

266-16 ELGIN STREET

More Than Meets The Eye



FM

THE DETAILS

Tired Of Plain Old Condo Living?

This two-storey multi-level apartment with a townhome twist is more than what meets the eye. A simple swipe left, and you can fact-check this one on the spot! Spanning nearly 1,200 square feet, this welcoming residence offers an effortless blend of warmth & style with a pinch of practicality. Highlights include a white & bright chefs kitchen featuring stainless steel appliances, a centre island (with extra seating) & a Pinterest-friendly backsplash! Toss in an open-concept living space, designated dining room and two lofty second-floor bedrooms with large windows & closets, and you've found yourself a home, my friends! And for bonuses? An additional main floor flex room with 2-piece powder is perfect for a remote office, guest bedroom, or fitness space! Top this off with a covered terrace, parking, and storage, now your personalized must-have list looks better than ever! With beautiful tree-lined views from every room, Elgins well-loved and meticulously maintained northern star shines brighter (& better) than the bunch! Up for a little wager?

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MARKHAM-THORNHILL

Welcome To Yonge Street & Elgin Street

This delightful neighbourhood embodies convenience and serenity, making it an ideal locale for working professionals, young families, upsizers or even downsizers! Residents of 16 Elgin Street enjoy seamless access to transit options and major highways. Local buses serve the area exceptionally well, ensuring easy commutes to nearby communities or the downtown core. For those who travel by car, the proximity to major highways such as Highway 400, 401, 404, 407 and the DVP is easy, allowing for swift and stress-free journeys.

The neighbourhood takes pride in its proximity to top-rated schools, catering to the educational needs of families. From wonderful public schools to prestigious private institutions the area ensures a nurturing and academically stimulating environment for children of all ages.

The community boasts well-maintained parks and greenery, offering residents a natural retreat for leisure and outdoor activities. Whether it's a morning jog, bike ride, golf outing, or a family picnic, these outdoor greenspaces, such as Thornhill, Riverside or Pomona Mills Park, provide many options for sports, recreation & leisure.

Some of Thornhill's best restaurants are a stone's throw from 16 Elgin Street, offering an eclectic journey from gourmet dining to cozy cafes, including The Octagon, Ginza Sushi, Coffee Box, Symposium Cafe, Starbucks & more! The neighbourhood is also an accessible haven for shoppers, with various options from boutique stores to the broader options located at Thornhill Square Shopping Centre, Shops on Yonge and Promenade Shopping Centre, satisfying all your wants & needs!







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Bap.zip - Korean Restaurant
- Cho Sun Ok Korean Restaurant
- Choondak
- Ginza Sushi Restaurant
- Golden Star Drive In
- Home of Hot-Taste
- Hub Sushi Fusion Restaurant
- Konoe Sushi
- Late Night Pizza Bar
- Laymoon Restaurant & Cafe
- Legend Chinese Restaurant
- Menkatsu
- MiM Restaurant & Bar
- Morean's Mediterranean Kitchen
- Mymy Chicken
- Piggy's Island
- Reginos Pizza
- Sakana-Sushi to Go
- Sariwon Korean BBQ Restaurant
- Sodam Korean Restaurant
- The Octagon
- Tian Xin Place
- Yorokobi Japanese Restaurant

GROCERIES & LIBATIONS

- Carlo's No Frills
- Food Basics
- FreshCo
- Galleria Supermarket
- H Mart
- Hyper Fresh
- Longo's
- Metro
- Pat Thornhill Market
- Seasons Foodmart
- Sobey's
- Tehran Supermarket
- York Farmers Market

COFFEE & BAKERIES

- Burukudu Coffee
- Starbucks
- Coffee Box
- hey, dalda cafe
- Cozy Cafe
- Coffee Lunar
- Space Coffee
- Manal Bashir Pastry Co.
- Cafe Login
- Tim Hortons
- Java Joes

