

404-608 RICHMOND STREET WEST

Soft Loft. Strong Personality.



FM

THE DETAILS

A Space With Presence

There are condos. There are lofts. And then there are the ones that stop your thumb mid-scroll.

Tucked inside one of downtown Toronto's most coveted boutique soft loft buildings is a space that feels different the moment you step in. Welcome to Suite 404 at The Harlowe. Exposed concrete ceilings. Warehouse-inspired bones. Floor-to-ceiling windows. An industrial edge softened by design that was actually thought through. Equal parts character and comfort, with nothing accidental about either.

And while the aesthetic gets your attention, it's the layout that closes the deal.

At 500 square feet, this suite lives like it's been lying about its size. The living area feels substantial. The kitchen pulls double duty as a proper dining space, one that welcomes guests instead of apologizing to them. The sleeping area feels intentional, not improvised. Working from home? There's room for a real office setup, so your desk and your dinner can finally stop sharing custody of the same table. The flow is effortless. The proportions make sense. Everything sits exactly where it should.

South-facing windows pour in natural light from morning to dusk, while the open-concept layout carves out distinct living zones without interrupting the flow. Concrete accents set the tone. Dark contemporary cabinetry, stone countertops, stainless steel appliances, & clean architectural lines give the kitchen a polished, deliberate edge. The palette is warm, layered, and grown-up, hitting that rare note between design-forward and genuinely livable.

Character. Light. Scale. Location. Some lofts look the part. This one lives it.

If you've been holding out for a downtown space with personality, presence, and just a little New York attitude, consider the search over.

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RICHMOND & BATHURST

Welcome to The Fashion District

608 Richmond Street West sits at the intersection of everything that makes downtown Toronto exciting, but with a character that feels distinctly its own.

Positioned in the heart of the Fashion District, this is a neighbourhood where creativity, culture, and convenience seamlessly overlap. To the south, King West delivers some of the city's most celebrated restaurants, cocktail bars, and nightlife. To the north, Queen West brings a more eclectic rhythm: independent boutiques, galleries, cafés, and a creative energy that has defined the area for decades.

This pocket has evolved into one of downtown's most complete neighbourhoods. The Ace Hotel has become a modern gathering place for morning coffees, business meetings, and evening cocktails. The Waterworks Food Hall offers an exceptional collection of culinary experiences, while the surrounding streets are lined with some of Toronto's best restaurants, bakeries, and hidden gems waiting to become part of your weekly routine.

Daily life here is remarkably effortless. A morning workout, a fresh coffee, a grocery run, an exceptional dinner reservation, or a spontaneous night out can all happen within a few blocks. The neighbourhood strikes a rare balance: energetic when you want it to be, effortless when you need it to be.

Despite being surrounded by the best of downtown, Richmond Street West has a slightly more relaxed pace than the streets that define it. It feels connected without feeling consumed by the city around it. Parks, quiet residential streets, and thoughtfully restored heritage buildings soften the urban landscape and create a sense of place that is increasingly difficult to find in Toronto's core.

