

405-342 SPADINA ROAD

Start With The Light.



FM

THE DETAILS

Nothing Downgraded

Start with the light. Three exposures. Floor-to-ceiling windows. Downtown Toronto in the distance, treetops in the foreground. Everything else follows from there. Suite 405 is 2,534 square feet of evidence that someone, at some point, refused to compromise. This was not a mere renovation. In 2022, this residence was taken back to concrete, re-imagined and rebuilt to exacting standards. That distinction matters.

Walk in, and the foyer tells you immediately what kind of home this is. A floating dropped ceiling with indirect LED lighting. Bespoke built-in coat storage. European-wide plank French Ash hardwood underfoot. With nine-foot ceilings and wall-to-wall glazing, the natural light is not incidental; it's intentional. The city skyline shimmers in the distance. Lush treetops fill every sightline. And you immediately know that opportunities such as this are rare.

The open-concept layout I was designed and built with equal emphasis on entertaining and quiet modern comfort. Sculpted architectural ceilings subtly define each space in the main living area. Indirect lighting, embedded in ceiling coves, and dimmer controls throughout, set any mood or scene you can imagine. A dramatic slab-quartz feature wall anchored by an Evonik frameless three-sided electric fireplace. Floating rift-cut oak display shelves. Pre-wired AV with all components discreetly concealed. A Lutron Smart Lighting system throughout. A built-in bar and wine fridge. Effortless seating for twelve or more. Dial it up. Dial it down. The space obliges either way.

Beyond what you see, thoughtful construction ensures what you don't hear. Spadina Road is there, but completely inaudible. A meticulously engineered acoustic demising wall between neighbouring suites delivers a level of privacy rarely achieved in condominium living. Form over function is often the experience among "new builds" that purport to be high-end. However, attention to detail will always be the mark of true luxury.

The kitchen matches the rest of the home in both scale and execution. Generous in size and intelligently laid out, it is designed to be used as much as admired. Book-matched Italian quartz counters and backsplash immediately draw you in while inspiring the chef in us all. Premium full-size appliances integrate seamlessly with custom-painted and rift-cut oak cabinetry. A 10-foot island invites large family buffets and casual gatherings. Expansive prep surfaces, abundant storage and perfect flow make everyday meals less of a chore. The photographer didn't make this kitchen beautiful. The designer did.

The primary suite is a study in calm. North-facing treetop views. Blackout drapes. Expansive glazing. A direct walkout to the enclosed sunroom. The walk-in closet is custom from top to bottom with floor-to-ceiling cabinetry, shoe racks, and soft-close drawers. The complete edit. The ensuite is spa-grade & unapologetically so: a Bain Ultra freestanding soaker tub, Schluter heated floors, a bespoke dual vanity and tub wall generously clad in natural granite, a porcelain-slab shower enclosure with diamon-fusion glass, and Kohler Purist polished-nickel fixtures throughout.

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Finished with Conviction

The guest bedroom reflects the same level of intention. No compromises, no afterthoughts. Expansive windows, direct ensuite access, and a three-piece bath that would be the headline feature in a lesser home. Twenty-three by forty-six-inch porcelain tiles on the floor and shower walls, matched with mosaic tile on the shower floor enclosure. A custom floating vanity with a quartz countertop slab. Polished nickel rain head and shower controls. Diamon-Fusion frameless glass. Nothing downgraded.

The laundry room is properly executed and thoughtfully located off the bedroom hallway. Full-size, side-by-side front-loading washer and dryer, quartz countertops, large-format porcelain tile, upper and lower cabinetry, and a dedicated laundry sink, everything exactly where it should be.

342 Spadina is no ordinary condominium apartment. A low-rise residential building featuring only 20 suites, it is the quintessential "boutique" residence. If you hate waiting for the next available elevator or if you want a condo that feels more like a home, this is your address. Paying homage to both modern and Art Deco elements, the Churchill, as it is fondly referred to, is an appealing mix of glass, stone, rounded edges, geometric patterns, and bold interior elements. Its street presence and features belie its late 80's construction. This building was clearly well ahead of its time.

The building details do not disappoint. A welcoming entry lobby adorned by classic travertine marble, natural foliage and a soaring glass dome tells you and your guests that you have arrived in a special place. Nothing is trendy here. Understated elegance abounds. Each unit enjoys two oversized underground parking spaces and a large storage room off the building's main level, which offers privacy and security. Friendly yet efficient concierge services. Groceries, deliveries and mail arrive at your door without asking. Need a simple fix in your unit? No need to find a handyman. The resident superintendent will most likely oblige.

