

4027 COACHMAN CIRCLE

A Home That Lives as Good as It Looks.

FM



THE DETAILS

# A Renovation That Redefines the Everyday

Tucked into a serene residential pocket of Mississauga's Churchill Meadows, 4027 Coachman Circle stands as a statement of modern family living at its most aspirational.

Meticulously renovated from the ground up, this 4-bedroom residence prioritizes serene, natural, and deeply intentional spaces. Clean lines, a soft neutral palette, and carefully curated materials come together with architectural clarity to create a sense of calm, cohesion, and understated sophistication.

The main level flows effortlessly across zones, anchored by wide-plank flooring and generous sightlines. In the living room, crisp white walls frame large windows, allowing light to pour into every corner. The dining space, elegantly scaled, feels intimate yet open, designed for everything from weeknight meals to curated dinner parties.

At the heart of the home lies a kitchen designed not only for culinary ease but for connection. Calling you in with sunlight spilling across its textural stone countertops, discreet custom cabinetry and premium stainless steel appliances for a sense of effortless hospitality. Meanwhile, the gentle crackle of the gas fireplace in the adjacent family room and breakfast nook, wrapped in windows, offers an irresistible invitation to linger a little longer.

Upstairs, the crown jewel is the primary suite: a true retreat with an expansive footprint, outfitted with a walk-in closet and a spa-style five-piece ensuite (including a recently expanded shower!) with dual vanities and soft lighting to complete the picture.

Three additional bedrooms carry through the same sophisticated simplicity, each one filled with natural light and finished with a restrained elegance that speaks to thoughtful design. The Jack and Jill bathroom serves as a model of smart planning, providing a private shower/toilet room flanked by separate vanity zones, ideal for busy mornings in a growing household.

Additionally, the second-floor laundry room is a subtle, modern convenience that hints at how well this home supports real life; quietly and efficiently.

Below, the finished basement offers a wide-open canvas: cinema room, gym, playroom, guest suite; the possibilities are endless thanks to existing rough-ins and generous proportions.

Every inch of this home has been considered, curated, and elevated. It's a rare example of a renovation that doesn't just refresh a space, but reimagines it. In a community known for its rich cultural texture, top-tier schools, and family-friendly charm, this home isn't just move-in ready, it's turn-key, and guaranteed to turn heads.







MISSISSAUGA

## Welcome To Churchill Meadows

Tucked into the western edge of Mississauga, Churchill Meadows feels like the kind of place where the pages of everyday life turn a little more gently. Tree-lined streets wind past charming homes, cheerful porches, and pocket parks that seem to appear just when you need a breath of fresh air. It's a community where neighbours still wave, children splash in summer fountains, and every corner holds a hidden gem waiting to be discovered.

Wander through the neighbourhood and you'll find a tapestry of green spaces woven together like chapters in a family adventure. Churchill Meadows Community Common is the beating heart—a wide, vibrant park where weekend soccer games play out under the sun, dogs trot happily along walking paths, and families gather for picnics that stretch into golden evenings. Just beyond, Ovation Park, Golder Community Park, and Erin Mills Athletic Fields offer endless opportunities for play, sport, and casual strolls.

At the centre of it all is a lively hub of local conveniences. Picture cozy cafés, family-run restaurants, and shops that greet you like an old friend. Whether you're grabbing a latte from the neighbourhood favourite, picking up fresh produce, or stepping into a boutique for something special, life here feels effortlessly comfortable. And when you crave bigger adventures, major highways and transit routes are just minutes away, making the world beyond your doorstep as accessible as the paths that wind through the community.

Families are especially drawn to Churchill Meadows for its high-performing schools, safe streets, and sense of belonging. Top-rated public and Catholic schools, along with nearby community centres and libraries, create a nurturing environment where learning and connection flourish. It's the kind of neighbourhood where kids grow up riding bikes with friends, and parents find themselves lingering on sidewalks in conversation.





## THE NEIGHBOURHOOD

# Neighbourhood Favourites

### RESTAURANTS & QUICK BITES

- Afghan Flame
- Cafe Landwer
- Cagney's Steakhouse & Winebar
- Cello Lounge
- Gladiator Burger Erin Mills
- J.P.'s Pizzeria
- Kelseys Original Roadhouse
- L'Afghan Grill
- Mars Diner
- Mermaid Fish & Grill House
- Michaelangelo's Italian Foods
- Nox Wine Bar
- One Ten Grill 'N' More
- Paradise Chicken
- Potato Bar
- R Kitchen Restaurant - Mississauga
- SMASH
- Sizzlo'z Flame Grilled Chicken
- Tahini's
- Taps Public House
- Turtle Jacks Erin Mills
- Wild Wing
- WingsUp! Mississauga - Thomas St

### GROCERIES & PROVISIONS

- Britannia Italian Bakery
- Kuick Stop Convenience
- Loblaws (Glen Erin)
- Maple Supermarket Inc
- Mona Fine Foods
- Nanak Grocers
- Royal India Grocers
- Whole Foods Market Square One
- Yama's No Frills

