

227-80 FRONT STREET EAST

# Quietly Luxurious



FM



THE DETAILS

# A Home Collected, Not Constructed



An oversized two-storey residence that feels more brownstone than condo, a home collected, not constructed, with a splash of that Market Square buzz. Walk into a cinematic great room framed by gallery-white walls, moody floors, and light that shifts beautifully from east to west throughout the day. An open-concept main level designed for real life, equal parts 'hosting & retreating,' with defined flow, warm entry moments, and practical storage right where you need it. Windows wrap the spacious living area in courtyard greenery, giving a townhouse-in-the-city feel that makes this double-decker one of only a handful in the complex.

A fully reimagined eat-in kitchen finished in glossy white with quartz counters, a mirrored backsplash, and integrated Liebherr, Porter & Charles, AEG, and Miele appliances. Thoughtful lines and symmetry, clean cabinetry, a hidden pantry, and a layout that balances visual restraint with culinary practicality. Included? A dining moment straight out of Azure Magazine with proportions that invite long dinners and lively conversation, easily seats eight & connects effortlessly to the main-level powder room.

Retreat to the second floor for a primary suite that welcomes slow mornings; east-facing light, rich hardwood, and a sense of scale that rivals a luxury hotel. A spa-level ensuite that embraces simplicity with confidence: frameless glass, neutral tiling, and subtle contrasts between warm and cool tones, topped with a spacious walk-in closet with floor-to-ceiling built-ins.

Down the hall, your generous second bedroom is topped with its own private ensuite, perfect for guests, teens, or a sophisticated in-home office. Bonuses include a dedicated upper-level laundry room, ensuite storage, and separation of space, making day-to-day living refreshingly easier.

This is full-service living with a 24-hour concierge, rooftop pool, gym, sauna, squash courts, and landscaped terrace overlooking the best neighbourhood in the city. A building known for its community dynamic, including yoga classes, book clubs, and social evenings that make "home" feel larger than your square footage. Steps to Toronto's best culinary scene, including Carisma, Amano, Bindia, Piano Piano, and the iconic St. Lawrence Market & built-in Metro Grocer at your doorstep. Parking spot equipped with an EV charger.

Meticulously maintained by its current owner with a full-scale building restoration already complete and a gorgeous new lobby just days from being revealed, with a strong reserve fund and no surprises ahead. A home that captures the spirit of refined downtown living: quietly luxurious and undeniably livable.

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## CHURCH STREET CORRIDOR

## Welcome to St. Lawrence Market

The St. Lawrence Neighbourhood is not just another area—it's a vibrant and historically rich community that we at Fox Marin love! Its exceptional walkability sets it apart, inviting residents and visitors to easily explore its diverse offerings. The cobblestone streets and classic architecture add a touch of history, while contemporary amenities ensure effortless comfort, making it the perfect blend of the old and the new.

At the heart of the neighbourhood lies the iconic St. Lawrence Market, a bustling hub that has served the community since 1803. Here, food enthusiasts can indulge in a plethora of fresh produce, artisanal cheeses, delectable baked goods, and gourmet delicacies – and never miss those warm, best cinnamon buns on a Saturday morning! The market's lively atmosphere and fantastic selections make it a culinary destination for locals and tourists alike!

A short stroll from the market, you'll find an array of eclectic restaurants and cozy coffee shops. Whether you're in the mood for a casual brunch, a fine dining experience, or a quick caffeine fix, the neighbourhood caters to all tastes and preferences. Personal favourites include Catina Mercato, Churrasco and Carisma!

Green spaces are thoughtfully interspersed throughout the neighbourhood, providing quiet retreats from the daily grind! David Crombie Park features a ball diamond, a basketball court, an off-leash dog area, and two children's playgrounds! Located next to St. James Cathedral in downtown Toronto, this park is a series of formal gardens and is a beautiful place to stroll and relax. Additionally, the neighbourhood's proximity to the waterfront grants easy access to the scenic Lake Ontario. The nearby waterfront trails and parks offer ample opportunities for jogging, cycling, or relaxing with a coffee in hand.

