

1215 WOODBINE AVENUE

# More Units, More Possibilities



**FM**



THE DETAILS

# Live. Rent. Repeat

Attention savvy investors, house-hackers, or multi-unit buyers ready to grow their real estate portfolio! This solid-brick detached gem in East York is packed with opportunity—whether you're living in one unit and renting out the others, or fully leasing it out for maximum cash flow. With multiple self-contained units already in place, this property is tailor-made for generating income while maintaining flexibility. The layouts are practical, the space is real, and the upside? Huge. Picture a large basement as your blank canvas, with functional ceiling height and 2 bathroom rough-ins to allow for more creative living options. Use the oversized garage as a potential workshop, studio, gym—or better yet, rent it out for extra monthly revenue. And if you're dreaming even bigger? There's potential to build a 2-storey garden suite (see attached analysis)—unlocking even more value and transforming your lot into a full urban income compound. The newly interlocked driveway offers smooth access to your generous parking options, and the location is ideal: steps to parks, schools, Taylor Creek trails, the DVP, TTC, and all the amenities of East York and the Danforth. Whether you're an investor looking for cash flow, a homeowner wanting rental income to offset your mortgage, or someone planning a multi-generational living setup—this is a smart, versatile property with serious potential.

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WOODBINE-LUMSDEN

## Welcome To Woodbine Ave & Mortimer Ave

Tucked in the heart of East Danforth, 1215 Woodbine Avenue offers the perfect dose of family-friendly living and accessible city convenience. This vibrant neighbourhood is known for its strong sense of community, making it the ideal setting for first-time buyers, growing families and those seeking a peaceful downtown lifestyle.

The property is just steps away from Taylor Creek Park & Ravine, one of the largest natural areas in the city, spanning 182 acres of lush forest and a peaceful riverway. The nearly six-kilometre loop of hiking and biking trails winds through the park, following the river closely and offering stunning natural beauty and plenty of opportunities to take in the scenic surroundings. Whether it's a morning jog, a leisurely walk with the family, or a weekend picnic, the park provides an exceptional escape from city life.

East Danforth is also perfectly positioned to take full advantage of nearby Danforth Village, where local coffee shops and diverse restaurants cater to every taste. The area is brimming with hidden gems—from cozy cafes for your morning espresso to bustling eateries that offer a wide array of options, including our favourite bakery, City Bakers Collective! Whether you're grabbing a quick bite or settling in for a family dinner, the neighbourhood has no shortage of great options.

One of the highlights of living on Cedarvale is its unparalleled access to transit. With the subway and Danforth Go just minutes away, commuting to downtown Toronto or other parts of the city is easy and breezy. This makes it simple for residents to enjoy the best of both worlds—a quieter lifestyle on foot or bike or access to the city's fantastic entertainment and sporting events a few stops from home!

Overall, this property offers a unique opportunity to enjoy the best East Danforth offers—a family-friendly neighbourhood, access to nature and mature trees, top-notch local amenities, and seamless transit connections.











THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- A&W Canada
- Bhojan Ghar
- Bodega Henriette
- Brick Farm Breakfast
- Budapest Restaurant
- Cumin Kitchen
- Diamond Pizza
- Firkin on Danforth
- Flamingo Restaurant
- Friday Burger Company
- Grillies
- Gyoko Sushi
- La Famiglia
- McDonald's
- Oak Park Deli
- Our Spot Danforth
- Pizza Nova
- Pomarosa Kitchen
- Sandy's Restaurant
- Sunset Grill
- Thai Room
- Trecce
- Uniform Cafe

GROCERIES & LIBATIONS

- Daily Goods Market
- Food Basics
- Foodland
- Fresh 1 Market
- FreshCo
- L B Supermarket
- Loblaws
- Metro
- No Frills
- Real Canadian Superstore
- Sobeys
- Trienda Movil Latin Supermarket
- Valu-Mart

