

126 ROSEHEATH AVENUE

# Everything's Coming Up Roses



**FM**



THE DETAILS

# And This Is Like A Kiss From A Rose



Bathed in natural light from three sides, this captivating two-storey home is the kind that quietly steals your heart and refuses to let go. Thoughtfully laid out and effortlessly livable, it offers three generously sized bedrooms, two well-appointed bathrooms, and a fully finished basement that flexes beautifully as a family room, home office, or guest retreat. Out back, rare wide-lane parking adds a layer of everyday convenience that's hard to come by in the city.

This is a home that understands real life. The gardens are easy to maintain yet charming, the private backyard is made for summer dinners and morning coffees, and the interior strikes that perfect balance between comfort and style. Ideal for young families planting roots or urban professionals craving a little more breathing room.

Set within the sought-after catchment for Earl Haig Secondary School and Monarch Park Collegiate Institute, the location checks every box for long-term value. And beyond the front door, the neighbourhood tells its own story: tree-lined streets, a strong sense of community, and those rare, old-school street parties that remind you why you chose the east end in the first place.

You're just steps to the subway, making downtown commutes seamless, and moments from the vibrant energy of the Danforth, lined with independent shops, cafés, and some of the city's best dining. Nearby parks and green spaces offer room to roam, while easy access to the Don Valley Parkway keeps the rest of the city within reach.

A home with heart, in a neighbourhood that feels like one.

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## WOODBINE CORRIDOR

# Welcome To Coxwell & Danforth

Tucked between the energy of the Danforth and the calm of tree-lined residential streets, the Woodbine Corridor is one of Toronto's best-kept secrets; equal parts vibrant, connected, and deeply community-driven. It's the kind of neighbourhood where neighbours know each other by name, kids play out front, and weekends naturally spill into the street.

At the heart of it all is Danforth Avenue. A lively stretch filled with beloved cafés, bakeries, independent shops, and local restaurants that make everyday errands feel like small adventures. Whether it's your morning coffee ritual, a last-minute dinner plan, or a leisurely Sunday stroll, everything you need is just steps away.

Transit here is effortless. With nearby access to Toronto Transit Commission Line 2 Bloor-Danforth via Woodbine Station, commuting downtown or across the city is seamless. For drivers, quick connections to the Don Valley Parkway and Gardiner Expressway make getting in and out of the core refreshingly straightforward.

Green space is woven into daily life. From dog walks to playground hangs, nearby parks like Monarch Park offer room to breathe, while the lake and boardwalk are just a short bike ride south, perfect for those who crave a little nature without leaving the city.

And when it comes to staying active, this neighbourhood quietly overdelivers. Boutique fitness studios, yoga spaces, and community gyms are all within easy reach. Whether you're squeezing in a quick class or committing to a full routine. Local favourites like Downward Dog Yoga Centre and Best Body Bootcamp offer everything from strength

training to restorative movement, while nearby options along the Danforth include high-intensity interval training studios and accessible neighbourhood gyms.

For those who prefer the outdoors, the Martin Goodman Trail and Woodbine Beach are just minutes away, making morning runs, bike rides, and lakeside workouts part of your everyday rhythm.

Families are drawn here for its strong sense of community and access to highly regarded schools, including Earl Haig Secondary School and Monarch Park Collegiate Institute, adding long-term value to an already compelling lifestyle.

It's a neighbourhood that feels established yet evolving. Where character homes meet thoughtful updates, and where every block has a story to tell. Easygoing, connected, and full of heart, the Woodbine Corridor is east-end living at its finest.





## THE NEIGHBOURHOOD

# Neighbourhood Amenities

### RESTAURANTS

- Local 1794
- Bhojan Ghar
- Our Spot Danforth
- Cumin Kitchen
- The Samosarie
- Trece
- The Wood Owl
- Bodega Henriette
- Ketodelia Keto Restaurant & Bakery
- Occasions Restaurant and Pub
- Sunset Grill
- Zante Greek Bistro
- Firkin on Danforth
- Longhouse Grill
- Boca Brunch
- Morgans On The Danforth
- Lake Inez
- Pomarosa Coffee Shop & Kitchen
- Friday Burger Company
- Oak Park Deli
- Thai Room

### COCKTAILS & LIBATIONS

- Topsy Moose Pub
- Kilt & Harp Pub
- The Groove Bar & Grill
- Edie's Place Bar & Cafe
- Sauce on Danforth
- TKO's Sports Bar
- Moonlight Pub

### COFFEE SHOPS & BAKERIES

- Zav Coffee Shop & Gallery
- Mofer Coffee Danforth
- Cafe Cocoro
- Morning Parade Coffee Bar
- Celena's Bakery
- Julienne's Patisserie
- Gelato On The Danny & Espresso Bar
- Poured Coffee
- Family Bakery Cafe
- The Bothy
- East Toronto Coffee Co.
- Seb's Cappuccino

### LOCAL GROCERIES & DRUGSTORES

- East Lynn Park
- Merrill Bridge Road Park
- Taylor Creek Park
- Monarch Park
- Wildwood Crescent Playground
- Oakcrest Park
- Felstead Avenue Playground
- Woodbine Park
- Fairmount Park
- Woodbine Beach Park

### FITNESS, YOGA & PILATES

- LA Fitness
- The Yoga House
- Toronto Yoga Co.
- The Pink Studio
- Balance Fitness
- Bomb Fitness
- Vive Fitness
- GoodLife Fitness

### WALKSCORE & TRANSIT

- 98 Walkscore
- 83 Transitscore
- 88 Bikescore

### COMMUTE TO UNION STATION

- 26 Minutes by Car
- 39 Minutes by Transit
- 37 Minutes by Bike

### RAIL LINES

- Line 2 - Bloor-Danforth
- 503 Kingston Rd

### BUS LINES

- 70 O'Connor
- 22 Coxwell
- 92 Woodbine South
- 404 East York

### PUBLIC SCHOOLS

- Earl Haig Public School
- Monarch Park Collegiate Institute
- Cosburn Middle School
- East York Collegiate Institute

### CATHOLIC SCHOOLS

- St. Brigid Catholic School
- St. Patrick Catholic Secondary Catholic School
- Ecole Elementaire Catholique George-Etienne-Cartier
- Holy Cross Catholic School
- Canadian Martyrs Catholic School
- St. John Catholic School
- Holy Name Catholic School

### PRIVATE SCHOOL

- Iqra Academy
- Guidepost Academy
- East York Montessori School
- The Three Herarchs Academy
- The Claremont School
- Montcrest School
- Community Life Christian School
- Seneca Hill Private School
- Toronto Maple Leaf Academy
- Avalon Children's Montessori
- WillowWood School
- Bond Academy
- Branksome Hall
- Digito Academy
- Northmount School





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!

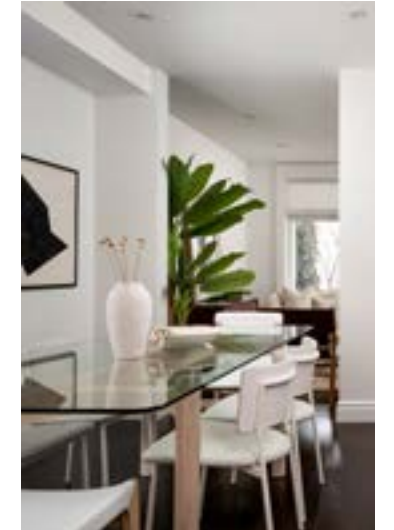
# Working With Fox Marin

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.



# FOX MARIN

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