

1201-135 MARLEE AVENUE

# Room To Breathe At Marlee



FM

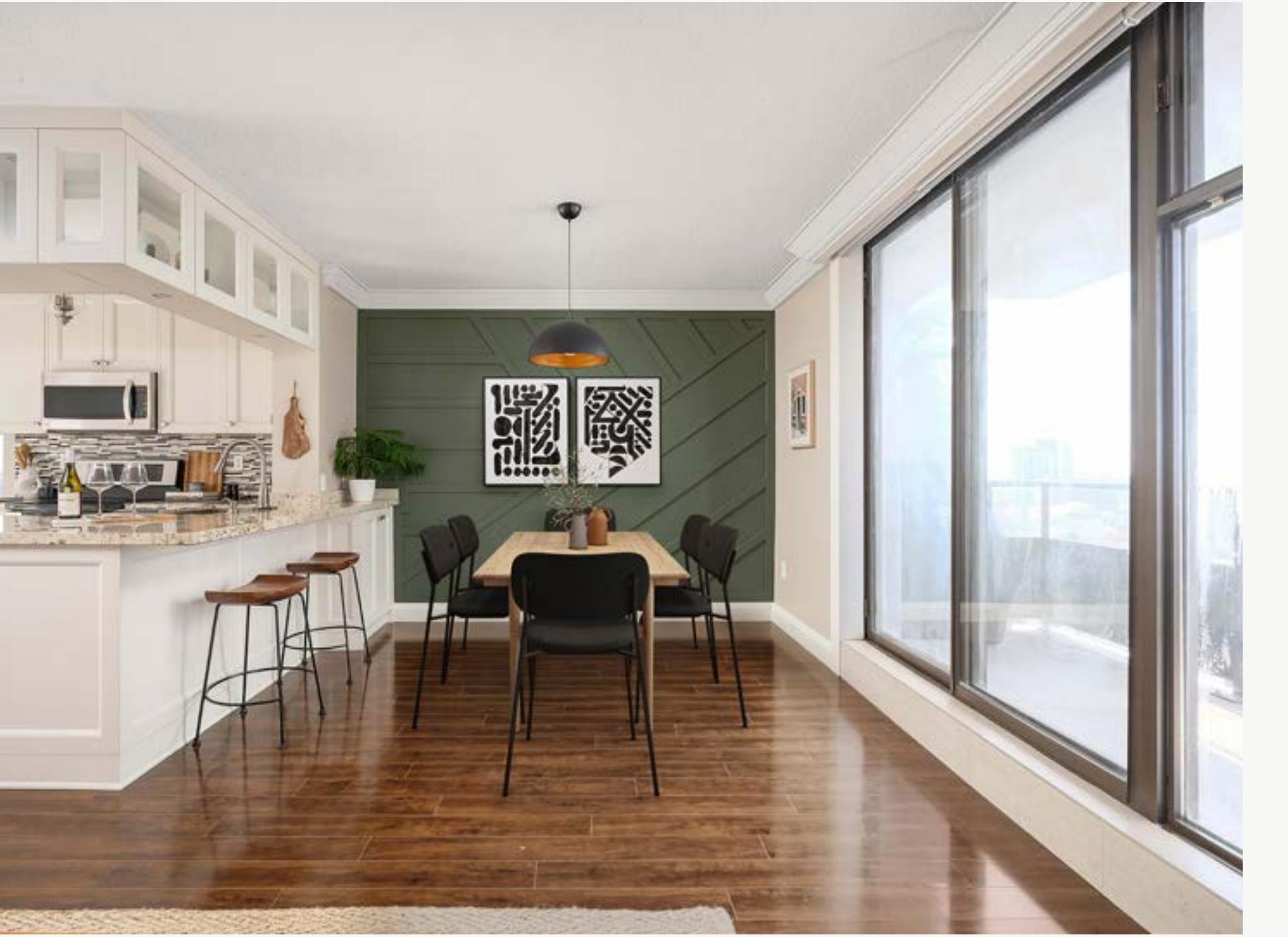


THE DETAILS

## Not Your Average Shoebox

Whoever equated condo living to living in a shoebox never set foot inside 135 Marlee Ave. This family-friendly, two-bedroom suite provides all the space you could need - and more! Starting off with a foyer, I didn't know condos had foyers! It has an oversized entry closet that puts most condo lockers to shame. From there, you move into a true living room and a separate dining room. No eating on the couch required! Next, we have an updated kitchen, with not one, two, three, but four walls of cabinetry. Oh, and a CN Tower view! Speaking of view, step outside to the generously sized balcony where barbecues are not just allowed, they are encouraged. And to top it all off, we have two generous bedrooms, each with a king-sized bed and custom-built-in cabinetry. And how could I forget the amenities? Swim laps year-round in the indoor pool, sweat it out in the sauna, run your dog up and down the backyard, and party like it's 1999 in the recently renovated party room. So if you think you know what a Toronto condo has to offer, think again. This suite rewrites the shoebox myth entirely. Come by, take a look, and see just how wrong it really is!

