

2206-78 HARRISON GARDEN BOULEVARD

When 'Harri' Met Style



FM

THE DETAILS

Before You Ask, She Has A Great Personality

Some places you walk into & just know. No convincing required. No internal debate. No friend talking you out of it over lunch. You step through the door, and something quietly settles. This is the one. Suite 2206 at Skymark by Tridel is exactly that kind of place. And yes, before you ask, she has a great personality. At over 1,580 square feet, this 2+1-bedroom, 3-bathroom residence offers something that has quietly become rare in this city: room. Room to spread out. Room to host. Room to finally have the guest bedroom, the home office, and the Sunday morning that doesn't feel rushed. Three terraces. Two fireplaces. Two underground parking spots. The kind of layout that makes you realize you never actually wanted to compromise. You just thought you had to. The suite is freshly painted, vacant, and ready for its next chapter. The bones are solid. The opportunity to update finishes and make it entirely yours is real & wide open. For the buyer who knows exactly what they want (and isn't afraid to ask for it on the side), consider this your blank page. A first draft. Write something worth keeping. Beneath the hood, the building runs like a well-oiled machine. Indoor pool. Tennis. Golf simulator, bowling alley, fitness room, children's playroom, 24-hour concierge. Party rooms that deliver. It's the kind of full-service address where people arrive, settle in, and quietly decide they're not going anywhere over a long weekend. You'll want what they're having! Plus, Yonge & Sheppard handles the rest. Two subway lines, walkable retail, restaurants that become regulars without you planning it that way, the kind of neighbourhood that stops feeling convenient & starts feeling like home. Mini downtown. Maximum livability. For the buyer who's had enough of waiting for the right one? When it finally happens, you won't need to fake it. You'll just know.

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WILLOWDALE EAST

Welcome to Yonge & Sheppard

Yonge & Sheppard sits at the heart of North York, earning the nickname "mini downtown" for good reason. The intersection pulses with urban energy while quiet residential pockets and river valley trails are minutes away. What was once ageing office towers and a tired mid-century mall has evolved into a dense, mixed-use community of condominiums, renovated retail, diverse restaurants, and one of the TTC's most strategically located transit hubs. Almost everything residents need is genuinely within walking distance.

Sheppard-Yonge Station is the fourth-busiest in the TTC system, serving approximately 93,000 people per day and the only point in Toronto where Line 1 (Yonge-University) and Line 4 (Sheppard) interchange. From here, Bloor-Yonge is roughly 15 minutes, Yonge-Dundas Square under 25, and Union Station around 30. The station is built directly into the Yonge Sheppard Centre, so residents step off the train into covered, climate-controlled access to groceries & retail without touching the outdoors in winter. Seven entrances fan into the surrounding blocks, including the Hullmark Centre and the Nestlé Canada Building. An enclosed bus terminal sits within the fare-paid zone for seamless surface connections, and Highway 401 is around the corner for drivers. Metrolinx is currently studying Line 4 extensions both east toward Scarborough and west to Sheppard West, which would further deepen the area's already strong connectivity.

The Yonge Street corridor between Sheppard & Finch is one of the most concentrated dining strips in Toronto outside the downtown core, shaped heavily by the neighbourhood's Korean, Japanese, Chinese, and Persian communities. Korean Grill House is anchoring the BBQ scene, and newer spots like BOM Bibimbap and Hankki are adding breadth. Ramen Isshin and Konjiki Ramen (whose Tokyo original holds a Michelin star and uses the same clam broth here) serve ramen lovers, while PROJECT: FISH has built a following for its flame-seared aburi nigiri. Beyond Asian cuisines, Cactus Club Cafe opened its 14,000-square-foot Yonge Sheppard Centre location in August 2024, seating up to 350 across a lounge, dining room, and all-season patio. Goa Indian Farm Kitchen is a Michelin Guide Toronto selection, a short walk north. Freshii, Ali's West Indian Roti Shop, and Food Hall TO near North York Centre offer quick, casual meals, and Paris Baguette at the corner is a reliable spot for pastries and coffee.

The coffee scene blends Korean cafe culture with classic espresso bars. Cafe Landwer at 5000 Yonge Street is a neighbourhood institution, open daily until 10 PM with an all-day menu popular with remote workers and families. 18feet Espresso Bar draws those after serious specialty coffee. For something more distinctive, Kray Cafe sits upstairs along Yonge, flooded with natural light and serving bungeoppang (fish-shaped pastries filled with red bean, pumpkin, or Nutella) and specialty drinks. Another Land Coffee, recently renovated near the intersection, has a following for its cortados, and Space Coffee, with its purple brick second-floor exterior, is a newer independent find. Second Cup is inside the Yonge Sheppard Centre for the straightforward option.

Whole Foods Market is accessible directly from Sheppard-Yonge Station via a private elevator from the fare concourse level, arguably the most convenient premium grocery placement in North York. Longo's, with its strong prepared-foods offerings, deli counters, and in-store Loft Cooking School, is located inside the Yonge Sheppard Centre. The Yonge strip between Sheppard and Finch also holds numerous Korean and Asian grocery stores, specialty bakeries, and Japanese pantry shops within walking distance. Healthy Planet stocks natural foods and supplements for wellness-focused shoppers.

The neighbourhood is greener than its streetscape suggests. Willowdale Park, a short walk east of Yonge, offers paved paths, tennis courts, recreational facilities, and a connection to Lee Lifeson Art Park. Mel Lastman Square on Beecroft Road functions as the civic living room: a free summer concert and movie-night amphitheatre, wedding pavilions, garden court, and a reflecting pool that becomes an outdoor skating rink in winter. Earl Bales Park, just south and west, is the area's natural showpiece; the West Don River runs through it, forested ravine trails wind through the valley, and a ski hill operates in winter alongside paved recreational pathways. Ross Lord Park adds off-leash dog areas and open trails slightly further afield. Burnett Park and Gwendolen Park serve as neighbourhood parkettes for everyday casual use.

