

825A OXFORD STREET

Designed for the Way You Actually Live



FM

THE DETAILS

Freehold Freedom, Refined.



You just have to meet 825A Oxford St! Over 2,000 square feet of quiet confidence, tucked into Mimico like a well-kept secret. The kind of place that feels like it's been respected. Maintained. Cared for in a way you can't fake. You walk in and immediately get it. This is nothing to fix, nothing to apologize for, nothing to second guess.

The living and dining unfold as one continuous, open space that feels both expansive and effortlessly intimate. It's the kind of layout that adapts to the moment. Quiet mornings with coffee by the window, evenings gathered around the table, and everything in between. It's open concept done right. Spacious without feeling cold, connected without sacrificing comfort.

The kitchen is where things start to get interesting. A palette of rich, chocolate-toned cabinetry meets polished stone that catches the light in all the right ways. As the sun filters in, it softens the space, warming every surface and giving it that effortless glow that makes you want to linger. It's designed for real life. Plenty of room to cook, to spread out, to gather without feeling crowded, to pour a glass of wine while something simmers. Conversations carry a little longer here. And when the moment calls for it, you slide open the doors to your sun-soaked terrace, fire up the BBQ [gas line included], and let indoor evenings naturally spill outside.

The second floor delivers exactly what a growing household or visiting guests need. Two genuinely spacious bedrooms, both filled with natural light, each offering flexibility for family, guests, or even a secondary workspace. A well-appointed four-piece bathroom sits conveniently between them, finished with clean, timeless details. And then, the kind of feature people don't realize they need until they have it. A full laundry room, right where you want it. No hauling baskets up and down stairs, no basement afterthought. Upgraded machines, a proper laundry sink, and enough space to actually function. It's practical, thoughtful, and quietly elevates your day-to-day in all the ways that matter.

Perched on the third floor, the primary suite is less a bedroom and more a private escape. Top floor. Quiet. A little removed from the world. A Juliette balcony that lets the light in just right. A five-piece ensuite that actually feels like a place you'd want to spend time in. And a walk-in closet that doesn't make you compromise.

Then there's the ground floor. A proper office. Not an afterthought. Not a desk crammed into a corner. A real space that lets you work, create, think. Or host. Or build. Or turn into a guest room when life calls for it. No trade-offs here. You get the bedrooms and the flexibility.

Three bedrooms plus office. Three bathrooms. A double car garage. And the kind of layout that just... works.

Outside, Mimico does what Mimico does best. You're minutes to the lake when you need air. Close to the GO when you need speed. Steps to the Queensway and Lakeshore when you want options. And with quick access to the QEW and 427, the rest of the city is exactly as far away as you want it to be.

And here's the kicker. You get all the freedom of a freehold home, without the usual baggage. Landscaping? Taken care of. Snow? Not your problem. No bloated condo fees. No endless maintenance lists. Just a well-run, well-kept property that lets you live your life the way you want to.

Some homes shout. This one doesn't have to. It just waits for the right person to walk in, pause for a second... and realize they're done looking.

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W06: MIMICO

Welcome To Mimico

Set within the vibrant west-end pocket of Mimico, this is a neighbourhood that offers a rare balance of energy and ease. Close to the lake but just removed enough to enjoy a quieter, more residential feel, Mimico moves at a slightly more relaxed pace while keeping you deeply connected to the city.

Outdoor living is still part of the rhythm here. The waterfront, parks, and the Martin Goodman Trail are just a short walk or bike ride away, making it easy to weave fresh air and movement into your daily routine.

Where Mimico really shines is in its everyday staples. Weekend mornings often start with a stop at SanRemo Bakery, a neighbourhood institution known for its legendary pastries, fresh bread, and espresso. Grab a sandwich at Jimmys Coffee or a casual bite along Lakeshore, where long-standing local spots and newer favourites sit side by side. From quick errands to last-minute dinner plans, everything you need is just minutes away.

Connectivity is seamless. The Mimico GO Station is only a few minutes away, offering a quick and efficient commute into downtown Toronto, while easy access to the QEW and 427 makes getting across the city or out of town effortless.

What truly sets Mimico apart is its sense of community. It's welcoming, unpretentious, and genuinely livable. A place where neighbours know their favourite barista, where local businesses are part of your routine, and where you can enjoy the best of both worlds. Close enough to stay connected, yet far enough to breathe.





