

12 ANDREWS AVENUE

Where The Walls Hold the Stories, and the
Garden Keeps the Secrets



FM

THE DETAILS

A Victorian With Stories To Tell

There are homes you walk through... and then there are homes that pull you in by the collar, pour you a drink, and insist you stay a while.

12 Andrews has been here since 1879, quietly collecting stories, wearing its age like a perfectly broken-in leather jacket. The ceilings stretch high (nearly 9 feet) like the house itself is exhaling, completely unbothered by time. In an era where everyone knocked down walls in the name of "flow," this house kept them; and thank God it did! Because here, rooms are allowed to be rooms.

Dressed in glorious Victorian trim, the living room is its own world: calm, intentional, just a little introspective. You can sit there and let the day unwind without your kitchen sink staring you down like it's got opinions about your life choices. Light drifts in through tall windows, catching the edge of the fireplace mantle like a wink from another century. Then you move, actually move, into the dining room, framed by dramatic bookshelves. There's a threshold, a shift. The tone changes. Dinner becomes an occasion again.

And then, the kitchen. A 2024 overhaul of creamy cabinetry, warm brass & open shelving that feels more Parisian bistro than urban reno. A cozy banquet sits against black-framed, floor-to-ceiling doors overlooking the garden, blurring the line between inside and out in all the right ways.

Upstairs, three charming bedrooms await. The primary does what it should: fits a king, offers real storage, no compromises. Heated floors in the bathroom, because small luxuries matter more than we like to admit.

Now here's where things get... interesting.

The backyard isn't just a backyard, it's a sequence. Spring opens with crocus, tulips, daffodils. Summer brings lavender and roses that don't hold back. Fall? Japanese anemones take their time, stretching the season out just a little longer. Clematis, honeysuckle, hostas; layered, a little wild, completely alive.

And if you're lucky (really lucky!) you'll see him. The elusive white squirrel. Not a trick of the light. He shows up when he feels like it, like some kind of backyard ghost with a sense of humour. People who've seen him swear the same thing: that's when you know the house has chosen you.

But the real story? It's outside your door.

Trinity Bellwoods, Kensington, Queen West, Dundas; all within reach. You can eat like a king, wander like a tourist, live like a local. And then you come back here, to your quiet little pocket, and it all just... settles.

FOXMARIN.CA







DUNDAS ST W & MARKHAM ST

Welcome To Trinity Bellwoods

There are pockets within Trinity Bellwoods... and then there's this one.

Tucked just enough off the hum to feel like a retreat—but close enough that the energy of it all is always within reach—this stretch around Andrews Avenue lives in that rare sweet spot. It's Trinity Bellwoods with a bit more breath, a bit more calm, a bit more belonging.

Mornings start quietly here. The kind of quiet that feels earned. Coffee in hand, you drift toward Trinity Bellwoods Park as the city slowly stretches awake—dogs weaving through the trees, locals claiming their favourite benches, the skyline peeking through like a reminder that you're still very much in it, just not overwhelmed by it.

From there, the neighbourhood unfolds in every direction.

To the south, Queen Street West sets the tone— independent boutiques, design-forward spaces, and restaurants that reward you for staying a little longer than planned. Head east and you spill into the colour and character of Kensington Market—a place that doesn't follow rules, and never has. Vintage shops, late-night tacos, produce stands that feel straight out of another country... it's a sensory shift in the best way.

Just north, Dundas Street West offers a slightly more local rhythm—cafés, bakeries, and hidden gems that become part of your weekly routine without even trying. And to the west, you're steps from the warmth and tradition of Little Italy—where patios spill onto the street in the summer, espresso is taken seriously, and evenings tend to stretch into something a little more memorable.

But what makes this particular pocket special is what happens when you come back home.

The streets here soften. Traffic fades. The architecture tells stories—rows of character homes, each with its own personality, its own past, its own quiet confidence. There's a sense of permanence to it. A neighbourhood that's evolved, but never lost itself along the way.

Evenings feel different here. Slower. More intentional. Windows glow a little warmer, conversations stretch a little longer, and the city hum becomes background noise instead of the main event.

It's not just Trinity Bellwoods.

It's Trinity Bellwoods... with layers, with texture, and with everything you love about the city—just steps from your door, but never in your way.





THE NEIGHBOURHOOD

Neighbourhood Favourites

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

- 95 Walkscore
- 96 Transitscore
- 91 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.



FOXMARIN.CA

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.

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.

FOX MARIN

Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

647 669 0544

GENERAL INQUIRIES, PRESS & MARKETING

hello@foxmarin.ca

DEAL ADMINISTRATION

deals@foxmarin.ca

ADDRESS

FOX MARIN ASSOCIATES LTD., BROKERAGE

489 COLLEGE STREET, SUITE 305
TORONTO, ONTARIO M6G 1A5