

57 GRACEY BOULEVARD

Call Me That Quiet Overachiever On The Block!



FM

THE DETAILS

Meet 57 Gracey Blvd

A modern detached residence on a coveted, tree-lined street in one of Etobicoke's most established and family-friendly neighbourhoods. With nearly 3,000 square feet of reimagined space, this home is designed to flex—whether for growing families, extended households, or guests from afar. Beyond the wide front porch lies a timeless layout filled with warmth, natural light, and well-crafted finishes that immediately feel like home. A coveted powder room sits just inside your entry door, nicely separated from a gracious living room which flows seamlessly into the formal dining area and spacious eat-in kitchen, all perfect for entertaining. Quietly set at the rear, three large bedrooms and a roomy bath create a private, restful wing, including a sunny primary suite with plenty of closet space. With a rough-in for laundry, you've got added convenience—or the potential to create a fully independent lower suite. Downstairs, a wide-open lower level awaits—with a generous kitchen island, a relaxed living area, and a fireplace that sets the stage for everyday comfort or weekend entertaining. With two additional bedrooms and a full washroom, the lower level adapts to your lifestyle—be it relaxation, recreation, or hosting. Whether you're envisioning a separate suite, media room, home gym, or office, there's space for it all, with plenty of storage to spare. Step outside to a large, private backyard—lush, fenced, and full of potential for summer gatherings, playdates, or a little backyard magic! And your bonus round? The garage! It's more than just a parking spot—with its clean epoxy finish and built-in EV charging station, it's ready to go the extra mile with you in mind! Ideally positioned near great schools, beautiful parks, transit, shopping, and with quick access to highways and the airport, this residential property delivers the kind of quiet confidence that never goes out of style, and never asks for attention (until now).

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KIPLING AVE & EGLINTON AVE

Welcome To Richview Park Neighbourhood

Tucked into the northwest corner of Toronto, Richview Park is a peaceful, residential neighbourhood known for its spacious lots, mature tree-lined streets, and strong sense of community. Often referred to as one of North Etobicoke's most desirable pockets, this area offers a perfect blend of urban convenience and suburban calm. The neighbourhood is home to a mix of well-maintained detached homes, bungalows, and mid-century builds, with wide driveways and generous green space. It appeals to families, retirees, and professionals alike, drawn to the area for its excellent schools, nearby parks, and affordable space compared to downtown living.

Residents enjoy close proximity to Richview Park, Loyalist Park, and the West Deane Park Trail, perfect for walking, biking, or enjoying the outdoors. The area also offers easy access to highways 401, 427, and the Eglinton Crosstown LRT, making commuting simple whether you're heading downtown, to the airport, or anywhere across the GTA. With a growing number of amenities including shops, grocery stores, and local restaurants nearby—not to mention a short drive to Sherway Gardens and Pearson International Airport—this neighbourhood offers comfort, connectivity, and a strong sense of pride in ownership. Whether you're raising a family, downsizing into a quieter lifestyle, or simply looking for a charming and accessible Toronto neighbourhood, Richview Park offers the best of both worlds.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Bistro YYZ & Patio
- Chop Steakhouse & Bar
- Dudu's Cafe & Bubble Tea House
- Estrela Restaurant
- Ginko Japanese Restaurant
- Istar Restaurant & Banquet
- McDonald's
- Montana's BBQ & Bar
- Mosaic Kitchen Bar Lounge
- Moxies - Dixon Rd
- Olio Grille
- Perkins American Food Co.
- Plaka Restaurant
- Route 401 Diner
- Silver Chopsticks
- Subway
- The Bistro
- The Cannery Kitchen and Social
- Tim Hortons
- Turtle Jack's - Etobicoke
- Wayside Social - Eatery Cafe Bar
- Weston BBQ & Chicken Restaurant
- Xaraf Restaurant

GROCERIES & LIBATIONS

- Emiliano & Ana's No Frills
- Farm Boy
- Food Basics
- Foodland - Islington
- John's No Frills
- Leonetti's No Frills
- Loblaws - The East Mall
- M&M Food Market
- Metro
- Real Canadian Superstore - Weston
- Starfish Market
- Steve's No Frills
- Walmart Supercentre

COFFEE & BAKERIES

- Attwell Coffee
- Cafe 295
- Cafe de Flore Patisserie
- Dudu's Cafe & Bubble Tea House
- Hill Garden Coffee & Donuts
- Luma Coffee
- Prime Coffee House
- Second Cup
- Starbucks
- The Rosemount Cafe
- Tim Hortons

PARKS & GREENSPACE

- Centennial Park
- Denfield Park
- Martingrove Gardens Park
- Richview Park
- Silvercreek Park
- Stonehouse Park
- Westgrove Park
- Wincott Park

FITNESS

- Anytime Fitness
- Body Buster Fitness
- Fitness 365
- FREKFIT - Outdoor Fitness
- Fuzion Fitness - Mississauga
- GoodLife Fitness - Toronto Pearson
- GoodLife Fitness - West Metro Centre
- GoodLife Fitness - Weston & 401
- GoodLife Fitness - East Mall & Burnhamthorpe
- Grow Fitness
- Kings Highway CrossFit
- Ln Sport & Fitness
- Planet Fitness
- Prime Athletic Centre
- Results Fitness Lifestyle
- Steps Fitness Home Gym
- Triat Fitness
- Your House Fitness

PRIVATE SCHOOLS

- Acacia International High School
- Ivy Montessori School
- Kingsway College School
- Kisomo-Private School
- Queens Grove School
- The Institute of Canadian Education

CATHOLIC SCHOOLS

- Notre Dame De Grace Catholic School

PUBLIC SCHOOLS

- Dixon Grove Junior Middle School
- Kipling Collegiate Institute

FRENCH SCHOOLS

- Hilltop Middle School
- Kingsview Village Junior School
- Richview Collegiate Institute
- Valleyfield Junior School

WALKSCORE & TRANSIT

- 69 Walkscore
- 71 Transitscore
- 42 Bikescore

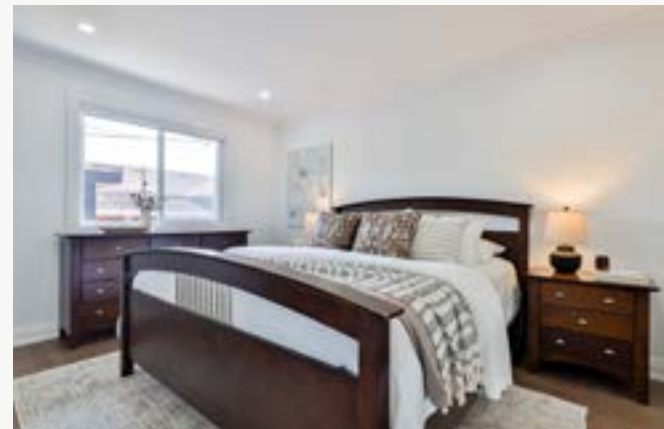
COMMUTE TO UNION STATION

- 24 Minutes by Car
- 51 Minutes by Transit
- 1 Hour 11 Minutes by Bike

BUS LINES

- 52 Lawrence West
- 45 Kipling
- 111 East Mall
- 405 Etobicoke
- 46 Martin Grove





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.

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