

8 SPRINGHURST AVENUE

The Boring Answer: It Cash Flows



FM

THE DETAILS

Smart Money Doesn't Predict the Future

Let's start with the obvious. 8 Springhurst sits four minutes on foot from Exhibition Place, nine from BMO Field, and squarely inside one of Toronto's most consistent, highest-traffic rental corridors. Over 12 million combined annual visitors pass through this stretch, including the CNE, Honda Indy, Caribana, the Royal Winter Fair, and that's before you factor in what's coming: six confirmed FIFA World Cup 2026 matches at BMO Field, the Ontario Place revitalization projecting 6M+ annual visitors, and the RBC Amphitheatre transformation already underway. This isn't speculative growth, my friends. The infrastructure is arriving, the demand is baked in, and the location is already doing the heavy lifting.

Now for the less obvious part: this 2.5-storey detached residence is a serious operator. Sitting on a 25 x 100 ft lot with approximately 2,500 sq ft of total living space and a private double driveway complete with a dedicated EV charger, it was taken down to the studs and completely rebuilt in mid-2021. This isn't a renovation story, it's a construction one. Every major system is new. The framing is new. The underpinned foundation is new. The asphalt shingle roof is new. The windows are new. The plumbing is entirely new. And the mechanicals deserve their own paragraph. No bulkheads, no dropped ceilings, no compromised interiors. All efforts are serving six bathrooms, three kitchens, and three laundry rooms. This is the kind of spec sheet that makes a home inspector blush & a future owner's maintenance budget even happier.

Every layout decision was made on purpose. Light, flow, storage, and long-term liveability were the brief, and the result is a structurally superior, eco-friendly build with premium features including radiant heating that will still be performing a decade from now. Outside, the curb appeal delivers just as hard: premium pavers and concrete slabs front and rear, a fully rebuilt porch and balcony with new framing, joists, support beams, stone and brick finishes, and crisp aluminum railings.

Configured as a legal duplex with three fully self-contained units & multiple separate entrances, the property is built for optionality. Run it as a traditional straight-up investment property. Rent room-by-room. Operate mid-term or short-term. House-hack while the upper or lower unit generates income or easily convert into a single-family now or in the future, whenever you're ready to make that call. Or, multi-generational living with real separation and real privacy. The layout doesn't lock you in; it actually gives you options now and far out into the future. And we've got the numbers to back it up.

The property is vacant, (potentially) fully furnished and completely turnkey, ready for immediate occupancy or rental with zero additional investment required. Toronto's smart money doesn't predict the future. It positions itself.

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TORONTO'S WEST END

Welcome to South Parkdale

South Parkdale doesn't ask for your attention. It already has it. One of Toronto's most layered, most liveable, and most underrated pockets, this is a neighbourhood that rewards those who got here early and keeps delivering for those who arrive now. Heritage architecture, a fiercely independent food and coffee scene, and a community energy that feels genuinely earned rather than manufactured. Queen Street West keeps things interesting with chef-driven spots, artisanal bakeries, and independently owned coffee shops that would hold their own in any city in the world. Cafe Polenez, La Cubana, Slate, Torisho, Grocery Coffee, Sam James, Capital Espresso, Letterbox, Craig's. The list goes on, and it keeps getting better.

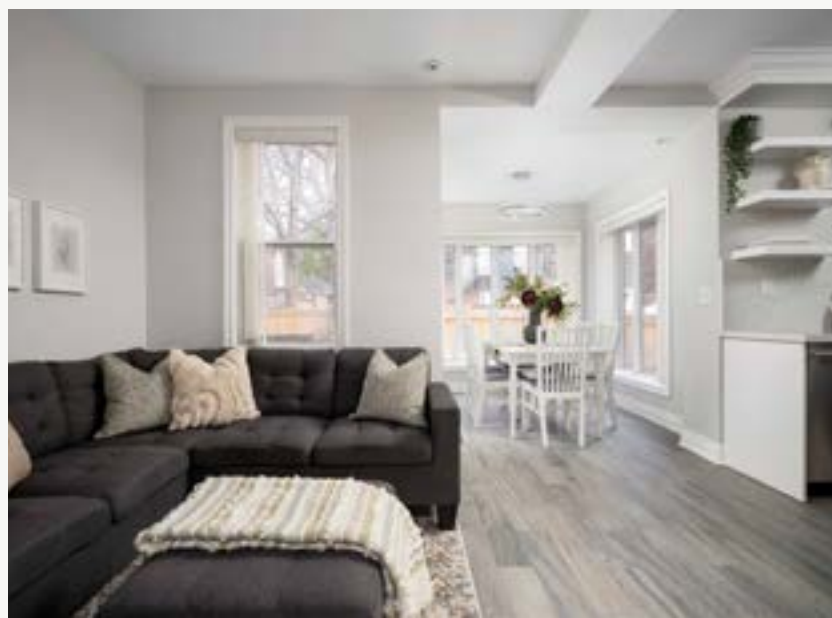
For dessert lovers and weekend wanderers, South Parkdale delivers on that front too. Artisanal bakeries like Robison Bread and rotating seasonal treats from the neighbourhood's cookie shops make this the kind of place where a Sunday morning errand turns into an afternoon well spent. The coffee culture here is genuinely strong, with independently owned spots that source local, think creatively, and give you a reason to linger. These aren't chain outposts. They're neighbourhood institutions in the making.

