

N515-455 FRONT STREET EAST

The Young & The Restless.



FM

THE DETAILS

Studio Energy. Condo Convenience. Zero Compromise.

For the Young & the Restless. Some spaces you tour. This one you fall for. And if you're the betting type, our money says the search ends right here, at Suite N-515. This isn't a shoebox with delusions of grandeur. She knows exactly what she is, and she owns it. No filter. No AI. Just exactly as advertised. This gem is the real thing: 9+ foot ceilings, engineered hardwood, floor-to-ceiling windows, coffee coloured walls and wallpapered accents. Studio energy, condo convenience, zero compromise. At 405 sq.ft, this floor plan has no business working this well. And yet? A proper living area. Space for a desk (yes, actually). Sleeping quarters that make sense. And a kitchen that lives on its own, away from your bed, which anyone who has ever owned a studio will tell you is the whole ballgame. That kitchen, by the way, is showing off: light cabinetry, green tiled backsplash, stone counters, and open shelving begging to be styled. The bathroom keeps pace with a large vanity, considered finishes, and the kind of warmth that usually costs extra. Then the encore: a large south-facing balcony, ready for morning coffee, evening spritzers, and the sudden realization that you've had opinions about planters and growing your own herbs all along. Freshly refreshed with new paint, backsplash, floating shelves, wallpaper and drapery, so all that's left to do is move in and take credit. The building delivers the full stack: 24-hour concierge, proper gym, outdoor terrace with BBQs, meeting room, and yes, your dog is welcome. All set in the Canary District, where the streets are walkable, the neighbourhood is safe, George Brown and TMU are practically classmates, and first-time buyers get to start at the top of their class instead of working their way up from the back row. Even Victor Newman would approve!

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THE CANARY DISTRICT

Toronto's Best-Planned Secret

Some neighbourhoods evolve over a century. The Canary District skipped the line. Built as the Athletes' Village for the 2015 Pan Am Games, this 35-acre pocket of the West Don Lands was designed from scratch by people who actually thought about how humans like to live. Wide sidewalks. Real parks. A gym the size of an airplane hangar. Then the athletes went home, the residents moved in, and Toronto quietly gained its most livable new address.

The Canary District is master-planned without feeling manufactured, which is a rarer trick than it sounds. The Front Street Promenade acts as the main drag, lined with patios, public art, and clean-lined mid-rises, all anchored by heritage buildings like the original 1850s Canary Restaurant that gave the neighbourhood its name. The crowd is a mix of young professionals, downsizers, George Brown students, and an impressive per-capita dog population (stroller traffic is real, too). The result is a neighbourhood that's calm without being sleepy. Call it soft-city quiet: close enough to feel the pulse of downtown, far enough that you can hear yourself think.

Getting around is refreshingly simple. The 504 King streetcar's Cherry Street branch runs right through the neighbourhood to the Distillery Loop, putting King Street and the core about ten minutes from your door. The bigger story is what's coming: the Ontario Line is under construction, with the future Corktown Station landing a short walk away. Translation, this neighbourhood's transit story is about to get a serious upgrade, and property values tend to notice these things. Drivers are spoiled here too, with DVP and Gardiner on-ramps just minutes away, which is borderline unheard of downtown. Bike Share stations dot the streets, and Union Station and Billy Bishop are both an easy hop for the frequent flyer.

This is a neighbourhood built for feet. Groceries, coffee, dinner, the vet, the dentist, and an 82,000-square-foot YMCA all sit within a five-minute radius. The Distillery District is literally across the street, St. Lawrence Market is a fifteen-minute stroll, and King East's design district is on your way to everything. Between the wide, well-lit sidewalks and the pedestrian-first layout, you'll genuinely start to wonder why you still own a car.

Corktown Common is the crown jewel: 18 acres of marshland, playgrounds, a splash pad, a fire pit, and skyline views, all doubling as flood protection infrastructure. Beauty and brains. A few blocks over, Underpass Park turned the space beneath the Eastern Avenue overpass into basketball courts, a skate park, and some of the city's best public art. From there, the Lower Don Trail connects you to 1,800 kilometres of Ontario trail network, and the Martin Goodman Trail carries you south to Cherry Beach and Sugar Beach. And Biidaasige Park, the massive new Port Lands park along the renaturalized Don River, is a short pedal away

and quickly becoming the east end's favourite weekend destination.

Purpose-built neighbourhoods come with a hidden perk: good bones. Bright streets, active storefronts, constant foot traffic, and plenty of eyes on the sidewalk do a lot of quiet work here. The community skews residential and family-oriented, with the YMCA, the George Brown residence, and year-round park programming keeping the streets animated from morning through evening. Even the Don River is on its best behaviour, thanks to the flood-protection berm at Corktown Common.

Souk Tabule is the neighbourhood anchor, serving fast-casual Middle Eastern from the Tabule family, and the all-day shakshuka has a legitimate fan club. Down the block, The Aviary Brewpub brings on-site beer, burgers, and big-screen sports energy courtesy of the Longslice Brewery crew. Cross into the Distillery and the options level up: El Catrin's showstopping Mexican, Cluny's French bistro fare, and Madrina's Spanish tapas. King East and Corktown fill in the rest, from Gusto 501's dramatic terraced dining room to Sukhothai's legendary pad thai to White Lily Diner's cult-favourite brunch in Riverside. You will not go hungry here. You may, however, go broke on patio season.

