

276 PERTH AVENUE

Making A Statement



FM

THE DETAILS

Quiet & Unassuming



Tucked mid-block in one of the city's most coveted pockets, 276 Perth doesn't need to announce itself. It just is. This is a home that understands cool in the truest sense of the word. Not performative. Not trying. The kind of character that only reveals itself to those who know what to look for: tall ceilings, a vintage soul, considered proportions, and a presence that feels both rooted in history & entirely of the moment. Step inside and the open-concept main floor draws you in at first blush. Natural light moves through the space all day long, filtering through the mature trees that dappled the front and back yards. Head out to the covered rear deck and fire up the BBQ with whatever you picked up at the local farmers' market. This is weekend living at its most effortless. Downstairs, high ceilings and generous windows transform the lower level into something far beyond the expected: a polished home office, a playroom, a guest suite. A full second bathroom means everyone and everything has its place. Upstairs, three recently renovated bedrooms and a beautifully updated bathroom are ready for exactly what bedrooms are for: unwinding, recharging, and everything in between. And when you do venture out? GO, UP Express, and subway access are all just blocks away. Stay local, and the neighbourhood delivers: independent coffee shops, acclaimed restaurants, microbreweries, parks, playgrounds, and schools all within easy reach. Come as you are. Bring the kids, the dog, the dreams. This neighbourhood has a way of making everyone feel like they've always belonged here. Right at home.

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DUPONT & SYMINGTON

Welcome To The Junction Triangle

Tucked between three rail lines just west of Lansdowne and north of Dupont, the Junction Triangle is one of those west-end pockets that rewards people who like to walk. It started as an industrial corner of the city, and you can still feel that history in the brick warehouses and converted factories. But over the last decade, it has grown into a genuinely livable neighbourhood with character, community, and a steady supply of good coffee.

This is a coffee lover's part of town. Ethica Coffee Roasters sits across from the Museum of Contemporary Art and doubles as a roastery, while Hale Coffee operates out of a large industrial building and supplies beans to cafes across the city. Café Con Leche has built a loyal regular crowd, known for its lattes and stuffed doughnuts. Nearby, you'll also find Extra Butter Coffee and Wallace Espresso for an easy morning stop. For something more food-forward, Spaccio West, part of the Terroni group, runs an Italian commissary kitchen, cafe and market out of a former 8,000-square-foot factory, with pasta, wood-fired pizza and pastries like cacio e pepe croissants and cannoli.

Henderson Brewery anchors the area's craft beer scene, and the stretch along Dupont between Symington and the West Toronto Railpath has steadily filled in with restaurants, galleries and independent shops. This "Dupont Strip," as locals call it, has become a real shopping and dining district. The mix leans local and independent rather than chain, which is exactly what residents want.

The neighbourhood's standout feature is the West Toronto Railpath, a converted rail corridor that runs through the area, providing residents with a dedicated walking and cycling route separated from traffic. It is the kind of green connector that shapes how people move through their day, and it links the Junction Triangle into the broader west-end cycling network. High Park is also a short trip away when you want more room to roam.

This is a very walkable, do-your-errands-on-foot kind of place. Most of what you need sits within a few blocks, and the streets are quiet and tree-lined. For transit, Bloor GO and the UP Express run through the area, putting both downtown and Pearson within easy reach, and the Bloor subway line is close by to the south. Add in streetcar and bus connections along Dupont and Lansdowne, and you have a neighbourhood that is genuinely well connected without feeling busy.

The Junction Triangle works for people who want central access, a strong local community, and a neighbourhood still coming into its own. It has the cafes, the green space, the transit and the walkability, with prices and a pace that feel a step removed from the busier west-end strips. It is a smart spot to watch and one of our personal Fox Marin faves!



THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS

- Aisle 3 Bar
- Colombian Street Food
- Dotty's
- Enoteca Rossio
- Mattachioni
- Mesobs Restaurant
- My Dream Cafe
- Sugo / Bar Sugo
- The Wings Hut - Dupont

COCKTAILS & BARS

- Boo Radley's
- Grey Tiger
- Jenny's Bar & Restaurant
- Low Bar
- Osler Records
- Penny's

COFFEE SHOPS & BAKERIES

- Aunt Beth Bakes
- Caldense Bakery
- Gaspar Cafe
- Hale Coffee Company
- Kill! Kill! Coffee
- LOFT Kitchen Cafe
- Martin Espresso Bar
- Monte Bakery
- Paris Bakery
- Petite Bouchée Pâtisserie
- Propeller Coffee Co.
- The Coffee.
- The Meseyside

LOCAL GROCERIES & CONVENIENCES

- FresCo - Bloor & Dundas
- FreshCo - Dufferin & Dupont
- Lucky Convenience
- Mike's No Frills
- Rexall
- Shoppers Drug Mart
- Walmart Supercentre

GREEN SPACE

- Baird Park
- Campbell Avenue Park
- Carlton Park
- Davenport Village Park
- Erwin Krickhahn Park
- High Park
- Perth Avenue Parkette
- Perth Square Park
- Sorauren Avenue Park

FITNESS & HEALTH

- F45 Training Junction
- GoodLife Fitness
- Hone Fitness
- Junction City Yoga
- Movement Haus
- Studio Lagree
- West End YMCA
- Various Railpath Running & Cycling Routes

WALKSCORE & TRANSIT

- 92 Walkscore
- 95 Transitscore
- 96 Bikescore

COMMUTE TO UNION STATION

- 15 Minutes by UP Express
- 25 Minutes by TTC Subway
- 30 Minutes by Bike

RAIL LINES

- Line 2 - Bloor-Danforth Subway
- UP Express

BUS & STREETCAR LINES

- 40 Junction
- 47 Lansdowne
- 168 Symington
- 26 dupont
- 505 Dundas Streetcar
- 506 Dundas Streetcar

PUBLIC SCHOOLS

- Brock Public School
- Bloor Collegiate Institute
- Perth Avenue Junior Public School

CATHOLIC SCHOOLS

- St. Luigi Catholic School
- St. Cecilia Catholic School
- St. Rita Catholic School

PRIVATE SCHOOL

- Hudson College
- The Mabin School
- Hudson College North Campus
- Blyth Academy
- Westminster Classical Christian Academy







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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Ian Busher

BROKER, VP OF SALES



As a Torontonian, born and raised, sales professional and trained craftsman Ian Busher brings a broad understanding of the ins and outs of Toronto living, along with a deep passion for art, design, and construction, to the work of buying and selling homes with Fox Marin Associates.

Ian excels in situations where he can put his multi-faceted background to the test: After brief stints at OCAD, in advertising, and in audio engineering, he worked for three years to become a ministry-licensed Red Seal carpenter, which solidified his expertise in all types of home-building and carpentry: from structural framing to installing doors, windows and trim, to the finer art of furniture and cabinet making. For many years before turning his skills to the Toronto real estate market he owned and ran his own contracting company and worked to renovate and update some truly remarkable older homes and condos in Toronto's Rosedale, Forest Hill, and Leaside neighbourhoods.

In early 2014 Ian shifted focus from the applied work of home construction to dedicate his attention to the work of buying and selling properties. In this expanded role, he loves to educate home-buyers and sellers on the unique features of each property - those special touches that can turn a house into a home, and a home into a show-stopping retreat. He takes pride in his ability to assess the quality and condition of a property. This, in tandem with his talent for speaking to the feasibility and cost of potential renovations, and his eye for the aesthetic details, make him a powerful partner for anyone looking to buy or sell a home in the Toronto area.

Ian lives in the Cedarvale neighbourhood with his wife, and they can often be found walking the local parks and ravine trails with their dog. In his spare time (of which there is little), he also continues to work on his visual arts practice, play guitar, and brainstorm ideas with friends and past clients who are thinking of renovating!

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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