

43 HILLSVIEW AVENUE

Beautifully Turnkey



FM

THE DETAILS

The Dream Home That Doesn't Need a To-Do List

43 Hillview offers the rare opportunity to get your family into a detached home that feels like a forever love. Quiet, private, stately, and recently fully renovated, this storybook residence needs nothing except, of course, your handpicked details and gestures of luxury to host dinner parties, barbeques, playdates, and family gatherings with effortless style and grace. Lounge, cook, and dine in your wide & spacious open concept main floor with a convenient powder room tucked off to the side (dreamy!). Step out of the dining room to the south-facing back deck where you'll find ample space for your full-size outdoor dining set and grill, complete with a built-in natural gas hookup. A few steps down, you can watch the kids play while you show off your specialty cocktail skills, relaxing on the beautiful stone patio. The greenery from the park behind the gardens provides shade and incredible privacy! Upstairs, three generous bedrooms are calling when it's time to unwind, relax, and recharge. The vaulted ceilings, sophisticated high-end wood trim, classic hardware and solid doors do not disappoint. And downstairs? The oversized family room can easily host movie nights and a recreation space while leaving room for a full-size third bathroom, additional bedroom (or office), laundry, pantry, AND storage. This gorgeous property simply keeps giving and giving. Did we mention the garage and parking for two vehicles? Or leave the cars at home and take the short walk to the subway or High Park! We're talking about all the convenience, charm, and functionality for young families or ambitious first-time buyers who want to buy their "second house first," if you know what we mean! Designed to captivate the most refined sensibilities, 43 Hillview invites you to step inside, settle in, and begin your next chapter - no instructions required.

FOXMARIN.CA





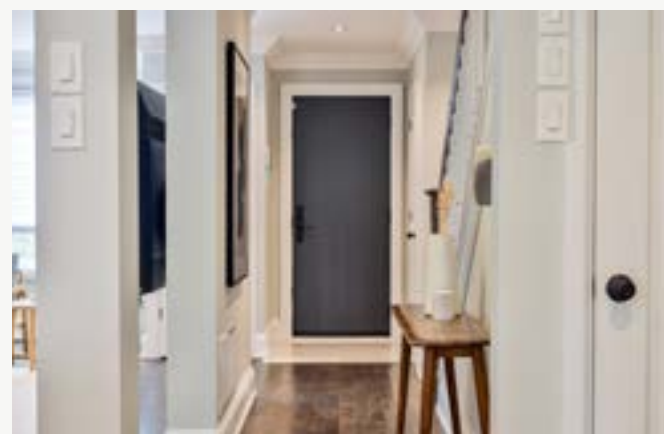


KEELE & BLOOR

Welcome To High Park

With tree-lined streets, distinctive brick architecture and a nearby park that spans 400 acres, High Park North makes up for the lack of green space in other downtown neighbourhoods. Spend an afternoon touring the park, with its famous Japanese cherry trees, outdoor theatre and picnic spots, and you'll understand why the area is deserving of its reputation – but there's also more to it than that.

The many schools and diverse housing options throughout have been quick to attract residents. Another bonus: High Park North neighbours The Junction and Bloor West Village, two communities with an abundance of one-off shops and restaurants.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Bawara | Indian Restaurant & Hakka Cuisine
- Botham's
- Carnival | Contemporary Indian Restaurant & Cocktail Bar
- Chiang Mai Junction
- Clandestina Mexican Grill & Bar
- Colombian Street Food
- Fantasy Kitchen Co.
- Junction Grill
- Keko Shawarma
- Lebanon Express
- Mangiare - Italian Family Dining
- Mattachioni
- Mesobs Restaurant
- Souvlaki Emporium
- Spuntini Street Eats
- Taste Seduction Jamaican Cuisine
- The Commoner
- The Junction Bull BBQ Pit + Sports Bar
- Tumi Dumpling House
- Vivo Restaurant
- WingsUp!
- Zula Burger & Pizza

