

38 BELLWOODS AVENUE

A Bright 'Mint' House



FM

THE DETAILS

Makings of a 'Green Mile'.

A bright 'mint' house is calling attention in all the right ways. Starkly vacant, yet brimming with opportunity. In fact, for those prospecting for something remarkable where the numbers match your imagination, we've got you. In fact, we're confident enough to say, 'You're sitting on a Monster' (meaning, you've got a great upper hand). Trinity Bellwoods, we're calling you out (& loud).

Developers, architects, designers and wannabe HGTV'ers, we're making direct eye contact with you. Check this out: a 1910's two-and-a-half-storey, semi-detached lover wrapped up in one package. This is prime-time Bellwoods, and we're hollering, 'where you make hay while the sun still shines!' You gotta walk the walk to talk it, but this one's got all the makings of a 'A Green Mile', single-family, an income generator or multi-generational living. Looking forward to your visiting this hot-off-the-press opportunity. No need to knock!

Trending neighbourhood with top-notch restaurants, cafes & cultural hotspots. Steps to Trinity Bellwoods Park, the iconic Dog Bowl, spring cherry blossoms & seamless access to downtown & transit, which means high demand for residential (both end-user & rental) and big time long-term upside..

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WEST QUEEN WEST

Welcome to Trinity Bellwoods

Tucked in Toronto's coveted West Queen West district, Trinity Bellwoods exudes an upscale yet eclectic appeal. This sought-after enclave is known for its vibrant cultural scene, artistic community, and the expansive Trinity Bellwoods Park at its heart. A blend of boutique shops, art galleries, and unique eateries draws a creative, diverse crowd of young professionals, artists, and families, all enjoying a dynamic yet urban neighbourhood. Internationally recognized as one of the world's best neighbourhoods, Trinity Bellwoods offers a lifestyle at the crossroads of creativity, convenience, and community.

Trinity Bellwoods holds its own in Toronto's culinary scene with high-end, boutique dining options that cater to gourmards and trendsetters alike. From the elegant Italian plates at Terroni to farm-to-table delights at Union, and the hipster dining ambiance of The Drake Hotel, the neighbourhood's notable spots are local favourites. New trend-setters such as Gia, Bar Vendetta and La Palma on Dundas West continue to elevate the scene. Whether you're indulging in an intimate chef-driven bistro or sipping craft cocktails on a hidden patio, Trinity Bellwoods' dining landscape is as diverse as it is upscale, reflecting the neighbourhood's taste for good food.

Café culture thrives here, fueled by artisanal roasters and design-forward coffee bars that mirror the area's boutique vibes. You'll find locals queueing at White Squirrel Coffee Shop or Jimmy's Coffee for their morning espresso – beloved spots ensuring residents meet their caffeine and pastry needs. The neighbourhood streets are dotted with cozy, stylish cafes (many with bright, minimalist interiors and artful lattes) that invite you to sit and savour. Whether it's a sunny afternoon people-watching from Castle & Coal or Coco Cafe or a quiet morning with a pour-over in hand, Trinity Bellwoods offers a coffee experience as curated as its clientele, blending quality and creativity in every cup.

Shopping in Trinity Bellwoods is an adventure, defined by bespoke boutiques and luxury retail experiences. Along Queen Street West, upscale design stores and indie fashion houses sit alongside contemporary art galleries and beautiful decor shops, creating an eclectic shopping scene. The neighbourhood's style cred is evident in its high-end retailers – from designer eyewear at Cutler and Gross, which chose this area for its Canadian flagship, to cult-favorite skincare at Aesop, and local boutiques carrying limited-run Toronto designs. Including handcrafted jewelry studios, modern furniture showrooms, and clothing boutiques abound, each offering something unique.

Trinity Bellwoods Park is the neighbourhood's vibrant green heart and cultural soul. By day, its expansive lawns and shaded groves come alive

with activity – friends share picnic blankets over gourmet takeout, dog owners converge in the off-leash “dog bowl,” and impromptu frisbee games animate the open fields. In the warmer months, the park truly shines as a community hub, hosting a bustling weekly farmers' market, outdoor yoga sessions, art fairs, and local festivals. The park boasts tennis courts, playgrounds, and plenty of benches for quiet contemplation, striking a perfect balance between activity and restoration.

