

125 MARIA STREET

# A West Side Story



**FM**



THE DETAILS

# Maria ... Suddenly, The Name Will Never Be The Same!

In the quiet cadence of a bygone era rises a home draped in history, a testament to the classic grace of turn-of-the-century architecture – a west side story. Sunlight illuminates this warm, inviting 2.5-story residence, where cozy alcoves and spacious chambers strike a perfect balance of pretty meeting possibilities. Reflecting a minimalist aesthetic, this pull-on-your-heartstrings gentle & generous giant basks in the glow of crisp ivory walls, clean lines and classic features & finishes with whispers of its original character. The home unfolds to reveal an intimate tableau of its late 1800s monograms with traces of its beginnings, including high ceilings & tall passageways, inclusive of grand staircases, etched window panes & rich hardwood flooring. Outside, meet your mature trees and expansive garden spaces while embracing this walkable & commutable Junction neighbourhood. Seamlessly integrate a 'laneway build' while preserving your sprawling backyard, gardens and recreation space on the 25' x 144' lot. A rare opportunity to restore and reimagine a piece of Toronto's architectural history—where timeless charm meets its next chapter. A rare yet compelling find for end-users, investors, project-minded designers or dream-builders alike.

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KEELE & DUNDAS

## Welcome To The Junction

In Toronto's bustling west end, The Junction stands out as a testament to urban reinvention. Once dominated by brick factories and warehouses, this area now teems with life, gracefully evolving into a haven for artisans, entrepreneurs, and families. Its brick-lined streets have stories of old, but its current narrative is one of vibrant growth and cultural fusion.

The culinary landscape of The Junction is as eclectic as its inhabitants. Farm-to-table bistros like The Beet Organic Café, Farmhouse Tavern and Noda Junction sit comfortably beside trendy taco haunts like Playa Cabana Cantina or Koji Japanese. And for those whose preferences lean toward the artisanal, the Junction Fromagerie's hand-selected cheeses will never disappoint, and you should never skip a visit to the Butternut Baking Co on Dundas West.

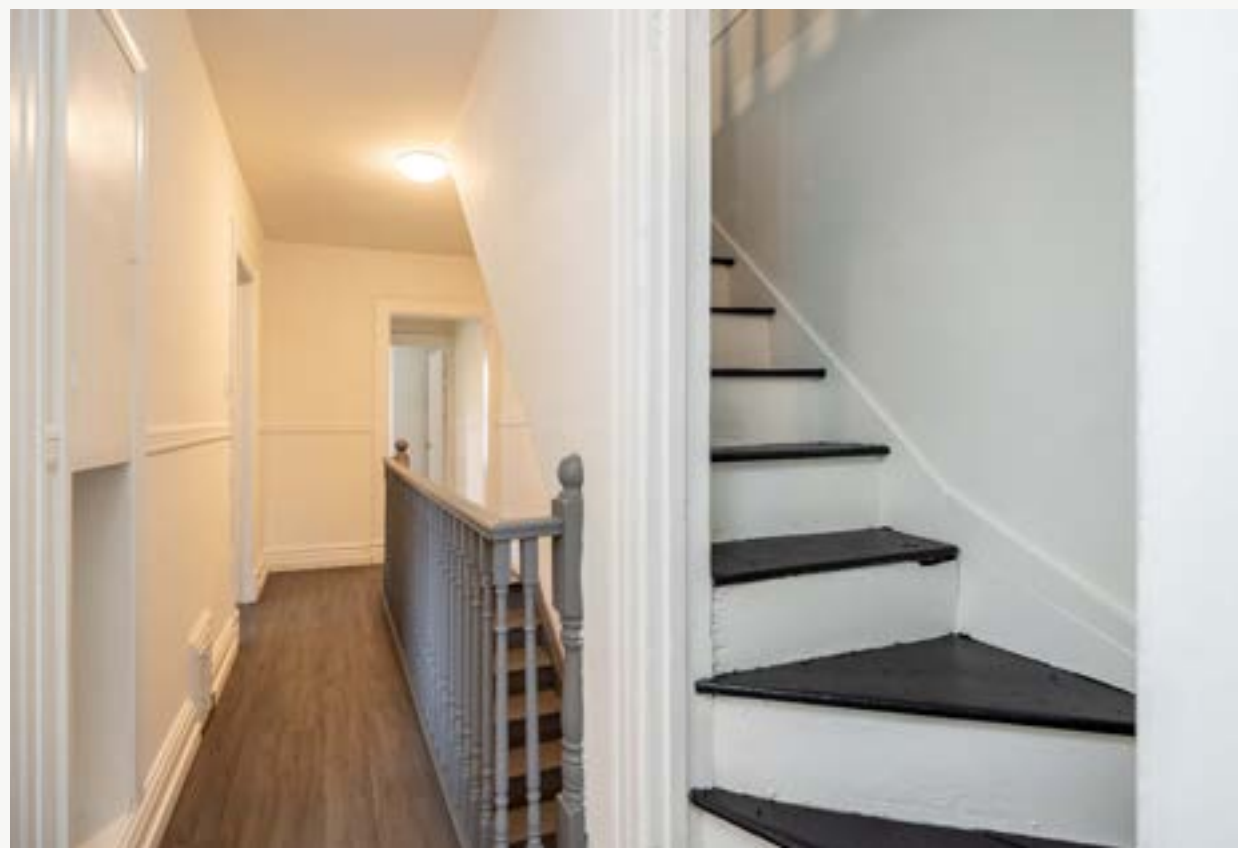
But it's not just the eateries that make this enclave shimmer in the morning light. Coffee aficionados can get their caffeine fix from local treasures like Claudia's Coffee, known for its aromatic brews, or find solace in the charm of Full Stop Cafe or Good Neighbour Junction. And for those who like their weekends fresh and organic, the Saturday Farmer's Market is not just a place to shop—it's an experience. This bustling market, ripe with the freshest produce and artisan goods, offers a sensory journey and connects the community.

