

875 SHAW STREET

A Hidden Gem Unveiled



FM

THE DETAILS

Double The Charm, Infinite Possibilities

An opportunity unfolds that conceals more than it reveals from your very first impression! Camouflaged behind the facade of this turn-of-the-century Christie Pits locale are two self-contained suites packed full of unbeatable charm & loveable personalities offered for sale for the first time in almost 30 years! Each warm & inviting suite has separate front & rear access, garage parking, laneway access, basement storage, separate laundry and bonus private outdoor spaces. BTW we're talking separately metered, meticulously kept and currently vacant - the sky's the limit!

Nearby are Christie and Ossington TTC stations, excellent neighbourhood public schools and incredible park access, all a short walk away - think baseball games, basketball courts, public pool visits, festivals, tobogganing & outdoor skating! Envision an evening stroll with your pup with an ice cream cone in one hand while catching up on your daily step count! Add the amenities of Bloor street west, the Annex & Koreatown for great local shops, cocktails & dining for all that easy city living! A residential property open to various approaches leads to unwavering advantages! Throw in some imagination and a peppering of gusto, and you've got an asset with options: convert to single-family, rent out both suites, live in one apartment and rent out the other, renovate, add on or do none of the above. The choice is yours, my friends! Let's get after it - 875 Shaw is ready to shine bright!

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SEATON VILLAGE

Welcome To Ossington & Bloor

Seaton Village is a charming and vibrant neighbourhood that offers an inviting blend of community spirit, convenience, and family-friendly amenities. Bordered by the Annex to the East and the tranquil Christie Pits Park to the West, Seaton Village provides residents the best of both worlds: city living topped with a safe and tight-knit community!

A cornerstone of Seaton Village, Christie Pits Park is a beloved green space that draws families, fitness enthusiasts, and nature lovers alike. The park's sprawling lawns, baseball diamonds, and outdoor pool make it a year-round recreational activity hub. It's a perfect spot in the summer for picnics and sunbathing (with a Baskin-Robbins directly across the street, BTW). At the same time, winter transforms it into a picturesque setting for amazing tobogganing and outdoor skating!

Seaton Village is a food lover's paradise, boasting various dining options catering to every palate. The neighbourhood's culinary landscape has quaint bistros, trendy eateries, and cozy cafes. From the authentic Italian fare at Vesta Lunch, the inventive Asian fusion dishes at Korea House or an institution like Insomnia, the local restaurants offer foodies a journey around the globe (with more coming soon when Mirvish Village opens)! Coffee aficionados will find solace in charming cafes like Contra Café and Ezra's Pound, where expertly brewed coffee and artisanal pastries create the perfect atmosphere for a morning