Despite its tucked-away feel, Trinity Bellwoods is exceedingly well-connected to the rest of Toronto. The neighbourhood sits along major streetcar routes, with the 501 Queen streetcar line running along its northern edge and the 504 King line just to the south, both offering frequent service that whisks riders directly to the downtown core and Financial District. Commuters benefit from seamless access to the city: it's roughly a 30-minute streetcar ride or a brief 10-minute drive to reach Union Station, the gateway to broader regional transit. Bathurst and Ossington buses also link the area to subway lines, and dedicated bike lanes make cycling a convenient way to reach downtown in minutes. For drivers, proximity to arterial routes such as Lake Shore Boulevard and the Gardiner Expressway ensures the wider GTA is within easy reach. In short, whether by streetcar, bike, or car, Trinity Bellwoods offers effortless connectivity – a rare convenience for such a cozy, boutique neighbourhood.

One of Trinity Bellwoods' greatest luxuries is the pedestrian-friendly lifestyle it affords. This is a neighbourhood designed for strolling: tree-lined side streets and lively main strips invite residents to explore on foot, with almost every daily need just a short walk away. In fact, the area boasts near-perfect walkability and excellent transit scores, reflecting how convenient and accessible everything is.

Boutiques, galleries, and fitness studios are interspersed with everyday essentials – there are multiple grocery stores, specialty food shops, pharmacies and banks tucked neatly into the community fabric. Craving dessert or need a last-minute gift? It's likely around the corner. Sidewalks here are constantly animated: morning joggers heading to the park, parents with toddlers in tow, and couples window-shopping at dusk with their puppy. The well-lit, safe streets encourage walking at all hours, and the integration of bike lanes means cyclists feel equally at home navigating the 'hood. Trinity Bellwoods isn't just a neighbourhood; it's a lively community offering a rich, easy, and eminently walkable lifestyle. In this exceptional pocket of the city, residents can truly live and work without ever straying far from home, making everyday life both convenient and delightfully Toronto life!







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS

- Bar Vendetta
- Blondies Pizza
- Côte de Boeuf
- Henry's Restaurant
- Jules Bistro
- La Palma
- Le Swan
- Man of Kent
- Old School
- Prime Seafood Palace
- Sisters & Co
- Terroni
- Union

COCKTAILS & LIBATIONS

- Bar Banana
- Bellwoods Brewery
- Get Well
- Mother
- Northern Belle
- Paris Paris
- Squirly's
- The Dog & Bear

GROCERIES & LIBATIONS

- Dundas Grocery
- Fresh 1 Market
- Jordan's No Frills
- Loblaws Queen Street
- Roncy Fruit Market

COFFEE & BAKERIES

- Boxcar Social
- Coco's Neighbourhood Coffee
- Found Coffee
- Hamers Coffee
- Starbucks
- The Library Speciality Coffee
- White Squirrel
- Woolshed Coffee

FITNESS

- Academy of Lyons
- Barre Belle
- FLYT Club
- Jaybird Studio
- Muse Movement
- Studio Lagree
- Toronto Kick Boxing & Maui Thai
- Trinity Community Recreation Centre

GREENSPACE

- Alexandra Park
- Stanley Park
- Trinity Bellwoods

SCHOOLS

PUBLIC & CATCHMENT SCHOOLS

- Charles G. Fraser Junior Public School
- ÉÉ Pierre-Elliott-Trudeau
- Alexander Muir / Gladston Ave Jr & Sr Public School
- Parkdale Collegiate Institute
- És Toronto Ouest

OTHER LOCAL SCHOOLS

- The Grove Community School
- Central Toronto Academy
- Central Technical School

WALKSCORE

- 96 Walkscore
- 96 Transitscore
- 89 Bikescore

RAIL LINES

- 501 Queen - 0.1km
- 301 Queen - 0.1km
- 505 Dundas - 0.5km
- 504 King - 0.5km
- 304 King - 0.5km

BUS LINES

- 307 Bathurst Night Bus - 0.5km
- 511 Bathurst - 0.5km
- 63 Ossington - 0.6km
- 363 Ossington Night Bus - 0.6km





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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