

26 FORSYTH CRESCENT

Beautifully Inviting & Unpretentious



FM

THE DETAILS

Cul-De-Sac Exclusivity

The warmest of welcoming homes – offering everything the average 3+1 bedroom, 3-bathroom, one-parking Maurice Cody Midtowner simply cannot: everyday practicality, meaningful privacy, and tucked-away cul-de-sac exclusivity.

We're taking you back to a place where you belong – a home to put down roots for you and your growing family, finally. This Davisville address will tug on your heartstrings with its Pinterest-ready rooms, contemporary design selections, inviting colour palette, and light-filled flow. Because, to be honest, this is more than just a house – it's a feeling.

It's a street where neighbours greet each other by name, gardens are lovingly tended, and kids ride their bikes until the sun goes down. It's where the hustle of daily life slows just enough to let you savour it. Where community isn't a tagline—it's a way of living.

Since its purchase, Forsyth has undergone a loving top-to-bottom transformation over its 18 x 93-foot lot, which widens to 70 feet in the backyard! Think: a reimagined kitchen, new flooring underfoot, beautifully updated bathrooms (including that much-needed main-floor powder room), custom built-ins, curated lighting, and brand-new appliances throughout. The basement? Fully finished and refreshed. Outside? A newly painted exterior, an updated front porch, and a rear deck made for slow mornings (if those still exist anymore!)

The moment your foot graces the covered front porch and brick façade, you're greeted by possibility. Winsome and likable—and darn irresistible. It's light-hearted, warm, inviting, trusting, and unpretentious (we respect a humble brag around here). Whispering of its exceptional locale and close-knit community, this Forsyth keeper beckons the home dreamers, the achievers, and the family makers. Here, every corner and every edge carries a promise just for you.

This desirable 'dream-sicle' is perfectly positioned in one of Midtown's most unbeatable pockets. And yes—there's even potential to build out a 1,200+-square-foot, two-storey garden suite (ask us more)!

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MOUNT PLEASANT EAST

Welcome to Davisville & Mt Pleasant

Tucked into a leafy pocket of Midtown Toronto, 26 Forsyth Crescent sits on a coveted cul-de-sac offering that rare blend of tranquillity and convenience. In fact, the Toronto Star once spotlighted Forsyth as one of the city's best streets—a hidden gem that feels like a village within the city. With its canopy of mature trees and quiet, curved roadway, the neighbourhood feels peaceful, almost nostalgic. It's a place where neighbours wave hello, kids ride their bikes freely, and the pace of life slows just enough to enjoy it.

Despite the calm setting, you're minutes from downtown via the Yonge subway line or the upcoming Eglinton Crosstown LRT. That balance—serene but central—is what defines Davisville Village. From your doorstep, you're a short stroll to vibrant cafés, parks, and boutique-lined Bayview Avenue, yet you still wake to bird chirping and low street traffic.

Forsyth is a true community. Many homes here have been lovingly restored, and neighbours—both longtime residents and young families—genuinely know and look out for one another. On warm days, you'll spot garden chats, kids hopping between yards, and spontaneous porch hangouts. Annual block parties, a holiday decorating contest, and local events in June Rowlands Park further knit this tight community together.

For families, it's a dream. The quiet cul-de-sac is perfect for road hockey or bike practice, while nearby parks offer a splash pad, playground, sports fields, and even a weekly farmers' market. The scenic Beltline Trail is just around the corner for weekend walks or morning runs.

School catchment is another draw: Maurice Cody Junior PS is just a short walk away and highly regarded for both academics and community spirit. Students then feed into Hodgson MS and Northern SS, giving families peace of mind and educational continuity.

When it comes to convenience, 26 Forsyth is hard to beat. Bayview and Mount Pleasant are both walkable for dining, shopping, or a night out. Major grocers, charming bakeries, and specialty shops are all close by. Transit riders can easily access the Davisville subway or the new Mount Pleasant LRT, while drivers enjoy quick routes to the DVP or 401.

Ultimately, 26 Forsyth Crescent is more than a home—it's an invitation to a way of life. A place to grow roots, make memories, and join a truly special community that feels both timeless and connected. It's a wonderful pocket never to feel alone.





THE HOME





THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & PUBS

- Daphne's Antioch
- Darna Middle Eastern
- Florentia
- Gabby's
- Granite Brewery
- McMurphy's
- McSorley's Saloon
- Piano Piano
- Starving Artist
- The Belsize Public House
- The Bull
- The Homeway
- Wild Chicory
- Ukashi Japanese

GROCERIES

- Farm Boy
- Loblaws
- Longo's
- Metro
- No Frills
- Sobey's Urban Fresh
- Summer's Best

COFFEE & BAKERIES

- At Origin Coffee
- Bomous Artisanal Bakery
- Bread & Butter
- COBS Bread
- Epi Bakehouse
- Foxies Bakeshop
- Jules Cafe Patisserie
- LIIT Espresso
- Patisserie La Cigogne
- Rachel's Coffeehouse
- Starbucks
- Sweetie Pie
- The Coffee Bar
- Tim Hortons
- Two Wheels Cafe

FITNESS & GYMS

- 9Round Toronto
- CircuitFIT
- F45 Leaside
- Ferris360
- Frantastic Yoga
- GoodLife
- Metric Fitness
- North Movement Studio
- Orange Theory
- Seven - Hot Yoga
- Striation 6 Fitness
- Studio Rio Integrated Pilates
- The Soul Collective
- Yoga Toronto196

PARKS & RECREATION

- Cudmore Creek Park - 1 Playground
- Maurice Cody Community Centre - Community Centre, Gym, Sports Field, Playground
- Pottery Playground - Playground & Splash Pad
- Hodgson Public School Grounds - Sports Fields, Rinks, Basketball Courts, Ball Diamond

SCHOOLS

PUBLIC SCHOOLS

- Maurice Cody Junior Public School - PK to Grade 5
- ÉÉ Gabrielle-Roy - PK - Grade 6 (French)
- Hodgson Middle School - Grades 6 to 8
- Northern Secondary School - Grades 9 to 12
- Collège français secondaire - Grades 7 to 12 (French, International Baccalaureate)

CATHOLIC SCHOOLS

- St. Monica Catholic School - PK to Grade 8
- ÉÉC du Sacré-Coeur-Toronto - 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, French Immersion, AP)
- Marshall McLuhan Catholic Secondary School- Grades 9 to 12 (French as a Second Language, AP)

PRIVATE SCHOOLS

- Toronto Prep Schoo
- Sunnybrook School
- St. Michael's College School – Grades 7 to 12 (All-Boys, Catholic, Liberal Arts)

WALKSCORE & TRANSIT

- 84 Walkscore
- 75 Transitscore
- 58 Bikescore

COMMUTE TO DOWNTOWN

- 14 Minutes by Car
- 31 Minutes by Transit
- 24 Minutes by Bike

RAIL LINES

- 1 Line 1 (Yonge-University) - 1.3 km
- 512 St. Clair - 1.8 km

BUS LINES

- 11 Bayview - 0.1 km
- 28 Bayview South - 0.1 km
- 141 Downtown/Mt. Pleasant - 0.4 km
- 74 Mount Pleasant - 0.4 km
- 88 South Leaside - 1.8 km
- 312 St. Clair-Junction Night Bus - 1.8 km

SAFETY SERVICES

- Sunnybrook Health Sciences Centre - Major hospital and trauma centre
- Fire Station 321 - 231 McRae Drive
- Toronto Police 53 Division - 75 Eglinton Ave W





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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