

TH270-30 STADIUM ROAD

# Harbour Hues & City Views



FM



THE DETAILS

# A Lifestyle That Flows

Your personal lakeside antidote. Imagine sipping your morning coffee while watching the sun rise over the marina and the calm of the lake from your private garden terrace. Welcome to life at 30 Stadium Road: a tranquil 2-bedroom, 2-full bath, condo townhome spanning over 800 interior SF all on one floor; and, tucked into a gated, resort-style community on Toronto's waterfront.

This is one of those incredibly rare layouts that seldom comes to market, just steps from the lake's edge and featuring two generous terraces on either side, perfect for hosting al fresco dinners, soaking up the sun with a cool glass of chardonnay, or curling up with a good book in the fresh lakeside air. You're close enough to hear the soft clinking of sailboats at the nearby marina and the muffled sounds of runners passing by on the nearby trails. There's a peacefulness here that's hard to find in the city; you can feel it in the air and in the quiet hum of the community.

Inside, you'll notice the gentle texture of brand-new floors beneath your feet, tracing an airy, open-concept layout that flows seamlessly from room to room. It feels spacious and calming, like the kind of place where you can fully exhale.

The oversized primary bedroom is a peaceful retreat of its own with its garden terrace walkout, ample room for a king-sized bed and a beautifully renovated ensuite bathroom that brings a touch of luxury to your everyday routine.

But what truly sets this property apart is what surrounds it.

Step outside your door and you're seconds from the Martin Goodman Trail, surrounded by joggers, bikers, and dog walkers. Coronation Park, Trillium Park, the Toronto Music Garden, and Fort York are just a short stroll away—your backyard is essentially a waterfront playground. Love sailing or water sports? The National and Alexandra Yacht Clubs are right next door. Feel like catching a concert or game? Budweiser Stage, BMO Field, Rogers Centre, and Scotiabank Arena are all walkable. Need to fly out for a weekend getaway? Billy Bishop Airport is also minutes away on foot. Want to wine and dine? You're a short walk to the best of King West, Liberty Village, and the Harbourfront. This isn't just a condo—it's a whole lifestyle in one of Toronto's most scenic and well-connected communities, rich in history and full of heart (yes, the Toronto Maple Leafs baseball team played right here from 1926–1967—that's where Stadium Road gets its name!).

And when it's time to recharge, you'll appreciate the peace and quiet within this secure, gated development, where everything is well cared for — snow is cleared in winter, the gardens are manicured in summer, and the shared spaces are inviting year-round.

Thoughtfully loved and maintained with pride by the same owner for over 13 years, this home is move-in ready and waiting for its next chapter. If you've been dreaming of a life by the water without leaving the city, consider this your official invitation. Because sometimes, the best part of Toronto is right where the water meets the sky.

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NIAGARA

## Welcome To Your Neighbourhood

Set within the exclusive South Beach Marina enclave, this is a neighbourhood that offers a rare blend of calm and connection. Nestled right along the lake's edge in the Fort York district, it's where morning runs along the Martin Goodman Trail, leisurely weekend strolls by the marina, and impromptu lakeside picnics become part of your everyday rhythm.

The area is a dream for outdoor lovers and active lifestyles. Just steps from your front door, you'll find Coronation Park, Trillium Park, the Toronto Music Garden, and Fort York—all perfect for dog walks, yoga on the grass, or simply soaking up the sunshine. Runners, cyclists, and paddleboarders dot the waterfront paths from sunrise to sunset, giving the entire neighbourhood a refreshing, health-focused energy.

And yet, despite the natural surroundings, you're never far from the action. Toronto's top venues—Budweiser Stage, BMO Field, Rogers Centre, Scotiabank Arena, and Ontario Place—are all within easy walking distance. Whether it's a concert, a game, or a festival, entertainment is always just minutes away. For day-to-day essentials and some of the city's best dining and nightlife, the vibrant neighbourhoods of King West, Liberty Village, and the Harbourfront are just a short stroll away.

