features and generous beds & baths – this heart-tugger 'Beach-Triangler' effortlessly merges practicality with some darn good looks. Its understated facade belies a picture-perfect family home transcending the usual paradigms of townhouse living. This rarely offered Beaches retreat accommodates three handsome bedrooms, two full-sized washrooms, incredible outdoor space, sweeping ceilings & a desirable built-in garage (never to scrape ice off your car's front window at 6 am again)! This freshly painted residence reveals a melange of details: hardwood floors underfoot, a private entrance, a sunny & savoury kitchen with a window over your sink (the best) and enviable storage on every floor! An easy-going, low-maintenance, full-service package that makes your life almost too good to be true! Step onto your terrace effortlessly catering to large gatherings -the perfect backdrop for memorable evenings filled with the sizzle of a barbecue, humorous conversations or a friendly debate amidst a backdrop of Fall blooms! The defining feature is its coveted location, offering residents easy downtown access & walkability to the neighbourhood's best amenities, including Woodbine Park, Ashbridge's Bay, or the splendour & cultural richness of Queen Street East. 124 Kingston, which offers the buyer a rare opportunity to acquire not only a home—it is a VIP pass into a wonderful and safe community!

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DUNDAS STREET & KINGSTON ROAD

Welcome To The Beaches Neighbourhood

Tucked in on Toronto's East scenic shores of Lake Ontario, The Beaches neighbourhood is one of Toronto's most beloved areas. It offers a unique blend of independent spirit and natural beauty. Known for its laid-back vibe and vibrant community, The Beaches provides an idyllic setting for residents and visitors, making it a top destination for those seeking a balance between city life and nature.

The Beaches boasts various restaurants and coffee shops that cater to all tastes. Whether you're craving a laid-back brunch or fine dining, the neighbourhood doesn't disappoint. Queen Street East, the main artery of The Beaches, is lined with eateries that range from cozy diners to upscale restaurants. Highlights include Tifflisy Restaurant, a local favourite known for its authentic Georgian cuisine and family-friendly vibe, and Casa di Giorgio, offering authentic Italian cuisine with a warm ambiance. If you're in the mood for more casual options, Occasions and the Gull & Firkin provide excellent options.

For coffee lovers, spots like Bud's Coffee Bar and Bean Around the World offer the perfect pick-me-up, whether you're looking for a quick espresso or a leisurely afternoon sipping a latte with a lake view.

One of the most appealing aspects of The Beaches is its high walkability score. Stroll down Queen Street East to enjoy boutique shopping or detour through tree-lined residential streets where heritage homes sit proudly amidst newer developments. The neighbourhood is pedestrian—and cycling-friendly and filled with local charm at every turn.

Beyond its walkability, The Beaches is known for its green spaces. Kew Gardens is the heart of the neighbourhood, offering beautiful gardens, playgrounds, and tennis courts. During the summer, the park is often a hub for community events, including outdoor concerts and art shows. Woodbine Park to the west and Glen Stewart Ravine to the north also offer peaceful green escapes where you can hike, picnic, or simply enjoy the serenity of nature.

Perhaps the neighbourhood's crown jewel is its direct access to Lake Ontario. The four beaches—Woodbine Beach, Kew-Balmy Beach, Scarboro Beach, and Silver Birch Beach—are perfect for sunbathing, swimming, or even a casual walk along the sandy shores. The boardwalk along the shoreline is bustling in warmer months, with runners, dog walkers, and cyclists taking in the fresh lake breeze. The nearby Martin Goodman Trail provides a scenic cycling route, connecting The Beaches to the rest of the waterfront trail system.

Despite its serene atmosphere, The Beaches offers excellent transit options for commuting into the city's heart. The 501 Queen Streetcar runs through the neighbourhood, offering a direct downtown route. Several bus routes also serve the area, making it convenient for those who work outside the neighbourhood. Additionally, Union Station and subway access are just a short streetcar ride away, allowing easy access to other parts of Toronto and beyond.





THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Beaches Brewpub
- Bodega Henriette
- Breakwall BBQ & Smokehouse
- British Style Fish and Chips
- Delina Restaurant
- GG's
- Heal Wellness
- Lazy Daisy's Cafe
- Limon
- Lonzo's
- Maestro's Gourmet Pizza
- Occasions Restaurant and Pub
- Oyabong Sushi
- Pizza Nova
- Poke Eats
- Restaurant Tiflisi
- Sauvignon Bistro & Bakery
- Shawarma Day
- Thai House Cuisine
- The Burger's Priest
- The Gull and Firkin
- The Stone Lion
- Toto Sushi

GROCERIES & LIBATIONS

- Bruno's Fine Foods
- Daily Goods Market
- Food Basics
- Foodland
- Loblaws
- Metro
- No Frills
- Sobeyes
- The Sunset Market Place
- Toby's Food Market
- Valu-Mart
- Victoria Whole Foods
- Yes Food Fair

COFFEE & BAKERIES

- Bud's Coffee
- Cafe Cocoro
- Country Style
- East Toronto Coffee Co
- ION Coffee
- Morning Parade Coffee Bar
- Poured Coffee
- Simple Coffee
- Starbucks
- The Black Canary Espresso Bar
- The Black Pony Cafe and Snack Bar

PARKS & GREENSPACE

- Cairns Park
- Edgewood Parkette
- Farimount Park
- Jeff Sloan Community Parkette
- Moncur Park
- Orchard Park
- Woodbine Beach Park
- Woodbine Park

FITNESS

- Anytime Fitness
- Balance Women's Fitness Studio
- Body + Soul Fitness
- Bomb Fitness
- Fit4Less
- Fitness Connection
- FitnessWorks For Women
- Hone Fitness
- LA Fitness
- Move Fitness
- Planet Fitness
- Quantum Fitness
- Stark Fitness
- Stark Fitness
- Thrive Fit
- Tridal Fitness
- Vive Fitness
- Workout Loft
- Zone W Fitness

PRIVATE SCHOOLS

- Avalon Children's Montessori
- Iqra Academy
- Seneca Hill Private School
- Sunnybrook School
- The Claremount School
- The Cole Academy of Toronto

PUBLIC SCHOOLS

- Bowmore Road Jr. & Sr. P.S.
- Danforth Collegiate & T.I.
- Monarch Park C.I.

FRENCH SCHOOLS

- Bowmore Road Jr. & Sr. P.S.
- Duke of Connaught Jr. & Sr. P.S.
- Malvern Collegiate

WALKSCORE & TRANSIT

- 81 Walkscore
- 89 Transitscore
- 63 Bikescore

COMMUTE TO UNION STATION

- 18 Minutes by Car
- 39 Minutes by Transit
- 41 Minutes by Bike

RAIL LINES

- 501 Queen St

BUS LINES

- 22 Coxwell
- 92 Woodbine





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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Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

416 559 8988

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