

159 FULTON AVENUE

# If These Walls Could Talk



FM



THE DETAILS

# A Century of Stories

If these walls could talk, they'd tell a century's worth of stories. Built in 1917, this 3-storey Edwardian in Playter Estates reflects the restrained elegance of the era. A balanced, symmetrical façade with original brickwork and a wide, covered porch sets the tone, while a second-floor balcony and gabled dormers add both vantage & character. Generous bay windows, a steep-pitched roofline, and a classic entry with a transom window highlight the architectural vernacular that defines this sought-after Jackman School District enclave. Step inside and the vibe shifts to elevated minimalism with a contemporary aesthetic. An open-concept flow links entry, dining, and living into one seamless space, perfect for effortless entertaining, Sunday homework seshs, or cozy nights tucked in by the fireplace. A sunlit bay window frames leafy residential views, while crisp white walls and warm oak flooring create a backdrop that's architectural yet inviting. In the kitchen, sleek flat-panel cabinetry in natural wood tones with sculptural grain is paired with expansive granite counters and a waterfall peninsula with eat-in seating. Stainless steel appliances are seamlessly integrated, and thoughtful proportions maximize both prep space and storage. Upstairs, 5+1 suites span the second and third floors, giving you the flexibility to style them as bedrooms, workspaces, or creative studios. Soft drapery, sculptural lighting, and natural textures set a calm, versatile mood, while three well-appointed bathrooms balance sleek fixtures with tub and shower options. The lower level adds another layer of livability with 6'7" ceilings: a bright recreation room ready for movie nights, a large playroom, or even a private home gym. Custom built-ins and generous storage keep things practical, while recessed lighting and neutral finishes maintain a clean, modern feel. A separate entrance makes it ideal for guests, extended family, or muddy dog run-ins, and a second laundry area doubles the efficiency. Outdoors, a private tree-canopied yard extends the living space, where a natural stone patio defines the lounge area, an inviting, fenced-in retreat for hosting or winding down with a mix of hardscape & softscape, creating a low-maintenance garden with a built-in shed, anchoring Edwardian tradition in one of the East End's most coveted communities. A century years of character, reimagined for the way you want to live today.

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JACKMAN SCHOOL DISTRICT

# Welcome to Playter Estates

This neighbourhood, Toronto's coveted Playter Estates, brims with warmth, character, and a community spirit that genuinely captures what it means to call a place home. This locale's diverse mix of families, young professionals, and long-time residents contributes to a vibrant, multigenerational community. A neighbourly spirit is evident in every corner, from the welcoming smiles on the sidewalk to enthusiastic participation in local events.

When it comes to amenities, the local offerings are second to none. A short stroll brings you to various local shops, restaurants, and parks. Your grocer is just down the road for everyday needs, while weekend farmers' markets provide fresh, local produce. And for those days when cooking seems less appealing, a delightful assortment of restaurants and cafés offer everything from your morning coffee to globally inspired cuisine. Some local favourites include Pizza Libretto, Il Fornello, Mezes and Katsu Japanese.

Embrace the family-friendly neighbourhood while exploring the vibrant Danforth Village, just minutes away on foot. Its eclectic mix of boutiques, coffee shops, and entertainment venues embodies the essence of city living. Grab a top-notch brew at Oliver Coffee Bar or Monopol Cafe. Or, while on foot, stop by The Night Baker, COB's Bread, or Serano Bakery for weekend cinnamon buns or freshly baked scones. And if you're in the mood to stay out late, The Danforth Music Hall and The Forth Live Stage are walkable to and from your doorstep!

Don't forget the green spaces, where kids can run free, and adults can kick back with a book and a savoury lunch to go! With the Don River Valley Park and Brick Works Park close by, residents enjoy a network of trails and sports fields perfect for sunny days for families and those with four-legged friends!

Best of all, this neighbourhood provides easy access to downtown Toronto. Whether commuting to work, catching a game or concert at the Rogers Centre, or enjoying an evening at the Royal Alexandra Theatre, the city's cultural mecca is just a quick taxi ride or a handful of subway stops from your doorstep!













THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Alexandros
- Astoria Shish Kebab House
- Athens Restaurant
- California Restaurant & Bar
- East York Restaurant
- El Charro
- Freshii
- Gianni's Pasta + Italian Sandwich
- Il Fornello
- Katsu Japanese
- Megas Restaurant
- Messina Authentic Gyros
- Mezes
- Mocha Mocha
- Pantheon Restaurant
- Pape Village Greek Restaurant
- Pizzeria Libretto
- Simone's Caribbean Restaurant
- Square Boy
- The Friendly Greek
- Tzatziki

COFFEE & BAKERIES

- 6Thirty Coffee & Co
- Bom Dia Cafe
- BonBon Coffee Shop
- Broadview Espresso
- Goat Coffee Co.
- Monopol Cafe
- Oliver Coffee Bar
- Second Cup Coffee
- Starbucks
- Supernova Coffee
- Trinacria Espresso Italian

GROCERIES & LIBATIONS

- Barcelona Gourmet
- Bare Market
- Big Carrot Common
- Food Basics
- Foodland
- Fruitland
- Galaxy Fresh Foods
- LCBO
- Loblaws
- Luke's Grocery & Snack Bar
- No Frills
- Smyma
- Sobey's
- Storeasy
- Strictly Bulk

FITNESS & GYMS

- Anytime Fitness
- Body + Soul Fitness
- Clear Cut Fitness
- Element of Fitness
- F45
- Goodlife Fitness
- Hone Fitness
- Murjis LPC
- Parliament Street Fitness
- Planet Fitness
- Quantum Strength & Fitness
- Redefine Fit
- Tidal Fitness
- Vive Fitness

PARKS & RECREATION

- Todmorden Mills Park
- Carlaw Avenue Parkette
- Logan Avenue Parkette
- Westwood Park

SCHOOLS

PUBLIC SCHOOLS

- Jackman Avenue Jr. P.S. - Pre-K to 6
- Earl Grey Sr. P.S. - Grades 7 to 8
- Riverdale Collegiate Institute - Grades 9 to 12
- Collège Français Secondaire - Grades 7 to 12, French
- ÉS Michelle-O'Bonsawin - Grades 7 to 10, French

CATHOLIC SCHOOLS

- Holy Name Catholic School - PK to 8
- ÉÉC Georges-Étienne-Cartier - PK to Grade 6, French
- ÉSC Saint-Frère-André - Grades 7 to 8, French
- St. Joseph's College School - Grade 9 to 12, All-Female
- St. Patrick Catholic Secondary School - Grade 9 to 12
- St. Michael's Choir School - Grade 3 to 12, All-male

PRIVATE SCHOOLS

- Branksome Hall
- Gradale Academy

WALKSCORE & TRANSIT

- 89 Walkscore
- 97 Transitscore
- 82 Bikescore

COMMUTE TO DOWNTOWN

- 13 Minutes by Car
- 29 Minutes by Transit
- 20 Minutes by Bike
- Approx. 60+ Minutes Walking

RAIL LINES

- Line 2 Bloor Danforth - 0.6 km
- 504 King S.C. - 0.9 km
- 304 King N.C. - 0.9 km
- 505 Dundas S.C. - 0.9 km

BUS LINES

- 62 Mortimer - 0.2 km
- 81 Thorncliffe Park - 0.3 km
- 325 Don Mills Night Bus - 0.3 km
- 25 Don Mills - 0.3 km
- 100 Flemingdon Park - 0.5 km
- 8 Broadview - 0.5 km
- 322 Coxwell Night Bus - 0.5 km
- 87 Cosburn - 0.5 km













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

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