Connectivity is another major perk. With nearby transit options and a five-minute walk to Billy Bishop Airport, commuting or weekend getaways are effortless. For those who travel often, it doesn't get more convenient than this.

Despite all this buzz, the South Beach Marina community remains peaceful and private. With secure gated access, beautifully maintained landscaping, heated walkways in the winter, and free overnight visitor parking, it offers both comfort and security. Residents enjoy a warm, friendly atmosphere where neighbours know one another by name, but still value the quiet and privacy that this low-rise waterfront setting provides.

Steeped in a unique history—this was once the site of the Maple Leaf baseball stadium—the area has evolved into one of the city's best-kept secrets. Living here offers a rare opportunity to experience the best of Toronto: vibrant and peaceful, active and serene, urban yet deeply connected to nature.









THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Amsterdam Brewery
- BLOMBOON Kitchen + Bar
- BOBO Bento Box
- e11even
- Hunters Landing
- Impact Kitchen
- Iruka Sushi
- Joe Bird
- Kibo Sushi House - Rogers Centre
- Maguro House - Japanese Sushi Restaurant
- Parisco Cafe
- Pearl Harbourfront Chinese Cuisine
- Queen's Landing
- Roses New York downtown
- Roses Social
- Roywoods
- Steam Whistle Tap Room
- Taverna Mercatto
- The Goodman Pub and Kitchen
- The Morning After
- The Playbook Commons
- WingsUp! Toronto - Bathurst

GROCERIES & CONVENIENCE

- Circle K
- Farm Boy
- Little Basket
- Loblaws Toronto Lakeshore
- Navs Grocery
- Sobeys Urban Fresh Spadina
- STACKT market

COFFEE & BAKERIES

- 1 Zero 2 Cafe
- Aroma Espresso Bar
- Cafe Locale
- Goppion Caffetteria
- Milky's Cloud Room
- Music Garden Cafe
- Propeller Coffee
- Starbucks
- Tim Hortons

FITNESS

- 416 Fitness Club
- Altea Liberty Village
- Anytime Fitness
- GoodLife Fitness Toronto King Liberty
- Joe Rockhead's Indoor Rock Climbing
- Lotus Fitness & Thai Boxing Inc.
- Orangetheory Fitness
- Oxygen Yoga and Fitness Liberty Village
- SPOKEHAÜS
- Stadium Road Outdoor Fitness Equipment

STADIUMS

- Budweiser Stage - 1.9 km
- BMO Field - 1.8 km
- Rogers Centre - 1.5 km
- Scotiabank Arena - 2.3 km

PARKS & GREENSPACE

CORONATION PARK - TORONTO: about a 2 minute walk - 0.15 km

- 1 Playground
- 1 Dog Park
- 3 Ball Diamonds
- 1 Trail

LITTLE NORWAY PARK: about a 1 minute walk - 0.06 km

- 2 Playgrounds
- 1 Ball Diamond
- 1 Sports Field
- 1 Splash Pad
- 2 Trails

BATHURST QUAY: about a 1 minute walk - 0.11 km

- 1 Trail

IRELAND PARK: about a 4 minute walk - 0.27 km

TORONTO MUSIC GARDEN: 8 minute walk - 600 m

FORT YORK: 16 minute walk - 1.1 km

TRILLIUM PARK: 19 minute walk - 1.4 km

BOATING & TRAVEL

- National Yacht Club - 550 m
- Alexandra Yacht Club - 290 m
- Billy Bishop Airport - 260 m
- Toronto Islands

PRIVATE SCHOOLS

- Cornerstone Montessori Prep School (2.51 km away)
- Discovering Minds Montessori (1.55 km away)

PUBLIC SCHOOLS

- ÉS Toronto Ouest (3.88 km) High and Middle School
- Parkdale Collegiate Institute (2.97 km) High School
- ÉÉ Pierre-Elliott-Trudeau (2.36 km) Pre-Kindergarten, Kindergarten & Elementary School
- The Waterfront School (0.35 km) Pre-Kindergarten, Kindergarten, Elementary & Middle School

