

703-23 BRANT STREET

# Hidden Where the City Breathes



**FM**



THE DETAILS

# This Is Why Lofts Exist

If this place were a meal, it wouldn't be fussy. No foam. No tweezers.

It'd be cooked over fire, plated with intention, and eaten slowly; because anything this good deserves your full attention.

Welcome to 23 Brant St, Suite 703. A near-1,000 SF corner loft that understands restraint, confidence, good bones, and lets the rest take care of itself. It's decisive. Unapologetic. Built for people who notice the difference between space that merely exists and space that actually works.

This is a proper, square shaped, easy-to-live-in floorplan that flat-out rejects the bowling-alley school of Toronto condo design, and doesn't bother being polite about it! Instead, it throws the doors wide open with its 10-foot concrete ceilings and lofty warehouse-style windows and lets southeast light flood in all day long. Morning sun. Afternoon glow. The kind that makes you forget to turn on lights and remind you why loft living exists in the first place. Meanwhile, unobstructed east-facing city views feel unmistakably Toronto; gritty in the right places, layered, textured, and very much alive.

If you're someone who loves to cook (or at the very least respects the people who do) this kitchen shows up properly. Gas cooktop. Full-size appliances. Tons of storage. There's room to prep, to move, to think... and to pour a drink while something quietly simmers in the background.

The open living and dining space is anchored by a cozy fireplace that's equal parts warmth and attitude, and flows effortlessly out to a large terrace with a gas line (because grilling over electric should be illegal). And yes, you can fit a real dining table in here! Not a token one. A grown-up table. The kind where friends linger, bottles get emptied, and nobody's checking the time.

The layout works because it respects how people actually live. Two bedrooms, each with easy access to a full bath, offering privacy, flexibility, and options for guests, kids, office, or whatever chapter you're in next.

You get parking. You get a locker. You get a boutique building that's discreet and quietly excellent, tucked into a hidden little quad just off Adelaide that most people walk past without ever realizing it's there. Which is exactly the point!

Step outside and the city does the rest. Ace Hotel around the corner. Waterworks Food Hall and COPS Doughnuts within striking distance (dangerous knowledge. Use responsibly!). King West on one side, Queen West on the other. Walk everywhere. Commit to nothing. Follow your mood. This is the kind of place that gets better the longer you stay.

No gimmicks. No filler. Just really good bones, in an exceptional location, with a little fire (literally) at the centre of it all. Pull up a chair. Stay awhile.

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C01: WATERFRONT COMMUNITIES

## Welcome To The Quad Lofts, Hidden behind Spadina & Adelaide

If you don't know this pocket, that's kind of the point.

23 Brant Street sits in a quietly brilliant stretch of downtown Toronto where the city's energy is close, but never chaotic. Tucked just south of King West and moments from Queen West, this is one of those rare locations that feels both plugged in and protected. You're steps from everything, without living on top of it.

Walk east and you're in the cultural gravity of King West: restaurants, nightlife, galleries, and that unmistakable downtown pulse. Walk west and the tone shifts into Queen West: independent shops, cafés, design studios, and a more creative, lived-in rhythm. You get to choose the vibe, depending on the day.

Around the corner is the Ace Hotel Toronto, which has quietly become a neighbourhood anchor, a place for morning coffee, casual meetings, and the occasional late-night drink. Just beyond that sits Waterworks Food Hall, a destination in itself, offering some of the city's best food

under one roof, alongside wellness spaces and boutique retail. And yes, COPS Doughnuts is dangerously close.

What makes this location special isn't just what's nearby; it's what isn't. Brant Street is calm, discreet, and tucked away, with a residential feel that's increasingly rare downtown. You're also steps from St. Andrew's Playground, a surprisingly green pocket that adds breathing room, light, and a sense of neighbourhood that most downtown addresses simply don't have.

Transit is effortless. Daily errands are walkable. Coffee, groceries, dining, fitness, culture, all within minutes. And yet, when you come home, it feels removed. Intentional. Understated.

This is a neighbourhood for people who want downtown convenience without downtown chaos.

For those who like being close to the action; but never swallowed by it.



