

321-106 DOVERCOURT ROAD

# The One Worth Waiting For



**FM**



THE DETAILS

# Light, Space, and a Little Bit of Magic

You don't find places like this by accident. They reveal themselves when you know exactly what you're looking for: a space that makes sense, light that shows up every day, and a layout that actually lives well. Suite 321 at 106 Dovercourt is one of those rare finds. You step in and it just flows. Not in that overused, developer-brochure way. In a way that makes sense. A split floor plan that gives you breathing room. Two real bedrooms with doors that close, and walls that matter because privacy is still a luxury. The primary? Quiet, tucked away, with its own ensuite like a proper retreat. And then there's the light. South-facing, unapologetic sunshine pouring in like it owns the place. It hits the floors just right, bounces off those clean, understated finishes, and suddenly everything feels warmer... slower... better. This is where winter goes to die.

And then there's the kitchen; the undeniable heart of it all. A space that pulls people in and keeps them there. Anchored by a large, statement island (a rare find in condo living), it's built for gathering, for hosting, for those nights that stretch a little longer than planned. Life happens here. There's storage for everything, room to move, and finishes that feel sleek and timeless. And that "den"? Call it whatever fits your mood. Today it's a dining room (imagine actual sit-down dinners, not takeout over the sink!). Tomorrow it's your office, your gym, your escape hatch. Flexible space is the quiet hero of a well-lived condo. And then you step outside... A balcony that isn't an afterthought. This is where summer stretches out. Custom planter boxes lined up like they've been waiting for herbs, for tomatoes, for a little chaos. Morning coffee, late-night drinks, the hum of the city just below you. It's yours.

All of this, tucked inside a boutique building that most people walk right past without realizing what's inside. Nine storeys. An intimate 134 suites. That's it. No circus. No chaos. Just one of West Queen West's best-kept secrets; where units like this don't come up often, and when they do, they don't linger.

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C01: TRINITY BELLWOODS, TORONTO

## Welcome To Trinity Bellwoods

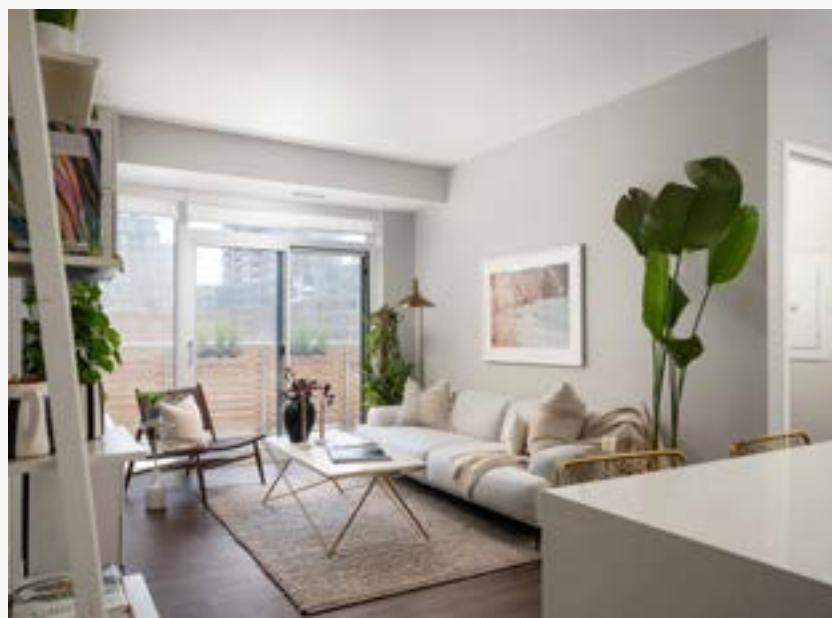
This is where the city sharpens—and softens—at the same time.

106 Dovercourt sits right on the seam of West Queen West and Trinity Bellwoods, pulling the best from both sides and asking you to choose neither. To the south, Queen hums with energy—galleries, independent shops, restaurants that turn into late nights without warning. To the north, Trinity Bellwoods slows the tempo just enough. Tree-lined streets. The park stretching out like the city's backyard. Dogs, coffee, people who actually take their time.

And the beauty of it? You don't plan your day here—you just step outside.

Morning walks through Trinity Bellwoods Park. Coffee on Queen. Dinner on Dundas West where the food scene quietly overdelivers. A quick drift down to King West when the mood shifts and the night calls for something louder. It's all within reach, all on foot, all part of the rhythm.

Transit's there when you need it. But most days, you won't. Because this pocket isn't just convenient—it's connected in that rare, effortless way where everything you want is already around you.





## 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

- 98 Walkscore
- 90 Transitscore
- 88 Bikescore

### RAIL LINES

- 501 Queen - 0.0 km
- 301 Queen - 0.0 km
- 504 King - 0.4 km
- 304 King - 0.4 km

### BUS LINES

- 63 Ossington - 0.3 km
- 363 Ossington Night Bus - 0.3 km
- 329 Dufferin Night Bus - 0.5 km
- 29 Dufferin - 0.5 km







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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# 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.

# 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.



# FOX MARIN

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