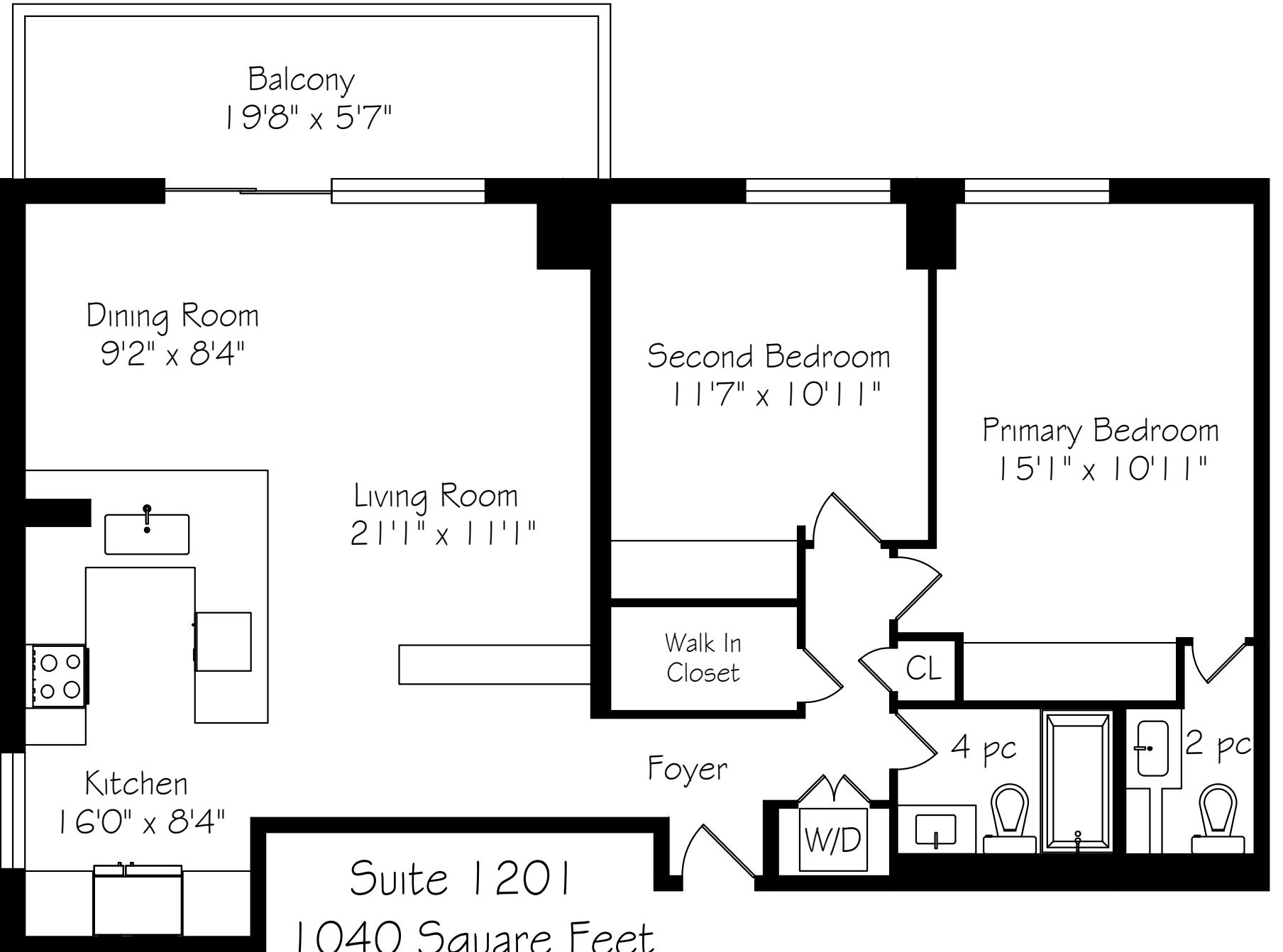












135 MARLEE AVENUE CONDOS

## About The Property

### THE ESSENTIALS

- 135 Marlee Ave, Suite 1201
- 1,040 Interior Square Feet
- 110 Square Foot Balcony
- 2 Bedrooms
- 2 Bathrooms
- South West Exposure
- 1 Exclusive Use Parking Space
- Ensuite Locker & Available In Building

### INCLUSIONS

- Stainless Steel Kitchen Appliances:
  - Fridge
  - Oven
  - Microwave
  - Dishwasher
- Clothing Washer & Dryer
- Entry Bench
- Floating Shelves in Bathroom
- Bathroom Mirrors
- All Existing Light Fixtures
- All Existing Window Coverings