## THE NEIGHBOURHOOD

# Neighbourhood Favourites

### RESTAURANTS & BARS

- Ace Hotel
- Alo
- Añejo Restaurant
- Baro
- Beso by Patria
- Byblos Downtown
- Chubby's Jamaican Kitchen
- Cibo Wine Bar
- Gusto 101
- Impact Kitchen
- Le Sélect Bistro
- Myth
- Oretta King West
- Public Gardens
- Rodney's Oyster House
- Waterworks Food Hall
- Wilbur Mexicana

### GROCERIES & PROVISIONS

- Bestco Fresh Foods
- Bo's No Frills
- Dollarama
- Fresh & Wild
- HomeSense
- Loblaw's Queen St
- Mike's Independant City Market
- Sobey's Urban Fresh

### COFFEE & BAKERIES

- COPS Doughnuts
- De Mello Coffee
- Early Bird Espresso
- Farenheit Cafe
- Forget Me Not
- Impact Kitchen
- Jimmy's Coffee
- Le Gourmand
- Nutbar
- Sam James Coffee Bar
- Tim Hortons

### FITNESS & WELLNESS

- Anytime Fitness
- Barry's Bootcamp
- Equinox Yorkville (King West Access)
- F45 Training King West
- Fit Factory
- GoodLife Fitness
- Jaybird Studio
- Othership
- Sweat and Tonic
- Totem Life Science
- Trove

### PARKS & RECREATION

- Alexandra Park
- Clarence Square Park
- St. Andrew's Playground
- Trinity Bellwoods Park
- Victoria Memorial Square

### WALKSCORE & TRANSIT

- 100 Walkscore
- 100 Transitscore
- 98 Bikescore

### SUBWAY & TRAIN LINES

- Line 1 - St Andrews Subway
- Union Station

### RAIL LINES

- 504 King - 0.1 km
- 304 King - 0.1 km
- 310 Spadina - 0.1 km
- 510 Spadina - 0.1 km
- 503 Kingston Rd - 0.1 km
- 501 Queen - 0.3 km
- 301 Queen - 0.3 km

### BUS LINES

- 307 Bathurst Night Bus - 0.5 km
- 511 Bathurst - 0.5 km
- 121 Fort York - Esplanade - 0.5 km







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



Jessica Elizabeth Spillas is a top-producing Toronto real estate advisor with Fox Marin Associates, recognized for her strategic precision, calm authority, and consistently exceptional results. Her practice spans a broad range of property types, with particular strength in nuanced, design-driven, and highly competitive transactions where clarity, timing, and disciplined negotiation are paramount. Known for meticulous preparation and a data-led approach, Jessica delivers institutional-level insight while maintaining a highly personalized, white-glove client experience.

Jessica's professional ethos is grounded in discipline and performance. She trained in classical ballet for 18 years, earning numerous lead roles and solos in iconic productions such as *The Nutcracker*, *Swan Lake*, and *Giselle*—an experience that shaped her precision, resilience, and ability to perform at the highest level under pressure. These qualities continue to define her approach to real estate: focused, exacting, and uncompromising in the pursuit of excellence.

Prior to Fox Marin Associates, Jessica spent her early career with a highly respected and successful Toronto-based architectural firm, developing a deep appreciation for design, planning, and the built environment. She joined Fox Marin at its inception as the firm's very first hire and original Business Development Manager, working alongside the founders from day one to help build the platform; overseeing negotiations, pricing strategy, marketing initiatives, and market analytics. Since transitioning into sales, Jessica has personally closed over \$100 million in sales volume, earning the trust of discerning buyers, sellers, and investors across Toronto's most sought-after neighbourhoods.

Outside of real estate, Jessica holds a background in Journalism and Communications and shares a home in Trinity Bellwoods with her husband, a practicing Architect; further reinforcing her lifelong connection to design and urban living. A passionate advocate for animal welfare, she and her husband are proud adopters of Bowman, a Shiba Inu rescue who is the light of their lives. Jessica is also a PADI-certified scuba diver and a committed advocate for ocean conservation, reflecting her deep respect for the natural world and the importance of stewardship beyond the built environment.

# 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.



# FOX MARIN

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