

66 HEATH STREET EAST

Thoroughly Of The Moment



FM

THE DETAILS

Old Soul, New Vision

There's something inherently beautiful about spaces that wear their history well. Places that have been lived in, loved, and seasoned over the decades—waiting for the right hand to carry them forward. Welcome to a romantic Neo-Georgian residence tucked into the heart of Deer Park, where classic design sets the stage for thoughtful reinvention.

Wrapped in a signature red-brick façade, the home strikes a confident balance between symmetry and softness. With its fanlight-topped front door and multi-paned windows, this is a contemporary interpretation of classic Georgian townhome—restrained, refined, and rich with character. A clean brick header above the built-in garage and elevated entry nod to tradition, while leafy, gardened surroundings offer warmth and quietude in an affluent, midtown community.

Step inside to over 2,900+ square feet above grade where light streams through its double casement openings, highlighting fresh ivory walls, original mouldings, deep casings, and solid French doors. The sunken living room—anchored by a marble-surround fireplace and framed by ravine views—channels a mid-century sensibility. In contrast, the elevated dining room, accessed through glass pocket doors, floats over ivory keys and rich hardwood flooring underfoot. The eat-in kitchen is family-sized and sun-filled, offering dual access points, a south-facing bay window, and extensive storage. Above, three well-scaled bedrooms—including a primary retreat with dual walk-in closets and a seven-piece ensuite—enjoy lush treetops and garden-facing views.

The lower level? A surprising delight. A walk-out library with fireplace, built-ins, and wood panelled walls opens to a private garden terrace abutting David Balfour Park Trail—green, peaceful, and entirely unexpected. Bonuses include a full laundry room, cedar closet, two-piece bath, a fourth bedroom (or private office), plus interior access to the garage to top up this inviting home with effortless function and flexibility. A residence that invites your perspective - a place for new memories, subtle edits, and your stories still waiting to be written.





THE HOME

Behind The Front Door

The foyer features a classic Georgian-style door with side windows and a chandelier above, a double coat closet, hardwood flooring, cornice moulding, and 9-inch baseboards. A sunken living room with a fireplace overlooks the patio, deck, and ravine through North-facing Juliette windows. The formal dining room sits above the living room and includes hardwood floors, cornice moulding, 9-inch baseboards, French glass pocket doors to the hall, and double doors leading into the kitchen. The family-sized kitchen has an eat-in breakfast area, south-facing bay window, hardwood floors, extensive cupboard space, double access to the dining room, main hallway, and a two-piece powder room.

Upstairs, a large skylight brightens the second-floor landing. The primary bedroom has north-facing windows overlooking the ravine, broadloom, cornice moulding, his and hers walk-in closets, and a six-piece ensuite. The second bedroom features a south-facing bay window, broadloom, and a double closet. The third bedroom also has a south-facing window, broadloom, and a large closet. A four-piece bathroom serves the second and third bedrooms.

The lower level includes a family room with north-facing windows and sliding glass doors that walk out to the patio, deck, and ravine. The space consists of broadloom, a fireplace with marble surround, panelled walls, built-in bookcases, and hidden cupboards. A two-piece washroom, laundry room with sink, washer/dryer, built-in cupboards, a large storage closet, a cedar closet, and a combined furnace/storage room complete the basement with direct access to a built-in garage and driveway.

The garden includes an interlocking brick patio, a private wood deck overlooking the ravine, and mature trees and shrubs.

Thoughtful Additions

- Bosch Wall Oven
- Bosch Built-In Microwave (above the oven)
- Samsung French Door Refrigerator with Bottom Freezer
- Bosch Stainless Steel Dishwasher
- 4-Burner Gas Cooktop
- Black Over-the-Range Hood Fan & Vent
- Maytag Top Load Clothing Washer
- Maytag Top Load Clothing Dryer
- All Electrical Light Fixtures
- LiftMaster Garage Door Opener & Remote(s)
- NuTone Central Vacuum System (wall-mounted)
- ADT Safewatch Pro 3000 Alarm Panel
- All Built-In Shelving
- Fireplace Screen & Tool Set (Basement)
- Window Drapery Hardware
- Miscellaneous Yard Maintenance Tools in the Garage
- Outdoor Hose Bib (Backyard)
- Heintzman Grand Piano (please inquire with the Selling brokers)
- Library Books (Lower Level) *if interested





DEER PARK

Welcome To The Local Landscape

Tucked into the storied streetscape of Deer Park, 66 Heath Street East stands at the crossroads of heritage and timeless residential charm. Defined by leafy ravines, architectural integrity, and a location that blends natural beauty with the bustle of midtown Toronto, Deer Park is one of the city’s most established and sought-after enclaves.

