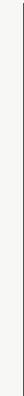


PH2-478 KING STREET WEST

A Study In Contemporary Design



FM

THE DETAILS

Unequivcally Elevated

A penthouse that knows exactly who she is. A private two-storey residence in one of King West's most desirable boutique buildings, offering over 2,800 square feet inside and 2,700+ square feet of rooftop living above it all. Big scale. Real privacy. No theatrics required. The design is crisp and confident. Clean lines. Seamless indoor-outdoor flow. A soft, neutral palette that lets the architecture speak for itself. Nothing loud. Yet nothing accidental. Inside, the proportions hit immediately. Eleven-foot ceilings. Floor-to-ceiling glass. A glass-enclosed staircase. Layered textures. Spa-inspired washrooms. Custom storage everywhere you actually need it. Modern, but warm. Polished, not precious. The main living space makes its own statement. Expansive, light-filled, and anchored by a rare dual-sided fish tank with its own private caretaker (just ask!). The kitchen understands the assignment. Dark, streamlined cabinetry, easy four-person seating, and a hidden walk-in pantry with 200-bottle wine storage. Long brunches & oversized dinner parties encouraged. The primary suite is calm and considered, with integrated wardrobes and a generous ensuite featuring a glass-in shower, dual vanity, and deep soaker tub. Two additional bedrooms are quietly tucked away, along with thoughtful extras including a Carrie Bradshaw-level dressing room, a powder room, a real front hall closet, and a full-size laundry room. Thoughtful beats showy every time. We can prove it. Then there's the rooftop. And yes, it delivers. Fully private. Meaning, all yours. Sunny lounging and dining areas. City and CN Tower views. Designed for long evenings, late starts, and absolutely no reason to leave. Residents enjoy 24-hour concierge service, fitness facilities, and an elegant resident lounge. Two underground parking spaces and adjacent storage lockers complete the picture. Steps to the future Ontario Line station at King and Bathurst, connecting the 504 King and 511 Bathurst streetcars. Easy access to Lakeshore and the Gardiner. Walk or bike everywhere. Dogs of all sizes (& cats) are very welcome.

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KING WEST

Welcome To Toronto's Ultimate Urban Playground

King West is the epitome of urban sophistication and modern living in the heart of Toronto's downtown core. This vibrant neighbourhood is a beacon for young professionals, creative minds, and those who thrive in a city's energy. With its seamless blend of luxurious high-rise condos, top-tier dining, nightlife, boutique shopping, and cultural hotspots, King West isn't just a place to live—it's a lifestyle.

King West is synonymous with upscale city living. High-rise condominiums, such as the residences at the Victory Lofts, boast sleek, modern design, offering residents access to cutting-edge amenities, secure indoor parking, and rooftop terraces with jaw-dropping skyline views. Designed for those who appreciate both luxury and practicality, these spaces cater to professionals in business, tech, and education who prioritize convenience, aesthetics, and top-notch experiences. King West professionals are both ambitious and social, drawn to the area's energetic pulse and wealth of opportunities for work and entertainment!

The neighbourhood streets are alive with an unparalleled culinary and nightlife scene. Here's how to make the most of a weekend in this stylish district. Start your day at Forno Cultura, an Italian-style bakery-café where the scent of freshly baked biscotti and focaccia fills the air. Their strong, rich espresso is a must-try for true coffee lovers. After breakfast, take a heart-pumping group workout at one of the area's boutique fitness studios. Barry's Bootcamp, SPINCO, and Studio Lagree are popular choices for those looking to break a sweat in style. If relaxation is on the agenda, indulge in a spa treatment at Majesty's Pleasure or Haman Spa, where luxury meets self-care, complete with a cocktail (or cucumber juice) in hand.

A shopper's paradise, with easy access to the fashion-forward boutiques of Queen Street West and the upscale retailers at The Well. From designer fashion to indie brands, there's no shortage of places to indulge in a little retail therapy.