The essence of health and well-being thrives in The Junction. Traditional gyms share the streetscape with serene yoga studios and avant-garde fitness hubs like West Toronto CrossFit, Soul Fuel Fitness and The Body Engineers. The wellness journey here goes beyond the physical; numerous holistic centres dot the neighbourhood, offering everything from massage therapy to meditation sessions.

Greenery, nature and dog parks, too, find their rightful place amidst this urban hot spot. With its 400 acres of verdant landscapes, High Park beckons those seeking outdoor activities, including hiking trails, sports facilities and picnic areas. Meanwhile, Runnymede Park and the healthy greenspaces around the Humber River offer a quaint respite for those sunny afternoon lounging sessions or an outdoor lunch break with your best canine friend.

And don't forget the convenience of the nearby Stockyard's shopping area, a nearby retail hub featuring a mix of big-box stores, fashion retailers, and specialty shops, including Home Sense, Winners and Healthy Planet, to name just a few. Connectivity remains one of The Junction's unsung strengths. With the Keele and Dundas West subway stations close at hand and a network of buses and streetcars at one's beck and call, traversing the city or venturing beyond becomes seamless, especially with the Bloor GO Station, Gardiner Expressway and Black Creek Drive all nearby!







## THE NEIGHBOURHOOD

# Neighbourhood Amenities

### RESTAURANTS & COCKTAILS

- Boo Radley's
- Chica's Chicken
- Defina Wood Fired
- Fantasy Kitchen Co.
- Farmhouse Tavern
- Koji Japanese Restaurant
- La Rev
- Lucia Toronto Italian Dining
- Luna Junction
- Mattachioni
- Nodo Junction
- Piri Piri Grill
- Playa Cabana Cantina
- Rancho Relaxo To Go
- Sizzling Dish
- Taste Seduction Jamaican Cuisin
- Thai Lime Restaurant
- The Alpine
- The Bull BBQ Pit
- The Whole In The Wall T.O.

