

107-40 GLEN ROAD

Hidden In Plain Sight



FM

THE DETAILS

A Private Rosedale Escape



Connected and yet quietly tucked away from the city's hustle and bustle, lies a warm and inviting updated suite from a by-gone era. 40 Glen Road is beaming with pride and convenience from a beautiful corner of Rosedale, filled with charming stately architecture and lush old growth greenery. Inside, full sized appliances and rooms meant for real life living offer relaxing spaces to entertain, binge-watch, unwind, work from home – the options are endless. This rare main floor two bedroom, two bathroom corner unit at the end of the hall has a walk-out to your own patio connected to the building 's private grounds and gardens at the back of the building on the ravine, not the street. A mature, sophisticated and demure boutique co-op building that's well managed, clean, quiet, and friendly. The newly completed foot bridge to Sherbourne and Bloor is your neighbour and ensures you'll still be able to quickly get to any other corner of the city when required. Come for a tour and you'll be tempted to stay for years – see and own a historic part of the city you may not have known existed until today.

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MT PLEASANT RD & BLOOR ST E

Welcome To Rosedale

Tucked into one of Toronto's most storied and picturesque enclaves, 40 Glen Road offers a lifestyle steeped in natural beauty, historic charm, and downtown convenience. Living here means waking up to the rustling leaves of century-old trees, strolling through winding ravine trails, and enjoying a daily pace that takes the edge off!

Steps from your front door, the Rosedale Valley and Park Drive ravines unfurl like private green corridors—perfect for early morning jogs, scenic dog walks, or quiet moments with nature. The nearby Beltline Trail, a 9-kilometre converted rail path, extends the experience further, offering uninterrupted access to midtown and beyond. At the heart of the neighbourhood, Rosedale Park provides an expansive community hub with tennis courts, a skating rink, playgrounds, a wading pool, and the much-loved Mayfair celebration each spring. Whether you're soaking in summer sunshine or catching the fall colours, the green space here is one of a kind.

When it comes to connectivity, few locations strike a better balance. Rosedale Subway Station (Line 1) is just a short stroll away, with Sherbourne and Summerhill Stations also nearby, ensuring effortless travel throughout the city. And for those commuting by car, easy access to the Bayview Extension, Rosedale Valley Road, and the Don Valley Parkway offers direct routes into the core (or to get out of dodge on Long Weekends easily)! Plus, friendly bike routes along Bloor, Bayview, Yonge and more!

Venture a few blocks south and you'll find yourself on Bloor East and Yorkville proper—a luxury playground of designer boutiques, world-class galleries, and destination dining. Closer to home, the Summerhill stretch of Yonge Street feels more like a European high street than a typical Toronto thoroughfare. Think beautifully curated indie shops, the iconic clock tower, and the legendary Summerhill Market—a gourmet

grocer beloved for its thoughtful selection of everyday staples and indulgent treats.

For coffee and casual bites, the neighbourhood doesn't disappoint. Black Camel on Crescent Road is a go-to for legendary brisket sandwiches and expertly brewed espresso. Meander up Yonge and you'll find independent coffee houses, artisanal bakeries, and cozy breakfast spots—all exuding charm and local flavour. For something more elevated, the fine dining options in Yorkville offer refined menus and impeccable service, perfect for special occasions or a leisurely Sunday brunch, including Terroni, Trattoria Nervosa, and the Four Seasons Hotel.

Shopping here is more than an errand—it's a 5-Star experience. From Summerhill's elegant home decor stores and boutique fashion retailers to Yorkville's iconic luxury houses and concept shops, there's something for everyone, including Holt Renfrew, Yorkville Village and Harry Rosen. Whether you're sourcing a new statement piece or simply enjoying the window shopping, the retail landscape is covered from top to bottom.

And yet, despite all this access, Rosedale remains a quiet and safe Toronto community. The streets surrounding 40 Glen Road are lined with stately Victorian, Edwardian, and Tudor-style architecture. Traffic is minimal, the sidewalks are wide and shaded, and the atmosphere is deeply residential. It's the kind of place where neighbours greet each other by name and everyone's dog has a best friend living just around the corner. An address that invites you to slow down, look around, and stay awhile.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Chester Fried Chicken Express
- Chew Chew Grill
- El Gourmet Express
- Fat Bastard Burrito Co.
- House on Parliament
- Johnny G's Cafe
- Katsuya
- Kibo Sushi House - Sherbourne
- Mad Radish
- Maison Selby
- Momo Ghar
- Naan Kabob
- O'Grady's Restaurant on Church
- Pita Land Shawarma - Bloor
- Pita Lite Shawarma
- Popeyes Louisiana Kitchen
- Red Cranberries Restaurant
- Seoul Food Take-Out
- Sushi Cafe
- The Blake House
- Tokyo Kitchen
- Trattoria Nervosa

GROCERIES & LIBATIONS

- Damiano's No Frills
- Food Basics
- FreshCo - Sherbourne & Isabella
- Galleria Supermarket Express - Wellesley
- George's No Frills
- H Mart
- Independent City Market - Bloor
- Loblaws - Carlton Street
- Metro
- Summerhill Market - Rosedale
- The Market by Longo's
- Whole Foods Market
- Yarl's Superstore

COFFEE & BAKERIES

- Aeset Coffee Co.
- Caphelia Coffee
- De Mello Coffee
- Hale Coffee Company
- Kava Coffee House
- Mos Mos Coffee
- Neo Coffee Bar - Yonge & Gloucester
- Piedmont Coffee Bar
- Rooster Coffee House
- Spark Shop and Coffee

PARKS & GREENSPACE

- Barbara Hall Park
- Craigleigh Gardens
- Park Drive Reservation Lands
- Ramsden Park
- Riverdale Park East
- Rosedale Park
- Rosedale Ravine Lands Park
- Severn Creek Park

FITNESS

- Central YMCA
- Fit4Less
- GoodLife Fitness - Bloor & Bay
- GoodLife Fitness - Bloor & Park
- GoodLife Fitness - Manulife Centre
- Hart House Fitness Centre
- Hone Fitness - Isabella
- Innovative Fitness - Bloor
- Lyft Fitness Toronto Gym & Personal Training
- Orangetheory Fitness
- Parliament Street Fitness
- Planet Fitness
- Sweat Shoppe TO
- Telomere Fitness

PRIVATE SCHOOLS

- Abelard School
- Branksome Hall
- De La Salle College
- Greenwood College School
- Maplewood Academy
- The Rosedale Day School

PUBLIC SCHOOLS

- Central Technical School
- Deer Park Jr & Sr PS
- Jarvis CI
- Northern SS
- Rosedale Jr PS

FRENCH SCHOOLS

- Winchester Jr & Sr PS
- Harbord Collegiate Institute

WALKSCORE & TRANSIT

- 70 Walkscore
- 90 Transitscore
- 69 Bikescore

COMMUTE TO UNION STATION

- 19 Minutes by Car
- 25 Minutes by Transit
- 21 Minutes by Bike

RAIL LINES

- Line 2 (Bloor-Danforth)
- Line 1 (Yonge-University)

BUS LINES

- 75 Sherbourne
- 82 Rosedale
- 65 Parliament
- 94 Wellesley





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 dog. 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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