

1028 DETA ROAD

# Lakeview Living



**FM**



THE DETAILS

# It's Luxe. It's Lovable. And Undeniably Livable.

A family residence that wears its heart on its sleeve. Look no further than the loving community of Lakeview, my friends. Situated just a hop, skip & a jump from the Long Branch GO station, this charming, turnkey bungalow is ideal for those looking for proximity to the downtown core whilst dodging those pesky double land transfer taxes! This updated property features an oversized, sun-filled living room with an ornate gas fireplace & stunning narrow plank hardwood flooring, two generous bedrooms, a separate formal dining area (which could easily be converted into bedroom #3), a recently renovated bathroom and a contemporary kitchen finished with a skylight & high-end appliances (rumour has it the fridge makes 4 different types of ice). But wait, there's more - all of that is just on the main floor! This 'wider than the neighbouring homes' also has a large, fully finished basement fit with its own separate entrance, new flooring, a wet bar, plus a guest bedroom topped with a 3-piece ensuite. Not to mention the bonus space in the attic, perfect for those working from home or needing an additional living space. And if this ain't enough? Come on out back, and you'll notice a recently built fence & deck, a detached garage AND a garden shed (hello, storage!). Plenty of green space for you, the kids, and your four-legged friends - and maybe even a few rounds of Bocce on your own private court!

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MISSISSAUGA

## Welcome To Lakeview

On the cusp of Mississauga, 1028 Deta Road is in the most sought-after pocket of Lakeview. It effortlessly combines community, convenience, and connectedness. Steeped in history and anchored by mid-century homes, it exudes a welcoming ambiance perfect for families, professionals, and retirees alike.

The area hosts a variety of architectural styles and residential property types, from cozy bungalows to large custom homes. Its tree-lined streets and generously sized lots provide a sense of space and breathing room—a rarity in the GTA these days!

This enclave stands out in the area not only for its warmth, character, and genuine community spirit but also for its proximity to the Long Branch Go Station (7-minute walk), the premium access to bike and running routes along Etobicoke Creek Trail and arguably the best park in Mississauga, Marie Curtis Park (4-minute walk) stretching from Lakeshore to Lake Ontario.

The park and lake access provide the ideal environment for an outdoor lifestyle filled with activities along the well-kept walking paths, biking trails and beach volleyball courts. These scenic routes are perfect for those seeking an early morning run, an adventure with your top canine, or a peaceful bike ride, offering beautiful views and a quiet retreat from city life's rapid pace.

Strategically located on Mississauga's border, the neighbourhood enjoys close proximity to excellent schools and vibrant commercial centers like Sherway Gardens and Square One, as well as the soon-to-be-developed Lakeview Village Project along the eastern waterfront. As a designated "Major Transit Station Area" under the city's official plan, residents benefit from seamless connections to downtown Toronto and beyond, making it ideal for commuters or outdoor enthusiasts seeking hiking trails, golf courses or easy cottage access.

The neighbourhood's appeal is deepened by its inclusive atmosphere and the strong bonds among its residents. A dynamic and supportive environment exists with a mix of families, young professionals, and longstanding community members. From the doorstep convenience of local shops, restaurants, and parks to the freshness of weekend farmer's markets, every element of this area is crafted to encourage community involvement and enhance resident life. Pop over to Pulicinella & Wine Bar for a Friday night dinner, Fair Grounds Cafe & Roastery while heading to the office or check out the Queensway for 5-star shopping, movie nights or a leisurely lunch or brunch options with friends & family.

At its core, this Mississauga neighbourhood strikes the perfect balance—offering the quiet charm of suburban living while remaining connected to city culture and convenience (whilst also dodging those pesky double land transfer taxes!).







## THE NEIGHBOURHOOD

# Neighbourhood Amenities

### RESTAURANTS & COCKTAILS

- Beaumont Kitchen - Sherway
- Cactus Club - Sherway
- Earl's - Sherway
- Eataly - Sherway
- Il Paesano Pizza
- Joey - Sherway
- Long Branch Social House
- Pulcinella Ristorante & Wine Bar
- Royal Myanmar
- Sakura Ichiban Sushi Express
- South Shore Bar & Grill
- Spice Nosh Brunch & Bar
- Sushi King
- The Keg - Sherway
- Timothy's Pub
- Woody's Burgers

### GROCERIES & LIBATIONS

- Adonis
- Daniel's No Frills
- Eataly
- Evy's Variety
- Farm Boy
- Food Basics
- FreshCo
- Jeff, Rose & Herb's No Frills
- Lakeshore Foodmart
- LCBO
- Longo's Applewood
- Metro Rabba Find Foods
- Sobeys