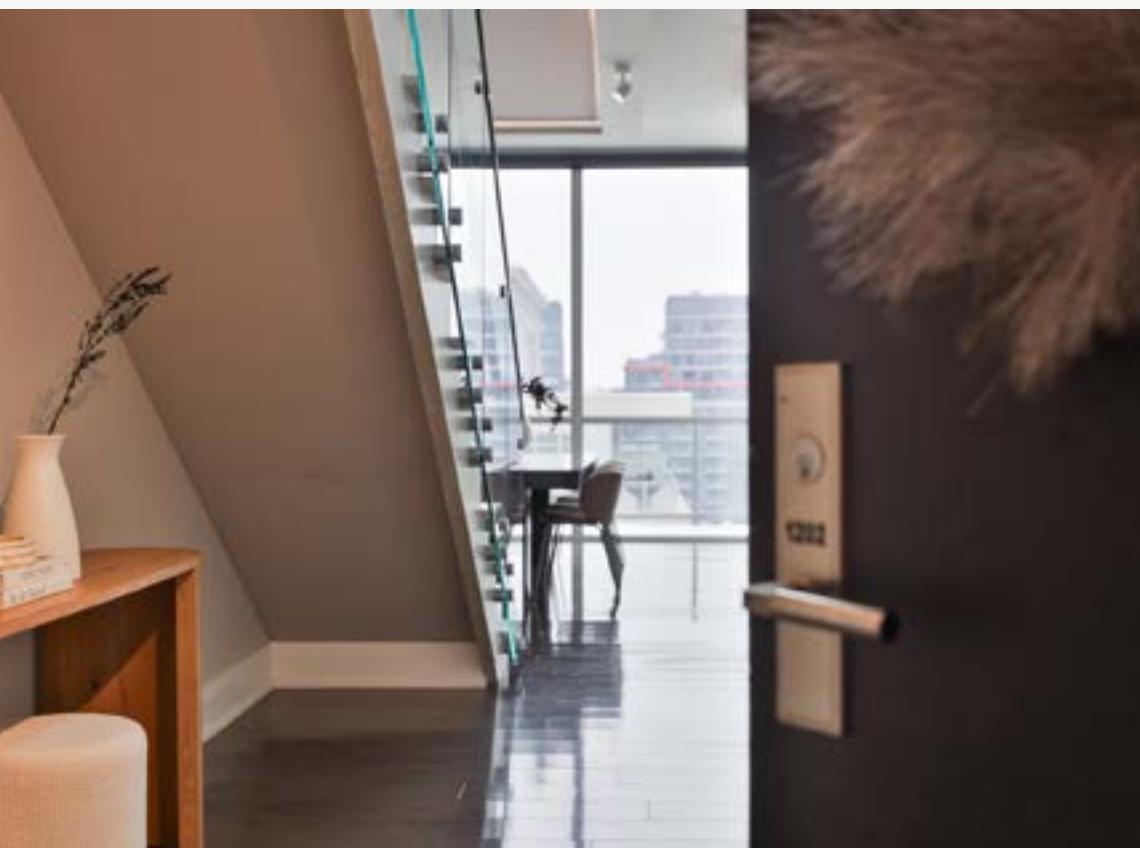
As the sun sets, King West transforms into Toronto's nightlife epicentre. Start your evening at Oretta, a chic Italian restaurant known for its fresh, seasonal menu and art deco-inspired ambiance. Would you prefer a view? Lavelle's rooftop offers a stunning panorama of Toronto's skyline, complete with an outdoor pool, cabanas, and a stylish lounge. EFS and Arcane offer DJ-driven nights in sleek, high-energy settings for those who like to dance. If cocktails are more your scene, head to Baro for an expertly crafted Paloma on their Pinterest-worthy rooftop patio!

No weekend in King West is complete without brunch. Baro's rooftop brunch is a local favourite, serving up tres leches waffles and zesty citrus Palomas. For a more classic French twist, Le Sélect Bistro provides an intimate Parisian-inspired setting and is one of Toronto's most celebrated culinary institutions.

The community isn't just about the hustle and bustle—it also offers moments of reprieve. The neighbourhood's strategic location means residents have easy access to green spaces, transit hubs, and the waterfront, making it the perfect balance between fast-paced city life and urban relaxation.

King West embodies the best of Toronto, from sunrise workouts to sunset cocktails, high-end shopping to laid-back brunches, and buzzing nightlife to cultural indulgence. It's a place where ambition meets leisure, style meets substance, and every day feels like the perfect blend of energy and sophistication!







