

100 ROE AVENUE

Surrounded by Excellence, Centered in Grace.  
Unmistakably Roe.

FM



THE DETAILS

# A Home That Reflects the Legacy of the Neighbourhood



Imagine, if you will, a grand residence tucked away among the venerable grandeur of Bedford Park; an abode so artfully created it seems destined to win your heart from the very first glance. Welcome to 100 Roe Avenue, a home whose every corner whispers elegance, and every room invites warmth and delight.

Custom built in 2017, and recently enhanced beyond reproach, this is no ordinary dwelling. It is curated, refined, and truly move-in ready. With 4 + 1 Bedrooms and five baths, the house graciously offers space for dreams to be born, for laughter to echo, and for family to gather.

You arrive under lofty ceilings ten feet tall, where light dances, walls breathe, and every room exudes a sense of open possibility. The foyer greets you with marble underfoot, warmed for your comfort, an introduction both elegant and welcoming. The kitchen is made for both artistry and conviviality. Equipped with Wolf, Sub-Zero, and Bosch appliances, it promises culinary triumphs.

From here, a walk-out leads you to a private backyard perfect for serene morning coffees or spirited garden parties. For those of us who delight in comfort, note: the basement is more than a utility space. Heated floors, a bedroom, a full bath, and predominantly above grade recreation space that effortlessly walks out onto your backyard, this lower level is an invitation to linger.

To reside at 100 Roe is to dwell among history, prestige, and leafy calm. The John Wanless School District is among the finest, and promises excellence for those looking for the best schooling. Bedford Park and nearby neighbourhoods like Ledbury Park, Cricket Club, and Teddington Park offer gracious streets, mature trees, and a sense of privacy without seclusion. Yet convenience is never sacrificed. A short stroll brings you to everyday needs such as groceries, choice cafés, dining options and transit including Lawrence subway and easy access to major roads.

In sum, 100 Roe Avenue is more than brick and mortar. It is aspiration made real. It is warmth in architecture; it is refinement in utility. It is a home where you can both settle softly into calm evenings and entertain with elegance. If ever you have longed for a place that offers dignity, comfort, and beauty intertwined, this is such a place.

---

FOXMARIN.CA

---









## BEDFORD PARK

# Welcome To Your Neighbourhood

Tucked within Toronto's coveted uptown corridor, Bedford Park is a neighbourhood defined by quiet sophistication, rich history, and enduring appeal. Known for its leafy streets, top-tier schools, and close-knit community spirit, it attracts families and professionals alike who value both prestige and peace.

Once a summer retreat in the early 1900s, Bedford Park has matured into one of Toronto's most desirable residential enclaves, offering the perfect blend of charm and convenience. Homes here are a graceful mix of century-old character and thoughtfully built custom residences, all nestled within walking distance of boutique shops, fine grocers, and acclaimed schools like John Wanless Public School.

With proximity to Avenue Road, Yonge Street, and Lawrence Subway Station, Bedford Park provides seamless access to the city's core while preserving the tranquility of a suburban lifestyle. Whether it's a stroll through manicured parks, a weekend coffee at a neighbourhood café, or a morning run through nearby ravines, Bedford Park offers an elevated way of life, one both timeless and current.









THE NEIGHBOURHOOD

Neighbourhood Favourites

RESTAURANTS & QUICK BITES

- 12 Tables
- Abbott Pub
- Auberge du Pommier
- Cafe Landwer
- City Kebab
- Dave's Genuine Deli
- Fancy Franks
- Grazie Ristorante
- Mars Diner
- Moru Katsu
- Pai Northern Thai Kitchen
- Rollian Sushi
- Safari Bar & Grill
- Shousin
- Sibel Turkish Grillhouse + Bar
- The Homeway
- The Keg Steakhouse & Bar
- The Monkey Bar & Grill
- Trio Ristorante
- Ultra Restaurant
- United Bakers Dairy Restaurant