GROCERIES & LIBATIONS

- Darren's No Frills
- Food Basics
- FreshCo - Bloor & Dundas
- FreshCo - Dundas & Runnymede
- Garden Foods
- Loblaws
- Metro
- Mike's No Frills
- Nations Experience
- Rabba Fine Foods
- Sobey's Urban Fresh
- The Sweet Potato
- Walmart Supercentre

COFFEE & BAKERIES

- AM Coffee Studio
- Claudia's Coffee
- Cosette Coffee
- Full Stop Coffee
- Gaspar Cafe
- Luma Coffee
- Martin Espresso Bar
- Outpost Coffee Roasters Ltd
- Palmer Coffee
- Special Coffee of Columbia
- The Good Neighbour Espresso Bar

PARKS & GREENSPACE

- Baird Park
- Campbell Avenue Park
- Carlton Park
- High Park
- Jamie Bell Adventure Playground
- Lithuania Park
- Perth Square Park
- Ravina Gardens

FITNESS

- Anytime Fitness
- Bloor Street Fitness & Boxing
- Body Buster Fitness Boot Camp
- Connect Fitness Studio
- Conquer Fitness
- Fit District
- Jay Fitness
- KSA Fitness
- LA Fitness
- Planet Fitness
- Soul Fuel Fitness
- The Body Engineers
- Vive Fitness
- West Toronto CrossFit

PRIVATE SCHOOLS

- Erudite School
- High Park Gardens Montessori
- Humberside Montessori School
- Summit Micro School
- The Clover School
- Westminster Classical Christian Academy

PUBLIC SCHOOLS

- Keele Street PS
- Humberside CI
- Western Tech

FRENCH SCHOOLS

- George Syme Community School
- Humberside Collegiate Institute

WALKSCORE & TRANSIT

- 82 Walkscore
- 89 Transitscore
- 77 Bikescore

COMMUTE TO UNION STATION

- 21 Minutes by Car
- 44 Minutes by Transit
- 38 Minutes by Bike

RAIL LINES

- Line 2 (Bloor-Danforth)
- 304 King
- 504 King

BUS LINES

- 89 Weston
- 30 High Park
- 168 Symington
- 506 Carlton
- 189 Stockyards
- 41 Keele
- 26 Dupont
- 306 Carlton





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.



FOXMARIN.CA

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!

Working With Fox Marin

OUR FM APPROACH



Fox Marin offers an exclusive and customized real estate experience to clientele in central and downtown Toronto. Working with us at FM means you're getting a best-in-class team to guide you every step of the way. As your real estate partners, we tailor the experience for your needs. Why? Because every transaction and every client is different. After all, a first-time homebuyer has distinctly different needs from a sophisticated investor. And, we get that.

The Fox Marin philosophy has always been to invest our time and resources where they belong: that being squarely on our clients, and to provide them with the best possible experience, guidance and value. The foundation of our business is based on the principle that if we continue to offer the highest possible level of customer service, then the business would take care of itself.

We truly believe our clients deserve the best possible representation. At Fox Marin, we are continually striving to up the ante. That's why we offer customized digital & print marketing, an in-house staging and design team, an on-site market analyst and expert knowledge on the macro & microeconomics of the Toronto real estate marketplace. Throughout the entire process, you can expect communication, transparency and responsiveness – all things that are paramount to our approach. And we'll have some fun along the way too!

Our collaborative team is made up of experts who come from a diverse set of backgrounds in real estate. We're a group that comes from entrepreneurship, business, marketing, contracting, staging and design. We have an in-depth knowledge of Toronto, its diverse neighbourhoods and best of all – we bring top-notch practices from other industries and our own local experience into the mix. Not to mention, we're all homeowners and investors ourselves. We know what it feels like to jump in with both feet!

When you work with the Toronto Real Estate Brokerage Fox Marin, you will have our entire team standing right behind you (and one step ahead of you) the entire time!

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 long-term 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.

FOX MARIN

Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

416 788 1344

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