

20A LEWIS STREET

The Truest on Lewis



FM

THE DETAILS

Be Prepared to Be Smitten

Our truest on Lewis series is back with a bang! Winsome and likable – and gosh, darn irresistible. You know the type – like a perfect best friend. Light-hearted, warm, inviting, trusting, and unpretentious. An overdue breath of fresh air these days (no oddly distracting lash extensions over here). We're talking heart – your first family memories, those meaningful new moments, and that inaugural taste of adulting in a real-deal home of your own.

Set in a coveted Leslieville pocket on the up and up – walkable, bikeable, and desirable all bundled into one. Live in a friendly community with a touch of that old-school magic. Like, the good ol' days!

Seriously, though – swipe through this 1,582 square foot above-grade knock-out with an additional 580 square foot fully separate basement suite featuring its own entrance, kitchenette, and expansive 7'8" ceilings. Ideal for weekend guests (we love that), in-laws (that depends), or simply choose the ultimate flexibility: a home office, fitness space, or kids' rec room.

The third-floor private primary retreat is next level – complete with a walk-through closet, stylish ensuite, and your very own 165-square-foot rooftop terrace. You'll also appreciate the oversized second-floor bedrooms, a surprising sense of scale (you have to see it to believe it), and the peace of mind that comes with newer-ish construction (the late '90s weren't that long ago, right?).

Add in laneway parking, turnkey status from top to bottom, a low-maintenance lot, and you've got a real Leslieville unicorn on your hands. Be prepared to be smitten – you'll be into this one on Lewis.

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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 turn-key treasure 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 a wide range of tastes and flavours, just steps from your building. From cozy brunch spots for lazy weekends to upscale eateries for indulgent evenings, satiate every palate 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. 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!).

Take advantage of this prime location, which offers unbeatable access to public transportation and ensures seamless connectivity and easy navigation throughout the city. Proximity to major routes and diverse transportation options make commuting a breeze, offering you ultimate

convenience and freeing up your time to indulge in the local streets lined with boutique stores, art galleries, and cultural venues, including the 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. It's not just young professionals who are drawn here – families also find Leslieville an ideal place to put down roots. The neighbourhood's safe, welcoming atmosphere is complemented by well-regarded schools and plenty of playgrounds, making it easy for parents to settle in and kids to thrive. On weekends, you'll spot families enjoying local parks like Jimmie Simpson Park (complete with play areas and even summertime movie nights) or taking part in community events that bring neighbours of all ages together. With a range of childcare centers, libraries, and family-oriented programs nearby, even daily routines become delightful outings for the whole family.

In Leslieville, you truly get the best of both worlds – a trendy urban lifestyle wrapped in a warm community embrace. Whether you're a first-time buyer seeking a hip place to call home, a growing family wanting a nurturing environment, or an investor eyeing a neighbourhood on the rise, this location offers an opportunity like no other. Living at 20A Lewis Street means joining a thriving community where your investment pays off in an exceptional quality of life every single day. Each morning coffee run and evening stroll along these tree-lined streets will remind you that you've found more than just a home – you've found a neighbourhood that grows with you and for you.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & PUBS

- Avling
- Chez Nous
- Eastbound Brewing Company
- Issan Der - Thai Kitchen
- La Carnita
- Lady Marmalade
- Prohibition
- Radical Road Brewing Co.
- Roy Public House
- Tabule
- The Broadview Bistro Bar
- The Comrade
- The Duke
- Urban House
- West Cork Irish Pub

GROCERIES

- Aisle 24
- Farm Boy
- Food Basics
- FreshCo
- Loblaws Leslieville
- Marche Leons
- Riverside Market
- Walmart

COFFEE & BAKERIES

- Broadview Hotel
- Dark Horse
- Isle of Coffee
- Jimmy's Coffee
- Mercury Espresso
- Queen Garden Cafe
- Remarkable Bean
- Starbucks
- Tim Hortons
- Venom Coffee

FITNESS & GYMS

- Anytime Fitness
- Coco Reformer Pilates
- CoreWorks Pilates
- Culture Athletics
- Fortis Fitness
- Hone Fitness
- La Femme Strong
- Lift Corktown
- Lift Lab
- Mayfair Clubs
- One Academy
- One Training Toronto
- Planet Fitness
- Slow Medicine Company

PARKS & RECREATION

- Jimmie Simpson Park - Playground, Sports Field, Rink, Ball Diamond, Tennis & Basketball Courts, Picnic Area
- Thompson Street Parkette - Dog Park
- McCleary Playground - Playground
- Saulter Street Parkette - Picnic Facilities

SCHOOLS

PUBLIC SCHOOLS

- Dundas Junior Public School – PK to Grade 5
- Queen Alexandra Middle School – Grades 6 to 8
- Riverdale Collegiate Institute – Grades 9 to 12
- Collège français secondaire – Grades 7 to 12 (French, IB)
- ÉS Michelle-O'Bonsawin – Grades 7 to 9 (French)
- ÉÉ La Mosaïque – PK to Grade 6 (French)

CATHOLIC SCHOOLS

- Holy Name Catholic School – PK to Grade 8
- ÉÉC Georges-Étienne-Cartier – PK to Grade 6 (French)
- ÉSC Saint-Frère-André – Grades 7 to 12 (French, IB)
- St. Joseph's College School – Grades 9 to 12 (All-Girls, AP, French Immersion)
- St. Patrick Catholic Secondary School – Grades 9 to 12
- St. Michael's Choir School – Grades 3 to 12 (All-Boys, French Immersion, Music Program)

PRIVATE SCHOOLS

- Keystone International Secondary School
- Liberty Prep School – Leslieville Campus

WALKSCORE & TRANSIT

- 96 Walkscore
- 91 Transitscore
- 100 Bikescore

COMMUTE TO DOWNTOWN

- 8 Minutes by Car
- 26 Minutes by Transit
- 14 Minutes by Bike
- 45 on Foot

RAIL LINES

- 501 Queen
- 504 King
- 304 King
- 503 Kingston Rd
- 301 Queen
- 505 Dundas

BUS LINES

- 72 Pape - 0.7 km
- 121 Fort York - Esplanade - 1.0 km
- 325 Don Mills Night Bus - 0.7 km

SAFETY SERVICES

- Hospital: St. Michael's Hospital – 30 Bond St (Acute & emergency care, teaching & research hospital)
- Fire Station: Fire Station 324 – 840 Gerrard St E
- Police Division: 51 Division – 51 Parliament St





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.

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