GROCERIES & PROVISIONS

- AJ & Ashley's NO FRILLS Toronto
- Ambrosia Natural Foods
- Ararat International Fine Foods
- Ava Esfahan Food Market
- Bruno's Fine Foods
- Davidson's City Market Toronto
- DPY Mama's Food Market
- Food Basics
- Food Plus Market
- Fortinos North York Lawrence
- Good Fruit Good Life Market
- John & Danielle's NO FRILLS North York
- Kosher City Plus
- Loblaws Bayview Village
- Loblaws Yonge Street
- Metro
- Pusateri's Fine Foods
- Savours Fresh Market
- STOCK T.C Grocer
- Summerhill Market - Sherwood Park

FITNESS & RECREATION

- Brookdale Fitness Club
- F45 Training Lawrence Park
- GoodLife Fitness North York
- Kidnasium Lawrence Park
- Lawrence Park Lawn Bowling & Croquet Club
- North Toronto Tennis Club
- The Granite Club
- Totum Life Science: Lawrence Park

COFFEE & BAKERIES

- Bobbette & Belle Artisanal Pasteries
- Butter Baker (Market & Cafe)
- Danielz Bread
- Dessert Lady Cafe & Bakery
- Himalayan Coffee House
- La Bamboche
- Landwer Cafe - Avenue & Lawrence
- Old Avenue Restaurant & Bakery
- Patisserie Sebastien
- Short & Sweet Bakeshop
- Tutto Pronto

PARKS & GREENSPACE

- Old Orchard Park
- York Mills Valley Park
- Brookdale Park
- Ledbury Park
- Sherwood Park
- Woburn Park
- Earl Bales Park
- Jolly Miller Park
- Alexander Muir Memorial Garden
- Jaye Robinson Park
- Avondale Park
- Blythwood Ravine Park
- Sunnybrook Park
- Wanless Park

PRIVATE SCHOOLS

- Havergal College  
JK - 12 (Girls)
- Upper Canada College (UCC)  
JK - 12 (Boys)
- Metropolitan Preparatory Academy (Metro Prep)  
Grades 7 - 12
- Sunnybrook School  
JK - 6
- Crestwood Preparatory College  
Grades 9 - 12
- Glen Briar Academy  
JK - 8
- Bais Yaakov High School  
Grades 9 - 12

CATHOLIC SCHOOLS

- ÉSC Monseigneur-de-Charbonnel  
Grades 7 - 12
- ÉÉC Saint-Noël-Chabanel-Toronto  
PK - 6
- St. Cyril Catholic School  
PK - 8
- Blessed Sacrament Catholic School  
PK - 8

PUBLIC SCHOOLS

- John Wanless Junior Public School  
PK - 6
- ÉÉ Mathieu-da-Costa  
PK - 6
- ÉS Étienne-Brûlé  
Grades 7 - 12
- Lawrence Park Collegiate Institute  
Grades 9 - 12
- Glenview Senior Public School  
Grades 7 - 8

