

4 DUNSTABLE PLACE

Designed For Connection.



FM

THE DETAILS

Designed for Real Life. Built for the Next Ten Years.

A quiet Richview court of only 12 homes. Detached. Renovated. 43 x 106 Ft Pie-Shaped Lot. 3 + 2 bedrooms. 3 Full Bathrooms. Parking for 7. That is the headline, my friends. Now here is the story. When you walk in, the 10-foot ceiling height changes your posture. That kinda' volume gives a home confidence. It is open, but not chaotic. Defined without being boxed in. The kind of layout that can host a full dinner party and yet still feel calm on a Monday morning.

At the home's heart is a gorgeous kitchen designed to last; featured in House & Home Magazine (and for good reason). Custom cabinetry. Matte black pantry wall. Crisp white perimeter. Brass hardware that does not compete for attention. A proper gas range under a statement hood. Seamless stone counters. A stunning hex tile that adds design without ego. And the island. Solid white oak. Thick. Honest. Seating for three with storage below. It handles coffee, homework, wine, & holidays without even flinching.

Wide-plank engineered hardwood runs consistently throughout, tying the spaces together. Solid core doors. Solid white oak closet doors. Details that do not scream for attention, but quietly elevate the everyday. Two wood-burning fireplaces ground the home in cozy & comforting warmth. The dining area effortlessly takes a full table and chandelier without squeezing elbows, and sightlines move cleanly from kitchen to dining to living. It's designed for connection. It works when you are hosting. It works when you are not.

The primary suite earns its keep with an ensuite that cuts no corners. Heated floors. Marble-wrapped double vanity. Glass shower enclosure. Two sinks. No negotiations. Three bedrooms on the main level. Two more below. Three full bathrooms, including two on the ground floor. The layout flexes easily for kids, guests, dedicated work, or extended family. Nothing is forced.

And the lower level does not read like a basement. It's an extension of the home. Full ceiling height. Recessed lighting throughout. A proper family room with its own fireplace, storage and full bathroom. The office and laundry renovation adds enviable (& darn good-looking) utility, not filler. Every square foot has a role. Nothing is an afterthought.

A meaningful investment was made in the backyard, front patio, and landscaping. A raised deck built for conversation. A fire table that stretches the season. Clean stone hardscaping that defines dining and lounging without fencing you in. A real lawn. Not decorative. Usable. And a street presence that feels considered, with the spring magnolia absolutely stealing the show.

Life here is efficient. Highways are minutes away. Parks get used. Schools are strong. Pearson and the UP Express simplify travel. The neighbourhood continues to attract young families, with meaningful infrastructure already underway. It feels like a pocket that is moving forward, not standing still. This is the kind of residence that makes the next ten years easy.

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KINGSVIEW VILLAGE - THE WESTWAY

A Quiet Richview Court

Tucked into a quiet cul-de-sac in Richview, 4 Dunstable Place sits in one of Etobicoke's most practical and quietly evolving neighbourhoods. This is the kind of pocket where families plant roots, neighbours know each other by name, and kids ride their bikes until the sun goes down. You know, where daily life runs smoothly (most-of-the-time).

If accessibility is power, this address has it. You are a 3-minute walk to The Westway bus at Wincott, which connects directly to Islington Station, Weston UP/Go Station and beyond. Islington Avenue routes are within an 8-minute walk and offer frequent service in both directions. For commuters, Hwy 401 and Hwy 427 are both within 10 minutes, making cross-city travel as seamless as possible. Weston UP Station is a quick 6-minute drive from Union Station, offering door-to-door access. And Toronto Pearson International Airport is approximately ten minutes by car, ideal for frequent flyers or international families.

Kingsview Village overdelivers on greenery. Within minutes, you have access to Westway Park with baseball diamonds, tennis courts, and winter skating. Wincott Park offers walking trails, a pond, and playground space. Silver Creek Park adds an outdoor gym component. And the Humber River Trail provides an expansive natural corridor for cycling, jogging, or long Sunday walks. Golfers can enjoy Weston Golf & Country Club nearby, while sporty families have the CWENCH Centre at Canlan Sports.