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Aera
- Alder
- Abrielle
- Anejo Restaurant
- Bar Chica
- Baro
- Bridgette Bar
- Casa Madera
- Cheffry's Bistro
- Cibo Wine Bar
- Dorset
- Earls King West
- Gusto 101
- Harriet's
- Jacobs & Co. Steakhouse
- Khao San Road
- Kibo Sushi House
- Kiss
- KOST
- Little Sister
- Le Select Bistro
- Luma
- Maxime's
- Myth
- nutbar
- Patria
- Rodney's Oyster House
- Silent H
- SOI Thaifoon
- The Dorset
- Turquois Restaurant
- Tut's Egyptian Street Food
- Wilbur Mexicana

GROCERIES & LIBATIONS

- Aisle 24 Market
- Bo's No Frills
- Bulk Barn
- Farm Boy
- Fresh & Wild Food Market
- King Fresh Food Market
- Little Harvest Market
- LCBO
- Loblaw's - Lakeshore
- Loblaw's - Queen Street
- Mike's Independent City Market
- Rabba Fine Foods
- Sobeys Urban Fresh
- Sunny Convenience

COFFEE & BAKERIES

- 5s Cafe
- Columbus Cafe and Co
- Dark Horse Espresso Bar
- Forget Me Not Coffee
- French Made Toronto
- Jimmy's Coffee
- Le Gourmand
- Neo Coffee Bar
- Propeller Coffee
- Quantum Coffee
- Starbucks

PARKS & GREENSPACE

- Bellevue Square Park
- Canoe Landing Park
- Clarence Square
- Draper Park
- Grange Park
- Simcoe Park
- St. Andrew's Playground Park
- Victoria Memorial Square

FITNESS

- 366 Degree Fitness
- 416 Fitness Club
- Anytime Fitness
- Arzadon Fitness
- Barry's Bootcamp
- barre3
- elleTO
- Executive Athletic Training
- F45 Training
- Fit Factory Downtown
- Fit Squad Training Gym
- GoodLife Fitness - Richmond & Bathurst
- GoodLife Fitness - Richmond & John
- Hone Fitness - Queen & Spadina
- Innovative Fitness Toronto
- Nisker Fitness
- Studio Fitness
- Studio Lagree
- Unchained Athletics
- Your House Fitness

PRIVATE SCHOOLS

- Cornerstone Montessori Prep School
- The Rosedale Day School
- Howlett Academy
- Liberty Prep School
- Branksome Hall
- Abelard School