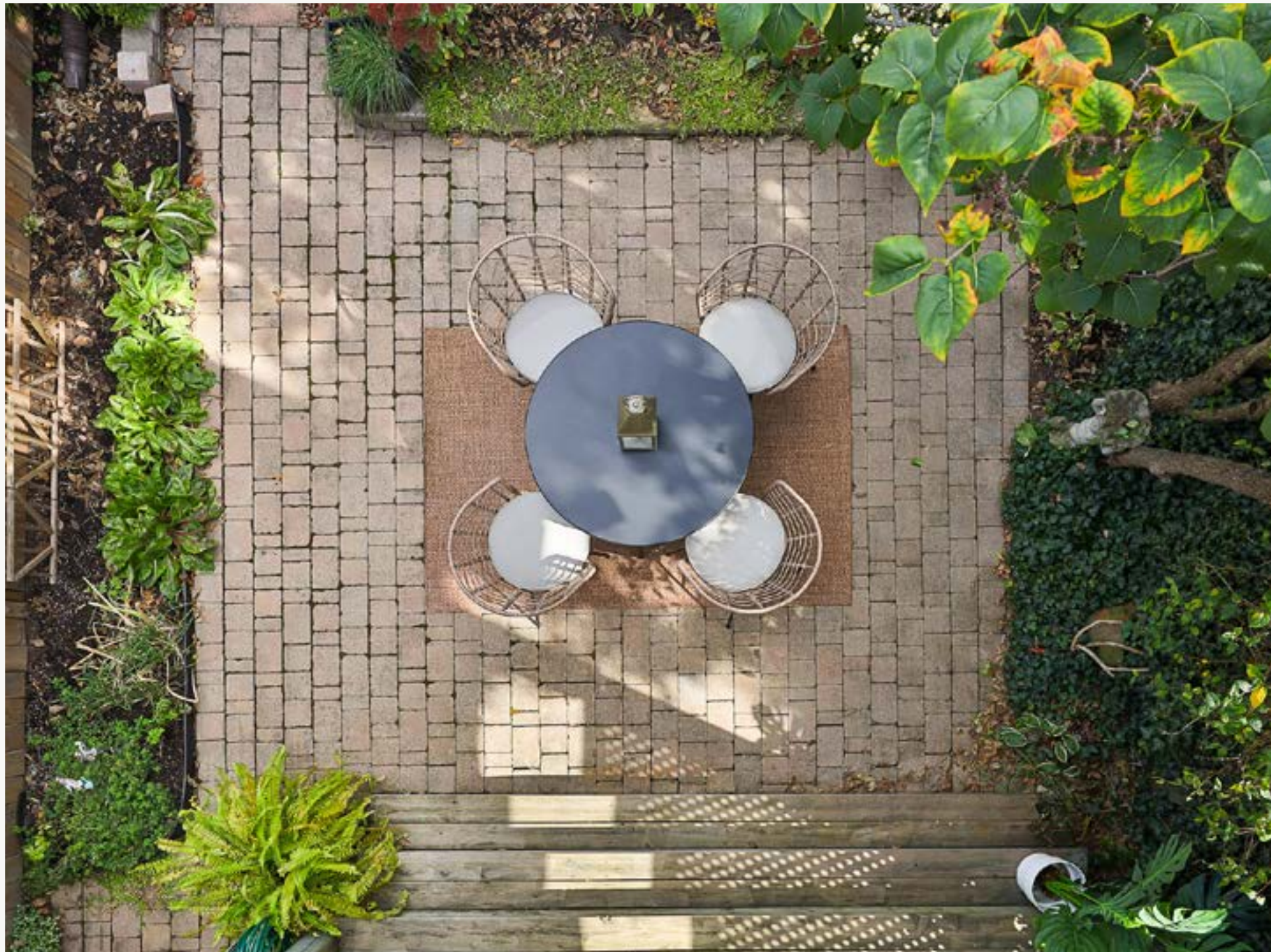
ritual or a weekend afternoon retreat. And if you prefer to cook at home? Fiesta Farms, Farm Boy and PAT Central are all within walking distance!

One of Seaton Village's standout features is its exceptional transit accessibility and walkability. The Christie and Bathurst subway stations serve the neighbourhood, making navigating the city and commuting across town or downtown a breeze! Multiple bus routes also traverse the area, providing convenient options for those who prefer surface style! For residents who enjoy walking or cycling, Seaton Village's tree-lined streets and well-maintained bike lanes into Yorkville and beyond offer a bike or pedestrian-friendly environment that encourages exploration and active living.

Seaton Village is a haven for families, offering a safe and nurturing environment where children can be real kids! The neighbourhood is home to excellent schools, including Palmerston Avenue Junior Public School and Montrose Junior Public School, renowned for their strong academic programs and supportive communities. The abundance of parks, playgrounds, and recreational facilities ensures families have ample outdoor opportunities all year round! The neighbourhood's active residents' association also organizes events and initiatives that foster a sense of belonging and community engagement.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Banjara Indian Restaurant
- Biryaniwalla Downtown
- Eggsmart
- Grillies
- Hwunet Bar & Restaurants
- Imoney Korean Restaurant
- Jolly Ethiopian Bar & Restaurant
- Kinton Ramen Koreatown
- Korea House Restaurant
- Kos Cafe & Restaurant
- Lalibela Restaurant
- Laziza Mediterranean Cuisine
- Levant Pizza
- Madras Masala
- Maida Restaurant & Lounge
- Masa Deli & Cafe
- Morellina's
- Simple Burger
- Tapi Go!
- Terrazza
- Thai Mango
- The Manna
- The Owl On Bloor