### UTILITIES & UPGRADES

- Maintenance Fees: \$885.02/Month
  - Includes Heating/Cooling, Water & Hydro
- Property Taxes: \$2,058.65 (2025)
- Fan Coils (2025)
- Electrical Panel (2021)

### ABOUT THE BUILDING

- Building Name: 135 Marlee Avenue Condos
- Address: 135 Marlee Ave, Toronto ON, M6B 4C6
- Year Completed: 1978
- Number of Storeys: 24
- Number of Units: 161
- Developer: Roselawn Properties

### AMENITIES

- Exercise Room
- Indoor Pool
- Sauna
- Party Room
- Visitor Parking
- Enclosed "Backyard" Area with Communal BBQ's & Community Garden

## THE NEIGHBOURHOOD

## Neighbourhood Amenities

## RESTAURANTS &amp; BARS

- 7 Numbers Eglinton
- Aroma Indian Bistro
- Bistro Grande
- Chalker's Sports Bar and Grill
- Chicken N'Dough
- Domino's Pizza
- JC Tambayan, Co
- Jerusalem Restaurant
- Mamma's Pizza
- Marron Bistro
- Miyako Sushi
- Miami Wings Pub House
- Pasta Goodness
- Pita Pavilion
- Pizza Banfi
- Pizza Nova
- Restaurant Canadian Caribbean
- Spring China House
- The Entertainment Kitchen
- Tokyo Sushi

## GROCERIES

- Fortinos
- FreshCo
- No Frills
- Sobeys Urban Fresh
- Zito's Marketplace

## COFFEE &amp; BAKERIES

- Amico Bakery
- Cafe 513
- Cafe On The Hill
- Coffee Time
- R Bakery Cafe
- Thobors Boulangerie Patisserie Cafe
- Tony's Espresso Bar

## PARKS &amp; GREENSPACE

- Cedarvale Park
- Kay Gardner Beltline Trail
- Viewmount Park
- Wenderly Park

## FITNESS

- Budo Canada - Boxing Fitness MMA
- Columbus Centre Athletic Club
- F45 Yorkdale
- Fit4Less
- Oxygen Yoga & Fitness
- The One Muay Thai and Fitness

## PRIVATE SCHOOLS

- Fieldstone School (JK - Grade 12)
- Hudson College (JK - Grade 12)
- Lycée Français (Pre K - Grade 12)

## PUBLIC SCHOOLS

- West Preparatory Junior Public School (JK - Grade 6)
- Fairbank Public School (JK - Grade 8)
- York Memorial Collegiate Institute (Grade 9 - Grade 12)

## CATHOLIC SCHOOLS

- St Cosmas and Damian (JK - Grade 8)
- St Alphonsus (JK - Grade 7, French)

## WALKSCORE &amp; TRANSIT

- 89 Walkscore
- 83 Transitscore
- 85 Bikescore

## COMMUTE TO UNION STATION

- 30 Minutes by Car
- 34 Minutes by Transit
- 38 Minutes by Bike

## RAIL LINES

- Yonge-University Subway Line 1
- Eglinton Crosstown LRT Line 5 (coming soon)

## BUS LINES

- 109 Ranee
- 163 Oakwood
- 63 Ossington
- 32 Eglinton West



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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## Reuben Labovitz

BROKER



Meet Reuben Labovitz, a seasoned professional and trusted advisor at Fox Marin with a passion for creativity and a talent for making his clients' real estate dreams a reality. With years of experience in the industry, Reuben's unique skill set sets him apart from his peers. He has an uncanny ability to spot promising investment opportunities and negotiate the best deals for his clients, all while finding "needle in a haystack" properties that others may have overlooked.

Reuben's commitment to providing exceptional service is second to none. He takes the time to understand his client's needs and preferences and works tirelessly to ensure they are thoroughly delighted. His friendly and personable nature puts clients at ease, and his dedication to building long-lasting relationships goes beyond the transaction.

As a valuable member of the Fox Marin team, Reuben plays a critical role in helping the brokerage achieve its goals. His professionalism, work ethic, and attention to detail are highly praised by his colleagues, making him a trusted source of guidance and support for those he works with.

In addition to his impressive career in real estate, Reuben is an award-winning cellist who has performed in countless concerts across Ontario, Quebec, and the United States. His natural creative outlook and unwavering discipline honed from his musical background seamlessly translate into his work as a real estate Broker. Every interaction he has with clients showcases his exceptional skills, ensuring they receive a level of care and attention that is second to none.

Overall, Reuben Labovitz is a consummate professional and a valuable asset to Fox Marin Associates.

## 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 in 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 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 unrivaled. 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.



# FOX MARIN

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