

66 SEVENTH STREET

Beautifully Reimagined



FM

THE DETAILS

Something Different



Or, maybe it's just me? Tucked into one of New Toronto's most coveted pockets, where the city's buzz gives way to lakeside living, this beautifully reimagined home is where comfort and convenience come together to welcome you home, where you and your family belong. Thoughtfully renovated with a designer's hand, this 4-bedroom, 3-bathroom gem blends the timeless charm of a classic neighbourhood with the clean lines and modern amenities today's families need and want.

From the moment you step inside, you'll be welcomed by brand-new wide plank hardwood flooring that flows effortlessly across the expansive main floor, tying together the bright, airy living room, open-concept dining space, and dramatic black minimalist kitchen. Cradled by oversized picture windows and a sliding glass walk-out, this stunning space offers uninterrupted views of the West-facing backyard, stacked with mature trees and rich gardens dappled in sunlight. Whether you're hosting a summer dinner party under the stars or enjoying a quiet morning coffee, the backyard is your personal slice of cottage country – no long drive required, my friends.

Upstairs, the new addition features a magazine-worthy primary suite, complete with a spa-inspired ensuite bathroom and a dreamy balcony perfect for sunset cocktails. Two additional sunlit bedrooms provide flexible space for kids, guests, or a home office. In contrast, a main floor bedroom with its own full bath adds convenience and versatility for multigenerational living or work-from-home needs. The elevated front porch offers curb appeal and a peaceful perch above the street, while the private drive and garage provide ample parking for an SUV (or two). Need more room to grow? The full, unfinished basement is a blank slate for your gym, creative studio, workshop, or simply tons of extra storage.

Located just steps from the beloved Seventh Street School (JK-5), this is a neighbourhood where kids still ride their bikes, play street hockey in the summer and make lifelong friends with ice-cream cones and slurpies in hand. Stroll to the lake at the end of your street, or explore nearby parks like Cliff Lumsdon, Prince of Wales, Rotary, and Colonel Samuel Smith. Dog lovers, nature lovers, and city lovers will all feel right at home on Seventh Ave!

With an excellent walk score, the 501 Queen Streetcar is just around the corner, and quick access to the Gardiner, downtown Toronto, and both airports are in easy reach! This isn't just a home—it's a full-stop 'life upgrade' anchored beside the lake, with the city at your back and your future at your fingertips.

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LAKE SHORE & KIPLING

Welcome To Toronto's West End

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.

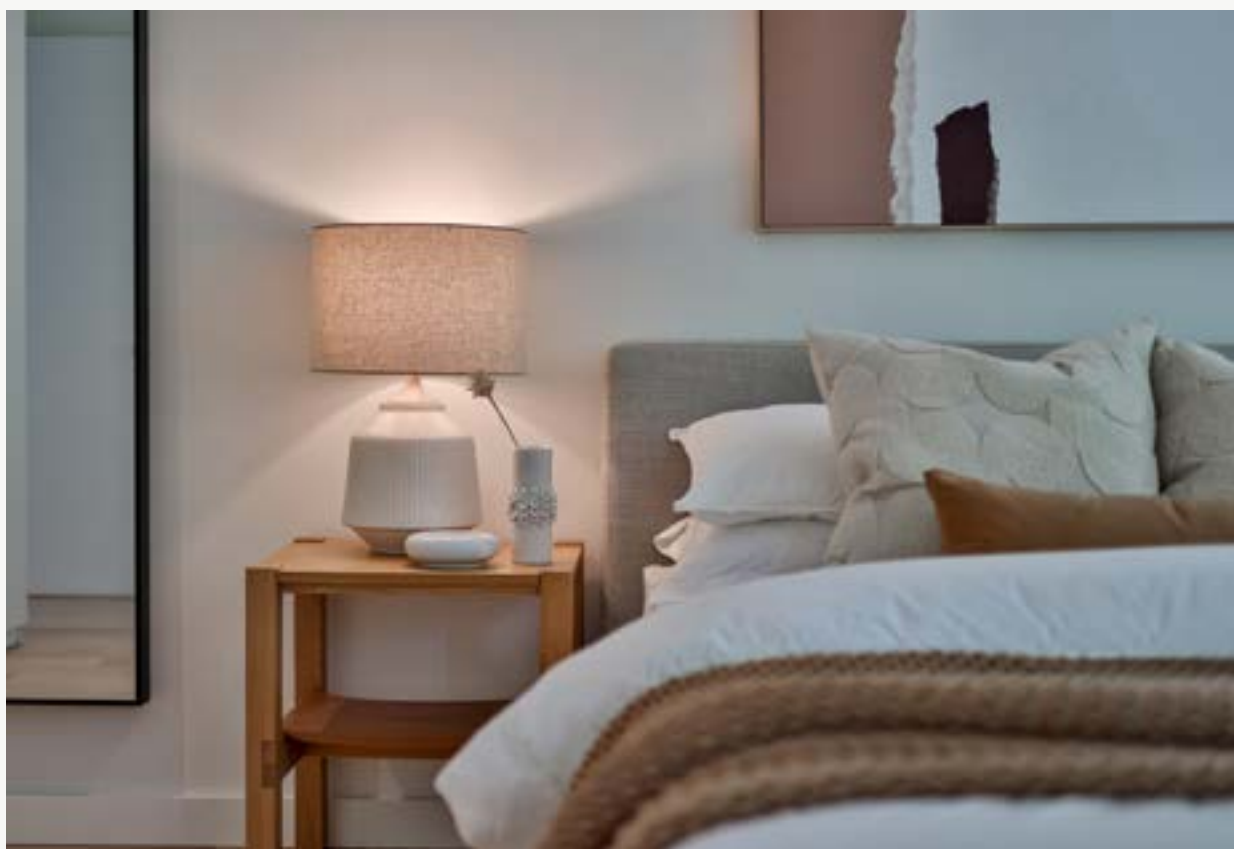
On dry land, the neighbourhood is dotted with community-oriented parks like John English Grounds, Mimico Memorial Park, and Lake Crescent Park—all offering playgrounds, sports fields, tennis courts, and wading pools for active living close to home.

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

- Seventh Street Junior School
- Second Street Junior Middle School
- Lakeshore Collegiate Institute
- ÉÉ Micheline-Saint-Cyr
- ÉS Toronto Ouest
- Twentieth Street Junior School
- James S. Bell Junior Middle Sports & Wellness Academy

CATHOLIC SCHOOLS

- Father Redmond CSS & Regional Arts Centre
- ÉSC Saint-Frère-André
- St. Leo Catholic School
- St. Josaphat Catholic School
- The Holy Trinity Catholic School
- ÉÉC Sainte-Marguerite-d'Youville

NEARBY PRIVATE SCHOOLS

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

WALKSCORE & TRANSIT

- 86 Walkscore
- 65 Transitscore
- 82 Bikescore

COMMUTE TO UNION STATION

- 33 Minutes by Car
- 55 Minutes by Transit
- 52 Minutes by Bike

RAIL LINES

- 501 Queen
- 301 Queen

BUS LINES

- 44 Kipling South
- 110 Islington South



THE NEIGHBOURHOOD





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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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.

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