

2325 HALL MANOR DRIVE

# The Moments That Found You Here



**FM**



THE DETAILS

# Where You Belong

The moments that found you here. To this time. And to this place. Back to where you belong - a home to put down roots for you and for your family. This Joshua Creek address will tug on your heartstrings with its irresistible charm, reminding you of those hard-to-put-your-finger-on magical moments (family photo albums, your kid's art projects & holiday decorating). You know what we're talking about: a savoury dinner tucked in the oven, a glass of wine on the back deck, an early morning run through the tree-lined streets, a friendly BBQ with neighbours or a quick catch-up at school drop-off. The simple stuff that hints everything is going to be okay. And it will. The warmest of welcoming homes - featuring everything an average cookie-cutter residence simply cannot offer, including elegance, affluence & unbeatable upside. Features include over 5,000 square feet (3,858 square feet above grade) spread over an expansive 49 x 115-foot lot, with four generous bedrooms & washrooms, an open concept kitchen & family room inclusive of a walk-out to your outdoor deck, an impeccably landscaped backyard, a private office, formal living & dining rooms, an attached two-car garage and a full basement with unlimited storage inclusive of a separate entrance for potential in-law or a nanny suite and the list goes on!

Pop over to nearby Oakwood Centre for food, fitness, libations, coffee and much more! A stone's throw to great schools, local amenities, golf clubs, hiking trails, dog parks, & just minutes to the Oakville go and easy-breezy access to the 403, 407, & QEW!

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OAKVILLE

## Welcome To Joshua Creek

Joshua Creek epitomizes suburban charm blended with modern convenience in the heart of Oakville proper. This family-friendly neighbourhood is celebrated for its safe streets, exceptional schools, and abundant green spaces, making it a hot spot for families seeking a balanced lifestyle.

Home to predominantly large, single-detached houses, the area attracts affluent families with children aged 5 to 24. Over 90% of residents are homeowners - the homes here are spacious, elegant, and reflective of the area's high standards, drawing middle-aged professionals in management, education, and government positions.

Joshua Creek is perfect for active families. Residents take full advantage of nearby parks, trails, and sports facilities. The neighbourhood fosters a strong sense of community, with weekend activities often revolving around team sports, shopping, or dining at local establishments. Proximity to top-rated schools, including Iroquois Ridge High School, adds to the area's appeal for families prioritizing education, safety and a sense of belonging.

Commuters benefit from excellent connectivity, with easy access to highways and public transit. Meanwhile, shopping hubs like the Upper Oakville Shopping Centre cater to daily essentials, while nearby Square One provides stores, food and entertainment options for all ages!

The neighbourhood's mature trees, well-manicured lawns, and peaceful streetscape contribute to its upscale yet welcoming ambiance. With a diverse population, residents value environmental sustainability, supporting green initiatives like plastic-free packaging and energy-efficient vehicles. Socially, Iroquois Ridge North is both inclusive and vibrant, attracting families who enjoy a lifestyle revolving around convenience, recreation, and family.

This neighbourhood is ideal for those seeking a high-quality suburban lifestyle without sacrificing modern conveniences. Its excellent schools, recreational opportunities, and community-focused spirit make it one of Oakville's most sought-after residential areas. Whether raising a family or simply seeking a peaceful yet connected place to call home, 2325 Hall Manor promises a fulfilling and enriching experience.













THE NEIGHBOURHOOD

# Neighbourhood Amenities

## RESTAURANTS & COCKTAILS

- August 8 Oakville
- Bait Sitty
- Cafe De Khan
- Harper's Landing
- Little Saigon 88
- Oakville Pump & Patio
- Pur & Simple
- Restaurant Boustan
- Scaddabush Italian Kitchen & Bar
- Spoon & Fork
- State & Main
- Sunnyside Grill
- Sunny Morning Breakfast & Lunch
- Sushi Hour
- The Keg Steakhouse

## GROCERIES & LIBATIONS

- Farm Boy
- LCBO
- Longo's North Oakville
- M&M Food Market
- Metro
- Rabba Fine Foods
- Real Canadian Superstore Oakville
- Walmart Superstore
- Whole Foods Market

## COFFEE & BAKERIES

- Averio Bakery
- Crown Pasteries
- Cupid's Gourmet Bakery
- Danish Pastry House
- Mom & Me Bakeshop
- Odoe Cafe
- Starbucks
- The Blue Cafe
- Tim Hortons
- Vereda Central Coffee

## PARKS & GREENSPACE

- Craigleith Park
- Nena Woods Park
- North Ridge Trail Pond
- Pinery Park
- Royal Ontario Golf Club
- Piper's Health Golf Club
- Rattlesnake Point Golf Club

## FITNESS

- 545 Training Joshua Creek
- Forma Fitness
- GoodLife Fitness Trafalgar
- Nu You Fitness
- One Health Clubs
- Orange Theory
- Oxygen Yoga

## PRIVATE SCHOOLS

- Walden International School
- Appleby College
- USCA Academy International School
- Montessori Options

## PUBLIC SCHOOLS

- Joshua Creek PS
- Munn's PS
- ÉÉ du Chêne
- ÉS Gaétan Gervais
- Iroquois Ridge HS

## CATHOLIC SCHOOLS

- ÉÉC Sainte-Marie-Oakville
- St Marguerite d'Youville Catholic ES
- Holy Trinity Catholic SS
- ÉSC Sainte-Trinité

## RAIL LINES

- Oakville GO

## BUS LINES

- 20 Northridge
- 24 South Common
- 80 Holy Trinity









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.





# FOX MARIN

## Contact Us (We're Nice)

### OFFICE

416 322 5000

### TEXT

416 559 8988

### GENERAL INQUIRIES, PRESS & MARKETING

[hello@foxmarin.ca](mailto:hello@foxmarin.ca)

### DEAL ADMINISTRATION

[deals@foxmarin.ca](mailto:deals@foxmarin.ca)

### ADDRESS

### FOX MARIN ASSOCIATES LTD., BROKERAGE

489 COLLEGE STREET, SUITE 305  
TORONTO, ONTARIO M6G 1A5