

94 DE GRASSI STREET

A Rare Vintage, Raised From Her Sleep



FM

Ode to a Grand Old Soul

In timeless stance, she greets the day,
A lady dressed in wood's ballet.
Edwardian charm, Victorian grace,
With every edge a warm embrace.

Stained glass gleams like chapel light,
Casting dreams in morning bright.
Her windows sing in colour's prose,
Of lives once lived and love that grows.

But oh, the oak—bare, bold, and red,
Trimmed in truths not often said.
Warm wood tones wrap room to room,
In honeyed hush and amber bloom.

Each beam and rail, each stairwell bend,
Feels like the touch of an old, dear friend.
Her bedrooms vast, each fit for kings,
Cradle dreams with feathered wings.

In vintage brass, her secrets lie,
Where skeleton keys still gently sigh.
The knobs you turn, the doors that creak,
All murmur stories they long to speak.

She doesn't whisper—she softly sings,
Of quiet strength and gentle things.
She's more than home, she's living art,
A gentle, beating, keeper's heart.

So here's to walls that breathe and bend,
To timeworn truths that never end.
To love, not new, but tried and true—
Forever home, we honour you.







SOUTH RIVERDALE

Welcome To Your Neighbourhood

Tucked in at the intersection of Dundas St E & Broadview is the most charming residential community that welcomes you to the heart of Toronto's vibrant and friendly Leslieville. A mecca for young professionals, trendsetters, and newbie homeowners, every corner of this lively neighbourhood whispers excitement and convenience.

A myriad of exceptional restaurants & cafes offer many tastes and flavours just steps from your building. From cozy brunch spots for lazy weekends to upscale eateries for indulgent evenings, satiate every palette within a stroll from your new pad. Hot spots include The Broadview Hotel, La Carnita and Ascari Enoteca. Wake up to the aroma of freshly brewed coffee from the neighbourhood's coffee shops. Each offering the finest of brews (and the best scones), you'll easily find your perfect spot for relaxation, work, or socializing, all within walking distance. Be sure to check out Hailed Coffee, Dineen Outpost and Pilot Coffee Roasters for a robust coffee culture!

Prioritize your well-being with Leslieville's diverse range of state-of-the-art gyms, yoga studios, and wellness centres, ensuring your health and fitness goals stay on track. The accessibility to these facilities makes maintaining a healthy lifestyle not just a goal but a reality. We personally love Move Fitness, Primal and One Academy when we're on the East Side (not to mention excellent access to the endless running & biking trails through the Don River).

Benefit from this prime location, which provides unbeatable access to public transit and ensures seamless connectivity and quick navigation through the city. Proximity to major routes and diverse transport options make commuting a breeze, offering you the ultimate convenience and freeing your time to indulge along the local streets lined with boutique stores, art galleries, and cultural venues, including Dianna Witte Gallery, The Opera House & the Broadview Flower Market to name a few! The neighbourhood's design prioritizes your comfort, turning daily errands into pleasurable outings on foot!

Beyond a place to live, it's a vibrant community topped with great amenities, convenience, and the promise of a new day filled with endless possibilities!



Did You Know?

De Grassi Street became known internationally through the TV series *The Kids of Degrassi Street* and its subsequent iterations. The original series was performed by young people who were actually residents of the street, with the neighbouring house at no. 98 being used as the set of the original production. The park at the bottom of the street - Bruce Mackey Park - was named in honour of the owner of no. 96, a school teacher who was a friend of the series' makers, Linda Schuyler and Kit Hood.





THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- ANGLR
- Animal Liberation Kitchen
- Aura
- Blessed Love Caribbean Market
- Bonjour Brioche
- East Side Social
- Garden and Bodega
- Gio Rana's Really Really Nice
- Goods and Provisions
- Gusto 500
- Lady Bug Wine Bar
- Lake Inez
- Le Paella
- Maha's Egyptian Brunch
- Maple Leaf Tavern
- Nodo Leslieville
- Reid's Distillery
- Restaurant Ricky + Olivia
- Tabule Middle Eastern Cuisine
- The Comrade
- The Rooftop @ The Broadview Hotel
- The Wood Owl
- Tulia Osteria
- White Lily Diner
- Wynona Toronto
- Yaya Greek Bistro

GROCERIES & LIBATIONS

- Aisle 24 Market
- Food Basics
- Foodland
- FreshCo
- Galaxy Fresh Foods
- Loblaws
- Marche Leo's
- No Frills
- Rabba Fine Foods
- Sarker Grocery
- Star Fruit Market
- The Source Bulk Foods
- Yao Hua Supermarket

FITNESS

- All Day Fit
- Anytime Fitness
- Body + Soul Fitness
- Breakdown Fitness
- Dwell Fitness
- FITSQR
- Fortis Fit
- Hone Fitness
- Innovative Fitness
- La Femme Strong
- Move Fitness Club
- Primal Gym
- RND Athletics
- Studio Lagree

