

230-1029 KING STREET WEST

Double-Height Urban Atelier



FM

THE DETAILS

Lines, Light & Lift

Tucked above the King West corridor, Loft 230 is not your typical city condo—it's a curated, light-wrapped, double-height urban atelier that trades cookie-cutter for character, and compromise for composition. Spanning two levels and just under 800 square feet, this coveted corner slice of goodness offers rare continuous exposure, capturing both sunrises and sunsets from a vantage point hovering just above the buzz.

The expansive 17-foot ceilings are framed by floor-to-ceiling windows, flooding the apartment with natural light, revealing glimpses of the city skyline to the East and ambient late-day light from the West. Equal parts calm and kinetic.

Inside, a thoughtful main level unfolds with precision: luxury flooring underfoot, a sleek quartz-clad kitchen with matte black hardware and premium appliances, and an open-concept living and dining area that extends naturally to an oversized wraparound balcony.

Upstairs, the open-air loft bedroom overlooks the main level, adding volume and air to the layout while cleverly integrating a large closet, a stylish glass wardrobe, a work-from-home office and a fully renovated and thoughtful en-suite bath and laundry space.

A custom-stained bannister, upgraded lighting, smooth ceilings, trim, and luxe painted walls signal a home that has been both loved and future-proofed. Add to that the installed Level 2 EV charger, smart Ecobee thermostats, and designer details from top to bottom—and you've got yourself a home that's far from ordinary.

With pets permitted, parking and locker included, and monthly fees that cover all utilities, this residence is as practical as it is elevated. And let's not forget the location—wedged perfectly between Liberty Village and Trinity Bellwoods with instant access to groceries, transit, brunch stops, it-spots, indie gyms and plenty of green space.

This property doesn't play it safe, and neither should you. It's got the lines, the light, the lift—and just enough flex to break the rules too. If basics aren't your vibe, this one's just the ride, my friends.

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THE HOME

Upgrades & Improvements:

This beautiful property has seen a number of thoughtful upgrades and improvements, including a full bathroom renovation valued at \$22,000. Both the main and upper levels received updated flooring and trim, totalling \$7,200. The dated popcorn ceiling was professionally removed for a cleaner, more contemporary look (\$3,500), and the custom banister and railing were stained and painted by hand. Importantly, all Kitec plumbing was removed from both the unit and the building, with full documentation provided by Remy Consulting Engineers and Property Management (\$4,000). Additionally, a dedicated EV charger was installed in the parking space for added convenience (\$4,000). With careful planning and Condo Board approval, future owners might also consider expanding the upper level by enclosing the open space to the main floor below—an opportunity to add square footage and long-term value. Just imagine how stunning!

Building Maintenance:

Maintenance fee of \$656.29/month, includes heat, hydro, water, A/C, building insurance, parking, and the common elements:

- No additional utility costs beyond maintenance fees
- Heating is gas, forced air
- Cooling is central A/C via building chiller (replaced in April 2025)
- Well-maintained building with a strong reserve fund
- Windows and fan coils are cleaned annually
- Ducts are cleaned every other year

NOTE: The EV charger offers 6-7kW charging via a J1772 connector at a cost of \$0.19/kWh plus tax, with no additional fees or charges when not in use.

Building Amenities:

Gym, Cardio Room, Party Room, Meeting Room, Change Rooms With Bathrooms, Bike Storage, Visitor Parking, Secure Parcel Lockers By Snail & Canada Post, No Concierge On-Site; Packages Delivered To Secure Lockers. Condo rules allow for electric BBQs on balconies (no gas line present). Pet-friendly building with a by-law allowing up to two pets per suite. For added convenience, the stairwell at the end of the hallway offers quick and easy access to street level, parking, and building amenities—no waiting for elevators or unnecessary detours.







NIAGARA

Welcome to West-King-West

Tucked between Toronto's West-King-West district and Trinity Bellwoods, it exudes an upscale yet eclectic appeal. This sought-after enclave is known for its vibrant cultural scene, artistic community, and the expansive Trinity Bellwoods Park at its heart. A blend of boutique shops, art galleries, and unique eateries draws a creative, diverse crowd of young professionals, artists, and families, all enjoying a dynamic yet urban neighbourhood. Internationally recognized as one of the world's best neighbourhoods, offering a lifestyle at the crossroads of creativity, convenience, and community.

West-King-West holds its own in Toronto's culinary scene with high-end, boutique dining options that cater to gourmands and trendsetters alike. From the elegant Italian plates at Terroni to farm-to-table delights at Union, and the hipster dining ambiance of The Drake Hotel, the neighbourhood's notable spots are local favourites. New trend-setters such as Gia, Bar Vendetta and La Palma on Dundas West continue to elevate the scene. Whether you're indulging in an intimate chef-driven bistro or sipping craft cocktails on a hidden patio, the area's dining landscape is as diverse as it is upscale, reflecting the neighbourhood's taste for good food.

Café culture thrives here, fueled by artisanal roasters and design-forward coffee bars that mirror the area's boutique vibes. You'll find locals queueing at White Squirrel Coffee Shop or Jimmy's Coffee for their morning espresso – beloved spots ensuring residents meet their caffeine and pastry needs. Or if you want simple and reliable, you have a Starbucks immediately across the road! The neighbourhood streets are dotted with cozy, stylish cafes (many with bright, minimalist interiors and artful lattes) that invite you to sit and savour. Whether it's a sunny afternoon people-watching from Castle & Coal or Coco Cafe or a quiet morning with a pour-over in hand, the area offers a coffee experience as curated as its clientele, blending quality and creativity in every cup.