Roncesvalles is a short stroll east for European charm, organic markets, and the kind of tree-lined calm that makes you forget you're in the middle of a major city. West Queen West pulls you the other direction toward galleries, live music venues, and some of Toronto's best nightlife at spots like TO Lounge, The Mezz, and Food & Liquor. Both are walkable. Neither requires a plan. A streetcar gets you there when your legs don't.

Green space punches well above its weight here. High Park is a short bike ride away with expansive trails, sports facilities, and enough open space to genuinely decompress. Masaryk Park keeps the local scene grounded with community events, playgrounds, and everyday gathering spots that actual neighbours use. Transit runs along Queen, King, Dundas, and Bloor, with the Gardiner, Lakeshore, and Parkside all within easy reach when you need to move with purpose. This is a neighbourhood you can live in without a car. Many do, and they don't miss it.

And then there's what sits just on the other side of Dufferin. Liberty Village, once a gritty industrial corridor and now one of Toronto's most energetic urban communities, is practically at your doorstep. Converted warehouses, contemporary amenities, Mildred's Temple Kitchen, Balzac's, Chiang Mai Liberty, School Bakery, fitness studios from Altea to F45, Trinity Bellwoods a few blocks north, the Martin Goodman Trail running along the lake, and the Exhibition GO Station connecting you to the broader city with minimal effort. Allan Lamport and Liberty Village Park round out the green space on that side of Dufferin. The King Streetcar threads the whole thing together.

Two distinct neighbourhoods. One address. Both are working in your favour.









THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS

- Aria Ristorante
- Armonia Pasta Bar
- Florette
- Fox & John's Restaurant + Bar
- Impact Kitchen
- Isieme Restaurant
- LOCAL Public Eatery
- Loga's Corner
- Lyla Toronto
- Mantra Toronto Restaurant & Bar
- Merci Mon Ami
- Mildred's Temple Kitchen
- Molkagtez Mexican Cuisine
- OEB Breakfast Co.
- Reina De Mexcio
- SCHOOL Restaurant
- Shambhala Kitchen

GROCERIES & LIBATIONS

- Aisle 24 Market
- Anthony's No Frills
- Bala Supermarket
- Bulk Barn
- Fresh Fruit Bay
- FreshCo
- Jordan's No Frills
- King's Milk & Grocery
- LCBO
- Lee's Variety
- Longo's Liberty Village
- Lucky Supermarket
- M&M Food Market
- Marcello's Independent City market
- Metro
- Organic Garage
- Parkdale Fruit Market
- Queen Supermarket
- Sobeys Urban Fresh

FITNESS & HEALTH

- Altea Active Fitness
- Anytime Fitness
- Barre Belle
- Body + Soul Fitness
- Body By Chosen
- F45 Training
- Fit District
- Fit Factory
- Fitness On The Go
- GoodLife Fitness
- Hone Fitness
- Innovative Fitness Toronto
- Orangetheory
- Oxygen Yoga & Fitness
- Planet Fitness
- Studio Fitness
- Vive Fitness

COFFEE SHOPS & BAKERIES

- Aroma Espresso Bar
- Arvo Coffee & Wine
- Atlantis Coffee Co
- Balzac's Coffee Shop
- Bold Brew Coffee
- Capital Espresso
- Cherry Bombo Coffee
- Liberty Coffee Bar
- Louie Coffee Shop
- Osprey Cafe
- RC Coffee Robo Cafe
- Sam James Coffee Bar
- Special Coffee
- Starbucks
- The Abbott
- The Common
- Wallace Espresso

WALKSCORE

- 69 Walkscore
- 90 Transitscore
- 78 Bikescore

COMMUTE TO DOWNTOWN

- 10 Minutes by Car
- 29 Minutes by Transit
- 17 Minutes by Bike
- 58 Minute Walk

RAIL LINES

- 504 King
- 304 King
- LW Lakeshore West

BUS LINES

- 329 Dufferin Night Bus
- 29 Dufferin
- 402 Parkdale
- 63 Ossington

PUBLIC SCHOOLS (ASSIGNED)

- Dr. Rita Cox - Kina Minogok Public School
- ÉÉ Pierre-Elliott-Trudeau
- Parkdale Collegiate Institute
- ÉS Toronto Ouest

PUBLIC SCHOOLS (NEARBY)

- The Grove Community School
- Lord Lansdowne Junior Public School
- Central Toronto Academy
- Central Technical School

CATHOLIC SCHOOLS (ASSIGNED)

- Holy Family Catholic School
- ÉÉC du Sacré-Coeur-Toronto
- St. Josaphat Catholic School
- ÉSC Saint-Frère-André

CATHOLIC SCHOOLS (NEARBY)

- Mary Mother of God School
- St. Mary Catholic Academy
- Bishop Marrocco/Thomas Merton CSS & Regional Arts Centre
- St. Joseph's College 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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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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