COFFEE & BAKERIES

- Amber Kitchen and Coffee
- Bevy
- Blackbird Baking Co.
- Bobette and Belle
- Bonjour Brioche
- Boxcar Social
- COPS Donuts
- Country Style
- Craigs Cookies
- Dark Horse Espresso Bar
- Isle of Coffee
- Jimmy's Coffee
- Mercury Espresso
- Pilot Coffee Roasters
- Purple Penguin Cafe
- Queen Garden Cafe
- Remarkable Bean
- Rooster Coffee House
- Tango Palace Coffee Company

PARKS & GREENSPACE

- Bruce Mackey Park
- Corktown Common
- De Grassi Street Park
- Jimmie Simpson Park
- Joel Weeks Park
- Riverside Common Park
- Thompson Street Parkette
- Underpass Park
- Eastdale Playground

PRIVATE SCHOOLS

- Branksome Hall
- Iqra Academy
- Liberty Prep School
- Montcrest School
- Parkside Academy
- Toronto Private High School
- Canada's National Ballet School

PUBLIC SCHOOLS

- Dundas Jr. P.S.
- Queen Alexandra Middle School
- Riverdale Collegiate Institute
- Rosedale Heights School of the Arts

FRENCH SCHOOLS

- ÉÉ La Mosaïque.
- Collège français secondaire
- ÉS Michelle-O'Bonsawin
- ÉÉC Georges-Étienne-Cartier

CATHOLIC SCHOOLS

- Holy Name Catholic School
- ÉÉC Georges-Étienne-Cartier
- St. Michael's Choir School

WALKSCORE & TRANSIT

- 96 Walkscore
- 100 Transitscore
- 88 Bikescore

COMMUTE TO UNION STATION

- 8 Minutes by Car
- 22 Minutes by Transit
- 33 Minutes by Bike
- 44 Minutes by Foot

RAIL LINES

- 501 Queen
- 503 Kingston Rd
- 504 King
- 505 Dundas
- 506 Carlton

BUS LINES

- 83 Jones
- 72 Pape
- 172 Cherry





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.

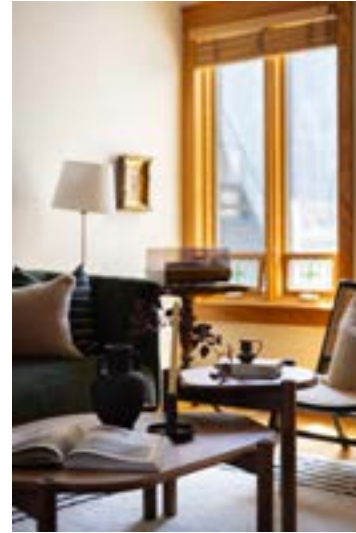
It's Fox Marin's dedication to going above and beyond that gives every client the true advantage of buying, selling and investing in Toronto residential real estate.



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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.

Jessica Spillas

BROKER, VP OF SALES



From the moment that urban enthusiast Jessica Elizabeth Spillas first learned about Fox Marin's passionate approach to buying, selling, and investing in Toronto Real Estate back in 2014, she was hooked. As the Team's Senior Broker and Vice President of Sales, Jessica has developed a broad base of experience, encompassing a wide range of property types and neighbourhoods both in and outside of the downtown core.

Known for her unparalleled professionalism, integrity, and exceptional service, Jessica is a natural over-achiever with a keen ability to listen and genuinely understand client needs. Dedicating herself fully to the cause, Jessica will over-communicate and take the time to develop a strategic plan that will allow her clients to achieve their goals, with long-term thinking at the helm.

At her core, trust, education and client satisfaction are Jessica's utmost priority when working with buyers and sellers alike. Brutally honest at all times, Jessica believes that being an objective third party to help clients rise above a challenging market is the best approach to delivering expert consultation, realistic expectations and exceptional results.

Initially starting her Real Estate career as the firm's multi-talented Business Development Manager - working behind the scenes on the entire Team's negotiations, marketing initiatives, and data analysis, it is through this wealth of diverse experience that now allows Jessica to help her own clients navigate through the nuances of Toronto's real estate market with confidence and context.

Get to know Jessica better, and you'll learn that her passionate, "go-getter" attitude doesn't apply just to her work. Indeed, it shines through everything she does: from her early years dedicated to Classic Ballet to her tenure with a leading Architectural and Development firm located in Toronto's downtown core, and back down to the travel bug that has led her to explore some of the most vibrant & diverse cities around the world.

When she is not developing pricing analysis', or keeping clients updated on the latest industry trends, Jessica finds passion in the culinary arts, film & media, and exploring the City of Toronto that she calls home with her husband and rescue dog Bowman.

FOX MARIN

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