Additional amenities include a party room with a kitchen and lounge area, a fitness room, EV-ready infrastructure, and ample, easily accessible visitor parking. Recently, the building has undergone significant capital improvements, including new elevators, a total HVAC retrofit, updates to fire and security systems, whole-building caulking, and improved underground lighting and waterproofing. 2026 will continue this trend with a dramatic common-area "makeover" designed and built by renowned professionals, Clinton Design.

The location needs little embellishment. Steps to Forest Hill Village, Toronto's most coveted private schools, and transit, this is the neighbourhood address discerning families covet. To be honest, Suite 405 is not for everyone. It is for the buyer who knows that a home built with this level of intention, in a building this well-managed, in a neighbourhood this enduring, is the culmination of a journey. When a home such as this becomes available, you don't deliberate. You move.





THE NEIGHBOURHOOD

Forest Hill Village

Forest Hill Village is one of those rare Toronto addresses that have earned their reputations. It does not announce itself with flashy signage or a buzzy main strip built for Instagram. What it offers instead is something harder to manufacture: the feeling that you have arrived somewhere that has known exactly what it is for a very long time.

Tucked into midtown between St. Clair & Eglinton, this is a neighbourhood of gently winding roads, century-old maples, and homes that were required by bylaw to be designed by an architect. That last detail tells you a great deal. Forest Hill's old building codes, dating back to the 1920s and 1930s, mandated that all homes be designed by an architect and that a tree be planted at the front of each property. Walk the streets today, and you see exactly what that kind of forethought produces: a canopy so dense in summer it feels less like a city and more like the country.

The Kay Gardner Beltline Trail is a nine-kilometre path running from Allen to Mount Pleasant Roads, built over the former right-of-way of the Toronto Belt Line Railway, a commuter rail line that fell into disuse in the early 1900s. Morning joggers, weekend cyclists, dog walkers with canines in tow, and nowhere urgent to be. Cedarvale Ravine Park cuts through the bottom southwest corner of Forest Hill and is a great spot for running, cycling, and sun soaking. The ravine trails are lush & shaded, and they connect south toward Nordheimer Ravine and Sir Winston Churchill Park, which offers ten lit outdoor tennis courts and a large off-leash area. Suydam Park is a smaller option that features a children's playground, with the west end of the park leading into the Cedarvale Ravine.

The St. Clair West & Eglinton West subway stations, along with several bus and streetcar routes, provide seamless connections for residents to downtown and beyond. The Eglinton Crosstown LRT, long in development, adds another layer of connectivity along the northern edge of the neighbourhood. For those who drive, Allen Road and several TTC bus routes create easy access from the heart of the neighbourhood to the major highways surrounding the city. And because the streets are genuinely walkable, many residents simply

do not think much about transit. The coffee shop, the dry cleaner, the bakery, the bookstore: most of what you need on a Tuesday morning is within a fifteen-minute stroll.

The Village has its loyalists. Almost every Schedule A bank is represented in a single block. The Forest Hill Barber Shop, founded in 1931, still welcomes without appointment. Type Books and Lonsdale Gallery sit alongside newer spots like Starbucks & The Kitchen Table, interspersed throughout the village's bustling coffee shops and eateries. Wilsetti draws the morning crowd with reliably good espresso and a convivial atmosphere that feels neither chain-generic nor aggressively hip. What A Bagel handles the grab-and-go contingent, with fresh sandwiches and coffee that fuel the school-run rush. For those who want something quieter and more intentional, Second Cup offers artisanal coffee and baked goods in a setting where you can actually hear yourself think.

The Village has many multicultural restaurants to choose from, including favourites like Edo Ko, Sushi Lovers, Mashu Mashu, and The Village Chill for ice cream. Mashu-Mashu is something of a local institution, a family-run spot on Spadina Road where the Mediterranean and Middle Eastern menu has been drawing in regulars for years. The shakshuka alone is worth the detour. Pizza Banfi on Lonsdale Road sits at the relaxed end of Italian, with thin-crust pies and a neighbourhood-local ease that makes it the kind of place you walk to in a coat you have not bothered to zip up. Cafe Landwer brings a Tel Aviv sensibility to the heart of the Village, where the shakshuka is legendary, the coffee is serious, and the Sunday morning lineup tells you everything you need to know. And if you want Japanese done with genuine craft, Edo Ko on Spadina handles traditional sushi, teriyaki, and tempura in a space that prioritizes calm over theatre.

