

29 HILTZ AVENUE

The Leslieville Classic



FM

THE DETAILS

A Little Bit Vintage, A Whole Lot of Character



When you picture Leslieville living, this is the home that comes to mind. Effortlessly blending historic charm with thoughtful updates, this residence captures everything you love about the neighbourhood: tree-lined streets, welcoming neighbours, and that unmistakable sense of community.

The curb appeal is instant. A timeless red-brick façade and wide, covered front porch set the tone, the perfect spot for morning coffee or a chat with neighbours en route to Greenwood Park. Out back, a beautifully landscaped garden surrounds two separate patios, ideal for summer dinners under the stars or a quiet Sunday morning with the paper and a cup of tea.

Inside, the home unfolds with a sense of warmth and ease. The living and dining rooms feel open and inviting, illuminated by soft, natural light pouring through large front and side windows. Original oak floors lend character and authenticity, a nod to the home's roots. The kitchen, with its maple cabinetry and generous counter space, is designed for both everyday comfort and special-occasion cooking. A bright breakfast nook anchors the back of the home, a little sanctuary where sunlight streams in from two sides, making every meal feel special.

Upstairs, two serene bedrooms offer the perfect balance of space and function. The primary suite, basking in evening light, is well proportioned for a king-sized bed, dressers, or future built-ins. The four-piece bath is bright, clean-lined, and well considered. Downstairs, a newly renovated lower level adds versatility as a guest room, home office, or cozy family retreat, complete with a convenient two-piece bath.

All of this, just steps from Queen Street East. Grab a latte at your favourite local café, brunch with friends, or hop on the streetcar to downtown or The Beaches. Spend weekends at Greenwood Park, from farmers' markets to skating rinks, and experience the best of urban village living.

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QUEEN STREET EAST & GREENWOOD AVE

Welcome To Leslieville

Tucked in at the intersection of Queen Street East & Greenwood is the perfect turn-key treasure that welcomes you to the heart of Toronto's vibrant and friendly Leslieville. A mecca for young professionals, trendsetters, and newbie homeowners, every corner of this lively neighbourhood whispers excitement and convenience.

A myriad of exceptional restaurants & cafes offer a wide range of tastes and flavours, just steps from your building. From cozy brunch spots for lazy weekends to upscale eateries for indulgent evenings, satiate every palate within a stroll from your new pad. Hot spots include Lambo's Deli, Hastings Snack Bar, Maha's Brunch and Fangio Trattoria. Wake up to the aroma of freshly brewed coffee from the neighbourhood's coffee shops. Each offering the finest of brews (and the best scones), you'll easily find your perfect spot for relaxation, work, or socializing, all within walking distance. Be sure to check out The Greenwood, Dineen Outpost and The Black Pony Cafe for a robust coffee culture!

Prioritize your well-being with Leslieville's diverse range of state-of-the-art gyms, yoga studios, and wellness centres, ensuring your health and fitness goals stay on track. Accessibility to these facilities makes maintaining a healthy lifestyle not just a goal, but a reality. We personally love Move Fitness, Primal and One Academy when we're on the East Side (not to mention excellent access to the endless running & biking trails through the Beaches and Don River!).

Take advantage of this prime location, which offers unbeatable access to public transportation and ensures seamless connectivity and easy navigation throughout the city. Proximity to major routes and diverse transportation options make commuting a breeze, offering you ultimate convenience and freeing up your time to indulge in the local streets lined with boutique stores, art galleries, and cultural venues, including The Dianna Witte Gallery, The Opera House & the Broadview Flower Market, to name a few. The neighbourhood's design prioritizes your comfort, turning daily errands into pleasurable outings on foot!

Beyond a place to live, it's a vibrant community topped with great amenities, convenience, and the promise of a new day filled with endless possibilities. It's not just young professionals who are drawn here - families also find Leslieville an ideal place to put down roots.

The neighbourhood's safe, welcoming atmosphere is complemented by well-regarded schools and plenty of playgrounds, making it easy for parents to settle in and kids to thrive. On weekends, you'll spot families enjoying local parks like Greenwood (complete with a pool, play areas, and a skating rink) or taking part in community events that bring neighbours of all ages together. With a range of childcare centres, libraries, and family-oriented programs nearby, even daily routines become delightful outings for the whole family.