GROCERIES & LIBATIONS

- Bloor Fruit Market
- Bloor Meat and Grocery
- Bloorcourt Village Market
- Farm Boy
- Fiesta Farms
- Food Basics
- Foto Grocery
- Karma Co-op Grocery Store
- Loblaws
- Metro
- Pat Central
- Summerhill Market
- Village Market

COFFEE & BAKERIES

- Chaveta Coffee
- Coffee Pocket
- Contra Cafe
- Crossroads Kafe
- Emily Rose Cafe
- Philosophy Pastry and Espresso Bar
- Hello Coffee
- Masa Deli & Cafe
- Ninetails Coffee
- Rooms | 915 Dupont
- Rosalu Snackbar

PARKS & GREENSPACE

- Bickford Park
- Christie Pits Park
- Dufferin Grove Park
- Frankel-Lambert Park
- Garrison Creek Park
- Geary Avenue Parkette
- Hillcrest Park
- Vermont Square Park

FITNESS

- 9Round Kickboxing Fitness
- AlleyWay Fitness
- Anytime Fitness
- Dream Makers Fit
- F45 Training
- Fit Factory Downtown
- Fitness by Sarah Taylor
- Hart House Fitness Centre
- HllTers Fitness
- Hone Fitness
- Jimmy's Athletics
- LA Fitness
- MacDonald Fitness
- Philosophy Fitness
- Planet Fitness
- Recess Fit Club
- Shape Fitness
- Vive Fitness

PRIVATE SCHOOLS

- CaST Academy
- Cornerstone Montessori Prep
- Howlett Academy
- Royal St. George College
- The Rosedale Day School
- Waldorf Academy

PUBLIC SCHOOLS

- Essex Junior & Senior Public School
- Harbord Collegiate Institute
- Central Technical School

FRENCH SCHOOLS

- Palmerston Avenue Junior Public School
- King Edward Junior & Senior Public School
- Harbord Collegiate Institute
- Ryerson Community School

WALKSCORE & TRANSIT

- 95 Walkscore
- 83 Transitscore
- 94 Bikescore

COMMUTE TO UNION STATION

- 22 Minutes by Car
- 27 Minutes by Transit
- 41 Minutes by Bike

RAIL LINES

- Christie Pits Subway Station
- Spadina Subway Station

BUS LINES

- 126 Christie
- 26 Dupont
- 63 Ossington
- 163 Oakwood





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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Ian Busher

BROKER, VP OF SALES



As a Torontonian, born and raised, sales professional and trained craftsman Ian Busher brings a broad understanding of the ins and outs of Toronto living, along with a deep passion for art, design, and construction, to the work of buying and selling homes with Fox Marin Associates.

Ian excels in situations where he can put his multi-faceted background to the test: After brief stints at OCAD, in advertising, and in audio engineering, he worked for three years to become a ministry-licensed Red Seal carpenter, which solidified his expertise in all types of home-building and carpentry: from structural framing to installing doors, windows and trim, to the finer art of furniture and cabinet making. For many years before turning his skills to the Toronto real estate market he owned and ran his own contracting company and worked to renovate and update some truly remarkable older homes and condos in Toronto's Rosedale, Forest Hill, and Leaside neighbourhoods.

In early 2014 Ian shifted focus from the applied work of home construction to dedicate his attention to the work of buying and selling properties. In this expanded role, he loves to educate home-buyers and sellers on the unique features of each property - those special touches that can turn a house into a home, and a home into a show-stopping retreat. He takes pride in his ability to assess the quality and condition of a property. This, in tandem with his talent for speaking to the feasibility and cost of potential renovations, and his eye for the aesthetic details, make him a powerful partner for anyone looking to buy or sell a home in the Toronto area.

Ian lives in the Cedarvale neighbourhood with his wife, and they can often be found walking the local parks and ravine trails with their two dogs. In his spare time (of which there is little), he also continues to work on his visual arts practice, play guitar, and brainstorm ideas with friends and past clients who are thinking of renovating!

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.

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