### COFFEE & BAKERIES

- Bean Here, Bean There, Coffee & Cocoa
- Black Goat
- Black Label Coffee
- Coffee Culture Cafe & Eatery
- Concord Coffee
- Discourses Cafe
- Fair Grounds Organic Cafe & Roastery
- Nespresso (Sherway Gardens)
- Starbucks
- Suvari Coffee
- Terminal 3 Coffee Roasters
- Tim Hortons

### PARKS & GREENSPACE

- Etobicoke Valley Park
- Lakeview Golf Course
- Lakeshore Park
- Len Ford Park
- Long Branch Park
- Marie Curtis Park
- Maurice J. Breen Park
- Serson Park
- Thirty-Eighth Street Park
- Toronto Golf Club

### FITNESS

- Calm Heart Pilates & Yoga
- F45 Training Long Branch
- Orangetheory
- Planet Fitness
- Port Credit Athletics
- Raw Fitness
- Rozhina Yoga & Fitness
- Solis Movement & Hot Yoga
- Stronger Now Inc
- Studio 2201
- Studio 3301
- Vive Fitness

### PRIVATE SCHOOLS

- Blyth Academy Mississauga
- Penguin Private School
- Shepard Montessori Private Catholic School
- Star Academy
- USCA Academy International School
- Walden International School

### PUBLIC SCHOOLS

- Allan A Martin Sr.
- Cawthra Park SS
- Janet I. McDougald P.S

### FRENCH SCHOOLS

- Clarkson SS
- Hillcrest MS
- Mineola PS

### WALKSCORE & TRANSIT

- 65 Walkscore
- 64 Transitscore
- 67 Bikescore

### COMMUTE TO UNION STATION

- 26 Minutes by Car
- 39 Minutes by Transit
- 1 Hour 1 Minute by Bike

### RAIL LINES

- Long Branch GO

### BUS LINES

- 31 Ogden
- 5 Dixie
- 123 Sherway
- 23 Lakeshore
- 315 Evans-Brown's Line
- 110 Islington South







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.

# Jerome Werniuk

SALES REPRESENTATIVE



Natural competitor and perpetually on-the-go Jerome Werniuk believes that a diverse skill set and drive for continuous self-discovery and growth is the key to a fulfilling life. Jerome channelled his competitive instincts from an early age into athletics and played NCAA Division I baseball at St. John's University in New York. Though he found success in baseball, competing for Team Canada and being drafted by the Texas Rangers, Jerome ultimately realized his skills as a natural leader and teammate could be better honed in the business world.

After earning his undergraduate degree and working and living in New York, Jerome returned to his native Toronto to pursue a career in real estate. He joined one of Toronto's most successful commercial real estate teams that focused primarily on office leasing in the downtown core and periphery. In his 2.5 years on the team, Jerome helped negotiate \$125M in lease value annually, representing landlord clients including Allied Properties, Slate, Kingsett Capital, Dream, Greybook, Hullmark, Lifetime Developments, and Cresford as well as notable tenant clients such as Shopify for their post-IPO expansion.

In 2017, eager to work at the exciting intersection of real estate and technology, Jerome was a founding team member at venture-backed proptech company Naborly, launching its sales arm and eventually relocating to San Francisco to continue the company's growth. Naborly's software products were designed to assist residential landlords, property managers, and agents with the rental application and screening process, and in the 3.5 years Jerome worked there, it became the largest tenant screening company in Canada.

Jerome has lived and worked in many exciting neighbourhoods and real estate markets across Toronto, New York, and San Francisco. Now representing residential clients in the city that has always been his true home, Jerome is excited to channel his unique knowledge base in real estate and technology to help his clients achieve their desired results. Having negotiated transactions with Fortune 500 companies, Canada's largest commercial real estate firms, and individual landlords, Jerome brings a breadth of negotiating experience to the table and understands how to achieve a client's goals in complicated scenarios. And even more than athletics and business, Jerome has always had a passion for people. His natural energy and curiosity allow him to quickly get to the heart of what clients truly need and to adopt their interests as his own.

Jerome lives in the Roncesvalles-High Park area with his partner Sarah and their two babies – one human (Elliott), one dog (Nakita). He continues to scratch his inner athlete and 'can't-sit-still' itch by cycling, playing hockey on Toronto's many outdoor rinks, and being hurt year after year by the Maple Leafs.



# FOX MARIN

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