

112 WOLSELEY STREET

Here's The Thing About Great Places.



FM

They Don't Always Announce Themselves.

Sometimes the best meal of your life comes from a tiny storefront with a faded sign. Sometimes the best bar in the city is down an alley with no name on the door. 112 Wolseley has a bit of that same energy. As soon as you cross the entrance threshold, what unfolds is a home that's been rebuilt with uncommon care, and where beautiful design and everyday practicality exist in perfect balance.

On the main floor, warm exposed brick reminds you where you are. Wide-plank hardwood, custom millwork and a chef-worthy kitchen bring you firmly into the present, while Bosch and LG appliances, generous storage and beautifully executed finishes make everyday life feel just a little more civilized.

Upstairs, the primary bathroom is nothing short of spectacular. A true spa retreat that feels more boutique hotel than downtown row, complete with a freestanding soaker tub, oversized shower, double vanity, and the kind of space that's almost impossible to find in this neighbourhood. Even the laundry lives here, tucked neatly into the 5-piece bath because whoever designed this house clearly understood that luxury should also be practical. Both upstairs bedrooms are genuinely oversized, each comfortably accommodating a king-sized bed with room to spare. No awkward compromises. No furniture Tetris. Just beautiful, light-filled rooms that feel calm, generous and finished to an exceptional standard.

Downstairs is where this home quietly separates itself from the competition. The fully underpinned lower level boasts ceilings over 7ft, polished concrete floors with hydronic in-floor heating, a full bath, separate entrance, an exceptional guest bedroom and incredible flexibility. Whether it's an in-law suite, long-term guests, a home office or future income potential, it simply works. Step outside and a fully private, maintenance-free backyard offers everything you actually want: a large entertaining deck, turfed lounge space, secure storage, and room for summer BBQ's that somehow become midnight conversations.

Even the enclosed front porch earns its keep. Secure space for bikes, strollers, golf clubs and all the gear that usually clutters a downtown home.

Walk a few minutes in any direction and you'll understand why people spend years trying to move here. Morning coffee from neighbourhood cafés. Long afternoons wandering Trinity Bellwoods Park. Dinner on Ossington. Cocktails on Dundas West. Queen West around the corner. Some of Canada's best restaurants, independent shops and local favourites become part of your daily routine rather than a special occasion.

Move-in ready. Exceptionally practical. Remarkably spacious. Outstanding storage throughout. A home that feels as good to live in as it looks in photographs.

In Trinity Bellwoods, that's a rare thing. And at this price point, it's even rarer.







QUEEN ST W & MARKHAM ST

Welcome To Trinity Bellwoods

Live where Toronto comes to life.

Trinity Bellwoods is more than a neighbourhood; it's a lifestyle. Morning coffee from your favourite local café. Picnics and people-watching in Trinity Bellwoods Park. Dinner on Ossington. Cocktails on Dundas West. Boutique shopping along Queen West. Whether you're craving a Michelin-recognized meal, a neighbourhood bakery, a fitness class, live music or an afternoon on a sunny patio, it's all just a short walk from your front door.

Young professionals appreciate the effortless commute to the Financial District, University of Toronto, major hospitals and the city's extensive transit network. Everyday conveniences are equally exceptional, with grocery stores, independent retailers, farmers' markets, dog parks, recreation centres and countless local businesses all within easy walking distance.

Few neighbourhoods offer this level of walkability, character and cultural richness. It's a place where the city's best restaurants become your local favourites, where every weekend offers something new to discover, and where owning a home means becoming part of one of Toronto's most vibrant and enduring communities.

This is Trinity Bellwoods at its very best: timeless, connected, walkable and undeniably one of the city's most coveted places to call home.





THE NEIGHBOURHOOD

Neighbourhood Favourites

RESTAURANTS

- Bar Vendetta
- Blondies Pizza
- Côte de Boeuf
- Henry's Restaurant
- Jules Bistro
- La Palma
- Le Swan
- Man of Kent
- Old School
- Prime Seafood Palace
- Sisters & Co
- Terroni
- Union

COCKTAILS & LIBATIONS

- Bar Banana
- Bellwoods Brewery
- Get Well
- Mother
- Northern Belle
- Paris Paris
- Squirly's
- The Dog & Bear

GROCERIES & LIBATIONS

- Dundas Grocery
- Fresh 1 Market
- Jordan's No Frills
- Loblaws Queen Street
- Roncy Fruit Market

COFFEE & BAKERIES

- Boxcar Social
- Coco's Neighbourhood Coffee
- Found Coffee
- Hamers Coffee
- Starbucks
- The Library Speciality Coffee
- White Squirrel
- Woolshed Coffee

FITNESS

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

GREENSPACE

- Alexandra Park
- Stanley Park
- Trinity Bellwoods

SCHOOLS

PUBLIC & CATCHMENT SCHOOLS

- Charles G. Fraser Junior Public School
- ÉÉ Pierre-Elliott-Trudeau
- Alexander Muir / Gladston Ave Jr & Sr Public School
- Parkdale Collegiate Institute
- És Toronto Ouest

OTHER LOCAL SCHOOLS

- The Grove Community School
- Central Toronto Academy
- Central Technical School

WALKSCORE

- 95 Walkscore
- 96 Transitscore
- 91 Bikescore

RAIL LINES

- 501 Queen - 0.1km
- 301 Queen - 0.1km
- 505 Dundas - 0.5km
- 504 King - 0.5km
- 304 King - 0.5km

BUS LINES

- 307 Bathurst Night Bus - 0.5km
- 511 Bathurst - 0.5km
- 63 Ossington - 0.6km
- 363 Ossington Night Bus - 0.6km







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.



FOXMARIN.CA

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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