

440 WESTMORELAND AVENUE NORTH

This Is West End Done Right.



FM

THE DETAILS

Some Homes Check Boxes. This One Raises The Bar.



There's good, and then there's extra. 440 Westmoreland is the latter, where scale and flexibility come together in a way that's increasingly hard to find in the west end.

A full two-storey rear addition changes everything. It's not just more space, it's better space. The main floor opens up with 9' ceilings and a layout that feels considered, not generic. Defined zones, natural flow, and room to actually live.

At the centre, the kitchen delivers. Extended, anchored by a large island, and framed by a full-width west-facing walkout and a rare south-facing casement. The result: constant natural light pouring across the space. Bright, functional, and built to do more than look good. Easy when it's just you, ready when it's everyone.

The details, the ones that matter, are already done: powder room, main floor laundry, proper coat storage, built-in coffee bar & wine fridge.

Upstairs keeps its promise. The primary offers up a presence: morning sunshine, space for a king, and thoughtful storage that actually works. At the rear, the second bedroom is oversized, serving as a bonus primary, ideal for families, guests, or evolving needs. And the nursery. The cutest room in the home. Perfect for now, with room for later. The main bath is equally refined: freestanding tub, glass shower, and exceptional illumination from the south-facing window.

The lower level is fully renovated with a separate entrance, offering real optionality. Income, extended family, or a clean and private workspace.

Outside, it's turnkey. A natural flagstone front porch, clean low-maintenance landscaping, and a backyard designed for use, not just show. With a custom pergola and deck, it's the kind of setting that makes summer evenings easy.

And the location quietly overdelivers. Walk to Geary Ave, now one of the city's most interesting creative corridors and minutes to the almost completed Galleria complex, bringing an 8-acre park, community centre, and a major retail hub to your doorstep.

The kind of home that makes the rest of 'em feel like a maybe.

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DOVERCOURT-WALLACE EMERSON-JUNCTION

Welcome To Dovercourt & Davenport

Tucked into one of Toronto's most character-rich pockets, the Dovercourt–Wallace Emerson–Junction area offers a rare balance of creative energy and neighbourhood warmth. Here you'll find a community that feels both lived-in and evolving; where longtime residents, young families, and entrepreneurs shape a streetscape that's as welcoming as it is dynamic.

Life here unfolds along a mix of vibrant local strips and quiet, tree-lined streets. Just a short walk away, Geary Ave is lined with an eclectic mix of cafés, bakeries, independent boutiques, and some of the city's most talked-about restaurants. Whether it's a relaxed morning coffee, an impromptu dinner with friends, or a weekend spent browsing local shops, the neighbourhood makes everyday living feel effortlessly engaging.

Connectivity is a major draw. With easy access to a variety of transit lines, commuting downtown or across the city is seamless. Cyclists will appreciate the growing network of bike lanes, while drivers benefit from convenient routes west toward the Junction or east into the downtown core.

Green space is woven into the neighbourhood's rhythm. Local parks and schoolyards provide space for kids to play and neighbours to gather, while larger nearby destinations offer room to stretch out, unwind, and enjoy the outdoors without leaving the city.

The area also quietly excels when it comes to lifestyle amenities. From boutique fitness studios and yoga spaces to community gyms and wellness-focused businesses, there's no shortage of options to stay active and balanced. The Junction, just to the west, adds another layer of appeal with its vibrant arts scene, breweries, and cultural events.

Families are drawn to the area for its strong sense of community and access to a range of well-regarded schools, making it a place where people don't just move in, they put down roots.

It's a neighbourhood defined by its character and momentum. Where historic homes meet thoughtful renovations, and where every block offers something new to discover. Authentic, connected, and full of personality, Dovercourt–Wallace Emerson–Junction is west-end living at its most compelling.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS

- Masa Deli & Cafe
- General Public Restaurant
- Trattoria Taverniti North
- Parallel Brothers
- Blood Brothers Brewing
- South Pacific
- Maison T
- Mista Boiga
- Morning Star
- Actinolite Restaurant
- Salto Restaurant & Bar
- The Eagle Twins
- DeSotos Eatery
- North of Brooklyn Pizzeria
- Beirut Bodega
- Famiglia Baldassarre
- Good Behaviour
- Gaucho Pie Co

COCKTAILS & LIBATIONS

- Civil Liberties
- Electric Bill
- Grey Tiger
- The Greater Good
- Paradise Grapevine
- Geary Ave Warehouse
- Rooms

COFFEE SHOPS & BAKERIES

- Mel's Bakery
- Breadhead
- Dark Horse Espresso
- Sheliss Bakeshop
- Silk 111 Bakery & Cafe
- Nova Era Bakery
- AD Cafe
- Buno Coffee
- Philosophy Pastry and Espresso Bar
- The Sovereign Cafe
- Field Trip Cafe

LOCAL GROCERIES & DRUGSTORES

- Food Basics
- Loblaws
- Rexall
- FreshCo
- Shoppers Drug Mart
- Walmart Supercentre
- No Frills
- Amelia's Market
- The Butcher's Son
- Freedom Jars
- 77 Food Market

PARKS, GREENSPACE & COMMUNITY

- Hillcrest Park
- Geary Park Expansion
- Wallace-Emerson Community Centre
- Dovercourt Park
- Bob Abate Community Centre
- Wallace Emerson Park
- Joseph J. Piccininni Community Centre
- Fairbank Memorial Community Recreation Centre