PARKS & GREENSPACE

- Annswell Park
- Pomona Mill Park
- Gallanough Park
- Oakbank Pond Park
- Cricklewood Park
- York Hill District Park
- Thornhill Park
- Riverside Park

FITNESS

- GoodLife Fitness
- Fit4Less
- BUMFITNESS
- Thornhill Fitness Center
- AGAINST GRAVITY FITNESS
- Fitness Rabbi
- Easy Motion Skin
- AZ Fitness
- Studiosfit
- Prime Wellness Fitness
- Fitness Box
- Body Vision Fitness Inc
- Fuzion Fitness Thornhill
- LA Fitness
- Igra Fitness
- OXYGEN Fitness Club
- Evolution Chamber Thornhill
- CLINCH CLUB ACADEMY

PRIVATE SCHOOLS

- I Am Smart S-cool ABA Center & Private School
- Alpha High School
- Discovery Academy Private School
- Quantum Academy
- Richmond Hill World School
- Wise Owl Private School

PUBLIC SCHOOLS

- E.J. Sand Pubic School
- Yorkhill Elementary School
- Woodland Public School
- Thornhill Secondary School
- Thornlea Secondary School
- Westmount Collegiate Institute
- Alexander Mackenzie High School

WALKSCORE & TRANSIT

- 90 Walkscore
- 53 Transitscore
- 51 Bikescore

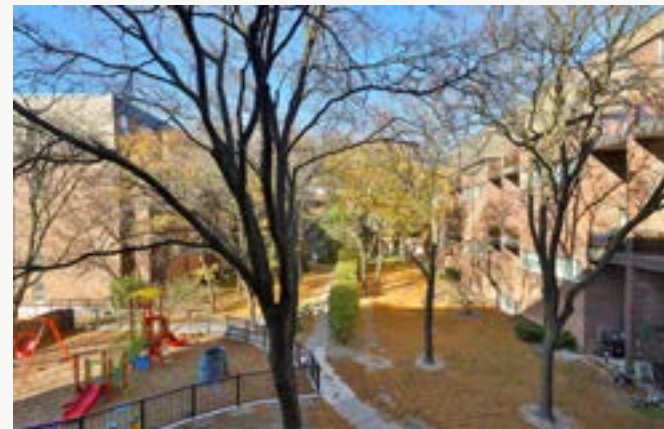
COMMUTE TO UNION STATION

- 43 Minutes by Car
- 57 Minutes by Transit
- 1 Hour 38 Minutes by Bike

BUS LINES

- 32 Brampton
- 077 Highway 7
- 099 Yonge





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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Reuben Labovitz

BROKER



Meet Reuben Labovitz, a seasoned professional and trusted advisor at Fox Marin with a passion for creativity and a talent for making his clients' real estate dreams a reality. With years of experience in the industry, Reuben's unique skill set sets him apart from his peers. He has an uncanny ability to spot promising investment opportunities and negotiate the best deals for his clients, all while finding "needle in a haystack" properties that others may have overlooked.

Reuben's commitment to providing exceptional service is second to none. He takes the time to understand his client's needs and preferences and works tirelessly to ensure they are thoroughly delighted. His friendly and personable nature puts clients at ease, and his dedication to building long-lasting relationships goes beyond the transaction.

As a valuable member of the Fox Marin team, Reuben plays a critical role in helping the brokerage achieve its goals. His professionalism, work ethic, and attention to detail are highly praised by his colleagues, making him a trusted source of guidance and support for those he works with.

In addition to his impressive career in real estate, Reuben is an award-winning cellist who has performed in countless concerts across Ontario, Quebec, and the United States. His natural creative outlook and unwavering discipline honed from his musical background seamlessly translate into his work as a real estate Broker. Every interaction he has with clients showcases his exceptional skills, ensuring they receive a level of care and attention that is second to none. Overall, Reuben Labovitz is a consummate professional and a valuable asset to Fox Marin Associates.

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.

FOX MARIN

Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

647 291 3894

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