PUBLIC SCHOOLS

- Ryerson CS
- Harbord CI
- Central Technical School

FRENCH SCHOOLS

- Lord Lansdowne Jr PS
- King Edward Jr & Sr PS
- Harbord CI
- Oakwood CI

WALKSCORE & TRANSIT

- 100 Walkscore
- 100 Transitscore
- 98 Bikescore

COMMUTE TO UNION STATION

- 12 Minutes by Car
- 24 Minutes by Transit
- 9 Minutes by Bike

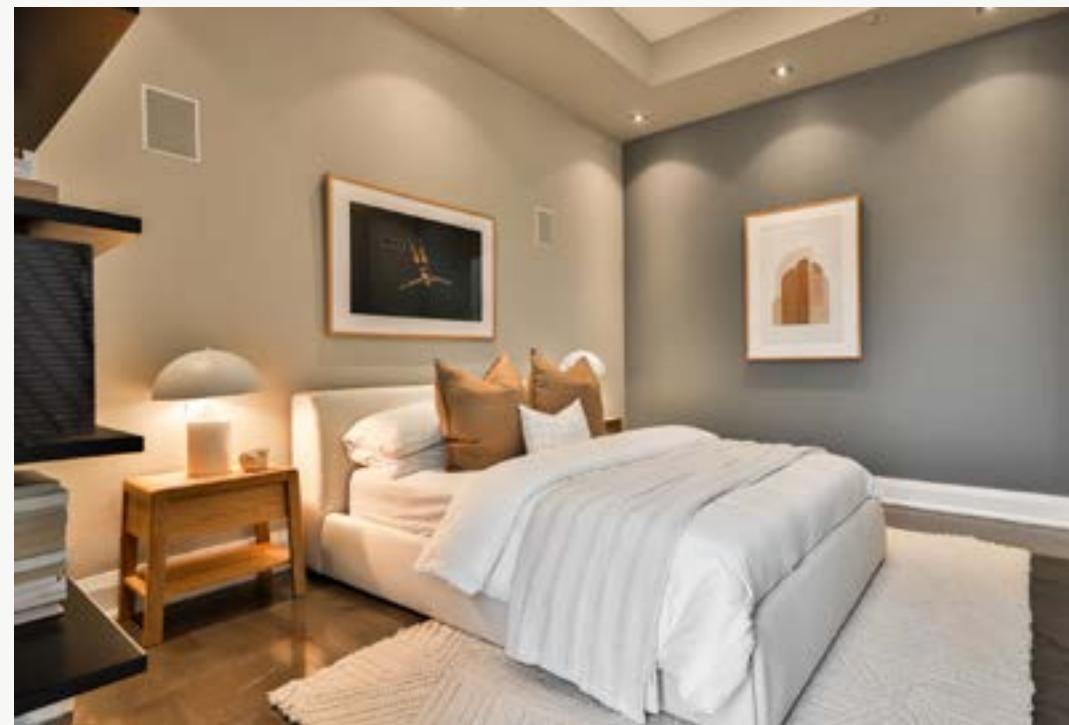
RAIL LINES

- 504 King
- 310 Spadina
- 503 Kingston
- 304 King
- 510 Spadina

BUS LINES

- 121 Fort York-Espalande
- 511 Bathurst





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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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 rare 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.

Kori Marin

FOUNDER, BROKER



For high-energy real estate aficionado Kori Marin, a well-lived life is achieved by maintaining an "all-in" attitude that realizes every last ounce of one's full potential. This mindset has driven successful results in every aspect of her life – from her corporate sales and account management experience to her international travels, to her years of fitness training and leadership – and is the hallmark of the exceptional work that she does on behalf of her clients in the residential real estate sector in downtown Toronto.

Kori first exhibited this "all-in" approach when, at the age of eleven, she left home to train as a classical dancer. Later, while studying at Dalhousie University, she determined that the best application of her discipline and personal drive lay in business, where she could continue to test her abilities in new and exciting ways. This led to a seven-year stint in corporate sales, where she managed a \$70+ million portfolio of accounts, including a who's who of North American retail giants like Walgreens, Target, CVS and Shoppers Drug Mart. Kori was praised for her analytical mindset and incomparable organizational skills – traits that have also served her well as she's built her own real estate investment portfolio, and would allow her to transition effortlessly into real estate as a full-time career.

Determined as ever, from the moment Kori focused her attention on the real estate industry, people took notice: in her first year, she won Rookie of the Year and President's Sales awards from Royal LePage Real Estate Services, J&D Division – one of the largest and most established brokerages in Toronto. In time, it became apparent that the big luxury brands that often take a "one-size-fits-all"

approach to real estate were becoming more and more antiquated, and failed to serve the best interests or the specific needs of Kori's creative, forward-thinking and design-savvy clientele. Because of this, Kori and her partner Ralph made the decision to combine their diverse expertise and complementary skillsets to revitalize the residential real estate experience for Toronto homebuyers, sellers, and investors. And so, Fox Marin Associates was born.

Now among the Top 1% of Toronto Realtors, Kori continues to bring her own brand of charismatic energy, creative integrity, and expertise to her multifaceted work-life: not only is she a managing partner in the unstoppable force that is Fox Marin Associates – a consistently five star-rated brokerage with close to a quarter billion in real estate sales volume in its first three years. She's also an attentive and relatable manager of a growing team of both seasoned and up-and-coming real estate powerhouses in central and downtown Toronto.

When she's not marketing properties for sale, consulting with clients, gaining certifications in Negotiation Mastery from Harvard University, Digital Marketing from Brain Station or taking a turn judging Rotman's Business School Marketing Case Studies, Kori channels her boundless energy into fitness training or hiking with brokerage partner Ralph Fox and their #1 Ridgeless Rhodesian ridgeback, Draper. She also travels widely and has logged many kilometers of exploration around the world. Her favourite journeys to date? Trekking the Annapurna Circuit in Nepal, going on safari in South Africa's Kruger National Park, and visiting the Elephant Nature Park in Chiang Mai, Thailand.

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Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

416 559 8988

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