This is where Forest Hill's reputation stops being subtle. Bishop Strachan School is a prestigious independent day and boarding school for girls, a university prep school for students from Junior Kindergarten to Grade 12, and the oldest Canadian girls' school of its kind. Upper Canada College has an equally impressive reputation, offering

the International Baccalaureate with one of the broadest course selections in Canada. These two institutions have shaped generations of Canadians, and their presence gives the neighbourhood a particular kind of gravitational pull for families with serious educational ambitions. Other options include Holy Rosary Catholic School, St. Michael's College, Leo Baeck Day School, Robbins Hebrew Academy, West Preparatory Junior Public School, Forest Hill Junior and Senior Public School, Forest Hill Collegiate Institute, and Northern Secondary School. The public school campus is particularly well-resourced, with baseball diamonds, a running track, soccer fields, and a 470-seat auditorium that most suburban districts would envy.

Boutique fitness studios, yoga spaces, and spas are scattered throughout the area, making it convenient for residents with busy lifestyles. The Larry Grossman Forest Hill Memorial Arena offers year-round recreational skating and rink rentals. The Beltline Trail caters to runners and cyclists. For everything else, from massage therapy to facials to acupuncture, the Village has a cluster of wellness studios that reflects the neighbourhood's broader relationship with taking care of itself without making a big production of it. This is a neighbourhood that includes a meaningful population of older, culturally diverse residents living independently, many with roots in Asia and the UK, who value financial prudence, quiet routines, and a walkable environment that does not require a car. They read. They cook. They appreciate a neighbourhood that still has a proper barber shop and a genuine produce market alongside its fine-dining options. And they are not looking to be noticed. That disposition fits Forest Hill Village almost perfectly.

The overall vibe is understated luxury: sophisticated, neighbourly, and serene. The Village is not trying to compete with Yorkville's polish or Ossington's cool. It has its own register entirely, one that rewards the people who value continuity, beauty, and a main street that still feels like it belongs to the people who live there. That is, in the end, what makes Forest Hill Village genuinely difficult to replicate and genuinely easy to love.



THE NEIGHBOURHOOD

PUBLIC SCHOOLS (ASSIGNED)

- Brown Junior Public School
- Deer Park Jr & Sr Public School
- ÉÉ Gabrielle-Roy
- Oakwood Collegiate Institute
- Collège français secondaire

CATHOLIC SCHOOLS

- Holy Rosary Catholic School
- ÉEC du Sacré-Coeur-Toronto
- ÉSC Saint-Frère-André

CATHOLIC SCHOOLS (NEARBY)

- St. Michael's College School
- Marshall McLuhan Catholic Secondary
- St. Joseph's College School

PRIVATE SCHOOL

- Bishop Strachan School
- Upper Canada College

RAIL LINES

- 512 St Clair - 0.0 km
- Line 1 (Yonge-University)

BUS LINES

- 33 Forest Hill
- 312 St. Clair
- 126 Christie
- 90 Vaughan
- 307 Bathurst Night Bus
- 7 Bathurst













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Building Details

This is a boutique building with 20 units total, spread across 5 floors with 4 suites per floor. The building is served by two elevators and features an underground garage on one level, complete with group storage for tires and bulky items. Electric vehicle infrastructure has been installed, and the building is ready for individual charging stations if desired, at the owner's expense.

Amenity spaces include a party room with a kitchen and a three-piece washroom, as well as a workout room and gym with a washroom. A resident Building Superintendent is on site, and security and concierge service are on duty daily from 8:00 am to 11:00 pm, with virtual security coverage at all other times.

The building offers abundant visitor parking, both covered and at grade, along with a separate service area and entrance. Each suite has a large, individual locker room off the building's main level. Heat and air conditioning are delivered by the building to individual fan coil units and are thermostat-controlled in each suite.

With 6 inches of concrete between floors, the building is exceptionally quiet. Suite corridors are wide and single-loaded, with windows on one side that let natural light into the space, creating a bright, pleasant interior free of street noise.

New HVAC infrastructure and fan-coil units were installed in 2020 to distribute heating, cooling, and humidification throughout the building. In 2025, both elevator cabs and their mechanisms were completely overhauled and updated.

Additional work includes caulking the entire building, covering all windows and concrete joints, and localized waterproofing repairs to the underground garage. An electric vehicle infrastructure and supporting software have been installed, bringing the building to full EV-ready status. Automatic sliding glass doors have been installed at the main entry, a new annunciator panel and fire alarm system have been installed, and the underground garage lighting has been replaced with more efficient, brighter fixtures.





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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