

701-1 DEER PARK CRESCENT

Deer Park, Done Right



FM

THE DETAILS

Midtown Pied De Terre Perfection!



This mature but vibrant and bustling neighbourhood is undergoing a renaissance: a merger of beautiful classic architecture from bygone eras seamlessly blending with new building and investment in residences, shopping, and commerce. And it's all about connection! This boutique and sophisticated building boasts a luxury not found in most modern towers, and this apartment was designed and constructed when bedrooms and living spaces and outdoor areas were all meant to be comfortable and usable. The space awaits an owner who understands the real-sized world and real people who like full sized appliances, a kitchen that can be used for ACTUALLY cooking, and rooms that fit furniture made for fully grown adults. With a renovated and updated designer kitchen and bathroom, this one bedroom and one bathroom gem needs nothing but it's next lucky occupant to move right in and set up for maximum enjoyment. Even though you're just a block from St. Clair Station at Yonge St., when you walk into this suite you'll feel a sense of calm: relax at home overlooking serene inner courtyards that create a refreshing urban retreat. And yet, you can walk out the door and be where the action is within minutes. Groceries, shops, pharmacy, restaurants, parks, streetcar: it's all (snaps fingers) right there. Including an exclusive use storage locker and an owned underground parking spot. 1 Deer Park is a great community building within a great community. Step into comfort, convenience, and classic Toronto living. The next phase of your real estate journey starts here.

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MIDTOWN

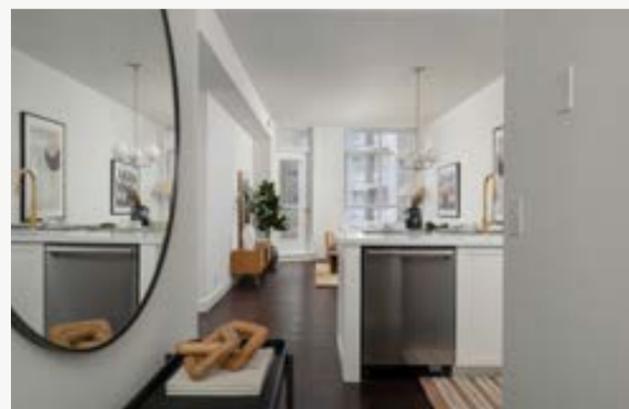
Welcome To Yonge & St. Clair

Set at the crossroads of heritage and modernity, Yonge & St. Clair is a midtown enclave where timeless architecture meets contemporary energy. The area has long been synonymous with prestige and convenience, a pocket of Toronto that attracts an educated, dynamic mix of residents who value both culture and connection. Anchored by a vibrant commercial corridor, Yonge & St. Clair offers an impressive collection of boutiques, restaurants, and cafés, from the curated coffee and craft spirits at Boxcar Social to casual neighbourhood favourites like Wylie's, Scallywags, and Union Social Eatery.

Everyday essentials are easily within reach, with greengrocers, florists, and well-known markets such as Loblaws, Sobey's, and Longo's only steps away. This walkable, well-appointed pocket balances urban convenience with the calm of residential streets lined with Edwardian and Victorian character homes, remnants of the historic Deer Park and Summerhill estates. Green spaces are abundant, with David A. Balfour Park providing a serene escape featuring ornamental fountains, trails, and access to the Beltline, while Lionel Conacher Park and nearby community facilities offer recreation close to home.

Fitness and wellness are part of the neighbourhood fabric, with studios like SpinCo, Balance, and GoodLife just around the corner. Transit is effortless, with the St. Clair and Summerhill subway stations and the 512 streetcar ensuring quick connections across the city.

With a planned revival of the Yonge & St. Clair intersection bringing new mixed-use towers, boutiques, and public spaces, the neighbourhood continues to evolve while retaining its established charm. For residents of 1 Deer Park Crescent, this address represents midtown living at its most refined, an effortless blend of history, sophistication, and modern convenience in one of Toronto's most coveted locales.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

Barnsteiner's
Capocaccia Trattoria
Cucina Buca
Gatherings Restobar
Impact Kitchen
Mary Be Kitchen
Megumi Mazesoba
Mineral
Popular Chinese Diner
Quanto Basta Restaurant
Sash
Scaramouche Restaurant
Sorrel
Taline
Tamasha
Ultra Restaurant
Union Social Eatery
Wylie's Pub

GROCERIES & LIBATIONS

- David Rocco Bar
- Fine Foods Market
- Gaby's Groceries
- Harvest Wagon
- Independent City Market
- INS Market
- La Spesa Food Market
- LCBO
- Loblaws
- Marche Leo's
- Sobr Market Summerhill
- Stock T.C. Grocer
- Summerhill Market
- Supermarket Bar and Variety
- Village Market Variety

COFFEE & BAKERIES

- Bake Code Croissanterie
- Bomou Artisanal Bakery
- Boxcar Social
- Cafe de Flore Patisserie
- Circles & Squares Bakery Cafe
- Deno Delight Cafe and Bakery
- Dessert Lady Cafe & Bakery
- Gleam & Sip
- Gouter
- Jules Cafe Patisserie
- L'amour Cafe & Pastry
- Le Genie Bakery & Espresso
- Nadege Patisserie
- Nonni Cafe & Bakery
- Paris Baguette
- Petite Thuet
- Phipps Bakery & Dessert Shop
- Silk 111 Bakery & Cafe

PARKS & GREENSPACE

- Budd Sugarman Park
- Craleigh Gardens
- Glen Edyth Drive Parkette
- Jesse Ketchum Park
- Lawton Parkette
- Manor Community Park
- Nashama Playground
- Roycroft Park

FITNESS

- Balance Fitness
- Body + Soul Fitness
- Busy Bee Fitness Experts
- Centre Ring Ltd.
- Extension Fitness
- F45 Training
- Fitness Social Club
- Forest Hill Village Gym
- GoodLife
- Isophit Strength Zone
- Matrix Fitness Inc
- MyFitnessAcademy
- Oxygen Yonga & Fitness
- Sore&Fit
- Striation 6 Fitness Centre
- TREK Fitness Circuit
- Ultimate Athletics Club

PRIVATE SCHOOLS

- Arrowsmith School
- De La Salle College
- Greenwood College School
- Havergal College
- The Bishop Strachan School
- The Mabin School
- The York School

PUBLIC SCHOOLS

- Brown Junior Public School
- Deer Park Junior & Senior Public School
- Jarvis Collegiate

WALKSCORE & TRANSIT

- 97 Walkscore
- 84 Transitscore
- 74 Bikescore

COMMUTE TO UNION STATION

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

RAIL LINES

- 512 St Clair
- Line 1 Yonge-University Subway

BUS LINES

- 5 Avenue Road
- 97 Yonge
- 320 Yonge Night Bus





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!

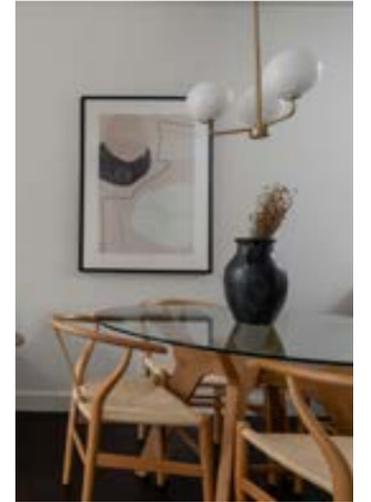
Working With Fox Marin

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