### GROCERIES & LIBATIONS

- Feed It Forward
- Food Basics
- Fresh Picked Fruit Market
- FreshCo
- Garden Foods
- Green Field Grocery Store
- Joe's Grocery
- LCBO
- Kibo Market
- Loblaws Dundas
- Master Supermarket
- No Frills
- Organic Garage
- Rabba Fine Foods
- The Sweet Potato
- Walmart Super Centre

### COFFEE & BAKERIES

- AM Coffee Studio
- Cafe Con Leche Espresso Bar
- Claudia's Coffee
- Cosette Coffee
- Elsie's
- Full Stop Coffee
- Gaspar Coffee
- Gilgli Caffe Junction
- Golden Gecko Coffee
- Good Neighbour Espresso Bar
- Hale Coffee Company
- Hannah's Cafe and Bakery
- Jimmy's Coffee
- Midway Coffee Shop
- Outpost Coffee Roasters Ltd
- Special Coffee of Colombia
- St Johns Pantry
- Starbucks
- Stockards Grind
- TIm Hortons
- Wallace Espresso Bar

### PARKS & GREENSPACE

- Baird Park
- Gaffney Park
- Harwood Park
- Henrietta Park
- Malta Pak
- Maple Claire Park
- Runnymede Park
- Vine Avenue Playground

### FITNESS

- 302 Fitness
- Anytime Fitness
- Auxillary CrossFit
- Bloor Street Fitness & Boxing
- Body Buster Fitness Boot Camp
- Connect Fitness Studio
- Conquer Fitness
- F45
- Fit District
- Iron Alliance Athletic Centre
- Iron Lion Training
- Jay Fitness
- KSA Fitness
- LA Fitness
- Motive in Motion Fitness
- Motus Training Studio
- MP Fit
- Planet Fitness
- Soul Fuel Fitness
- Stockyard Boxing & Fitness
- The Body Engineers
- The Fitness Point
- The Motion Room
- Versatile Fitness
- Vive Fitness
- WerkHaus Fitness Studio
- West Toronto CrossFit

### PRIVATE SCHOOLS

- Alive Montessori And Private School
- Blyth Academy
- Erudite School
- Hudson College
- Summit Micro School
- The Clover School

### PUBLIC SCHOOLS

- Annette St Jr & Sr PS
- Humberside CI
- Western Tech

### FRENCH SCHOOLS

- George Syme Community School
- Hardwood PS
- Humberside CI

### WALKSCORE & TRANSIT

- 83 Walkscore
- 81 Transitscore
- 68 Bikescore

### COMMUTE TO UNION STATION

- 29 Minutes by Car
- 43 Minutes by Transit
- 42 Minutes by Bike

### RAIL LINES

- Line 2 (Bloor-Danforth)
- UP Bloor GO (7 Minutes By Car)
- 512 St. Clair

### BUS LINES

- 40 Junction
- 30 Lambton
- 71 Runnymede
- 79 Scarlett Rd







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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## Ian Busher

BROKER, VP OF SALES



As a Torontonian, born and raised, sales professional and trained craftsman Ian Busher brings a broad understanding of the ins and outs of Toronto living, along with a deep passion for art, design, and construction, to the work of buying and selling homes with Fox Marin Associates.

Ian excels in situations where he can put his multi-faceted background to the test: After brief stints at OCAD, in advertising, and in audio engineering, he worked for three years to become a ministry-licensed Red Seal carpenter, which solidified his expertise in all types of home-building and carpentry: from structural framing to installing doors, windows and trim, to the finer art of furniture and cabinet making. For many years before turning his skills to the Toronto real estate market he owned and ran his own contracting company and worked to renovate and update some truly remarkable older homes and condos in Toronto's Rosedale, Forest Hill, and Leaside neighbourhoods.

In early 2014 Ian shifted focus from the applied work of home construction to dedicate his attention to the work of buying and selling properties. In this expanded role, he loves to educate home-buyers and sellers on the unique features of each property - those special touches that can turn a house into a home, and a home into a show-stopping retreat. He takes pride in his ability to assess the quality and condition of a property. This, in tandem with his talent for speaking to the feasibility and cost of potential renovations, and his eye for the aesthetic details, make him a powerful partner for anyone looking to buy or sell a home in the Toronto area.

Ian lives in the Cedarvale neighbourhood with his wife, and they can often be found walking the local parks and ravine trails with their two dogs. In his spare time (of which there is little), he also continues to work on his visual arts practice, play guitar, and brainstorm ideas with friends and past clients who are thinking of renovating!

## 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

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