

4006-101 CHARLES STREET EAST

Tall, Bright & Handsome



FM

THE DETAILS

Meet Charles



This sophisticated swooner will not take no for an answer, and will not disappoint. X2 -- two kisses from Charles: he's truly in charge here. Breathtaking views surround you in this stately stunning corner apartment: a living painting, a landscape and skyline that is always reinventing itself. The long gorgeous open concept kitchen means you can stay part of the conversation, while preparing a 3 Star Michelin worthy meal and keep your guests cocktails topped off with ease. Chefs kiss! After dinner the living room beckons for binge watching, relaxing, and watching the sun set in the western sky from 40 floors above street level: all at the same time. Floor to ceiling windows along two sides give this well-appointed gent an easy confident airiness and such great natural light you may never have to turn a light on until dusk. Generous bedrooms, two bathrooms, and a welcoming outdoor terrace, the winning just keeps coming. Being in the heart of downtown but feeling the calm and quiet of this unit is an amazing combination. Take advantage of the buildings gym, rooftop deck and outdoor pool, concierge services and visitor parking. Get on a first name basis with Charles immediately: you'll be calling him home in no time.

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MT PLEASANT RD & CHARLES ST E

Welcome To Church-Yonge Corridor

Toronto's Church-Yonge Corridor is where the city's storied past and vibrant present converge. Once home to the city's early elite — the Jarvises, Allans, McGills, and Ridouts — this neighbourhood wears its history with quiet pride. Stroll down its storied streets and you'll spot elegant Victorian mansions tucked between modern condo towers, a nod to the area's roots as one of Toronto's original fashionable suburbs. It's a neighbourhood that has evolved, gracefully — from grand estates to one of the city's most dynamic urban enclaves.

Today, the vibe here is unmistakably city-centric — energetic, eclectic, and endlessly walkable. Residents are spoiled for choice when it comes to shopping, dining, and entertainment. From the designer boutiques of Bloor Street to the trendy cafés, LGBTQ+ landmarks, and vibrant nightlife along Church Street, there's a sense of discovery around every corner. Need retail therapy on a grand scale? The iconic Eaton Centre and Downtown Yonge's 600+ retail outlets, 150+ restaurants, live theatre, and hotels are all right at your doorstep — not to mention Sankofa Square, Toronto's own version of Times Square, hosting year-round concerts, events, and community celebrations.

Green space is not forgotten in this high-energy locale. Allan Gardens — the largest park in the Downtown core — offers a peaceful, leafy escape complete with a lush conservatory of exotic plants and seasonal floral shows. Community life is equally robust, with the John Innes Community Centre and Moss Park Arena delivering everything from indoor pools to hockey leagues and woodworking studios.

Commuting is a breeze. With multiple subway and bus connections — including express routes during rush hour — plus quick access to the Gardiner Expressway, you're effortlessly plugged into the rest of the city and beyond.

Whether you're drawn by its rich history, its central location, or its vibrant lifestyle, the Church-Yonge Corridor delivers downtown living with depth, character, and an undeniable edge. This is Toronto — plugged in, polished, and pulsing with life.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Afuri Ramen + Dupling
- Boku
- Darvish Restaurant
- Egg Club Wellesley
- Fran's Restaurant & Bar
- Lao Lao Bar
- Maison Selby
- Me-Va-Me
- Miss fu
- Naan Kabob
- O'Grady's
- Seoulicious
- Si Lom Thai Bistro
- Storm Crow Manor
- The Blake House
- The Cherie Bistro
- The Diner's Corner
- The Salad House

GROCERIES & LIBATIONS

- Farm Boy
- Galleria Supermarket
- H Mart
- Hasty Market
- Independent City Market
- LCBO
- Loblaws
- Metro
- Mix 40
- No Frills
- Pusateri Fruit Market
- Rabba Fine Foods
- Thai Mart
- The Market by Longo's
- Town Star Food Mart

COFFEE & BAKERIES

- Amber's Bakery
- Bakerbots Bakery
- Bobette & Belle Artisanal Pasteries
- Caphelia Coffee
- Cheese Baker
- Dream Cakery
- Nabulu Coffee
- Neo Coffee Bar
- R Bakery Cafe
- Rooster Coffee House
- Say Coffee
- Sophie's BARKery
- The Bakery
- The Bearded Baker
- The Bone & Biscuit Co.
- The Happy Bakers
- Wooftown

PARKS & GREENSPACE

- Asquith Green Park
- Barbara Hall Park
- George Hislop Park
- Grange Park
- Norman Jewison Park
- Queen's Park
- Ramsden Park
- Village of Yorkville Park

FITNESS

- Avant Yorkville
- Central YMCA
- Clubhouse Toronto
- Fit4Less
- Fitness In Place
- Fusion Fit
- GoofLife Fitness
- Higher Ground Health Club
- Hone Fitness
- Innovative Fitness Toronto
- Lyft Fitness
- MAC Fitness Centre
- Orangetheory Fitness
- Phat Fitness
- Planet Fitness
- Shine Fit
- Telomere Fitness

PRIVATE SCHOOLS

- The Rosedale Day School
- Abelard School
- Branksome Hall
- The YMCA Academy

PUBLIC SCHOOLS

- Jesse Ketchum Junior & Senior Public School
- Jarvis Collegiate Institute
- Central Technical School
- Central Toronto Academy
- Danforth Collegiate and Technical Institute
- Northern Secondary School
- Western Technical Commercial School

WALKSCORE & TRANSIT

- 99 Walkscore
- 90 Transitscore
- 99 Bikescore

COMMUTE TO UNION STATION

- 17 Minutes by Car
- 18 Minutes by Transit
- 16 Minutes by Bike

RAIL LINES

- Yonge-University Subway Line
- Bloor-Danforth Subway Line

BUS LINES

- 94 Wellesley
- 75 Sherbourne
- 97 Yonge





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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Ian Busher

BROKER, VP OF SALES



As a Torontonian, born and raised, sales professional and trained craftsman Ian Busher brings a broad understanding of the ins and outs of Toronto living, along with a deep passion for art, design, and construction, to the work of buying and selling homes with Fox Marin Associates.

Ian excels in situations where he can put his multi-faceted background to the test: After brief stints at OCAD, in advertising, and in audio engineering, he worked for three years to become a ministry-licensed Red Seal carpenter, which solidified his expertise in all types of home-building and carpentry: from structural framing to installing doors, windows and trim, to the finer art of furniture and cabinet making. For many years before turning his skills to the Toronto real estate market he owned and ran his own contracting company and worked to renovate and update some truly remarkable older homes and condos in Toronto's Rosedale, Forest Hill, and Leaside neighbourhoods.

In early 2014 Ian shifted focus from the applied work of home construction to dedicate his attention to the work of buying and selling properties. In this expanded role, he loves to educate home-buyers and sellers on the unique features of each property - those special touches that can turn a house into a home, and a home into a show-stopping retreat. He takes pride in his ability to assess the quality and condition of a property. This, in tandem with his talent for speaking to the feasibility and cost of potential renovations, and his eye for the aesthetic details, make him a powerful partner for anyone looking to buy or sell a home in the Toronto area.

Ian lives in the Cedarvale neighbourhood with his wife, and they can often be found walking the local parks and ravine trails with their dog. In his spare time (of which there is little), he also continues to work on his visual arts practice, play guitar, and brainstorm ideas with friends and past clients who are thinking of renovating!

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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Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

416 788 1344

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