In Leslieville, you truly get the best of both worlds - a trendy urban lifestyle wrapped in a warm community embrace. Whether you're a first-time buyer seeking a hip place to call home, a growing family wanting a nurturing environment, or an investor eyeing a neighbourhood on the rise, this location offers an opportunity like no other. Living at 29 Hiltz Ave means joining a thriving community where your investment pays off in an exceptional quality of life every single day. Each morning coffee run and evening stroll along these tree-lined streets will remind you that you've found more than just a home - you've found a neighbourhood that grows with you and for you.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Anglr
- Cafe Allwood
- Gio Rana's Really Really Nice
- Hastings Snack Bar
- Jaclyn's Caribbean Fusion Restaurant
- Jules Bistro
- La Paella
- Lake Inez
- Lazy Daisy's Cafe
- Maru Japanese Bistro
- Mazadar Restaurant
- Nodo Leslieville
- Nola Eatery & Bar
- Scenic
- Tatsuro's
- The Broadview Bistro & Bar
- Tulia Osteria
- Yaya Green Bistro

GROCERIES & LIBATIONS

- Daily Goods Market
- DashMart
- Farm Boy
- Food Basics
- Foodland
- FreshCo
- Greenwood Food Market
- LCBO
- Loblaws
- No Frills
- Raise the Root Organic Market
- Sobeyes
- The Sunset Market Place
- Victoria Whole Foods
- Walmart

COFFEE & BAKERIES

- Amber Kitchen and Coffee
- Caramel Coffee Shop
- Dineen Outpost
- Dopapen Coffee
- Espro Coffee Bar
- Flying Squirrel Motorcycle Cafe
- Hailed Coffee
- Isle of Coffee
- Maha's Cafe
- Mercury Espresso
- Pilot Coffee Roasters
- Purple Penguin Cafe
- Queen Garden Cafe
- Remarkable Bean
- Sweet Bliss Bakery
- Tango Palace Coffee Company
- The Black Pony Cafe and Snack Bar
- The Maggie Coffee & Bakeshop

PARKS & GREENSPACE

- Greenwood Dog Park
- Greenwood Park
- Jonathan Ashbridge Park
- Leslie Grove Park
- Maple Leaf Forever Park
- Monarch Park
- Orchard Park
- Woodbine Park

FITNESS

- Anytime Fitness
- BFT Eastern
- Bomb Fitness
- Breakdown Fitness
- Dwell Gym
- FIIT Co
- Fit4Less
- Fortis Fitness
- Forward Fitness Solution
- Hone Fitness
- Move Fitness
- One Academy
- Only The Strong
- Planet Fitness
- Tidal Fitness
- Vive Fitness
- Zone W Fitness

PRIVATE SCHOOLS

- The Claremont School
- Greenwood College School
- Montcrest School
- Guidepost Academy

PUBLIC SCHOOLS

- Duke of Connaught Jr. & Sr. P.S.
- Riverdale Collegiate Institute
- Central Technical School
- Central Toronto Academy
- Danforth Collegiate and Technical Institute
- Northern Secondary School
- Western Technical Commercial School

WALKSCORE & TRANSIT

- 86 Walkscore
- 89 Transitscore
- 100 Bikescore

COMMUTE TO UNION STATION

- 14 Minutes by Car
- 32 Minutes by Transit
- 19 Minutes by Bike

RAIL LINES

- 301 Queen
- 501 Queen

BUS LINES

- 31 Greenwood
- 503 Kingston
- 502 Downtowner
- 83 Jones





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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Jerome Werniuk

SALES REPRESENTATIVE & SALES DIRECTOR



Natural competitor Jerome Werniuk believes that a diverse skill set and a drive for self-discovery are key to a fulfilling life. He channeled his competitive instincts into athletics, playing NCAA Division I baseball at St. John's University in New York. After earning his degree and working in New York, he returned to Toronto to pursue a career in real estate. Jerome joined a successful commercial real estate team focused on office leasing, negotiating \$125M in lease value annually for clients like Allied Properties, Slate, and Shopify.

In 2017, eager to blend real estate with technology, Jerome became a founding member of the venture-backed proptech company Naborly. There, he launched its sales arm and relocated to San Francisco, where Naborly grew to be Canada's largest tenant screening company in just 3.5 years. Jerome has lived and worked in various vibrant neighbourhoods across Toronto, New York, and San Francisco. Now, he represents residential clients in his true home, leveraging his extensive knowledge in real estate and technology.

With experience negotiating with Fortune 500 companies and individual landlords, Jerome understands how to achieve clients' goals in complex scenarios. His natural energy and curiosity enable him to connect with clients and meet their needs effectively.

Jerome lives in Leslieville/Riverside with his partner Sarah their two children (Elliott & Marlowe) and their dog (Nakita). Outside of work and family activities, he continues to scratch his inner athlete and 'can't-sit-still' itch by golfing, playing hockey and being hurt year after year by the Maple Leafs.

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.

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