

266 ROSELAWN AVENUE

Midtown, Plays Hard to Get



FM

THE DETAILS

Call It A 'Love Story'.



We always love the ones who play hard to get, don't we (hello, Carolyn Besette)? Welcome to 266 Roselawn Avenue, directly across from Eglinton Park. Quietly confident, beautifully considered, and tucked into that just-right Midtown pocket west of Avenue Road, where everything works, and nothing feels contrived. An Allenby catchment 3-bedroom, 2-bathroom semi that understands what you want & when you need it. Built circa 1924, it carries the character & loveability without any of the "we'll deal with that later" kinda' checklist. Instead, you'll find a home that's curated. Clean lines. Warm materials. A neutral palette. Inviting and impressive from the moment you walk in. A white brick facade, a covered front porch & a crisp black "266" so you'll always find your way home. The layout? Hard to argue with. Comfortable & connected principal rooms, including a warm, wood-wrapped, and beautifully restrained kitchen that leans into quiet luxury with integrated millwork, brushed brass details, & a perfectly edited, functional & design-forward feel. Open concept living & dining with built-in banquette, a cozy gas fireplace, plush seating and a striking black-framed pantry wrapped in reeded glass, adding the right amount of intrigue. Upstairs, three beautifully considered bedrooms offer the kind of flexibility that works for real life. Whether you're setting up a serene primary retreat, a soft and sweet nursery, a polished home office or a welcoming guest suite, the options are all here. The finished lower level delivers in all the right ways. Plenty of room for an oversized sectional, a proper big-screen setup, a tucked-away work nook, and full-size laundry. And the bathroom? Quite possibly the prettiest you'll see below-grade. Ever. Add in a detached garage with epoxy flooring, custom wall storage, laneway access, and outdoor space that doesn't feel like an afterthought, and suddenly you're picturing morning coffee, long dinners, maybe even hosting... without having to apologize for the backyard. And the location? So close to Yonge & Eglinton when you want it, right across from the park when you need it, and comfortably removed when you don't. Call it a 'Love Story'. The kind you don't see coming...until it's your own.

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YONGE & EGLINTON

Welcome to Midtown Proper

There's a reason locals still call it "Young & Eligible," and it's not just the demographics. Yonge & Eglinton has become one of Midtown's most sought-after addresses precisely because it refuses to be defined by a single thing. It's a transit hub with tree-lined streets. An amenity-rich corridor with legitimate neighbourhood bones. A place where you can grab a cortado, hop on the subway, and be downtown in twelve minutes (or stay put and never need to leave). But step one block east or west, and the energy shifts. Edwardian semis sit alongside postwar bungalows and newer infill builds. The streets are quieter, the lots are deeper, and the residents skew toward young families and established professionals who want proximity to the action without living inside it.

What makes Yonge & Eglinton work, really work, is the day-to-day. This isn't a neighbourhood where you drive to run errands. Grocers, bakeries, dry cleaners, dentists, yoga studios, wine bars: they're all here, and they're all walkable. The retail mix has shifted over the years (fewer indie shops, more national chains), but the heart remains functional in a way that many Toronto neighbourhoods aspire to but don't deliver. You can live here without a car. Many do.

The dining scene reflects the neighbourhood's character: approachable but not boring. La Vecchia has become a local institution, while Stock T.C. draws crowds. For a weeknight dinner that doesn't require a reservation, The Rose & Crown delivers without pretense. The coffee culture is equally dialled in. Box Car Social is where the laptop crowd sets up camp, Starbucks keeps the morning rush moving, and Breo has developed a loyal following.

When the workday ends, options range from polished to neighbourhood casual. Le Tigre draws a post-work crowd, The Rose & Crown is the kind of spot where you stay longer than planned, and Bar Batavia rounds out the mix.

Green space punches above its weight. Eglinton Park anchors the west side with tennis courts, a pool, and enough open lawn to feel like

an escape. Oriole Park and June Rowlands Park fill in the gaps. The Beltline Trail, a converted rail corridor that runs east-west through Midtown, connects runners, cyclists, and dog walkers to a network that stretches from Mount Pleasant to Caledonia. For a neighbourhood this dense, the access to outdoor space is enviable.

The fitness infrastructure matches the energy. Good Life anchors the scene, Ultimate Athletics has built a dedicated membership, and F45 keeps things moving. Between the studios, the trail network, and the parks, staying active here requires zero friction.

From an investment standpoint, Yonge & Eglinton has always performed. Demand remains consistent thanks to the schools, employment density, and transit access. The Eglinton Crosstown LRT, delayed, yes, but finally completed, will only reinforce what's already true: this is a hub, and hubs hold value. Meanwhile, the limited freehold inventory in the surrounding pockets (Davisville, Lytton Park, south of Eglinton toward Merton) keeps competition tight and prices resilient. Low-rise homes here don't languish on the market.