One of the most attractive aspects of the St. Lawrence Neighbourhood is its seamless connectivity to Toronto's Financial District. A short and pleasant walk takes you directly to the heart of the city's business hub, making this neighbourhood an ideal residence for professionals seeking convenience and a balanced lifestyle. The easy commute allows residents to enjoy the best of both worlds – the vibrant cultural scene of St. Lawrence, while the corporate hustle is just a ten-minute walk away.

Cultural attractions further enrich the neighbourhood, including The St. Lawrence Centre for the Arts and the nearby Sony Centre for the Performing Arts, which offer a variety of performances, from theatre and dance to music, stand-up comedy and more, ensuring that there is always something exciting to experience. The neighbourhood's cultural vibrancy is complemented by its architectural heritage, with landmarks like the Flatiron Building, St. Lawrence Hall & Berczy Park adding to its unique character. This neighbourhood truly captures the essence of what makes Toronto a world-class city!













THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Amano Trattoria
- Bellissimo Pizzeria
- Binda Indian Bistro
- Buster's Sea Cove - St. Lawrence Market
- Carisma
- Matina Mercato
- Churrasco Of The St. Lawrence
- Cora Breakfast and Lunch
- Duke's Refresher St. Lawrence
- Fresh Restaurants
- HotHouse
- Manotas Organics & Latin Food
- Market Street Catch
- Paddington's Pump
- Petit Dejeuner
- Piano Piano
- Quik Sushi
- St. Lawrence Pizza & Pasta
- The George Street Diner
- The Sultan's Tent and Cafe Moroc
- Uno Mustachio
- Victoria's Cafe
- Yianni's Kitchen
- Yip's Kitchen @ The St. Lawrence Market

GROCERIES & LIBATIONS

- Bulk Barn
- Caviar Direct
- Domino Foods
- Farm Boy
- Kitchen Market
- LCBO
- Lively Life Fine Foods
- Loblaws
- Longo's
- Metro
- No Frills
- Ponesse Foods
- Rabba Fine Foods
- St. Lawrence Market

COFFEE & BAKERIES

- Balzac's Market Street
- Everyday Gourmet Coffee Roasters
- Fharenheit Coffee
- Luba's Coffee Boutique
- Mofer Coffee
- Neo Coffee Bar
- Presse Cafe
- RC Coffee Robo Cafe
- Starbucks
- Third Wave Coffee Inc.
- Versus Coffee

FITNESS & HEALTH

- 416 Fitness Club
- 6S Fitness+
- Adelaide Club
- All Day Fit
- Altitude Athletic Training
- Area Fitness
- Body + Soul Fitness
- Empact Fitness
- Equinox Bay Street
- F45 Training
- Fit Factory
- GoodLife Fitness
- Innovative Fitness
- MedX Precision Fitness
- Planet Fitness
- Pure Fitness Canada
- Unity Fitness Canada
- Your House Fitness

PARKS & RECREATION

- Berczy Park
- Courthouse Square Park
- David Crombie Park
- Harbour Square Park
- Market Lane Park
- Princess Street Park
- St. James Park
- Sugar Beach Park

PUBLIC SCHOOLS

- Market Street Lane Jr. & Sr. P.S.
- EE Gabrielle-Roya
- Jarvis Collegiate Institute

FRENCH SCHOOLS

- Winchester P.S.
- Queen Alexandra Middle School
- Dundas Jr. P.S.

PRIVATE SCHOOLS

- Cornerstone Montessori Prep School
- Howlett Academy
- Keystone School
- Liberty Prep School
- The Rosedale Day School
- Voice Integrative School

CATHOLIC SCHOOLS

- Winchester P.S.
- Queen Alexandra Middle School
- Dundas Jr. P.S.

COMMUTE TO UNION STATION

- 5 Minutes by Bike
- 9 Minutes on Foot
- 12 Minutes by Transit

RAIL LINES

- King Subway Station
- 503 Kingston Rd
- 304 King
- 509 Harbourfront
- 310 Spadina
- 504 King
- 510 Spadina

BUS LINES

- 75 Sherbourne
- 6 Bay
- 72 Pape







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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