FITNESS, YOGA & PILATES

- Reunion Yoga & Pilates
- Liberty Movement & Wellness
- The Yard Yoga
- Daybreak Pilates
- Fireflow Yoga
- Pinewood Pilates & Movement
- Build Fitness Toronto
- Shape Fitness

WALKSCORE & TRANSIT

- 90 Walkscore
- 79 Transitscore
- 84 Bikescore

COMMUTE TO UNION STATION

- 26 Minutes by Car
- 33 Minutes by Transit
- 32 Minutes by Bike

RAIL LINES

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

BUS LINES

- 127 Davenport
- 161 Rogers Rd
- 26 Dupont
- 29 Dufferin
- 63 Ossington

PUBLIC SCHOOLS

- Regal Rd Junior Public School
- Winona Dr Senior Public School
- Oakwood Collegiate Institute

CATHOLIC SCHOOLS

- St Mary of the Angels
- St Clare
- James Culnan
- Loretto College School
- St Mary Catholic Academy

PRIVATE SCHOOLS

- Uchenna Academy
- Royal St. George's College
- Hudson College
- Wychwood School
- The Bishop Strachan School
- Westminster Classical Christian Academy
- The Rosedale Day School
- The York School
- St. Clement's School
- CaST School
- Keystone School
- Howlett Academy
- High Park Gardens Montessori
- Greenwood College School
- The Linden School





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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Reuben Labovitz

BROKER & SALES DIRECTOR



Meet Reuben Labovitz, a seasoned professional and trusted advisor at Fox Marin with a passion for creativity and a talent for making his clients' real estate dreams a reality. With years of experience in the industry, Reuben's unique skill set sets him apart from his peers. He has an uncanny ability to spot promising investment opportunities and negotiate the best deals for his clients, all while finding "needle in a haystack" properties that others may have overlooked.

Reuben's commitment to providing exceptional service is second to none. He takes the time to understand his client's needs and preferences and works tirelessly to ensure they are thoroughly delighted. His friendly and personable nature puts clients at ease, and his dedication to building long-lasting relationships goes beyond the transaction.

As a valuable member of the Fox Marin team, Reuben plays a critical role in helping the brokerage achieve its goals. His professionalism, work ethic, and attention to detail are highly praised by his colleagues, making him a trusted source of guidance and support for those he works with.

In addition to his impressive career in real estate, Reuben is an award-winning cellist who has performed in countless concerts across Ontario, Quebec, and the United States. His natural creative outlook and unwavering discipline honed from his musical background seamlessly translate into his work as a real estate Broker. Every interaction he has with clients showcases his exceptional skills, ensuring they receive a level of care and attention that is second to none. Overall, Reuben Labovitz is a consummate professional and a valuable asset to Fox Marin Associates.

Jerome Werniuk

SALES REPRESENTATIVE & SALES DIRECTOR



Natural competitor and perpetually on-the-go Jerome Werniuk believes that a diverse skill set and drive for continuous self-discovery and growth is the key to a fulfilling life. Jerome channelled his competitive instincts from an early age into athletics and played NCAA Division I baseball at St. John's University in New York. Though he found success in baseball, competing for Team Canada and being drafted by the Texas Rangers, Jerome ultimately realized his skills as a natural leader and teammate could be better honed in the business world.

After earning his undergraduate degree and working and living in New York, Jerome returned to his native Toronto to pursue a career in real estate. He joined one of Toronto's most successful commercial real estate teams that focused primarily on office leasing in the downtown core and periphery. In his 2.5 years on the team, Jerome helped negotiate \$125M in lease value annually, representing landlord clients including Allied Properties, Slate, Kingsett Capital, Dream, Greybook, Hullmark, Lifetime Developments, and Cresford as well as notable tenant clients such as Shopify for their post-IPO expansion.

In 2017, eager to work at the exciting intersection of real estate and technology, Jerome was a founding team member at venture-backed proptech company Naborly, launching its sales arm and eventually relocating to San Francisco to continue the company's growth. Naborly's software products were designed to assist residential landlords, property managers, and agents with the rental application and screening process, and in the 3.5 years Jerome worked there, it became the largest tenant screening company in Canada.

Jerome has lived and worked in many exciting neighbourhoods and real estate markets across Toronto, New York, and San Francisco. Now representing residential clients in the city that has always been his true home, Jerome is excited to channel his unique knowledge base in real estate and technology to help his clients achieve their desired results. Having negotiated transactions with Fortune 500 companies, Canada's largest commercial real estate firms, and individual landlords, Jerome brings a breadth of negotiating experience to the table and understands how to achieve a client's goals in complicated scenarios. And even more than athletics and business, Jerome has always had a passion for people. His natural energy and curiosity allow him to quickly get to the heart of what clients truly need and to adopt their interests as his own.

Jerome lives in the Roncesvalles-High Park area with his partner Sarah and their two babies – one human (Elliott), one dog (Nakita). He continues to scratch his inner athlete and 'can't-sit-still' itch by cycling, playing hockey on Toronto's many outdoor rinks, and being hurt year after year by the Maple Leafs.

FOX MARIN

Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

647 291 3894 / 647 294 6630

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