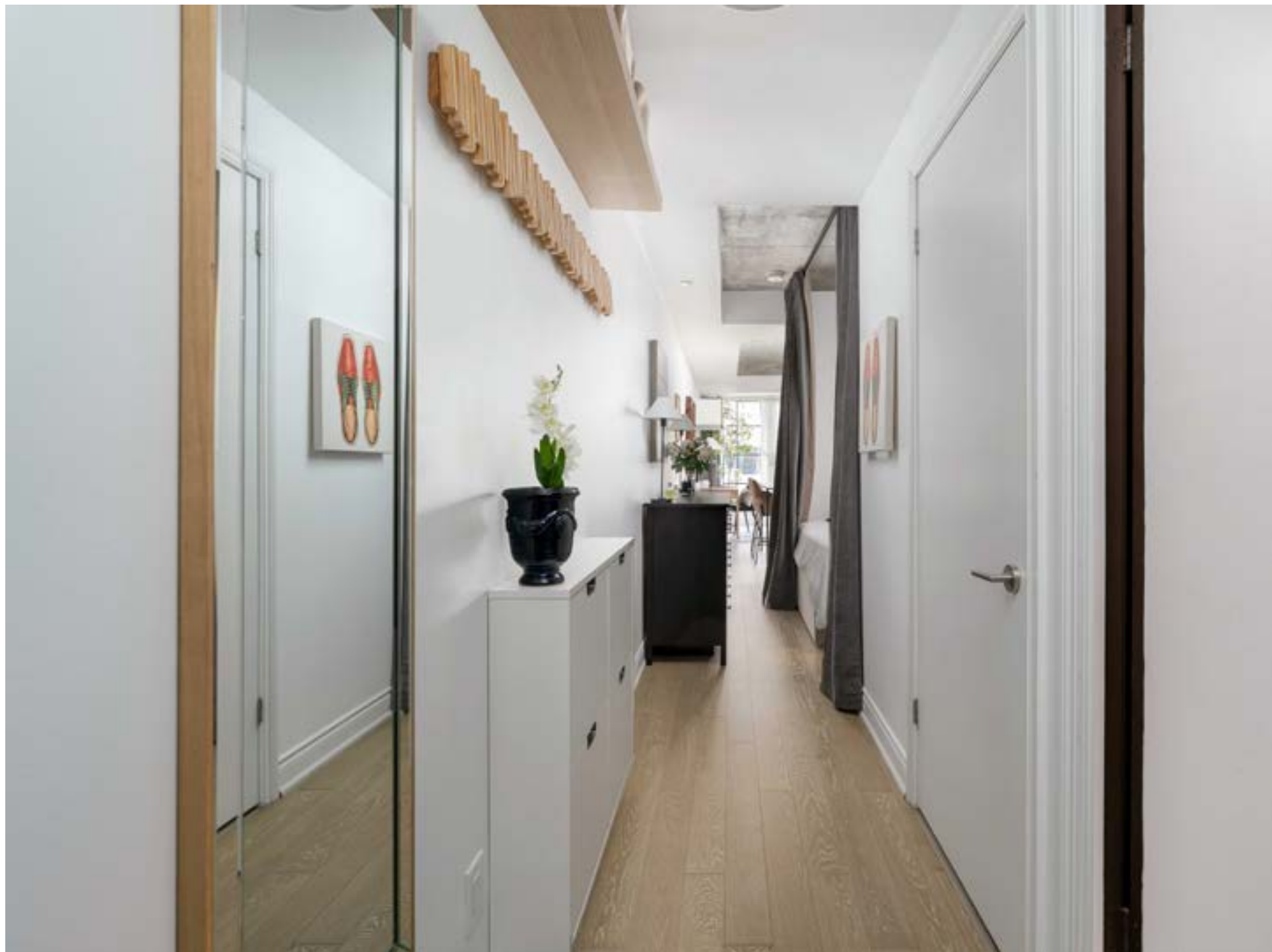
Transit is simple. The financial district is walkable. The waterfront, Trinity Bellwoods, and some of the city's most vibrant communities are all moments away.

608 Richmond Street West is for those who want the downtown Toronto experience in its fullest form: a neighbourhood where world-class dining, culture, wellness, and convenience exist not as destinations, but as part of everyday life.

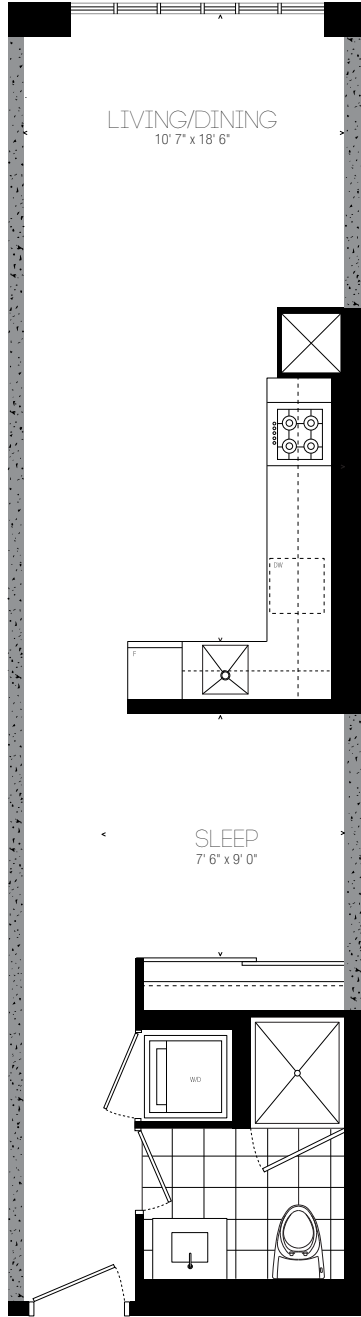
Because the greatest luxury downtown isn't simply being in the centre of everything.

It's having the freedom to enjoy it all on your own terms.









- SUITE
- 202-204
 - 304-306
 - 404-406
 - 504-506
 - 604-606
 - 704-706
 - 804-806
 - 904-906
 - 1004-1006

Window(s), balcony and balcony door may shift in size and/or location. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E. & O. E.



