

28 WHEATFIELD ROAD

# Love Me Like You Do



**FM**



THE DETAILS

# Warm in Spirit, Rooted in History

Look at this proud little 1922 Edwardian! Tucked into a quiet, tree-lined street named Wheatfield (a name as cute as this very house) is a solid and squeezable, two-storey residence thoughtfully built during a time when attention to proportion, craftsmanship, and natural light defined residential expansion across Toronto's West End. From its low-pitched gable roof and symmetrical façade to the classic front porch overhang—perfect for morning coffees and neighbourly hellos—this home is as warm in spirit as it is rooted in history. A 34 x 124 ft lot with a private drive and parking for four cars provides rare breathing room in this beloved lakeside community. Inside, period details abound: original millwork, solid-core doors, and multi-paned windows work together to create a tactile sense of character that isn't so easy to find! The home's centre-hall layout promotes easy flow between defined principal rooms, while generous ceiling heights and abundant sunlight add to its ambiance of calm and comfort. Hardwood flooring stretches across both levels, complementing the home's clean lines, freshly painted white walls and balanced proportions. The kitchen? Bright, functional, and thoughtfully updated features a stylish two-tone palette of creamy white uppers and rich green lower cabinets, all set against sleek stainless steel countertops for a clean, modern contrast. The second floor features three well-sized bedrooms and a full four-piece bathroom, while the partially finished basement offers bonus space with a three-piece bath—ideal for a rec room, studio, or future guest suite. Finally, step through your dining room French doors to a lush, private & fenced-in backyard with a lattice-screened deck—an extension of the dining space and a nod to the home's Craftsman influences. Set within the historical fabric of Mimico—a neighbourhood that blossomed from a cottage-lined lakeside village into a cherished residential pocket—this little white house has your magical home-sweet-home potential!

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THE HOME

## Behind The Front Door

This lovable residence has recently undergone a series of updates designed to elevate and refresh. Wheatfield showcases a blend of thoughtful upgrades, aesthetic enhancements, and practical improvements. Inside, nearly every room has been touched, featuring updated lighting, fresh paint throughout, refinished cabinetry, modernized hardware, and refreshed bathroom elements. The kitchen has been reimagined with painted upper and lower cabinets, a new tiled backsplash, updated fixtures and hardware. New mirrors, accessories, and re-caulked surrounds have also improved the upper & lower level bathrooms. At the same time, key living areas—including the fireplace—have received tasteful cosmetic updates, including the new light fixtures, stair carpeting and hardware. Throughout the home, walls, trim, doors, and baseboards have been repainted in a crisp, fresh white. Outside, the property has been equally well cared for, with extensive painting, deck and stair repairs, refreshed trim and fascia, a painted garden shed and power washing front and back.

Included Chattels: Stainless Steel Samsung Gas Range, Stainless Steel Range Hood, Stainless Steel Kenmore Dishwasher, Stainless Steel Panasonic Microwave, Stainless Steel LG Refrigerator, LG Front-Load Washing Machine, Maytag Front-Load Dryer In Red, Dual-Basin Utility Laundry Sink, Built-In Basement Shelving, Basement Workbench With Mounted Shelving Above, All Electrical Light Fixtures, Existing Window Coverings, And Garden Shed.







MIMICO

## Your Neighbourhood

Mimico remains one of Toronto's best-kept secrets—an evolving pocket where lakeside living meets urban accessibility. Set along the western edge of the city's waterfront, Mimico offers residents a coveted balance: serene, small-town charm with a front-row seat to the skyline and seamless access to downtown, major highways, and both Pearson and Billy Bishop airports.

Anchored by its connection to Lake Ontario, the neighbourhood's defining feature is its abundant green space and spectacular waterfront trail system. Locals can be found cycling along the Martin Goodman Trail, paddleboarding off the shore, or unwinding with a morning coffee at Humber Bay Park. Just steps away, Mimico Waterfront Park offers 1.1km of multi-use trails, a boardwalk, wetlands, and wildlife habitat—an urban escape that feels worlds away from the city.

