

430-380 MACPHERSON AVENUE

This Kinda' Love.



**FM**



THE DETAILS

# A New York State Of Mind.

Su-su-susstudio! There are apartments. There are condos. And then, occasionally, there's this kinda' love. And our prediction...if you're the betting type? That you immediately stop thinking about every other place & space you've seen to date. Bar none. There's a reason people fall for lofts, the ceilings, the light, the bones, the story. And Unit 430 delivers on all of it without asking you to compromise. Twelve-foot ceilings. East-facing light. Floor-to-ceiling windows. Exposed ductwork. Effortless design. And a 560-square-foot studio floor plan that is quite simply the best in the business. Voluminous, vertical, airy, bright and light. There's a proper living area, a dining setup, a sectioned-off den for a home office, and sleeping quarters that function like a real bedroom (not a curtained-off corner you're supposed to squint and call 'private'). Separation, storage and big-time sanity. It all just works. The kitchen is doing a lot more than you'd expect. Light ash upper cabinets, dark lowers, a small-format mosaic tile backsplash, stone countertops, and open shelving styled the way you wish. The bathroom has travertine tile, a wall-mounted faucet, and a warm, considered finish. Then you turn around, and there's a loud blush mural covering the entire wall for a 1,2,3 punch. The kind of space that makes you realize you've had opinions about interior design this whole time. Freshened up throughout, with new flooring (2019), washer & dryer (2021), a new coat of white paint, light fixtures, and drapery done right. The building has a 24-hour concierge, a full gym, a rooftop deck with BBQs, a theatre room, a library, a meeting room, a party room, visitor parking and is pet-friendly. The full stack! It is, without question, a New York state of mind to love this kind of space, and the restless ones always find their way home.

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CASA LOMA & DUPONT

## Welcome to Tarragon Village

There's a particular kind of neighbourhood that doesn't announce itself; it just rewards the people who find it. Tarragon Village, tucked into the southern reaches of Casa Loma along the Dupont corridor, is exactly that kind of place. Quietly sophisticated, genuinely livable, and increasingly hard to leave.

Tarragon sits at one of the most enviable intersections in the entire city. To the north, the dramatic ravine system that defines Casa Loma wraps residents in old-growth canopy and trails that feel nothing like Toronto, until you remember you're minutes from Avenue Road. Beltline Trail access, the Wells Hill Park green, and the sweeping views from the former Lake Iroquois escarpment give this neighbourhood a relationship with nature that most of the city simply cannot replicate. For dog owners, runners, and anyone who needs to decompress after a long day, this is a serious quality-of-life differentiator.

The Dupont Street spine is where the neighbourhood earns its everyday credentials. This isn't a strip of chains and convenience, it's a genuinely curated stretch of independent businesses, professional services, and local institutions that have stood the test of time. Groceries, pharmacies, dry cleaners, hardware, the fundamentals are all here, and most are within a 10-minute walk of virtually any address in the pocket. The result is a Walk Score that translates directly into fewer car trips and more spontaneous neighbourhood life.

Dupont's café scene punches well above its size. Ground-level spots that know your order, roasters who take their craft seriously, and weekend patios that fill up fast, this is coffee culture done right, without the lineup. On the restaurant side, the neighbourhood mixes casual neighbourhood dining with spots worth crossing town for, all without the reservation anxiety or valet pretension. Whether you're grabbing a weeknight dinner or hosting out-of-town guests, the options along Dupont and into the surrounding blocks hold up.

Summerhill Station is a short walk or bike ride away, plugging residents into the Yonge line and the broader transit network with minimal fuss. The mix of parks, including tennis courts, playgrounds, and community green space, means families and active residents have genuine options without having to drive to find them. The Casa Loma castle itself is less a novelty and more a daily landmark: a reminder that you live somewhere with genuine character and history.

Tarragon Village is the kind of neighbourhood that grows on you, and then stays. It offers the greenery of Rosedale, the energy of the Annex, and the accessibility of midtown, all wrapped into a pocket that still feels underdiscovered. For buyers looking for a genuinely livable address in a part of the city that rewards long-term thinking, this is a micro-market worth getting to know well.







THE NEIGHBOURHOOD

# Neighbourhood Amenities

## RESTAURANTS

- Casa Mezcal
- Chadwick's Craft Kitchen & Bar
- Chilli Pepper Tacos
- Cuisine of India
- Daisy May's
- Emma's Country Kitchen
- Fat Pasha
- The Garden at Casa Loma
- Joso's
- Kos Cafe & Restaurant
- Le Paradis
- Iouf
- Osteria Giulia
- Playa Cabana
- Schmaltz Appetizing
- The Backyard Smokehouse
- Vesta Lunch

## BARS & PUBS

- The Annex Hotel Lobby Bar
- Civil Liberties
- Casa Mezcal
- Crafty Coyote
- Le Paradis
- LOOPLINE Bottle Shop & Wine Bar
- Rooms | 915 Dupont
- Shrinking Violet

## GROCERY & MARKET

- Farm Boy
- FreshCo, Dufferin & Dupont
- Fiesta Farms
- LCBO
- Loblaws
- New Forest Market
- Shoppers Drug Mart
- South Hill Market
- Summerhill Market

## COFFEE SHOPS

- BETE SUK Coffee & Variety
- Cafe X Bica
- Chaveta Coffee
- Creeds Coffee Bar
- Ezra's Pound
- First & Last Coffee Shop
- Gleam & Sip | Matcha & Espresso
- Haute Coffee
- Rapido Coffee Bar
- Rooms | 915 Dupont
- Typist Studios & Coffee

## GYMS & FITNESS

- Body Harmonics Pilates
- Burn Room
- Dupont 24 Hour Fitness
- Dupont Vive Fitness 24/7
- F45 Training at Dupont
- Melt | Yoga + Pilates
- Oliphants Academy
- PHNX FITHOUSE
- Reunion Yoga & Pilates
- STRONG Pilates

## PARKS & GREEN SPACE

- Casa Loma Parkette
- Cedarvale Ravine
- Glen Edyth Drive Parkette
- High Level Pumping Station Park
- Kay Gardner Beltline Trail
- Nordheimer Ravine
- Poplar Plains Parkette
- Roycroft Park
- Sir Winston Churchill Park
- Spadina Park
- Wells Hill Park

## WALKSCORE

- 95 Walk Score
- 82 Transit Score
- 95 Bike Score

## COMMUTE TO DOWNTOWN TORONTO

- 28 Minutes by Car
- 19 Minutes by Transit
- 21 Minutes by Bike
- 1 Hour 2 Minutes Walk

## RAIL LINES

- Line 1 (Yonge-University)
- Line 2 (Bloor-Danforth)
- 512 St. Clair

## BUS LINES

- 26 Dupont
- 127 Davenport
- 6 Bay





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.



# FOX MARIN

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