OTHER LOCAL SCHOOLS

- Bannockburn Public School  
PK - 5

ALTERNATIVE & SPECIAL SCHOOLS

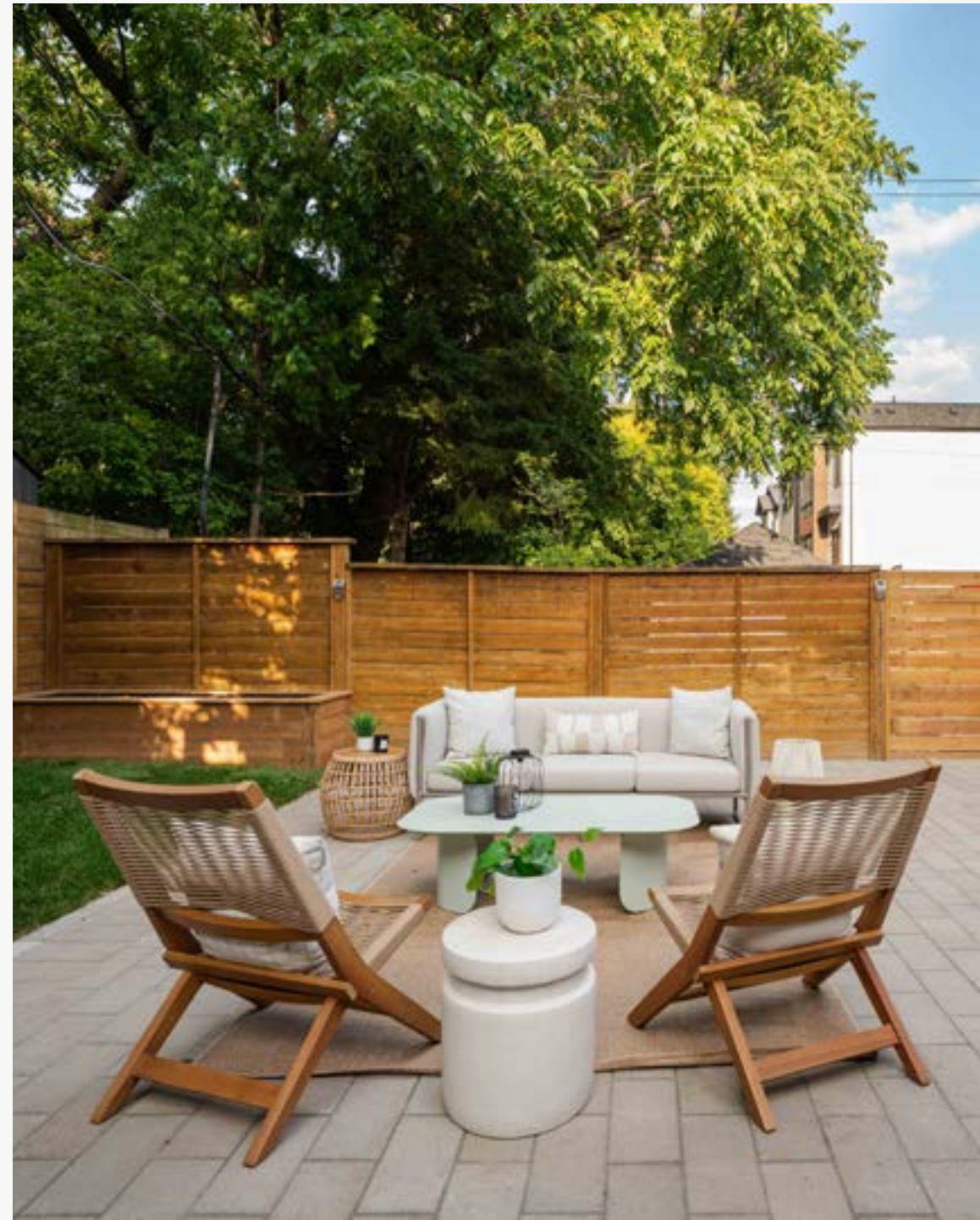
- AVRO Academy  
Grades 9 - 12
- AVRO Academy  
Grades 9 - 12













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.



FOXMARIN.CA



# 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.

# 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.





# FOX MARIN

## Contact Us (We're Nice)

### OFFICE

416 322 5000

### TEXT

647 669 0544

### GENERAL INQUIRIES, PRESS & MARKETING

[hello@foxmarin.ca](mailto:hello@foxmarin.ca)

### DEAL ADMINISTRATION

[deals@foxmarin.ca](mailto:deals@foxmarin.ca)

### ADDRESS

### FOX MARIN ASSOCIATES LTD., BROKERAGE

489 COLLEGE STREET, SUITE 305  
TORONTO, ONTARIO M6G 1A5