

140 JONES AVENUE

Keeping Up With The Joneses



FM

THE DETAILS

Two Suites, No Compromises



Keeping up with the 'Joneses' with your very own double header. A cozy two-unit dwelling with a library's list of potential. This bright Leslieville home features snug alcoves, spacious room sizes & a generous serving of old-school common sense, the perfect blend of "pretty" meets "practicality". We dare you to check out the engine under this hood.

Now let's talk about it. This is a true 2.5-storey South Riverdale semi that gives you real options. Live in one, rent the other, or run it as a full income property without a wink of compromise. Two fully self-contained units with clean separation, no awkward overlap, no guesswork. It works!

The first suite spans the lower and main levels at approximately 1,236 sq ft, with a layout that prioritizes usability, separation where you want it, and flow where you need it. At entry, a long, open living & dining space is anchored by an updated kitchen that's simple, functional, and dialled in. Plenty of prep space, clean cabinetry, nothing overthought. The lower level pulls its weight with a proper bedroom or rec space, full bath, and bonus storage, including a cold room.

The fresh & airy principal suite lives on the second and third floors at approximately 884 sq ft and feels like its own private world. Bright, quiet, and removed in all the right ways. The second floor offers two solid bedrooms, a contemporary eat-in kitchen and a full bath with layouts that make sense, no wasted corners, no forced compromises. Then the third floor hits. A full loft-style living room that's oversized, light-filled, and flexible. Lounge, work, create, repeat.

Or, flip the script entirely. Remove the second kitchen, open up the front entry, and voila, you've got yourself a clean single-family play. Done and dusted with no strings attached.

The overall aesthetic is calm and considered. Neutral palette, warm wood tones, and a Scandinavian lean that feels current without stripping its charm & natural quirks. Sunlight carries consistently across all levels thanks to multiple exposures and well-placed windows.

The rear yard is there and ready. Keep it simple or take it further, you've got room to play. A front entry with full-sized laundry and options to shake it up. And the location delivers, established, in demand, and ready for showtime.

Big picture, this is the kind of property that works today and still gives you runway. Income, end-user, long-term hold, future repositioning, with room to grow, it's all on the table. For buyers looking for a great opportunity to offset costs, build equity, or set up a flexible living arrangement without overcomplicating things, this one lands in the right place, at the right time.

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DUNDAS ST E & JONES AVENUE

Welcome to Leslieville

Tucked in at the intersection of Dundas Street East & Jones Avenue is the perfect “development play” that welcomes you to the heart of Toronto’s vibrant and friendly Leslieville. But beyond the energy you feel on the street, the data tells an even sharper story: this is a neighbourhood defined by young, educated, urban professionals who are actively shaping the East End’s culture and momentum.

A mecca for young professionals, trendsetters, and first-time homeowners, Leslieville is anchored by a demographic that skews heavily toward the 25–44 age range, with a strong concentration of university-educated residents working in white-collar and service-based industries. Household incomes are solid, averaging in the mid-\$130K range locally, and there is a clear bias toward both renters and owners who value flexibility, lifestyle, and proximity over suburban sprawl.

This is also a highly mobile and evolving community, with over 40% of residents having moved within the past year, reinforcing the neighbourhood’s status as one in motion, attracting new energy, new ideas, and new investment.

A myriad of exceptional restaurants & cafes offer a wide range of tastes and flavours just steps from your building, and that’s no accident. This is a population that actively spends on experiences, from dining and travel to fitness and culture. From cozy brunch spots for lazy weekends to upscale eateries for indulgent evenings, satiate every palate within a stroll from your new pad. Hot spots include Maha’s Brunch, Ricky & Olivia and Goods and Provisions.

Wake up to the aroma of freshly brewed coffee from the neighbourhood’s coffee shops. Each offering the finest of brews and the best scones, you’ll easily find your perfect spot for relaxation, work, or socializing. Be sure to check out Remarakble, Dineen Outpost and Pilot Coffee Roasters for a robust coffee culture that reflects the neighbourhood’s creative, digitally connected lifestyle.

Prioritize your well-being with Leslieville’s diverse range of state-of-the-art gyms, yoga studios, and wellness centres, a natural fit for a community that leans heavily into active living, green choices, and conscious consumption. Residents here are known to favour fitness, wellness, and sustainability, making it easy to maintain a healthy, balanced lifestyle.

