

134 COLIN AVENUE

Unrealized Architectural Magic



FM

THE DETAILS

Early 1900's Tudor Revival

A lit-filled romantic residence fit for a Chaplin Estate's household. This early 1900s Tudor Revival welcomes potential, transformation and restoration. Peel back layers of possibility to reimagine over 1,700 square feet of unrealized architectural magic, featuring original mouldings, hardware, ceiling details, leaded casement windows and a craftsman-inspired fireplace design with geometric detailing. This warming & inviting two-storey, four-bedroom home balances light, space and time with minimalist aesthetic touches, including fresh ivory walls, hardwood flooring, walnut handrails, etched glass windows, deep casements and solid wood doors. Highlights include its effortless flow between rooms, beautiful ambient light, a sunny breakfast retreat and over 900 square feet below grade featuring fresh broadloom, laundry, wine storage and a separate side entrance for a potential nanny or in-law suite down the road. In addition to your generous 30 x 133 lot, private drive, gorgeous gardens and welcoming West facing back deck is an excellent garden suite opportunity (potential 2-storey build over two floors & 1,291 sq. feet total). A timeless character home begging for your cherished memories & some fresh perspective - your very 'own' restoration in progress, if you will!

The backyard at Colin's is a magical retreat, blending natural beauty with thoughtful design. Towering spruce & cedars provide lush, year-round greenery and privacy, while a stately maple tree adds a seasonal punch with its dense foliage and vibrant autumn colours. Manicured shrubs, including boxwoods & yews, structure the garden, complemented by a carpet of ivy that softens the edges. Simultaneously, beautiful hydrangeas brighten the backyard with their stunning summer and early fall blooms, while the stone bird bath & meandering stepping stones add an enchanting element all year round!

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MIDTOWN

Welcome To Chaplin Estates

Tucked away in the heart of Midtown, Chaplin Estates exudes charm, elegance, and a strong sense of community. Renowned for its tree-lined streets, architectural beauty, and premium location, this neighbourhood has long been a top choice for families, professionals, and anyone seeking a vibrant yet serene lifestyle in one of Toronto's most desirable enclaves.

Chaplin Estates offers a picturesque mix of stately detached homes, historic Tudor-style properties, and modern renovations seamlessly blending traditional aesthetics with contemporary living. Many homes date back to the early 20th century, featuring distinctive craftsmanship, spacious interiors, and lushly landscaped yards that reflect the neighbourhood's timeless character and pride of ownership.

Education is a cornerstone of Chaplin Estates, with access to highly regarded public and private schools. Families appreciate the proximity to Oriole Park Junior Public School, an institution known for its welcoming environment, strong academics, and excellent extracurricular programs. North Toronto Collegiate Institute, within walking distance, is another draw, celebrated for its rigorous academic standards and a history of preparing students for top-tier universities worldwide. Parents seeking French or Catholic education will find options like Collège français secondary and St. Monica Catholic School nearby, further adding to the area's appeal.

Chaplin Estates residents enjoy unparalleled access to green spaces and recreational facilities. Eglinton Park, a local favourite, offers everything from sports fields and tennis courts to a wading pool and playgrounds, making it a hub for families and outdoor enthusiasts.

With its junior splash pad and scenic open spaces, Oriole Park is perfect for weekend picnics and leisurely strolls. The North Toronto Memorial Community Centre adds to the neighbourhood's vibrancy with pools, a fitness center, and a plethora of programming for all ages.

Conveniently located just steps from Eglinton Station, Chaplin Estates boasts excellent transit connectivity, ensuring an effortless commute to downtown Toronto and beyond. Local bus routes and streetcar access enhance the neighbourhood's accessibility, making it a commuter's dream.

Chaplin Estates is more than a residential neighbourhood; it's a lifestyle. Situated near the bustling Yonge-Eglinton corridor, residents enjoy many amenities, including boutique shops, trendy cafes, gourmet restaurants, and entertainment options. Whether you're catching the latest blockbuster at the cinema, savouring a meal at a local bistro, or exploring the vibrant nightlife, there's always something to discover.

With its excellent walkability, rich cultural diversity, and proximity to top-tier amenities, Chaplin Estates is an ideal choice for everyone from young professionals to growing families. The area's blend of classic charm and modern convenience creates a welcoming environment that feels like home.

In Chaplin Estates, you're not just buying a property—you're investing in a lifestyle defined by elegance, community, and an unbeatable location. We're looking forward to inviting you to preview 134 Colin Avenue - an untouched character home that has maintained its character and historical integrity.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Boom at Eglinton
- California Thai
- Dave's Hot Chicken
- Fit for Life
- Good Bite Restaurant
- Juicy Dumpling
- Lola Sushi
- Madame Saigon
- Mars Diner
- MIA Brunch Bar
- Oretta Midtown
- Rachel's Coffeeshouse
- Sansotei Ramen
- Super Unique
- Tabule Middle Eastern Cuisine
- The Burger Shack
- The Keg
- Toronto Pasta Co.
- Yonge St Gourmet Ltd

GROCERIES & LIBATIONS

- Best Fresh Buy Market
- Farm Boy
- Fresh Harvest
- Fruits Basket
- Galleria Supermarket Express
- Loblaws
- Marché Leo's (Express)
- Metro
- Sobeys
- STOCK T.C Grocer
- Summerhill Market
- Super Unique
- Yonge Fresh Market

COFFEE & BAKERIES

- Aroma Espresso Bar
- Crosstown Coffee Bar
- De Mello Coffee
- Hale Coffee Company
- HotBlack Coffee
- Isle of Coffee
- Plenty Market and Cafe
- Rachel's Coffeeshouse
- Starbucks
- The Social Blend
- Zaza Espresso Bar

PARKS & GREENSPACE

- Cudmore Creek Park
- Dunfield Park
- Eglinton Park
- Forest Hill Road Park
- Hillside Avenue Park
- June Rowlands Park
- Oriole Park
- Raccoon Park

FITNESS

- Anytime Fitness
- Balance Fitness
- Body + Soul Fitness
- F45 Training
- Ferris360
- Fit Factory Midtown
- Fitness Connection
- GoodLife Fitness (Dunfield & Eglinton)
- GoodLife Fitness (Mount Pleasant & Davisville)
- GoodLife Fitness (Yonge Eglinton Centre)
- Innovative Fitness Toronto
- Loft Fitness Club
- Metric Fitness
- OMJ Fitness
- Orangetheory Fitness
- Striation 6 Fitness Centre
- Transform Fitness TO
- VRTU Muay Thai

PRIVATE SCHOOLS

- Aberdeen International School of Canada
- Alive Montessori and Private School
- Blyth Academy
- Greenwood College School
- St. Clement's School
- Sunnybrook School

PUBLIC SCHOOLS

- Oriole Park Jr. P.S.
- Hodgson M.S.
- North Toronto C.I.
- Norther S.S.

FRENCH SCHOOLS

- Davisville Jr. P.S.
- Glenview Sr. P.S.
- Lawrence Park C.I.
- Leaside H.S.

WALKSCORE & TRANSIT

- 98 Walkscore
- 92 Transitscore
- 74 Bikescore

COMMUTE TO UNION STATION

- 25 Minutes by Car
- 29 Minutes by Transit
- 31 Minutes by Bike

RAIL LINES

- Line 1 (Yonge-University)

BUS LINES

- 5 Avenue Rd
- 32 Eglinton West
- 51 Leslie
- 34 Eglinton East
- 61 Avenue Rd
- 56 Leaside





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