FLOOR 2

THE HARLOWE CONDOS

About The Property

THE ESSENTIALS

- 608 Richmond Street West, Suite 404
- Property Type: Condo Apartment
- Size: 500 Square Feet Per Builder Plan
- 1 Bedroom
- 1 Bathroom
- South Exposure
- No Parking
- 1 Owned Locker (C46)

INCLUSIONS

- Stainless Steel Kitchen Appliances:
 - Fridge
 - Oven
 - Dishwasher
 - Combo Microwave/Hood Fan
 - Gas Range
- Marble Kitchen Island
- All Wall Mounted Storage/Shelving (Entrance & Living Room)
- Sheer Linen Curtains
- Velvet Blackout Curtains
- All Existing Light Fixtures
- Floating Towel Rack in Bathroom
- Bathroom Mirror

MONTHLY UTILITIES

- Maintenance Fees: \$489.36/Month
 - Includes Water & Gas. Owner is responsible for Hydro
- Property Taxes: \$2,248.22 (2026)
- Heat Pump Rental (\$45/Month + HST)

ABOUT THE BUILDING

- Building Name: The Harlowe
- Address: 608 Richmond St W, Toronto ON, M5V 0N9
- Year Completed: 2018
- Number of Storeys: 14
- Number of Units: 210
- Developer: Lamb Development Corp.
- Pet Policy: Domestic household pets permitted, no capacity limits
- Tenant Policy: Minimum lease term of 3 months, no short term rental sites permitted

AMENITIES

- Concierge
- Gym
- Party/Media Room
- Visitor Parking
- Guest Suite

THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & BARS

- Lee
- Alo/Aloette
- Cubby's
- Patria
- Byblos
- Baro
- Jacobs & Co
- Minami
- Le Select Bistro
- Lyla
- Mother
- Mamakas
- Oretta
- Gusto 101
- Dear Darling
- BarChef
- Watson's
- Charlemagne
- 416 Snack Bar
- Ruby Soho
- Liquid Courage
- Bovine Sex Club
- Harriet's Rooftop

GROCERIES

- Loblaws
- Farm Boy
- BestCo
- No Frills
- Kitchen Table

COFFEE & BAKERIES

- Fahrenheit
- Forno Cultura
- Forget Me Not
- Dark Horse
- Pilot Coffee Roasters
- Jimmy's
- Neo
- Quantum

PARKS & GREENSPACE

- Trinity Bellwoods
- Stanley Park
- Alexandra Park
- HTO Park

FITNESS & HEALTH

- Barry's
- Fit Squad
- Studio Fitness
- Fit Factory
- Equinox
- Totum
- Hone Fitness
- 161 Boxing Club

COLLEGES & UNIVERSITIES

- OCAD University
- University of Toronto
 - St George Campus
- Toronto Metropolitan University
- George Brown College

COMMUTE TO UNION STATION

- 11 Minutes by Car
- 13 Minutes by Bike
- 24 Minutes by Transit
- 32 Minutes by Foot

TRANSIT LINES

- 501 Queen Streetcar (1 min walk)
- 511 Bathurst Streetcar (2 min walk)
- 504 King Streetcar (7 min walk)
- Line 1 (Osgoode or St Andrews Station) (12 min walk)



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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Reuben Labovitz

BROKER



Meet Reuben Labovitz, a seasoned professional and trusted advisor at Fox Marin with a passion for creativity and a talent for making his clients' real estate dreams a reality. With years of experience in the industry, Reuben's unique skill set sets him apart from his peers. He has an uncanny ability to spot promising investment opportunities and negotiate the best deals for his clients, all while finding "needle in a haystack" properties that others may have overlooked.

Reuben's commitment to providing exceptional service is second to none. He takes the time to understand his client's needs and preferences and works tirelessly to ensure they are thoroughly delighted. His friendly and personable nature puts clients at ease, and his dedication to building long-lasting relationships goes beyond the transaction.

As a valuable member of the Fox Marin team, Reuben plays a critical role in helping the brokerage achieve its goals. His professionalism, work ethic, and attention to detail are highly praised by his colleagues, making him a trusted source of guidance and support for those he works with.

In addition to his impressive career in real estate, Reuben is an award-winning cellist who has performed in countless concerts across Ontario, Quebec, and the United States. His natural creative outlook and unwavering discipline honed from his musical background seamlessly translate into his work as a real estate Broker. Every interaction he has with clients showcases his exceptional skills, ensuring they receive a level of care and attention that is second to none. Overall, Reuben Labovitz is a consummate professional and a valuable asset to Fox Marin Associates.

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.

FOX MARIN

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