THE NEIGHBOURHOOD

Neighbourhood Favourites

RESTAURANTS

- Lume Kitchen & Lounge
- La Vecchia
- Pizzeria Oro Di Napoli
- FBI Pizza
- Eden Trattoria
- Barrel House Korchma
- Royal Bistro
- Nobuya
- Taqueria El Chingornario
- Pearl Sushi
- Appalachia Smokehouse & BBQ

BRUNCH

- Royal Bistro
- Sanremo Bakery
- Birds & Beans Cafe
- Barrel House Korchma
- Big Guy's Little Coffee Shop
- Cafe Mimico
- Mimi's Cafe

COFFEE & BAKERIES

- Birds & Beans Cafe
- Cafe Mimico
- Sanremo Bakery
- Jimmy's Coffee
- Big Guy's Little Coffee Shop
- Terminal 3 Coffee
- Black Goat Coffee
- The Mad Bean Cafe

BARS & NIGHTLIFE

- Lume Kitchen & Lounge
- Blue Goose Tavern
- LaVinia Restaurant
- Barrel House Korchma
- Royal Bistro
- SS 2 Famous Bar & Restaurant

GROCERY & SPECIALTY

- Sanremo Bakery
- Royal York Meat Market
- Valu-Mart Mimico
- Queens Pasta Wholesale
- Metro
- Humber Bay Shores Farmers Market

PARKS & RECREATION

- Mimico Waterfront Park
- Humber Bay Park East & West
- Amos Waites Park
- Ourland Park
- Mimico Memorial Park
- Lakeshore Village Park
- Waterfront Trail
- Humber Bay Butterfly Habitat

DOG-FRIENDLY

- Humber Bay Off-Leash Dog Park
- Mimico Waterfront Trail
- Amos Waites Park
- Birds & Beans Cafe
- Royal York Meat Market
- Humber Bay Trail Loop

FITNESS & WELLNESS

- Orangetheory Fitness
- CrossFit Colosseum
- Modo Yoga Etobicoke
- MiBody Studio
- Torque Barbell Club
- Solis Movement
- Mukti Yoga
- Studio Kokoro
- Gym & Juice

FACILITIES WITHIN A 20 MINUTE WALK

- 3 Playgrounds
- 1 Pool
- 2 Tennis Courts
- 1 Basketball Court
- 1 Ball Diamond
- 1 Sports Field
- 1 Community Centre
- 4 Outdoor Games Facilities
- 1 Gym

