

279 CEDARVALE AVENUE

Where Possibilities Are Endless!



FM

THE DETAILS

A Darling 2-Bedroom Bungalow

A remarkable 25 x 163 footer packed with upside potential situated in the thriving heart of East Danforth! It's time for this humble residence to change its destiny, inviting new ownership and offering a chance for those keen on retaining its inherent charm or undertaking a more significant project to realize a new vision. This property shines on a generously proportioned lot featuring two big bedrooms, a large open plan, and a functional 4-piece bath! The basement (connected to the main floor) can be flipped over to a recreational space with an office or extra bedroom or considered for additional rental income (thank-you separate entrance)—plus ample parking on the new interlocking driveway and a backyard calling for green-thumbers, BBQ lovers or square footage optimizers (thinking garden suite or an extension here, my friends). Located in a quiet neighbourhood, you'll enjoy this welcoming community with accessibility to Danforth Village, Taylor Creek, parks, schools and TTC. Plus, the easy, breezy proximity to the DVP ensures a swift in and out of the city for commuters or our weekend cottage getaway-ers! Don't miss out on the prospect of leveraging this remarkable blank slate in a location where the dollars + "sense" add up for both visionaries & spreadsheet wizards alike!

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WOODBINE - LUMSDEN

Welcome To Woodbine Ave & Lumsden Ave

Tucked in the heart of East Danforth, 279 Cedarvale Avenue offers the perfect dose of family-friendly living and accessible city convenience. This vibrant neighbourhood is known for its strong sense of community, making it the ideal setting for first-time buyers, growing families and those seeking a peaceful downtown lifestyle.

The property is just steps away from Taylor Creek Park & Ravine, one of the largest natural areas in the city, spanning 182 acres of lush forest and a peaceful riverway. The nearly six-kilometre loop of hiking and biking trails winds through the park, following the river closely and offering stunning natural beauty and plenty of opportunities to take in the scenic surroundings. Whether it's a morning jog, a leisurely walk with the family, or a weekend picnic, the park provides an exceptional escape from city life.

East Danforth is also perfectly positioned to take full advantage of nearby Danforth Village, where local coffee shops and diverse restaurants cater to every taste. The area is brimming with hidden gems—from cozy cafes for your morning espresso to bustling eateries that offer a wide array of options, including our favourite bakery, City Bakers Collective! Whether you're grabbing a quick bite or settling in for a family dinner, the neighbourhood has no shortage of great options.

One of the highlights of living on Cedarvale is its unparalleled access to transit. With the subway and Danforth Go just minutes away, commuting to downtown Toronto or other parts of the city is easy and breezy. This makes it simple for residents to enjoy the best of both worlds—a quieter lifestyle on foot or bike or access to the city's fantastic entertainment and sporting events a few stops from home!

Overall, this property offers a unique opportunity to enjoy the best East Danforth offers—a family-friendly neighbourhood, access to nature and mature trees, top-notch local amenities, and seamless transit connections.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- A&W Canada
- Bhojan Ghar
- Bodega Henriette
- Brick Farm Breakfast
- Budapest Restaurant
- Cumin Kitchen
- Diamond Pizza
- Firkin on Danforth
- Flamingo Restaurant
- Friday Burger Company
- Grillies
- Gyoko Sushi
- La Famiglia
- McDonald's
- Oak Park Deli
- Our Spot Danforth
- Pizza Nova
- Pomarosa Kitchen
- Sandy's Restaurant
- Sunset Grill
- Thai Room
- Trecce
- Uniform Cafe

GROCERIES & LIBATIONS

- Daily Goods Market
- Food Basics
- Foodland
- Fresh 1 Market
- FreshCo
- L B Supermarket
- Loblaws
- Metro
- No Frills
- Real Canadian Superstore
- Sobeyes
- Trienda Movil Latin Supermarket
- Valu-Mart

COFFEE & BAKERIES

- Cafe Cocoro
- Coffee Time
- East Toronto Coffee Co
- Might & Main
- Mofer Coffee
- Morning Parade Coffee Bar
- Nostalgia Coffee Company
- Poured Coffee
- Red Rocket Coffee
- Seb's Cappuccino
- Zav Coffee Shop

PARKS & GREENSPACE

- East Lynn Park
- Everett Park
- Gledhill Park
- Maryland Park
- Oakcrest Park
- Stan Wadlow Park
- Stephenson Park
- Taylor Creek Park

FITNESS

- Balance Women's Fitness Studio
- Bomb Fitness
- Dizonfit Training Studio
- F45 Training
- Fit4Less
- Fitness Connection
- LA Fitness
- Move Fitness
- Nielsen Fitness
- Planet Fitness
- Pure Fitness
- Resilience Fitness
- Stark Fitness
- Thrive Fitness
- Tidal Fitness
- Vive Fitness
- Workout Loft
- Zone W Fitness

PRIVATE SCHOOLS

- Hawthorn School
- Iqra Academy
- Northmount School
- Seneca Hill Private School
- Sunnybrook School
- The Laurel School

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

- 90 Walkscore
- 82 Transitscore
- 90 Bikescore

COMMUTE TO UNION STATION

- 24 Minutes by Car
- 37 Minutes by Transit
- 41 Minutes by Bike

RAIL LINES

- Woodbine Subway Station
- 503 Kingston Rd

BUS LINES

- 22 Coxwell
- 92 Woodbine
- 62 Mortimer
- 87 Cosburn
- 93 Parkview Hills





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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Samantha Marasco

SALES REPRESENTATIVE



Sam discovered her passion for helping others, learning, and travelling from an early age. After graduating with a nursing degree from the University of Western Ontario, she moved to Southern California, where she spent a decade as an ICU travel nurse, combining her love for adventure with a deep dedication to patient care. Thriving in high-pressure, emotionally charged environments, Sam has a natural talent for building strong, trusting relationships. She understands life can be stressful but believes the real estate process should not be! Committed to taking the stress out of buying and selling, Sam offers her clients exceptional service and care every step of the way.

Now, as part of Fox Marin Associates, an established boutique brokerage known for providing a customized real estate experience in central and downtown Toronto, Sam continues to uphold the same high standards. With a focus on integrity, trust, and client care, Fox Marin's team brings expertise that extends beyond traditional real estate, incorporating backgrounds in marketing, international business, branding, and design. Whether you're a first-time homebuyer or a seasoned investor, Sam and the Fox Marin team are dedicated to delivering a seamless, supportive experience, always putting clients' best interests first. Their progressive approach allows them to serve clients at all levels with the same level of personalized attention, dedication, and care that mirrors Sam's values for supporting her clients and the people around her!

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.

FOX MARIN

Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

416 320 1190

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