Families aren't an afterthought. Allenby Junior Public School and North Toronto Collegiate Institute anchor the public system; both draw students from outside their catchment areas. Add in options like Blessed Sacrament, Hodgson, and a handful of private schools within reach, and the education picture is strong. Parks with programming, community centres, and a walkable school run make this neighbourhood more family-friendly than it often gets credit for.

Yonge & Eglinton is still evolving: new towers are rising, the streetscape is shifting, and the LRT has officially changed how the corridor moves. After these years, the fundamentals haven't changed. Transit, schools, walkability, green space, and a sense of community hold their value: it's a neighbourhood that works across life stages, and that's exactly why demand never softens.









THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS

- Evviva Breakfast & Lunch
- Florentia Italian Restaurant
- Fox & Firkin
- Grazie Ristorante
- Hannah's Kitchen
- Impact Kitchen
- La Vecchia Ristorante
- Mandy's Salads
- Mariachi's Restaurant
- MIA Brunch Bar
- Oretta Midtown
- PAI Uptown
- Roberto's Ristorante Italiano
- Pure & Simple Bistro
- Sorn Thai Restaurant
- Stock T.C
- Tabule Midtown
- The Keg
- Zee Grill Seafood & Oyster Bar
- Zucca Trattoria

COCKTAILS & LIBATIONS

- Function Bar & Kitchen
- Granite Brewery & Restaurant
- PAI Uptown
- Right Wing Sports Pub
- The Fox: A Firkin Pub
- The Rose & Crown

COFFEE SHOPS & BAKERIES

- Boxcar Social
- Breo (at Stock T.C.)
- Cobs Bread (at Davisville)
- De Mello Coffee
- Hale Coffee (at Farm Boy)
- La Bohème Café Patisserie
- Metro (in-store bakery)
- Pilot Coffee Roasters
- Pusateri's Fine Foods (bakery counter)
- Starbucks
- Summerhill Market (bakery section)
- The Social Blend

LOCAL GROCERIES & DRUGSTORES

- Coco Market
- Farmboy
- Loblaws
- Metro
- Pusateri's Fine Foods
- Rexall
- Shoppers Drug Mart
- Summerhill Market
- Uptown Pharmacy
- Yonge + Eglinton Pharmacy

PARKS, GREENSPACE & COMMUNITY

- Eglinton Park
- Kay Gardner Beltline Trail
- North Toronto Memorial Community Centre
- North Toronto Soccer Club
- Tommy Flynn Playground
- Yonge Eglinton Community Centre

FITNESS, YOGA & PILATES

- Body + Soul Fitness
- Sona Pilates
- F45 Training Midtown Toronto
- Ferris 360
- GoodLife Fitness
- Groove Pilates & Wellness
- IAM Pilates
- Moksha Yoga Midtown (Modo Yoga)
- Orangetheory Fitness
- Oxygen Yoga
- Ultimate Athletics

COMMUTE TO DOWNTOWN TORONTO

- 5 Minutes by Car
- 22 Minutes by Transit
- 8 Minutes by Bike
- 32 Minutes Walk

RAIL LINES

- Line 5 Eglinton (Crosstown LRT)
- Closest access: Chaplin Station (~10 min walk)

LOCAL BUS ROUTES

- Directly at Roselawn & Chaplin
- 33 Forest Hill (runs along Roselawn)
- 14 Glencairn
- 7 Bathurst (6 min walk)
- 32 Eglinton West (10 min walk)
- 34 Eglinton East/West (10 min walk)
- 61 Avenue Rd N (noth-south spine)
- 334 Eglinton Night Bus
- 307 Bathurst Night Bus

PUBLIC SCHOOLS (CATCHMENT)

- Allenby Junior Public School
- Glenview Senior Public School
- North Toronto Collegiate Institute
- ÉÉ Mathiew-da-Costa
- ÉS Étienne-Brûlé

CATHOLIC SCHOOLS (CATCHMENT)

- St. Monica Catholic School
- ÉÉC Monseigneur-de-Charbonnel

CATHOLIC SCHOOLS (NEARBY)

- Marshall McLuhan Catholic Secondary School
- Loretto Abbey Catholic Secondary School

PRIVATE SCHOOLS

- Bayview Glen School (Co-Ed)
- Branksome Hall (All Girls)
- Crescent School (All Boys)
- Havergal College (All Girls)
- Hudson College (Co-Ed)
- St. Clement's School (All Girls)
- St. Michael's College School (All Boys)
- The Bishop Strachan School (All Girls)
- The Rosedale Day School (Co-Ed)
- The Sterling Hall School (All Boys)
- The York School (Co-Ed)
- Upper Canada College (All Boys)







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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