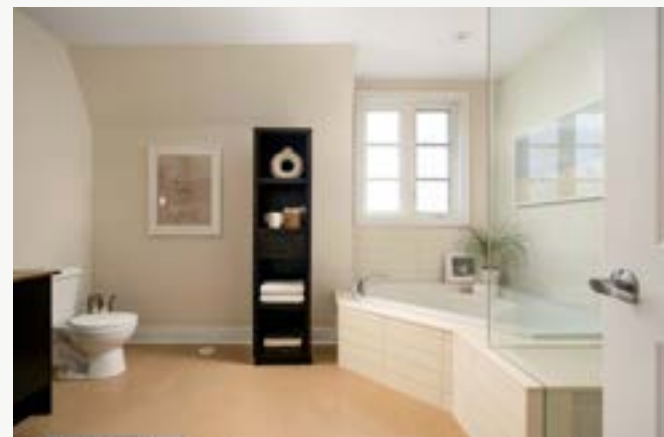
PUBLIC SCHOOLS

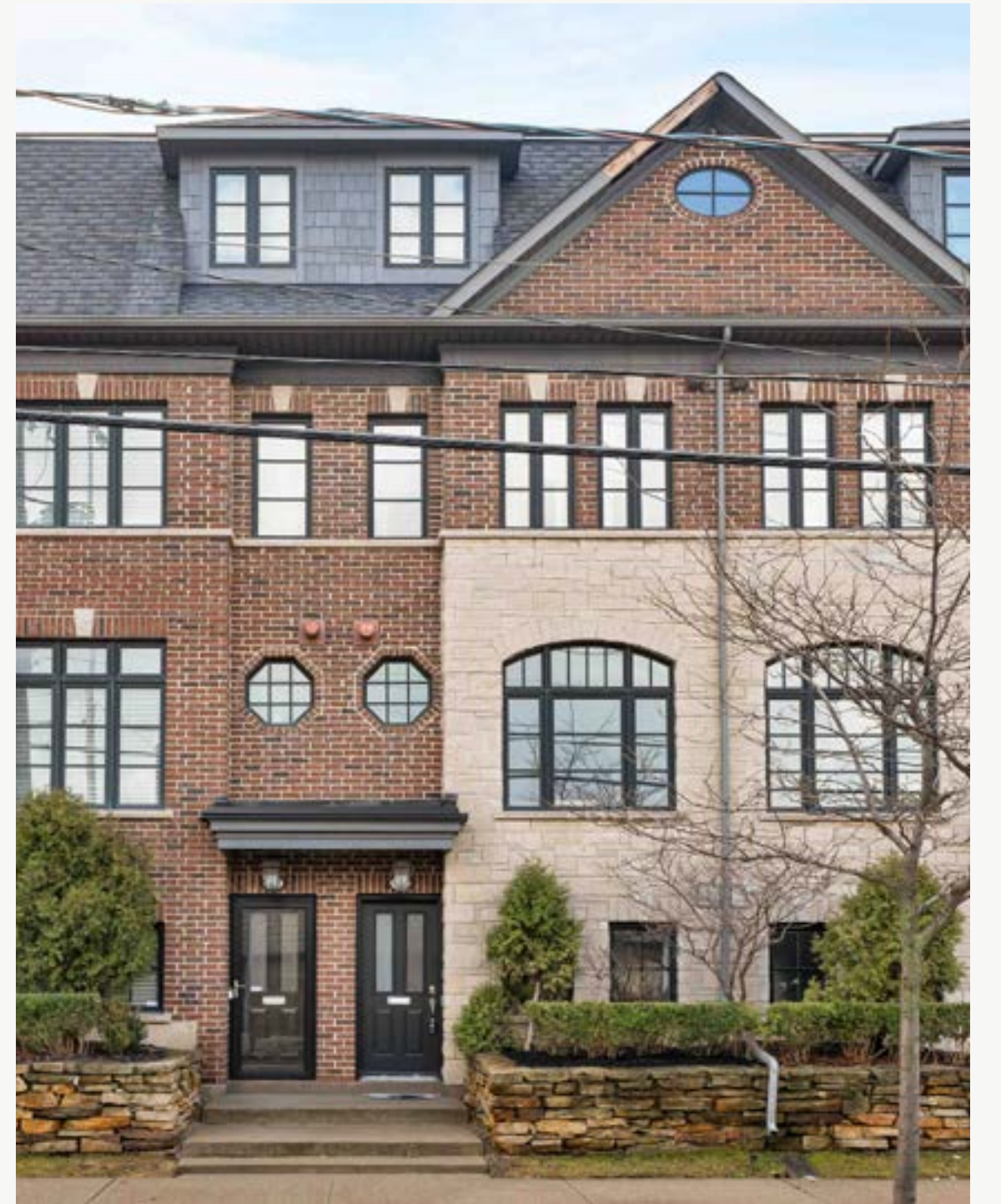
- George R. Gauld Junior School
- John English Junior Middle School
- ÉÉ Micheline-Saint-Cyr
- Lakeshore Collegiate Institute
- ÉS Toronto Ouest
- Karen Kain School of the Arts
- Etobicoke School of the Arts

CATHOLIC SCHOOLS

- St. Louis Catholic School
- ÉÉC Sainte-Marguerite-d'Youville
- ÉSC Saint-Frère-André
- St. Josaphat Catholic 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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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.

Working With Fox Marin

OUR FM APPROACH



Fox Marin offers an exclusive and customized real estate experience to clientele in central and downtown Toronto. Working with us at FM means you're getting a best-in-class team to guide you every step of the way. As your real estate partners, we tailor the experience for your needs. Why? Because every transaction and every client is different. After all, a first-time homebuyer has distinctly different needs from a sophisticated investor. And, we get that.

The Fox Marin philosophy has always been to invest our time and resources where they belong: that being squarely on our clients, and to provide them with the best possible experience, guidance and value. The foundation of our business is based on the principle that if we continue to offer the highest possible level of customer service, then the business would take care of itself.

We truly believe our clients deserve the best possible representation. At Fox Marin, we are continually striving to up the ante. That's why we offer customized digital & print marketing, an in-house staging and design team, an on-site market analyst and expert knowledge on the macro & microeconomics of the Toronto real estate marketplace. Throughout the entire process, you can expect communication, transparency and responsiveness – all things that are paramount to our approach. And we'll have some fun along the way too!

Our collaborative team is made up of experts who come from a diverse set of backgrounds in real estate. We're a group that comes from entrepreneurship, business, marketing, contracting, staging and design. We have an in-depth knowledge of Toronto, its diverse neighbourhoods and best of all – we bring top-notch practices from other industries and our own local experience into the mix. Not to mention, we're all homeowners and investors ourselves. We know what it feels like to jump in with both feet!

When you work with the Toronto Real Estate Brokerage Fox Marin, you will have our entire team standing right behind you (and one step ahead of you) the entire time!

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 long-term 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.

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