

148 SCARBORO CRESCENT

A Storybook Home



FM

THE DETAILS

Elevating the Art of Family Living

Hidden behind a veil of mature trees and anchored along a ravine edge in the heart of Cliffcrest above the Scarborough Bluffs, this storybook home is a masterclass in timeless design, elevating the art of family living. Built in the 1920s, this residence stands as a beautifully preserved Craftsman Revival, lovingly renovated from top to bottom for modern living. Set on a remarkable 50 x 250-foot lot, this home offers rare privacy and a park-like setting, the perfect backdrop for family life.

Step inside and you're welcomed with gracious 10-foot ceilings, where natural light spills across rich hardwoods and wide-trimmed windows. The beautifully designed main level features connected living & dining spaces, custom millwork, a walk-in pantry, a main-floor powder room, and, yes, even a dedicated hideaway for the family dog.

At the heart of the home, the farmhouse-inspired kitchen blends warmth with everyday function. With a generous centre island, double sink, and high-end appliances, it's designed for a busy family life – all while overlooking the lush, private backyard. Just beyond, a hardworking mudroom keeps life organized, making this space as practical as it is welcoming.

Throughout the home, original character is preserved where it matters—trim, transoms, hardware, and vintage doors—while thoughtful updates bring comfort to everyday living. Upstairs, three bright and spacious bedrooms provide cozy retreats for everyone, featuring a sunlit primary suite, two full bathrooms, generous closets, and a secret nook, perfect for young imaginations.

On the lower level, a fully finished basement offers flexible bonus space with a fourth bedroom and ensuite, a full laundry room, and an oversized recreation area - ideal for guests, in-laws, playtime, or cozy family movie nights.

Step outside and you'll discover the property's most enviable feature: a backyard that stretches deep into a ravine-backed landscape. It's a rare, private escape that feels more like a personal park than a backyard, with direct access to the trails, where kids roam barefoot, deer and foxes pass through in the early mornings, and dinner parties linger under the stars. Whether you're hosting long-table gatherings, starting a garden, or simply taking in the stillness of a quiet afternoon, this outdoor space is as generous as it gets.

From the street, the classic Craftsman charm is unmistakable - from the welcoming covered porch, perfect for slow mornings and sunset conversations, to the timeless blend of red brick and horizontal siding that reflects the true craftsmanship.

Set within a friendly community filled with young families, the home offers walkable access to Chine Drive Public School, a highly rated school perched atop the Scarborough Bluffs and known for its close-knit community. Nearby, you'll also find parks, nature trails, tennis courts, and local shops. With the GO Train just minutes away, you can enjoy the stillness of nature while getting downtown with ease.

This is the kind of home that rarely comes to market, where architectural integrity, family-friendly design, and natural beauty come together with quiet confidence. Uncomplicated. Elegant. Endlessly livable. Everything you need. Nothing you don't.

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CLIFFCREST

Welcome to A Lakeside Community

Tucked into the lush, lakeside community of Cliffcrest, 148 Scarboro Crescent sits within one of Toronto's best-kept secrets - a neighbourhood defined by privacy, nature, and a true community-first spirit. Perched along the Scarborough Bluffs and backing directly onto a ravine, Scarboro Crescent offers residents a peaceful, almost cottage-like lifestyle, all while being just minutes from downtown thanks to the nearby GO Train.

Here, it's all about space and sanctuary. Large lots, mature trees, and minimal traffic make this a haven for families, nature lovers, and those craving a deeper connection to their surroundings. For the current owners, what they will miss most is the expansive outdoor spaces for their kids, the calm of the ravine, and the daily visits from foxes, deer, and rabbits - all set against the sun-drenched charm of their 100-year-old home. On warm evenings, the covered front porch becomes the gathering place, perfect for catching up with neighbours or enjoying a moment of quiet with a cup of tea.

Life on Scarboro Crescent is deeply community-driven. With its small-town feel and strong local bonds, families in the area cherish the walkability to the highly rated Chine Drive Public School, known for its excellent programming and welcoming spirit. Kids ride their bikes to nearby playgrounds, tennis courts, and splash pads, while trails weaving through ravines lead to some of Toronto's most dramatic lake views, perfect for a morning run or a sunset stroll.

Community events are a staple of life here - every summer, neighbours come together to host the much-anticipated Cliffcrest Street Party, complete with bouncy castles, BBQs, games, and entertainment.

It's just one of the many ways this social and spirited pocket brings residents together. More and more young families are moving in, with many coming from downtown, Leslieville, and the Danforth, drawn by the space, schools, and sense of community.

Kingston Road, just up the street, provides access to grocery stores, cafes, and daily essentials, while the Scarborough GO Station offers a direct, traffic-free connection to downtown Toronto in under 20 minutes. For those who drive, the location provides easy access to the DVP, Kingston Road, and Highway 401, yet feels distinctly removed from the noise and bustle of the city.

Demographically, the neighbourhood reflects its values: families who invest in their homes, value education, and embrace outdoor living. It's part of the "First-Class Families" segment, composed mainly of university-educated professionals working in white-collar professions. With household incomes north of \$180,000, many are raising teens and young adults in homes they've carefully renovated or preserved, enjoying a lifestyle rooted in comfort, connection, and balance.

Ultimately, this isn't just a place to live, it's a place to grow. Whether it's backyard barbecues, lakefront hikes, organized community events, or impromptu chats on the porch, 148 Scarboro Crescent is part of a community that feels like a well-kept secret. And once you're here, it's easy to see why leaving is so hard.







