

24 COLLAHIE STREET

# The Modern Victorian



**FM**



THE DETAILS

# Old Bones. New Energy

There's a certain kind of Toronto house that feels less like manufactured real estate and more like a beautifully preserved time capsule, one with impeccable taste and a story to tell.

24 Collahie Street is one of those homes; a rare piece of Toronto's quintessential Victorian fabric, but reimagined for people who prefer their nostalgia with sharp edges and good lighting.

This beautifully updated end-of-row Victorian seamlessly balances historic character with industrial minimalism in a way that feels effortless. The exterior sets the tone immediately: a sculptural arched portico frames the cedar-clad recessed entry, while contemporary window and door elements, along with corrugated metal siding introduce just the right amount of edge, creating a striking contrast between old-world craftsmanship and modern urban design.

Inside, original stained glass details steal the show, casting colour and warmth through bright, airy interiors flooded with natural light. The newly upgraded kitchen is clean, functional, and beautifully understated, designed for people who actually cook, gather, and live. No unnecessary theatrics.

The layout works because it respects the bones of the home while embracing modern life: open and welcoming living/dining spaces, thoughtful upgrades throughout, and a private backyard with future parking potential if desired.

And then there's the basement ... fully underpinned with over 8-foot ceiling heights. Not the dark, crouching Victorian basement Torontonians have learned to tolerate, but a genuinely usable extension of the home. Functional. Comfortable. Valuable square footage you'll actually enjoy spending time in.

Location? Ridiculously good. A 15-minute walk to Trinity Bellwoods Park. Steps to Dundas and Queen St W, and 10 minutes to Ossington Avenue, placing some of the city's best restaurants, cafés, bakeries, and late-night misadventures right at your doorstep. Yet somehow, the street itself remains quiet, residential, and deeply neighbourly.

Move-in ready. Architecturally compelling. Historic without being precious and Modern without being cold.

Just a proper Toronto home with soul intact. Welcome home.

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DUNDAS ST W & GLADSTON ST

## Welcome To Little Portugal

There's a reason this pocket of Little Portugal has quietly become one of Toronto's most coveted neighbourhoods. It offers something increasingly rare in the city: authenticity.

Tucked between the energy of Ossington, Dundas West, and Trinity Bellwoods, Collahie Street sits in that perfect sweet spot where old Toronto charm and contemporary city culture coexist effortlessly. The streets are lined with historic Victorian homes, mature trees, hidden laneways, family-run cafés, design studios, wine bars, bakeries, and some of the best restaurants in the country — the kind of neighbourhood where grabbing a coffee can easily turn into a three-hour afternoon.

Life here is deeply walkable. Morning espresso on Ossington. Fresh pastries from a neighbourhood bakery. Impromptu dinners at Michelin-recognized restaurants. Lazy afternoons at Trinity Bellwoods Park. Late-night cocktails a few blocks from home. Everything feels connected, vibrant, and alive without sacrificing the residential warmth that makes people stay long after they originally planned to.

What makes this particular pocket special is its balance.

It still feels neighbourly and residential — children playing on quiet side streets, conversations across front porches, dogs being walked at sunset — while sitting moments from some of the city's most culturally dynamic streetscapes.

It's the version of Toronto people imagine when they dream about living here: creative, historic, energetic, imperfect in all the right ways, and endlessly alive.





## THE NEIGHBOURHOOD

# Neighbourhood Favourites

### RESTAURANTS

- Côte de Boeuf
- Henry's Restaurant
- La Palma
- Pizzeria Badiali
- Sakai Bar
- Sisters & Co
- Terroni
- Bernhardt's
- Enoteca Social
- Gataeu Ghost
- Gia
- Hanmoto
- Imanishi
- Le Baratin
- Milou
- The Good Fork
- Viaggio

### COCKTAILS & LIBATIONS

- Bar Barnane
- Bellwoods Brewery
- Mother
- Get Well
- Northern Belle
- Compton Ave
- Squirly's
- Nazaré Snack Bar
- Bar Mordecai
- 222 Bar
- Paris Paris
- The Dog & Bear
- Project Gigglewater
- The Federal
- Uh Bar
- Dirty Laundry
- Drake Hotel

### GROCERIES & ERRANDS

- Dundas Grocery
- Fresh 1 Market
- Loblaws Queen Street
- Mike's No Frills
- Roncy Fruit Market
- Dear Grain
- Dollarama
- Dufferin Mall
- FreshCo Queen & Gladstone
- LCBO
- Metro
- Unboxed Market

### COFFEE & BAKERIES

- Rooms Coffee
- The Matcha Tokyo
- La Boulangerie
- Milky's
- Hiya Scone and Coffee
- Larry's Back Pocket
- BirdBite Coffee
- Dad's Breakfast and Coffee
- Fix Coffee & Bikes
- Run and Gun Coffee
- Sam James Coffee
- Dear Grain
- Castle & Coal
- Highly Likely Coffee
- Pilot Coffee Roasters

### FITNESS

- Academy of Lyons
- Barre Belle
- FLYT Club
- Jaybird Studio
- Muse Movement
- Studio Lagree
- Trinity Community Recreation Centre
- Toronto Kick Boxing & Muai Thai

### GREENSPACE

- McCormick Park
- Trinity Bellwoods Park
- Pessoa Park
- Osler Park







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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# 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.

# 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.



# FOX MARIN

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