COFFEE & BAKERIES

- City Bakers Collective
- Cafe Cocoro
- Coffee Time
- East Toronto Coffee Co
- Might & Main
- Mofer Coffee
- Morning Parade Coffee Bar
- Nostalgia Coffee Company
- Poured Coffee
- Red Rocket Coffee
- Seb's Cappuccino
- Zav Coffee Shop

PARKS & GREENSPACE

- East Lynn Park
- Everett Park
- Gledhill Park
- Maryland Park
- Oakcrest Park
- Stan Wadlow Park
- Stephenson Park
- Taylor Creek Park

FITNESS

- Balance Women's Fitness Studio
- Bomb Fitness
- Dizonfit Training Studio
- F45 Training
- Fit4Less
- Fitness Connection
- LA Fitness
- Move Fitness
- Nielsen Fitness
- Planet Fitness
- Pure Fitness
- Resilience Fitness
- Stark Fitness
- Thrive Fitness
- Tidal Fitness
- Vive Fitness
- Workout Loft
- Zone W Fitness

PRIVATE SCHOOLS

- Hawthorn School
- Iqra Academy
- Northmount School
- Seneca Hill Private School
- Sunnybrook School
- The Laurel School

PUBLIC SCHOOLS

- Bowmore Road Jr. & Sr. P.S.
- Danforth Collegiate & T.I.
- Monarch Park C.I.

FRENCH SCHOOLS

- Bowmore Road Jr. & Sr. P.S.
- Duke of Connaught Jr. & Sr. P.S.
- Malvern Collegiate

WALKSCORE & TRANSIT

- 90 Walkscore
- 82 Transitscore
- 90 Bikescore

COMMUTE TO UNION STATION

- 24 Minutes by Car
- 37 Minutes by Transit
- 41 Minutes by Bike

RAIL LINES

- Woodbine Subway Station
- 503 Kingston Rd

BUS LINES

- 22 Coxwell
- 92 Woodbine
- 62 Mortimer
- 87 Cosburn
- 93 Parkview Hills







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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# Samantha Marasco

SALES REPRESENTATIVE



Samantha Marasco's journey into real estate is a natural extension of her passion for helping others and navigating high-pressure environments with grace and compassion. After graduating with a nursing degree from the University of Western Ontario, Sam embarked on an adventurous decade as an ICU travel nurse in Southern California. From the fast-paced hospitals of Los Angeles, she developed a unique ability to stay calm, think critically, and build deep, trusting relationships. This skill set has become a hallmark of her approach to real estate, where she helps clients navigate the complexities of buying and selling homes with patience, empathy, and precision.

Sam's background in critical care honed her ability to manage stress and provide support in challenging situations, qualities that translate seamlessly into real estate. She is dedicated to making the process stress-free for her clients, offering exceptional service, transparent communication, and solutions tailored to each individual's needs. Her adaptability and problem-solving skills allow her to guide clients smoothly through the highs and lows of real estate acquisition and divestiture.

A native of Sault Ste. Marie, Sam's love for architecture and design was sparked after moving to Southern California, where she fell in love with everything from Malibu beach homes to Venice bungalows and Hollywood Hills mansions. Her fascination with unique properties is not just a professional interest but a personal passion that continues to drive her work in real estate, along with her love for connecting with people from all walks of life.

Sam enjoys an active lifestyle outside of work, including paddleboarding, surfing, and playing pickleball. She's an avid traveller, having lived in places as diverse as Australia and Costa Rica, and draws inspiration from the different cultures and landscapes she's experienced. Sam also finds time to give back, volunteering at the local Humane Society and caring for her furry friends.

For Sam, the most rewarding part of her work is witnessing the excitement of her clients as they find the home they love or tackle the next step up the property ladder. Her positive attitude, commitment to growth, and deep empathy make her an invaluable asset to the Fox Marin team – a trusted guide for her clients. Her dedication to personal and professional development is both admirable and inspiring. Plus, Sam is always fun and energetic, making shopping for real estate an absolute pleasure from start to finish!

# 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.





# FOX MARIN

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