The fitness offering is substantial across all price points. LA Fitness at 4861 Yonge Street (inside the Yonge Sheppard Centre complex) covers yoga, aqua aerobics, boxing, dance, and standard gym programming. Planet Fitness at 4951 Yonge Street (Pearl Place) offers the low-cost, no-judgment format. GoodLife Fitness and Fit4Less are also present in the corridor. HouseFit is a private 1,500-square-foot personal training studio near Sheppard Station offering yoga, personal training, and custom programming in a boutique setting. The Douglas Snow Aquatic Centre at North York Civic Centre includes a therapeutic pool open to the public, useful for more than lap swimming. The Mitchell Field Community Centre on Church Avenue houses an ice arena, indoor pool, gymnasium, and community rooms. Several Korean-owned wellness studios have also established themselves locally, reflecting the community's strong emphasis on everyday health and longevity.

Yonge & Sheppard offers practical urban life at costs that downtown Toronto rarely matches. By one local analysis, the neighbourhood has the longest life expectancy of any in Toronto, credited to its multicultural diversity, walkability, and ready access to fresh and health-focused food. The community skews toward professionals and families with roots across Korea, Iran, China, and East and South Asia, a genuine cosmopolitanism expressed through storefronts, festivals, and food rather than marketing copy. For those whose daily lives are built around transit, food, fitness, and easy movement through the city, it remains one of Toronto's most quietly compelling places to call home.





THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS

- 7 Noodles
- Auberge De Pommier
- Big Way Hot Pot
- Bistro Mujae
- BOM Bibimbap
- Bonjuk
- Cactus Club Cafe
- Cafe Landwer
- Daldongnae Korean BBQ
- Dum Pukht
- Eat BKK Thai Kitchen
- Eggsmart
- Ehwa Uptown
- Esfahan Restaurant Toronto
- Haidilao
- Han Ba Tang
- Heaven Turkish
- Imperfect Fresh Eats
- Jameh Bossam
- Kajiken
- Konjiki Ramen
- Korean Grill House
- Kyushu Yakitori Izakaya
- Mapo Gamjatang
- Modu Three Brothers
- Mymy Chicken
- Nakwan Kisa
- Nome Izakaya
- Omni Palace
- Paisano's Original Italian Garden Cafe
- Petit Potato
- Pho Ok
- Pita Lite
- Shawarma
- Pocha 1989
- Shinta Japanese BBQ
- Sushi Moto
- The Island Caribbean Cookshop
- The SaiGon Pho & Grill

COCKTAILS & LIBATIONS

- 180 drinks
- 99 Bottles
- BarGirls
- Cocktails & Dream
- Cork's Beer and Wine
- Drinks on Sam
- Jack Astor's Bar & Grill
- ON/OFF
- Salon de Elephant
- Salty Paloma Cocktail
- Stir N Flair
- The Frog: A Firkin Pub
- The Keg Steakhouse + Bar
- Willy D's Cocktails & Libations

COFFEE & BAKERIES

- 18feet Espresso Bar & The Cheong
- Another Land Coffee
- Bake Code
- Brick & Butter
- Butter Pup Coffee
- Cafe Inside
- Cafe Kray
- Hcafe
- L'Avenue Boulangerie
- Lost in Toyko
- Monte Bakery
- On Bake
- Paris Baguette
- Second Cup
- Slow Bite
- Soul Made Cafe
- Starbucks
- Tim Hortons
- Vanta Coffee Club

LOCAL GROCERIES & DRUGSTORES

- Loblaws
- Longo's
- Metro
- Pharmasave Health First
- Rabba Fine Foods
- Rexall
- Shopper Drug Mart
- Spring Garden Convenience

FITNESS & HEALTH

- Better U Pilates Studio
- Breath Uptown Pilates & Yoga Studio
- Canergy Pilates
- EZIPilates
- Inbody Fitness Studio
- Serenev Studio
- She Pilates & Yoga
- Studio Le Ciel Pilates

PARKS, GREENSPACE & COMMUNITY

- Avondale Park
- Brookdale Park
- Irving W. Chapley Community Centre
- Manor Community Green
- Rean Park
- Sheppard East Park
- St. Andrews Park

COMMUTE TO UNION STATION

- 25 Minutes by Car
- 36 Minutes by Transit
- 55 Minutes by Bike

PUBLIC SCHOOLS

- Avondale Public School
- George Vanier Secondary School
- Lester B Pearson Elementary School
- Newtonbrook Secondary School
- Pleasant Public School
- Willowdale Middle School

CATHOLIC SCHOOLS

- St. Gabriel School
- St. Cyril School
- St. Margaret School

PRIVATE SCHOOLS

- Apollo High School
- Blyth Academy Lawrence Park
- Central Montessori & Private French School
- Crescent School
- Crestwood School
- Duke Academy
- Glen Briar Academy
- Hedison International Academy
- Prestige School Toronto
- Rutherford Private School
- St. Clement's School
- TFS - Canada's International School
- Toronto Central Academy
- WillowWood School
- Wise Owl Private School

RAIL LINES

- Yonge-University Subway Line
- Sheppard Subway Line

BUS LINES

- 78 St. Andrews
- 96 Oshawa / Finch Express
- 27 Milton
- 32 Brampton Trinity
- 94 Pickering
- 19 Mississauga
- 67 Keswick
- 97 Yonge







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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