Families who prioritize Catholic education will find this address particularly compelling. St. Eugene Catholic School is nearby and ranks close to an 8 on the Fraser Institute, offering both English & French Immersion streams. Bussing is available, adding another layer of convenience for busy households. Looking ahead, the TCDSB is set to open a brand new Catholic secondary school on the former Scarlett Heights property, approximately a 15-minute walk away. For families

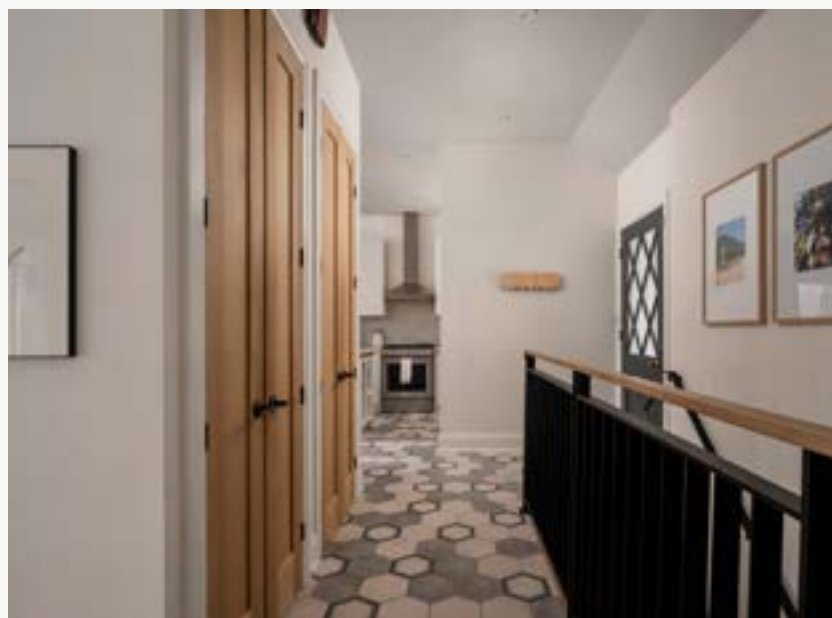
thinking long term, that kind of infrastructure investment matters. And multiple daycare centres are within one kilometre, including Gold Circle Early Childhood Day Care Centre, just steps away.

Kingsview Village does not chase attention. It earns loyalty. Daily life here is frictionless. The essentials are woven into the day-to-day of the neighbourhood, from grocery runs and pharmacy stops to banking and services, all within minutes. When you want something larger in scale, Yorkdale Shopping Centre is easy to reach for high-end retail, restaurants, or family nights at the movies.

The food scene is quietly confident. Long-standing European bakeries and neighbourhood cafés give mornings character, while a mix of polished-casual restaurants and local pubs makes dinner feel easy. It is about reliability, familiarity, and knowing exactly where you will go on a Tuesday night. This is a neighbourhood built around real life. School drop-offs. Park loops. Coffee in hand. Groceries on the way home. Everything you need, nothing you do not. All without downtown congestion (sigh, in relief).

The long view matters. Richview sits in a strategic middle ground. Not priced like central Toronto. Not disconnected like the outer 'burbs. Neighbourhoods with transit access, proximity to highways, airport adjacency, and meaningful green space have historically benefited from steady reinvestment. As affordability continues to reshape Toronto, well-connected Etobicoke enclaves like this attract move-up buyers and multi-generational families seeking space without compromise.

This is not hype. It is positioning. A practical, future-aligned decision for families who value stability, connectivity, & room to grow.









THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Chop Steakhouse & Bar
- Comal y Canela
- Crudo Pizza & Panuzzo
- Eggsmart
- London Gate Pub
- Lot 41 Social Bar & Table
- Milestones
- Moxies Dixon Road Restaurant
- P&M Restaurant
- Pür & Simple
- Robot Boil House Etobicoke
- Scaddabush Italian Kitchen & Bar
- Silver Chopsticks
- The Bull Pub & Grill
- The Cannery Kitchen & Social

COFFEE & BAKERIES

- Caldense Bakery
- Dudu's Cafe & Bubble Tea House
- La Rose Bakery
- Montesanto Bakery
- Richview Bakery
- The Knot Guilty French Bakery
- The Rosemount Cafe

GROCERIES & LIBATIONS

- Costco
- LCBO
- Metro
- No Frills (Dixon Rd)
- Real Canadian Superstore
- Walmart

FITNESS & HEALTH

- Central Etobicoke Therapy Centre
- Creative Kids Center
- Fitness 365
- HealthMax Physiotherapy - Etobicoke
- Integral Health Wellness & Rehab Etobicoke Clinic
- Pilates S Inc.
- Reviven Glow Medical Spa
- Steps Fitness Home Gym
- The Health First Group
- TREKFIT - Outdoor Fitness

PARKS & GREENSPACE

- Alex Marchetti Park
- Humber River Trail
- Richview Park
- Silver Creek Park (Playground, outdoor gym)
- Westway Park (Baseball, tennis courts, skating rink)
- Wincott Park (Playground, walking trails, pond)

RECREATION CENTRES

- CWENCH Centre (Canlan Sports)
- Weston Golf & Country Club

NEIGHBOURHOOD CONVENIENCE

- Canada Post
- CIBC
- Petro-Canada
- Pioneer Gas Station
- Rexall
- Richview Public Library
- Richview Pharmacy
- Richview Square
- Service Ontario
- Shoppers Drug Mart
- TD Canada Trust
- Toronto Congress Centre
- Toronto Public Library
- Westway Centre
- Yorkdale Shopping Centre

SCHOOLS

PRIVATE SCHOOLS

- Institute of Canadian Education - 1.97 km
- Queen's Collegiate - 2.0 km
- Kisomo International Collegiate - 2.62 km
- Muslim Girls School - 3.02 km

PUBLIC SCHOOLS

- Westway Junior School - 0.25 km
- Dixon Grove Junior Middle School - 0.76 km
- ÉÉ Félix-Leclerc - 1.08 km
- Kipling Collegiate Institute - 1.23 km
- ÉS Jeunes sans frontières - 18.33 km

ALTERNATIVE & SPECIAL SCHOOLS

- Central Etobicoke High School - 1.26 km
- School of Experimental Education - 1.41 km

CATHOLIC SCHOOLS

- St. Eugene Catholic School - 0.99 km
- ÉÉC Notre-Dame-de-Grâce - 1.39 km
- St. Demetrius Catholic School 0 2.15 km
- Monsignor Percy Johnson Catholic School - 4.06 km

DAYCARE

- Gold Circle Early Childhood Day Care Centre - 0.24 km
- Itty Bitty Scholars Daycare - 0.43 km
- Learning Jungle Briarcrest - 0.72 km
- Kingsview Child Care Inc - 0.92 km
- CareFree Pre-School Inc - 0.98 km
- St. Marcellus Early Learning Centre - 1.11 km
- The Castle Childcare Centre - 1.20 km
- Jolly Juniors Childcare Academy - 1.38 km
- Happy Bright Babies - 1.58 km

WALKSCORE & TRANSIT

- 53 Walkscore
- 64 Transitscore
- 45 Bikescore

HIGHWAY ACCESS

- Hwy 401, Access via Dixon Rd or Martin Grove Rd
- Hwy 427, Access via Eglinton Ave

TRAIN/GO

- Etobicoke North GO - 3.1 km, 6 Minute Drive
- Weston UP Station - 6 km, 10 Minute Drive
- Eglinton Crosstown West (construction has commenced)

CLOSEST BUS LINES

- The Westway at Wincott Dr (W)
- The Westway at Wincott Dr East Side
- Islington Ave at The Westway (N)
- Islington Ave at The Westway South Side (S)

AIR

- Toronto Pearson Int'l Airport: 7.5 km, 10 Minute Drive







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 skill sets, to revitalize the residential real estate experience for Toronto home buyers, 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 kilometres 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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