On dry land, the neighbourhood is dotted with community-oriented parks like John English Grounds, Mimico Memorial Park, and Lake Crescent Park—all offering playgrounds, sports fields, tennis courts, and wading pools for active living close to home.

Transit is another significant win here. The Mimico GO Station is a quick walk from most residential pockets, offering fast access to Union Station in under 15 minutes. And for day-to-day convenience, local TTC stops along Lake Shore Boulevard West keep the entire city within easy reach.

The community is deeply rooted and quietly tight-knit, where neighbours know each other's names and Saturday mornings mean a stroll to the local bakery or farmers' market. Restaurants and coffee shops line the main arteries, blending long-time local haunts with buzzy new openings catering to established residents and young professionals staking their claim on the city's western edge. Everything is close to home, from independent boutiques to essential amenities, including the Queensway, Sherway Gardens, Farm Boy, IKEA, Costco and more!

Whether you're drawn to the water, the walking trails, or the promise of growth without giving up calm, Mimico is a place where you can still catch your breath, without missing a single beat!





## THE NEIGHBOURHOOD

# Neighbourhood Amenities

### RESTAURANTS

- Beaumont Kitchen
- Canadiana Grill
- Cactus Club Cafe
- Earl's Kitchen + Bar
- Eataly Ristorante
- Frecles Fox Restaurant
- Fresh Sherway Gardens
- Il Padre's Gourmet Pizza
- Jack Astor's Bar & Grill
- JOEY Sherway
- Mangoes Restaurant
- Pearl Sushi
- Scaddabush Italian Kitchen & Bar
- The Keg Steakhouse + Bar
- Via Allegro Ristorante

### BARS & COCKTAILS

- Albatros Pub
- Etobicoke Local
- Maple Leaf House
- Mimico Pub & Grill
- New West City Restaurants & Bar
- The Galway Arms Irish Pub

### COFFEE & BAKERIES

- Aster's Refined Cakes
- Basket of Bread
- Birds & Beans Cafe
- Black Label Coffee
- Bread Essentials
- Jimmey's Coffee
- Mimico Bagel & Coffee
- Sanremo Bakery
- Starbucks
- Teo's Bakery
- The Big Guy's Little Coffee Shop
- The Sydney Grind
- Tim Hortons

### GROCERY STORES

- Costco
- Fine Bakery & Deli
- Healthy Planet
- Lakeshore Village Fruit
- Metro
- Monte's Premium Meats
- No Frills

### GREENSPACE

- Amo's Waites Park
- Humber Bay
- Mimico Memorial Park
- Mimico Waterfront Park

### SCHOOLS

#### PUBLIC SCHOOLS

- John English Junior Middle School (JK-8, English, French Immersion)
- ÉÉ Micheline-Saint-Cyr (JK-6, French)
- Lakeshore Collegiate Institute (9-12, English, AP Program)
- ÉS Toronto Ouest (7-12, French, IB Program)
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#### CATHOLIC SCHOOLS

- St. Leo Catholic School (JK-8, English, French Immersion)
- St. Josaphat Catholic School (JK-8)
- ÉÉC Sainte-Marguerite-d'Youville (JK-6, French)
- ÉSC Saint-Frère-André (7-12, French, IB Program)
- Father John Redmond CSS & Regional Arts Centre (9-12, AP & Arts Program)
- Bishop Allen Academy (9-12, Gifted, AP, French Immersion)
- Bishop Marrocco/Thomas Merton CSS & Regional Arts Centre (9-12, Arts Focus)

#### NEARBY PRIVATE SCHOOLS

- Phoenix Montessori School
- Kingsway College School (Senior)
- Mary Mother of God School (PK-12, Catholic, Independent)

### WALKSCORE & TRANSIT

- 79 Walkscore
- 62 Transitscore
- 86 Bikescore

### COMMUTE TO UNION STATION

- 24 Minutes by Car
- 44 Minutes by Transit
- 44 Minutes by Bike

### RAIL LINES

- Mimico GO Train
- 501 Queen
- LW Lakeshore West
- 301 Queen

### BUS LINES

- 76 Royal York South
- 110 Islington South
- 337 Islington Night Bus







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

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