### COFFEE & BAKERIES

- Wisla Delicatessen
- Britannia Italian Bakery
- The Bakers
- Armeen's Cafe & Bake Shop Mississauga
- Cobs Bread
- Tim Hortons
- Matari Coffee Co.
- Jabal Coffee House
- Qamaria Yemeni Coffee Co.
- Kanafani Sweets & Coffee
- The Bloom Coffee

### PARKS & RECREATION

- May Meadow Park
- Johnny Bower Park
- Osprey Marsh
- Osprey Woods
- Lisgar Green
- Friendship Community Park
- Churchill Meadows Skate Park
- Churchill Meadows Community Centre & Mattamy Sports Park
- Erin Meadows Community Centre
- Erin Mills Twin Arena
- Meadowvale Four Rinks
- Meadowvale West Tennis Club

### RECREATION FACILITIES IN NEIGHBOURHOOD PARKS

- Playgrounds - 15
- Tennis Courts - 2
- Basketball Courts - 13
- Sports Fields - 24
- Tracks - 2
- Splash Pad - 1
- Skateboard Park - 1
- Sports Courts - 6
- Trails - 3

### PRIVATE SCHOOLS

- St. Jude's Academy
- Sherwood Heights School - Erin Mills Campus

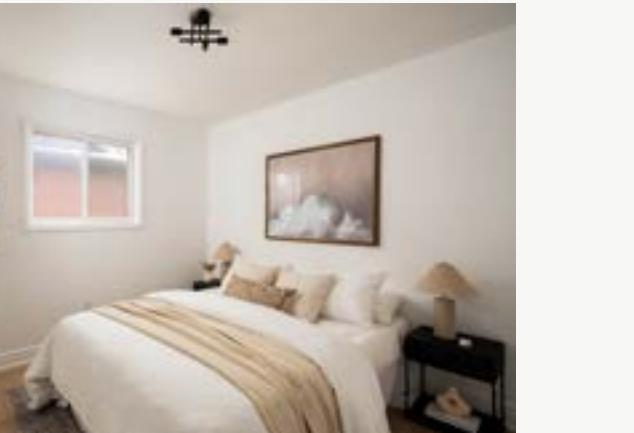
### PUBLIC SCHOOLS

- ÉS Jeunes sans frontières - Grade 7 to Grade 12
- Stephen Lewis SS - Grade 9 to Grade 12
- Ruth Thompson MS - Grade 6 to Grade 8
- É Élém Le Flambeau - PK to Grade 6
- Churchill Meadows PS - PK to Grade 5

### CATHOLIC SCHOOLS

- ÉSC Sainte-Famille - Grade 7 to Grade 12
- St Joan of Arc Catholic SS - Grade 9 to Grade 12
- ÉÉC Saint-Jean-Baptiste - PK to Grade 8
- St. Faustina ES - PK to Grade 8
- Holy Name of Mary SS - Grade 9 to Grade 12







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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## Jessica Spillas

BROKER, VP OF SALES



From the moment that urban enthusiast Jessica Elizabeth Spillas first learned about Fox Marin's passionate approach to buying, selling, and investing in Toronto Real Estate back in 2014, she was hooked. As the Team's Senior Broker and Vice President of Sales, Jessica has developed a broad base of experience, encompassing a wide range of property types and neighbourhoods both in and outside of the downtown core.

Known for her unparalleled professionalism, integrity, and exceptional service, Jessica is a natural over-achiever with a keen ability to listen and genuinely understand client needs. Dedicating herself fully to the cause, Jessica will over-communicate and take the time to develop a strategic plan that will allow her clients to achieve their goals, with long-term thinking at the helm.

At her core, trust, education and client satisfaction are Jessica's utmost priority when working with buyers and sellers alike. Brutally honest at all times, Jessica believes that being an objective third party to help clients rise above a challenging market is the best approach to delivering expert consultation, realistic expectations and exceptional results.

Initially starting her Real Estate career as the firm's multi-talented Business Development Manager - working behind the scenes on the entire Team's negotiations, marketing initiatives, and data analysis, it is through this wealth of diverse experience that now allows Jessica to help her own clients navigate through the nuances of Toronto's real estate market with confidence and context.

Get to know Jessica better, and you'll learn that her passionate, "go-getter" attitude doesn't apply just to her work. Indeed, it shines through everything she does: from her early years dedicated to Classic Ballet to her tenure with a leading Architectural and Development firm located in Toronto's downtown core, and back down to the travel bug that has led her to explore some of the most vibrant & diverse cities around the world.

When she is not developing pricing analysis', or keeping clients updated on the latest industry trends, Jessica finds passion in the culinary arts, film & media, and exploring the City of Toronto that she calls home with her husband and rescue dog Bowman.

## Ralph Fox

FOUNDER, BROKER OF RECORD



Native Torontonian 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 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.



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