THE HOME

Upgrades:

Since taking ownership, the sellers have invested approximately \$580,000 in upgrades to the property. This includes an initial renovation of approximately \$200,000 covering the flooring, kitchen, and bathrooms. A full exterior overhaul—comprising new siding, aluminum, fascia lighting, a porch rebuild, painting, and landscaping—was completed at a cost of roughly \$200,000. The basement was renovated for approximately \$150,000, and the roof was replaced for an estimated \$30,000. These investments reflect a comprehensive effort to modernize and enhance the home’s structure, systems, and aesthetic appeal.

Parking & Drive:

The private driveway comfortably accommodates up to four vehicles, offering a wide, open layout with no physical separation between adjacent driveways—ideal for easy access and flexible parking. Thinking of going electric? You’re in luck. The home is pre-wired for an EV charger with an existing outlet already in place. The setup runs conveniently from the side of the house, with the wiring discreetly routed beneath the fence line to the BBQ area, making it easy to mount a charger on either the wall or wood fence at the end of the driveway. Whether you’re ready now or planning for the near future, installing your EV charger will be a simple, streamlined upgrade.

Effortless Commute:

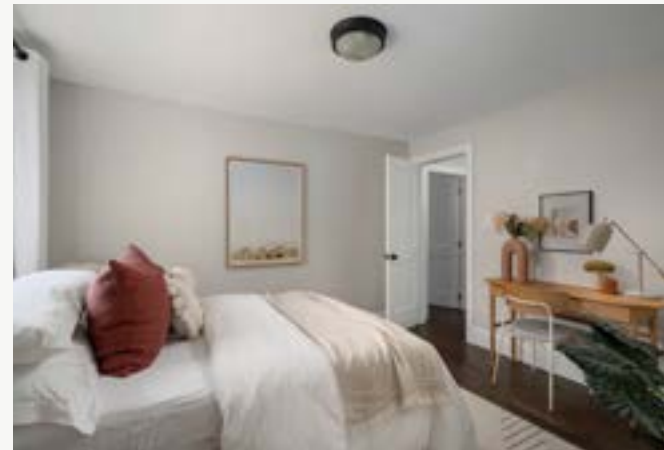
For commuters and city explorers alike, the Scarborough GO Train offers a fast, stress-free, and reliable connection to downtown Toronto. Located just minutes away, the Scarborough GO Station provides direct service to Union Station, getting you into the heart of the city in approximately 20 minutes, with no traffic, no transfers, and no parking headaches.

Whether you're heading to the financial core, catching a game, or meeting friends downtown, the GO Train provides a smooth and comfortable ride with frequent service during peak hours and reliable off-peak options. With free Wi-Fi on board, scenic lake views, and quiet zones for working, it's a commuter-friendly alternative that turns travel time into productive or peaceful downtime.

Skip the congestion. Skip the stress. Enjoy an easy, direct route from Scarborough to Union Station on the daily.









THE NEIGHBOURHOOD

Neighbourhood Amenities

GROCERIES

- Bulk Barn
- Circle K
- FruitOCana
- FuYaho Supermarket
- JP Market
- No Frills

COFFEE & BAKERIES

- Bali Coffee Shop
- Black Dog Cafe
- Bread King
- Ethio Natural Coffee
- Grayon's Rustic Bakery
- Might & Main
- Paper Route Cafe
- Savoury Ground
- Starbucks
- The Black Canary
- Tim Hortons

RESTAURANTS & PUBS

- Amma's Kitchen
- Andrew's Place
- Bluffs Pizza Pub
- Buster's Bay the Bluffs
- Ikki Sushi
- James Black Bear Pub
- Jatujak
- La Scogliera
- Stone Well Pub
- Tara Inn
- The Dogfrish Pub & Eatery
- Upper Beaches Bourbon House
- Working Dog Saloon

LOCAL CONVENIENCE

- Canadian Tire
- Cineplex Odeon Eglinton Town
- Cliffside Plaza
- HomeSense
- Scarborough Town Centre
- Walmart SuperCentre

FITNESS & GYMS

- Birchmount Community Centre
- First Step Yoga
- Grow Your Muscles Studio
- LA Fitness
- Resistance Fitness
- Scarborough Pilates Studio
- Stark Fitness
- Variety Village

GREENSPACE & PARKS

- Cliffside Ravine Park
- Jaison's Round
- Midland Ravine Park
- Resthaven Memorial Gardens
- Scarborough Bluff Park
- Scarborough Crescent Park

SCHOOLS

PUBLIC SCHOOLS

- Chine Drive Public School- Grades PK to 8
- ÉS Étienne-Brûlé - Grades 7 to 12
- R. H. King Academy - Grades 9 to 12
- ÉÉ Laure-Rièse - Grades PK to 6
- Broadlands Public School - Grades K to 5

ALTERNATIVE & SPECIAL SCHOOLS

- South East Secondary Alternative School - Grades 10 to 12
- Scarborough Centre for Alternative Studies - Grades 10 to 12

CATHOLIC SCHOOLS

- ÉSC Père-Philippe-Lamarche - Grades 7 to 12
- ÉÉC du Bon-Berger - Grades PK to 6
- ÉÉC Georges-Étienne-Cartier - Grades PK to 6
- St. Theresa Shrine Catholic School - Grades PK to 8

PRIVATE SCHOOLS

- Parkside Academy - Grades 9 to 12
- Bluffer's Park Montessori School
- Open Mind Montessori School

TRANSIT

- Scarborough GO Train Station: Lakeshore East (4 Minute Drive)
- Bus Lines: 302 King Road-McCowan, 20 Cliffside, 12 Kingston Road



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.

FOX MARIN

Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

416 559 8988

GENERAL INQUIRIES, PRESS & MARKETING

hello@foxmarin.ca

DEAL ADMINISTRATION

deals@foxmarin.ca

ADDRESS

FOX MARIN ASSOCIATES LTD., BROKERAGE

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