

22A LEWIS STREET

Not Your Carriage-Era Coach House



FM

THE DETAILS

Your Laneway Legend

Tucked discreetly off a leafy laneway in the heart of Leslieville proper, this architecturally unassuming turn-of-the-millennium coach house —originally constructed in 1999—reveals a striking yet humble private rear-lot residence. Behind its unassuming façade and dormered rooflines lies a mystery. A best-kept secret. A slice of the unexpected, shall we? The exterior nods to its carriage house roots while concealing a bright, modernized interior. Step inside and discover a reimagined space where volume, light, and minimalism take centre stage. Crisp white walls and lofty ceilings offer a gallery-like backdrop for a curated aesthetic and an “anything goes” approach. Equal parts showpiece and workhorse, the kitchen pulls double duty, wrapped in stone countertops and glossy custom cabinetry, accented by pendant lighting and polished steel finishes. A quiet Scandinavian style informs the open-concept living and dining, where its clean lines, glass enclosures, rich floors, large windows and cut-outs offer up something you don’t see on the daily! Upstairs, the primary bedroom evokes a boutique hotel retreat with its serene palette, walk-through closet, and access to a secluded treetop balcony. In addition, you’re bonus-ed with a studio-sized second bedroom, a huge four-piece bath with room to grow and a hallway overlooking the main floor, punctuated by four skylights and extra storage. And if that ain’t enough, we’ve stacked your first level with a private office (or guest bedroom), extra outdoor space, a powder room, front hallway closet and separate laundry off the kitchen. Still not sold? How about the built-in garages—perfect for your cars, your gear, your pottery, your art, your band... or even your in-laws. All the benefits of freehold living but without the “maintenance” (or those maintenance fees)! We cannot wait for you to take a whirl and to let us know what you think! Admittedly, we’ll have a hard time parting ways with this laneway legend...but hey, they say if you love something, set it free—right?

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SOUTH RIVERDALE

Welcome to Toronto's Lower East Side

Tucked in at the intersection of Queen Street East & Broadview is the perfect "development play" 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.

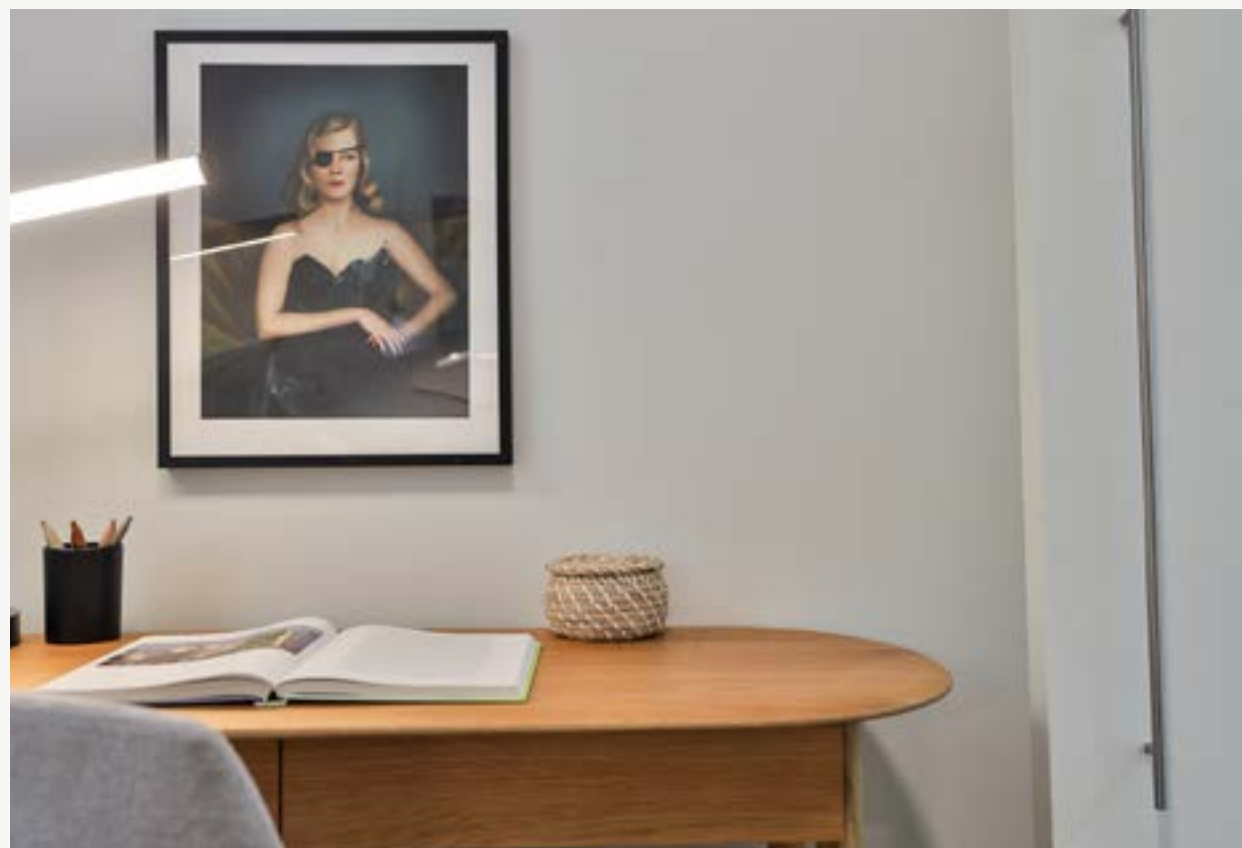
A myriad of exceptional restaurants & cafes offer many tastes and flavours just steps from your building. From cozy brunch spots for lazy weekends to upscale eateries for indulgent evenings, satiate every palette within a stroll from your new pad. Hot spots include The Broadview Hotel, La Carnita and 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!