WALKSCORE & TRANSIT

- 86 Walkscore
- 83 Transitscore
- 99 Bikescore

NEAREST RAIL TRANSIT STOP

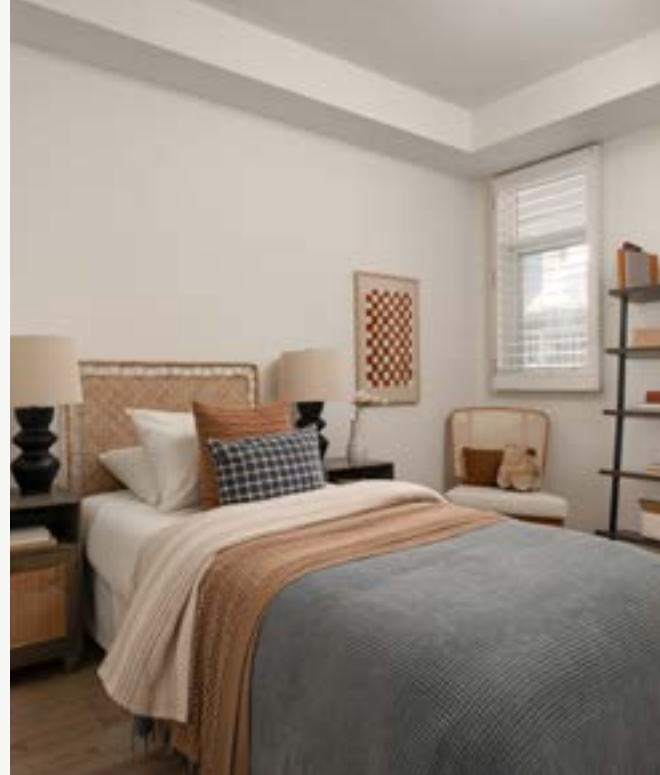
- Exhibition GO - 1.52 km

CATHOLIC SCHOOLS

- ÉSC Saint-Frère-André (3.88 km) High and Middle School
- ÉÉC du Sacré-Coeur-Toronto (4.28 km) Pre-Kindergarten, Kindergarten & Elementary School
- Bishop Macdonell Catholic School (0.79 km) Kindergarten, Elementary, Pre-Kindergarten & Middle School







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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# 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.

# Jessica Spillas

BROKER, VP OF SALES



From the moment that urban enthusiast Jessica Elizabeth Spillas first learned about Fox Marin's passionate approach to buying, selling, and investing in Toronto Real Estate back in 2014, she was hooked. As the Team's Senior Broker and Vice President of Sales, Jessica has developed a broad base of experience, encompassing a wide range of property types and neighbourhoods both in and outside of the downtown core.

Known for her unparalleled professionalism, integrity, and exceptional service, Jessica is a natural over-achiever with a keen ability to listen and genuinely understand client needs. Dedicating herself fully to the cause, Jessica will over-communicate and take the time to develop a strategic plan that will allow her clients to achieve their goals, with long-term thinking at the helm.

At her core, trust, education and client satisfaction are Jessica's utmost priority when working with buyers and sellers alike. Brutally honest at all times, Jessica believes that being an objective third party to help clients rise above a challenging market is the best approach to delivering expert consultation, realistic expectations and exceptional results.

Initially starting her Real Estate career as the firm's multi-talented Business Development Manager - working behind the scenes on the entire Team's negotiations, marketing initiatives, and data analysis, it is through this wealth of diverse experience that now allows Jessica to help her own clients navigate through the nuances of Toronto's real estate market with confidence and context.

Get to know Jessica better, and you'll learn that her passionate, "go-getter" attitude doesn't apply just to her work. Indeed, it shines through everything she does: from her early years dedicated to Classic Ballet to her tenure with a leading Architectural and Development firm located in Toronto's downtown core, and back down to the travel bug that has led her to explore some of the most vibrant & diverse cities around the world.

When she is not developing pricing analysis', or keeping clients updated on the latest industry trends, Jessica finds passion in the culinary arts, film & media, and exploring the City of Toronto that she calls home with her husband and rescue dog Bowman.





# FOX MARIN

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