

5201-30 SHORE BREEZE DRIVE

Higher Standards



FM

THE DETAILS

Living Above the City



Perched on the 52nd floor with breathtaking unobstructed skyline and sunset views, this exceptional residence offers a lifestyle that feels worlds away from the everyday. Soaring 10-foot ceilings and floor-to-ceiling windows flood the open-concept living space with natural light, creating an atmosphere that is both sophisticated and effortlessly inviting. The thoughtfully designed kitchen flows seamlessly into the living and dining area, making entertaining as enjoyable as quiet evenings at home. Retreat to the oversized primary bedroom featuring a generous closet and direct walkout to the expansive balcony, where morning coffee and sunset cocktails become part of your daily routine. A versatile den with a custom Murphy bed and built-in desk easily transforms from home office to guest suite or dining space, adapting beautifully to your lifestyle. Adding to the luxury, this suite includes a private wine storage locker and personal humidor, perfect for collectors and entertainers alike. As a Premium Level owner at Eau Du Soleil, you'll enjoy exclusive access to the Sky Lounge, reserved exclusively for premium floor residents. Resort-inspired amenities include a saltwater indoor pool, hot tub, sauna, state-of-the-art fitness centre with yoga, Pilates and spin studios, games and theatre rooms, party spaces, outdoor BBQ terraces, and 24-hour concierge. Perfectly positioned along Toronto's vibrant waterfront, you're just steps to scenic trails, waterfront parks, restaurants, cafés, groceries, TTC, and quick access to the QEW. Luxury, convenience, and the feeling of a five-star waterfront resort come together in one extraordinary place to call home.

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PARK LAWN RD & LAKE SHORE BLVD W

Welcome To Mimico

Mimico remains one of Toronto's most quietly coveted waterfront enclaves, a place where lakeside calm meets effortless urban access without ever sacrificing space, livability or quality of life. Set along the city's western shoreline, this pocket offers something rare in Toronto's landscape: immediate access to the waterfront trails and boardwalk, along with seamless connections to downtown, the west end's premier shopping districts and both Billy Bishop and Pearson International airports.

Here, the lake is not a backdrop. It is a daily ritual. The reimagined boardwalk stretches out with dedicated bike lanes and walking paths, connecting directly to Humber Bay Park, Mimico Waterfront Park and the full Martin Goodman Trail. Morning runs, dusk bike rides and quiet shoreline coffees begin the moment you step outside your door.

Convenience is equally dialled in. The neighbourhood is anchored by everything you actually need: restaurants, grocers, banks, the LCBO, a drugstore, transit and a growing roster of new dining and retail that continues to elevate the community. Direct access to the QEW makes commuting smooth and predictable, while the Mimico GO Station places you at Union Station in under fifteen minutes.

And despite being plugged into the city's whole infrastructure, Mimico maintains a tranquil, respectful appeal. Couples, families and long-time residents create a community that values space, calm and good neighbour energy without the frenetic pace of downtown. No friction. No noise. No endless construction. Just a waterfront setting that feels

grounded, clean and remarkably livable. For those who want the water, the fresh air, the trails and the access, Mimico delivers a lifestyle that feels both elevated and effortless-a place where you can breathe, move, connect and return home to something genuinely exceptional.

Insider Tip: Book a dinner at La Vecchia, just a short 15-minute stroll along the waterfront. Ask for a window table right before sunset. The light over the lake turns the dining room gold, the skyline glows in the distance, and your experience feels like a quiet luxury reserved for locals who know exactly where & when to go!





THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS

- Chiang Mai Thai Kitchen
- Eden Trattoria
- Firskin on the Bay
- La Vecchia Restaurant Lakeshore
- Lume Kitchen & Lounge
- Pizzeria Oro Di Napoli
- Veloute Palace Pier
- Vos Restaurante Argentino

BARS & COCKTAILS

- A Darkhorse
- Bramble Gastropub
- Bryden's Inc
- Firkin on the Bay
- Mimico Pub & Grill
- Simpl Things
- The Mugshot Tavern

COFFEE & BAKERIES

- BB Cafe Lakeshore
- Bill-Maur Coffee Shop
- Birds & Beans Cafe
- Cobs Bread
- Metanoia Cafe
- Nonna Lia
- Paul's Coffee Ltd
- San Vito's Bakery
- Starbucks
- Tim HOrton's

LOCAL GROCERIES STORES

- Bay Market
- Metro
- Rabba Fine Foods
- Sobey's Queensway

GREENSPACE

- Humber Bay Park East & West
- Humber Bay Shores Park
- Sir Casimir Gzowski Park
- Sunnyside Park

FITNESS & HEALTH

- Body Buster Fitness
- F45 Training
- GoodLife Fitness
- High Park Fitness
- Hone Fitness
- Oxygen Yoga & Fitness
- Studio Lagree
- YMCA West End

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PUBLIC SCHOOLS

- Lakeshore Collegiate Institute
- ÉS Toronto Ouest
- ÉÉ Micheline-Saint-Cyr
- Park Lawn Junior Middle School
- Étienne Brûlé Junior School
- Etobicoke School of the Arts
- Karen Kain School of the Arts

CATHOLIC SCHOOLS

- ÉSC Saint-Frère-André
- St. Josaphat Catholic School
- ÉÉC Sainte-Marguerite-d'Youville
- St. Mark Catholic School
- Father Redmond CSS & Regional Arts Centre
- Bishop Marrocco/Thomas Merton CSS & Regional Arts Centre
- Bishop Allen Academy
- Mary Mother of God School

PRIVATE SCHOOL

- Kingsway College School
- Oak Learners Private School

WALKSCORE

- 76 Walk Score
- 63 Transit Score
- 79 Bike Score

COMMUTE TO UNION STATION

- 18 Minutes by Car
- 42 Minutes by Transit
- 33 Minutes by Bike

RAIL LINES

- Mimico GO Train
- 501 Queen
- 301 Queen

BUS & STREETCAR LINES

- 66 Prince Edward
- 80 Queensway







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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