Benefit from this prime location, where public transit is not just accessible, it’s the norm. This is a transit-first community, with residents relying on streetcars, bikes, and walkability to move through the city. That connectivity fuels the neighbourhood’s energy and keeps everything within reach.

The streets are lined with boutique stores, art galleries, and cultural venues, including Dianna Witte Gallery, The Opera House & Berry Blush Flowers, all reinforcing Leslieville’s identity as a culturally rich, design-forward pocket of the city. It’s a place where creativity, entrepreneurship, and individuality are not just welcomed, they’re expected.

Beyond a place to live, Leslieville represents a very specific lifestyle. A community of educated, design-conscious, experience-driven residents who value culture, connection, and convenience. It’s not just vibrant on the surface, it’s backed by a demographic that continues to invest in & elevate the neighbourhood every single day.









THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- ANGLR
- Animal Liberation Kitchen
- Aura
- Blessed Love Caribbean Market
- Bonjour Brioche
- East Side Social
- Garden and Bodega
- Gio Rana's Really Really nice
- Goods and Provisions
- Gusto 501
- Jules Bistro
- Lady Bug Wine Bar
- Lake Inez
- Le Paella
- Maha's Egyptian Brunch
- Maple Leaf Tavern
- Nodo Leslieville
- Reid's Distillery
- Restaurant Ricky + Olivia
- Tabule Middle Eastern Cuisine
- The Comrade
- The Rooftop @ The Broadview Hotel
- The Wood Owl
- Tulia Osteria
- White Lily Diner
- Wynona Toronto
- Yaya Green Bistro

GROCERIES & LIBATIONS

- Greenwood Dog Park
- Greenwood Park
- Hideaway Park
- Leslieville Grove Park
- Matty Eckler Playground
- Tommy Thompson Park

GROCERIES & LIBATIONS

- Farmboy
- Food Basics
- FreshCo
- Greenwood Food Market
- Loblaws Leslie Street
- Raise the Root Organic
- Walmart

COFFEE & BAKERIES

- Alice Marie
- Amber Kitchen and Coffee
- Bevy
- Blackbird Baking Co.
- Bobette and Belle
- Bonjour Brioche
- Boxcar Social
- COPS Donuts
- Country Style
- Craigs Cookies
- Dark Horse Espresso Bar
- Dineen Output
- Hailed Coffee Riverdale
- Isle of Coffee
- Jimmy's Coffee
- Mercury Espresso
- Pilot Coffee Roasters
- Purple Penguin Cafe
- Queen Garden Cafe
- Remarkable Bean
- Rooster Coffee House
- Tango Palace Coffee Company
- The Greenwood

FITNESS, YOGA & PILATES

- All Day Fit
- Anytime Fitness
- Body + Soul Fitness
- Breakdown Fitness
- Club Pilates
- Dwell Gym
- FIIT Co
- FITSQR
- Fortis Fit
- Hone Fitness
- Mayfair Clubs
- Move Fitness Club
- One Academy
- Only the Strong
- Planet Fitness
- Primal Gym
- RND Athletics
- Studio Lagree

COMMUTE TO DOWNTOWN TORONTO

- 13 Minutes by Car
- 31 Minutes by Transit
- 19 Minutes by Bike
- 58 Minutes Walk

RAIL LINES

- 501 Queen - 0.4km
- 301 Queen - 0.4km
- 503 Kingston Rd - 0.4km

BUS LINES

- 83 Jones - 0.0km
- 506 Carlton - 0.3km
- 306 Carlton - 0.3km
- 31 Greenwood - 0.6km
- 325 Don Mills Night Bux - 0.6km
- 72 Pape - 0.6km

PUBLIC SCHOOLS (CATCHMENT)

- Leslieville Junior Public School
- Duke Of Connaught Jr & Sr Public School
- ÉÉ La Mosaïque
- Riverdale Collegiate Institute
- ÉS Michelle-O'Bonsawin
- Kapapamahchakwew-Wandering Spirit School

ALTERNATIVE & SPECIAL SCHOOLS

- East Alternative School of Toronto
- Eastdale Collegiate Institute

CATHOLIC SCHOOLS

- St. Joseph Catholic School
- ÉÉC du Bon-Berger
- ÉÉC Georges-Étienne-Cartier
- ÉSC Saint-Frère-André

PRIVATE SCHOOLS

- Liberty Prep School Leslieville Campus
- Kew Park Montessori Day School
- Montcrest School
- Liberty Prep School Corktown Campus







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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