

455 FRONT STREET EAST, SUITE N509

For The Love Of Front



FM

THE DETAILS

A Corner Slice Of Engineered Elegance

This unblemished and faultless floor plan features wall-to-wall sunny skies, a top-knotch layout, and an enviable outdoor space with a "wrap-around" temperament. Sunny and fresh, it's ready for immediate move-in, ideal for the downtown resident who craves a top-tier neighbourhood and the convenience of commuting on bike or foot with ample conveniences, outdoor patios, and forever green space. With simplicity and a minimalist style, this one-bedder is perfect for the nuances of everyday living. A well-favoured residential layout with condo must-haves, including newly primed & painted white & bright, a fresh kitchen backsplash, floor-to-ceiling windows, outdoor decking for generous site lines, and never-to-be-overlooked storage space. Whether you're an urban newbie, a fitness aficionado, or a corporate up-and-comer, this 5-star birdie promises a city life with culture, creativity & best-in-class accessibility. Elevate your apartment design with a corner slide of engineered elegance!

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CANARY DISTRICT

Welcome To The Canary District

The Community

Home to 82,000 sq.ft. Cooper Koo Family YMCA, George Brown College's first student residence, residential buildings and the health-focused, vibrant Front Street Promenade, Canary District is an active and growing community. Connected to the 18-acre Corktown Common Park, 1,800 of running and biking trails, neighbouring Distillery District, Leslieville and downtown Toronto, Canary District is the perfect address to live, work, shop and play.

East Harbour Re-Development

Envisioned as one of the largest developments in Canadian history, the re-imagining of Toronto's Unilever Site could deliver a radically intensified urban context to a 60-acre remnant of 20th-century industry. Now marketed as 'East Harbour,' First Gulf's vision proposes calls for the vacant brownfield site to be transformed into one of the city's primary commercial hubs, employing up to 50,000 people across some 11.5 million ft² of new office space.

Future Transit Hub

With the addition of East Harbour and new transit infrastructure, rentals will continue to command high rental rates. At the same time, there will be a serious value increase in residential properties. East Harbour is also going to become one of Toronto's largest transit hubs, connecting multiple transit lines including the new Ontario Line and proposed GO Station. The Ontario Line will add a subway stop to Sumach and Queen – only a six-minute walk from Canary District! If there's one thing we know for sure, it's that property values favour transit.

Beach Life

Head due south and take the Martin Goodman Trail to lively Sugar Beach, one of Toronto's urban beaches. Or head the other direction to Cherry Beach – one of the city's most remarkable beaches for BBQs, paddle boarding and the best off-leash dog park!







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- The Aviary
- Fresh Restaurants
- barBURRITO
- Carisma
- Cluny Bistro & Boulangerie
- El Catrin Destileria
- est Restaurant
- Feast
- Flame Shack
- Fusilli
- GEORGE Restaurant
- Gusto 501
- House on Parliament
- Impact Kitchen
- King Solomon and Queen Sheba Ethiopian Restaurant
- Lan Vietnamese Restaurant
- Longslice Brewery
- Lime Sushi
- Mill Street Brewery
- Mom and Pops
- Pure Spirits Oyster House & Grill
- Reyna on King
- Richmond Station
- Souk Tabule
- The Beer Hall
- White Lily Diner
- Woods Restaurant & Bar

GROCERIES & LIBATIONS

- B A Grocery
- Fine Food Market
- FreshCo
- Galaxy Foodmart
- Kabul Farms Supermarket
- King Grocery
- LCBO
- Loblaw's
- Marcheleo's
- Metro
- No Frills
- Rabba Fine Foods
- Surma Super Market
- The Beer Store
- The Kitchen Table
- Wildly Delicious Fine Foods

COFFEE & BAKERIES

- Arena Coffee Bar
- Arvo Coffee
- Balzac's Distillery District
- Dark Horse Espresso Bar
- Fahrenheit Coffee
- Neo Coffee Bar
- Rooster Coffee House
- St. Lawrence Cafe
- Sumach Espresso
- Tandem Coffee
- Versus Coffee

PARKS & GREENSPACE

- Berczy Park
- Corktown Commons
- Eastern Trinity Parkette
- Lower Don River Trail
- Joel Weeks Park
- Moss Park
- Parliament Square Park
- Percy Park
- Regent Park
- St. James Park

FITNESS

- 6S Fitness
- 9Round Fitness
- Area Fitness
- Body + Soul Fitness
- Cooper Koo Family YMCA
- Dan North Fitness
- Elle Fitness & Lifestyle
- Fit Factory Fitness
- Fitness Bound
- Hone Fitness
- Innovative Fitness
- MOVE Fitness Club
- OBF Fitness
- Parliament Street Fitness
- Planet Fitness
- Pure Fitness Canada
- Studio Fitness
- Your House Fitness

PRIVATE SCHOOLS

- Blyth Academy
- Hudson College
- Signet Christian School
- The Rosedale Day School
- The York School
- Toronto Private High School

PUBLIC SCHOOLS

- Central Technical School
- Dundas Junior P.S.
- Jarvis C.I.
- Northern Secondary School
- Queen Alexandra M.S.

FRENCH SCHOOLS

- Dundas Junior P.S.
- Queen Alexandra M.S.

WALKSCORE & TRANSIT

- 80 Walkscore
- 88 Transitscore
- 99 Bikescore

COMMUTE TO UNION STATION

- 8 Minutes by Car
- 18 Minutes by Transit
- 12 Minutes by Bike

RAIL LINES

- 514 Cherry
- 501 Queen
- 504 King
- 301 Queen
- 304 Queen

BUS LINES

- 121 Fort York - Esplanade
- 502 Downtowner
- 365 Parliament
- 72 Pape





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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