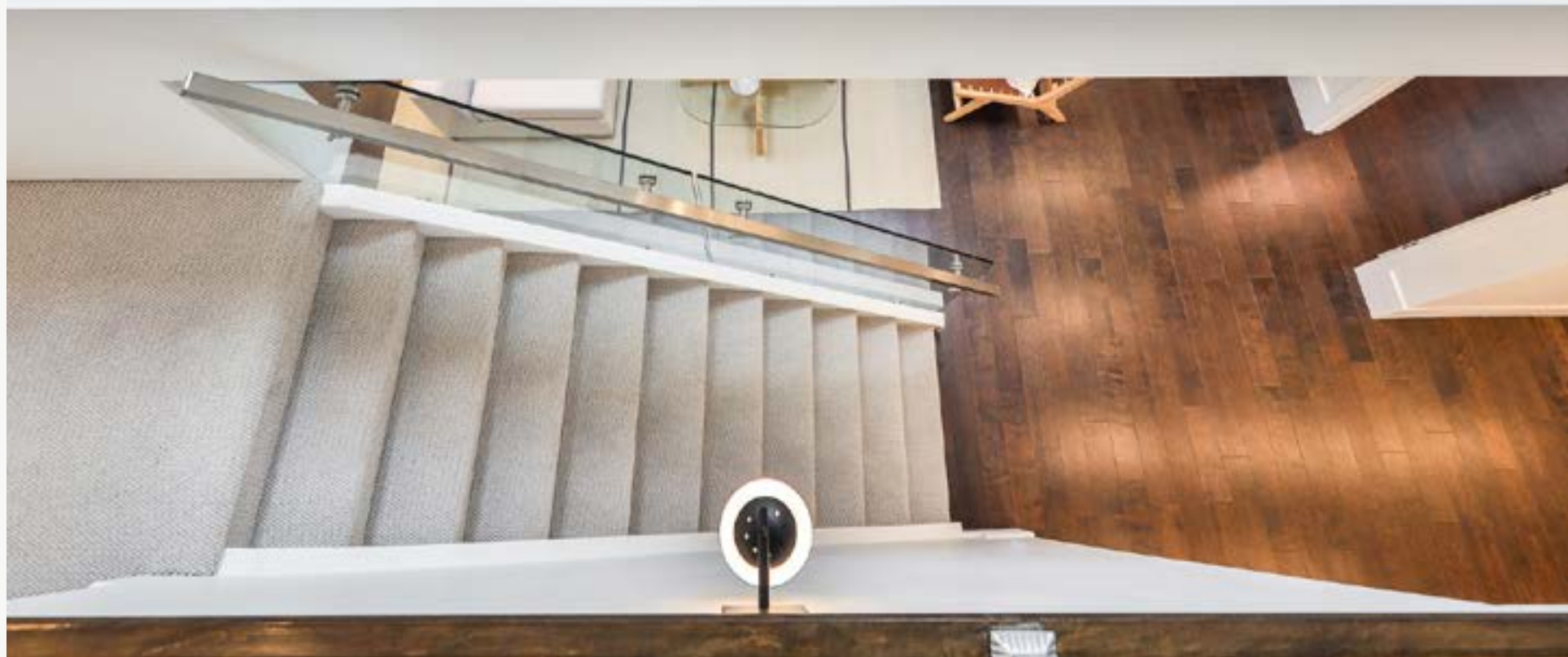
Prioritize your well-being with Leslieville's diverse range of state-of-the-art gyms, yoga studios, and wellness centres, ensuring your health and fitness goals stay on track. The accessibility to these facilities makes maintaining a healthy lifestyle not just a goal but a reality. We personally love 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.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- A&W Canada
- Animal Liberation Kitchen
- BarBurrito
- Burrito Queen
- Cherry Street Bar-B-Que
- Chick-Wings
- Eastside Social
- Eat Bkk Thai
- El Catrin Destileria
- Est Restaurant
- Frankie's Italian
- Freshii
- Kismet Turkish Restaurant
- La Carnita
- Lady Marmalade
- Liberty Shawarma
- Pizza Nova
- Pizza Pizza
- Subway
- Supreme Taste
- The Opera House Grill & Patio
- Urban House
- White Lily Diner

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

COFFEE & BAKERIES

- Boxcar Social
- Country Style
- Dark Horse Espresso Bar
- 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

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

PRIVATE SCHOOLS

- Branksome Hall
- Iqra Academy
- Liberty Prep
- Montcrest School
- Parkside Academy
- Toronto Private High School

PUBLIC SCHOOLS

- Dundas Jr. P.S.
- Queen Alexandra M.S.
- Riverdale C.I.
- Danforth C. & T.I.

FRENCH SCHOOLS

- Dundas Jr. P.S.
- Queen Alexandra M.S.

WALKSCORE & TRANSIT

- 91 Walkscore
- 94 Transitscore
- 89 Bikescore

COMMUTE TO UNION STATION

- 12 Minutes by Car
- 25 Minutes by Transit
- 20 Minutes by Bike

RAIL LINES

- 50 Quen
- 504 King
- 505 Dundas

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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Ralph Fox

FOUNDER, BROKER OF RECORD



Native Torontonion 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.

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