Shopping in the area is an adventure, defined by bespoke boutiques and luxury retail experiences. Along Queen Street West, upscale design stores and indie fashion houses sit alongside contemporary art galleries and beautiful decor shops, creating an eclectic shopping scene. The neighbourhood's style cred is evident in its high-end retailers – from designer eyewear at Cutler and Gross, which chose this area for its Canadian flagship, to cult-favorite skincare at Aesop, and local boutiques carrying limited-run Toronto designs. Including handcrafted jewelry studios, modern furniture showrooms, and clothing boutiques abound, each offering something unique.

Trinity Bellwoods Park is the neighbourhood's vibrant green heart and cultural soul. By day, its expansive lawns and shaded groves come alive with

activity – friends share picnic blankets over gourmet takeout, dog owners converge in the off-leash “dog bowl,” and impromptu frisbee games animate the open fields. In the warmer months, the park truly shines as a community hub, hosting a bustling weekly farmers' market, outdoor yoga sessions, art fairs, and local festivals. The park boasts tennis courts, playgrounds, and plenty of benches for quiet contemplation, striking a perfect balance between activity and restoration.

Despite its tucked-away feel, West-King-West is exceedingly well-connected to the rest of Toronto. The neighbourhood sits along major streetcar routes, with the 504 King line running outside your door and the 501 Queen streetcar just to the north, both offering frequent service that whisks riders directly to the downtown core and Financial District. Commuters benefit from seamless access to the city: it's roughly a 30-minute streetcar ride or a brief 10-minute drive to reach Union Station, the gateway to broader regional transit. Dufferin and Ossington buses also link the area to subway lines, and dedicated bike lanes make cycling a convenient option for reaching downtown in minutes. For drivers, proximity to arterial routes like Lake Shore Boulevard and the Gardiner Expressway ensures that the wider GTA is within easy reach. In short, whether by streetcar, bike, or car, West-King-West offers effortless connectivity – a rare convenience for such a cozy, boutique neighbourhood.

One of the area's greatest luxuries is the pedestrian-friendly lifestyle it affords. This is a neighbourhood designed for strolling: tree-lined side streets and lively main strips invite residents to explore on foot, with almost every daily need just a short walk away. In fact, the area boasts near-perfect walkability and excellent transit scores, reflecting how convenient and accessible everything is, including Liberty Village spilling with everything you could need or want and all available with a new foot-bridge directly into the pocket!

Boutiques, galleries, and fitness studios are interspersed with everyday essentials – there are multiple grocery stores, specialty food shops, pharmacies and banks tucked neatly into the community fabric. Craving dessert or need a last-minute gift? It's likely around the corner. Sidewalks here are constantly animated: morning joggers heading to the park, parents with toddlers in tow, and couples window-shopping at dusk with their puppy.

West-King-West isn't just a neighbourhood; it's a lively community offering a rich, easy, and eminently walkable lifestyle. In this exceptional pocket of the city, residents can truly live and work without ever straying far from home, making everyday life both convenient and delightfully Toronto life!







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Bar Piquette
- Bar Poet
- Black Sheep
- Florette
- Frankie's Diner
- Jules Bistro
- King Rustic Kitchen
- La Nayarita
- Le Swan
- Lobby
- Local Public Eatery
- Mamakas Taverna
- Mildred's Temple Kitchen
- Mother
- Nodo Liberty
- The Drake
- The Good Son

GROCERIES & LIBATIONS

- Bulk Barn
- Cumbrae's
- Fresh Fruit Bay
- LCBO
- Longo's Liberty Village
- M & M Food Market
- Metro Liberty Village
- No Frills
- Wine Rack

COFFEE & BAKERIES

- Boacados Bake Shope
- Bloomer's Queen
- Buno Coffee
- Dear Grain
- Evelyn's Whole Grain
- Forno Cultura
- Jimmy's Coffee
- Mad Batter Bakers
- Mofer Coffee Queen
- Nadège Patisserie
- Starbucks
- The Common
- The Library
- Tim Hortons
- TonTon Macha & Coffee
- Wallace Espresso
- White Squirrel
- Whoolshed Coffee

FITNESS & HEALTH

- Academy of Lions
- Altea Liberty Village
- F45 Trinity Bellwoods & Liberty Village
- GoodLife Fitness
- Jaybird Studio Queen
- Lotus Fitness & Thai Boxing
- Mula Yoga
- Muse Movement
- Oxygen Yoga
- Pura Yoga
- Solis Movement
- Strong Pilates Liberty Village
- Totum Life Science

GREENSPACE & PARKS

- Bill Johnston Dog Park
- Coronation Park
- Garrison Common
- Lamport Stadium Park
- Liberty Village Park
- Stanley Park
- Trinity Bellwoods

PUBLIC SCHOOLS

- ÉÉ Pierre-Elliott-Trudeau
- Alexander Muir/Gladstone Ave Jr and Sr Public School
- Givins/Shaw Junior Public School
- ÉS Toronto Ouest
- Parkdale Collegiate Institute

CATHOLIC SCHOOLS

- ÉÉC du Sacré-Coeur-Toronto
- St. Mary Catholic School
- ÉSC Saint-Frère-André

PRIVATE SCHOOLS

- Mary Mother of God School
- Cornerstone Montessori Prep School
- Discovering Minds Montessori

WALKSCORE & TRANSIT

- 95 Walkscore
- 91 Transitscore
- 89 Bikescore

COMMUTE TO DOWNTOWN

- 6 Minutes by Car
- 26 Minutes by Transit
- 11 Minutes by Bike
- 41 Minutes by Foot

RAIL LINES

- 504 King
- 304 King
- 501 Queen
- 301 Queen
- 509 Harbourfront

BUS LINES

- 63 Ossington
- 363 Ossington Night Bus
- 329 Dufferin Night Bus
- 307 Bathurst Night Bus
- 511 Bathurst
- 29 Dufferin







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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