This refined residential pocket is centred around the vibrant Yonge & St. Clair corridor and bordered by some of Toronto’s most notable green spaces, including the Vale of Avoca Ravine to the east and the Nordheimer Ravine to the west. Residents are just steps from the Beltline Trail, the historic CP Railway tracks, and the esteemed Mount Pleasant Cemetery, lending the neighbourhood its deep-rooted history and quiet park ambiance.

Deer Park’s origins date back to the early 1800s when Colonel Charles and Agnes Heath purchased and subdivided the area’s original estates. Their vision transformed the land into a village named “Deer Park,” a nod to the wild deer that once roamed freely across the estate grounds. Though once rural and remote, the area became a coveted commuter hub with the expansion of Yonge Street in the 19th century, connecting the city’s growing core to the rolling estates of upper Toronto.

Today, Deer Park seamlessly bridges its past to its present. The neighbourhood is anchored by excellent schools like Deer Park Jr. & Sr. Public School, The York School, and Our Lady of Perpetual Help. Families benefit from proximity to some of Toronto’s top private and Catholic institutions, while professionals enjoy an easy commute via St. Clair Subway Station — just a short stroll away.

Just minutes from Deer Park, the Toronto Lawn Tennis Club is one of the city’s most established private athletic clubs. Founded in 1876 and located in the heart of Rosedale, it’s known for its long-standing focus on racquet sports and community. Members can access indoor and outdoor tennis courts, squash courts, a fully equipped fitness centre, and thoughtfully designed dining and social spaces. With a strong sense of tradition and a commitment to high-quality programming, the club remains a fixture in Toronto’s recreational and social scene.

Moorevale Park, Oriole Park, and Glenn Gould Park offer ample outdoor recreation, while boutique grocers, cafes, and restaurants line the main streets. Highlights include Ultra Restaurant & Supper Club, Union Social Eatery and Capocaccia. It’s a lifestyle designed for walkability, culture, and easy convenience.

We’re looking forward to your visiting this beautiful property and exploring one of Toronto’s most established neighbourhoods.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Boxcar Social
- Brownes Bistro
- Capocaccia Trattoria
- Cucina Buca
- Mary Be Kitchen
- Sunny Morning Breakfast & Lunch
- Sushi Gen
- Terroni
- Ultra Restaurant
- Union Social Eatery

GROCERIES

- Farm Boy
- Harvest Wagon
- Loblaws
- Summerhill Market Rosedale
- The Market by Longos

LIBATIONS

- Bar Batavia
- Celtic Irish Pub
- Kramer's Bar & Grill
- The Bull
- The Quail
- Union Social
- Wylie's Pub

COFFEE & BAKERIES

- Bomou Artisanal Bakery
- Boxcar Social
- Circles & Squares
- COBS Bread
- La Barista Cafe
- Lil E Coffee Cafe
- Nadege Patisserie
- Nutbar
- Pilot Coffee roasters
- Rachel's Coffee House
- Starbucks
- Tim Hortons

GREENSPACE

- Beltline Trail
- David Balfour Park & Playground
- Jeffrey E Mann Landing
- Moore Park Ravine
- Mount Pleasant Cemetery

NEIGHBOURHOOD CONVENIENCE

- Toronto Public Library - Deer Park Branch

GYMS

- Oxygen Fitness & Yoga
- GoodLife Fitness
- RingFit Boxing
- Movement Matters
- Ultimate Athletics
- F45 Training
- Matrix Fitness Inc

SCHOOLS

PUBLIC
(ELEMENTARY & MIDDLE)

Deer Park Jr & Sr Public School (JK - Grade 8)

FRENCH ELEMENTARY

ÉE Gabrielle-Roy (JK – Grade 6)

HIGH SCHOOL

Jarvis Collegiate Institute (Grades 9 - 12)

FRENCH MIDDLE & HIGH SCHOOL

Collège français secondaire (Grades 7 - 12)

CATHOLIC SCHOOLS
(ELEMENTARY & MIDDLE)

Our Lady of Perpetual Help Catholic School (JK - Grade 8)

FRENCH CATHOLIC ELEMENTARY

ÉEC du Sacré-Coeur-Toronto (JK - Grade 6)

FRENCH CATHOLIC MIDDLE & HIGH SCHOOL

ÉSC Saint-Frère-André (Grades 7–12)

PRIVATE SCHOOLS

Bishop Strachan
Branksome Hall
De La Salle College
Havergal College
The York School
Upper Canada College

WALKSCORE & TRANSIT

- 92 Walkscore
- 97 Transitscore
- 69 Bikescore

COMMUTE TO UNION STATION

- 14 Minutes by Car
- 19 Minutes by Transit
- 17 Minutes by Bike

RAIL LINES

- 512 St Clair
- 1 Line (Yonge-University)

BUS LINES

- 320 Yonge
- 88 South Leaside
- 312 St Clair
- 97 Yonge
- 74 Mt Pleasant







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 Torontonians 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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