Dark Horse Espresso Bar holds down the Front Street Promenade with proper espresso and a marketplace component for pantry emergencies. Arvo Coffee and Sumach Espresso are both a short walk when you need to change up the rotation, and Balzac's in the Distillery is the scenic option, all soaring ceilings and Victorian charm. Push slightly west, and Neo Coffee Bar on King East pairs Japanese roll cakes with seriously good lattes. Consider your caffeine situation handled.

The Cooper Koo Family YMCA is the neighbourhood's beating heart, with two pools, a 30,000 square foot green roof, courts, classes, the works. BFT Canary District delivers group strength and conditioning for those who like their workouts loud, while Rock On Climbing lets you scale walls without leaving the block. And when you'd rather sweat for free, Corktown Common and the Don trails handle your running, cycling, and "I'll just walk the dog for an hour" needs beautifully.

Part of the Canary District's charm is what surrounds it. The Distillery District, with its cobblestones, galleries, Christmas Market, and some of the city's best patios, is essentially your front yard, minus the maintenance. Corktown, the Canary District's older and charming sibling, offers Victorian rowhouses, indie coffee, and King East's design showrooms. A quick trip over the Queen Street bridge lands you in Leslieville, otherwise known as brunch country, home to Lady Marmalade, indie shops, and Greenwood Park's farmers' market. And St. Lawrence Market, one of the world's great food markets, is fifteen minutes on foot. Saturday mornings will never be the same.





THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS

- Souk Tabule
- The Aviary Brewpub
- BarBurrito
- Fuel+
- El Catrin
- Cluny Bistro
- Madrina Bar y Tapas
- Mill Street Beer Hall
- Sukhothai
- Gusto 501
- White Lily Diner

BARS & PUBS

- The Aviary Brewpub
- Mill Street Brew Pub & Beer Hall
- Spirit of York Distillery
- Izumi Sake Brewery
- Dominion Pub and Kitchen
- Betty's
- Saulter Street Brewery
- Eastbound Brewing Co.

GROCERY & DRUGSTORES

- Marcheleo's Gourmet Marketplace
- Rabba Fine Foods
- FreshCo
- Metro
- No Frills
- St. Lawrence Market
- LCBO
- Shoppers Drug Mart

COFFEE SHOPS

- Dark Horse Espresso Bar
- Arvo Coffee
- Sumach Espresso
- Balzac's Coffee Roasters
- SOMA Chocolatemaker
- Neo Coffee Bar
- Tandem Coffee
- Rooster Coffee House

FITNESS, YOGA & PILATES

- Cooper Koo Family YMCA
- BFT Canary District
- Rock On Climbing
- 9Round Fitness
- Hone Fitness
- MOVE Fitness Club
- Body + Soul Fitness

PARKS & GREEN SPACE

- Corktown Common
- Underpass Park
- Lower Don Trail
- Martin Goodman Trail
- Cherry Beach
- Biidaasige Park
- Sugar Beach
- David Crombie Park

WALKSCORE

- 94 Walk Score
- 88 Transit Score
- 99 Bike Score

COMMUTE TO DOWNTOWN TORONTO

- Drive: 7 Minutes
- Transit: 26 Minutes
- Bike: 11 Minutes
- Walk: 41 Minutes

STREETCAR LINES

- 504 King: 0.1 km
- 304 King (overnight): 0.3 km
- 503 Kingston Rd: 0.3 km
- 501 Queen: 0.5 km
- 301 Queen (overnight): 0.5 km

BUS LINES

- 121 Fort York-Esplanade: 0.2 km
- 72 Pape: 0.5 km
- 65 Parliament: 0.6 km
- 365 Parliament Night Bus: 0.6 km







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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Ralph Fox

FOUNDER, BROKER OF RECORD



Native Torontonians Ralph Fox recognized from an early age that the most successful people in life apply long-term thinking to their investments, relationships, and life goals. It's this philosophy, along with his lifelong entrepreneurial drive and exceptional business instincts, that have helped to establish Ralph as a top broker in the real estate market in downtown Toronto.

From the age of 12, Ralph set his sights on running his own business, and by 14, he'd already started two successful enterprises. After achieving a Bachelor of Arts degree from the University of Western Ontario, Ralph launched an importing and manufacturing company from the trunk of his car. In his twenties, Ralph continued to hone his negotiating skills by brokering business deals with partners in China, Hong Kong, India and Thailand, while at the same time managing sales agencies in major cities across the U.S. and Canada. Within a few short years, he grew his company into a full-scale operation with sales distribution networks that spanned North America and over time he was able to parlay his business acumen into his other big passion – Toronto's real estate market.

Ralph is a firm believer in the long-term potential of the Toronto real estate market. Ralph is the broker of record and founder of Fox Marin Associates – a boutique, full-service Toronto real estate brokerage with close to a half Billion in sales volume under its belt. Ralph puts his decades of success in Toronto's incredibly competitive marketplace to work, hammering out smart solutions that

meet each client's unique personal and financial objectives. He also practices what he preaches, having built a significant and growing residential investment portfolio of his own. Ralph has partnered with some of the largest developers in Canada and has contributed his unique perspective on real estate trends to a wide range of media outlets, including The Globe and Mail, The Huffington Post, Canadian Real Estate Wealth magazine, Global TV News, CTV, Metro News, The Toronto Star, and the New Condo Guide magazine.

Ralph has a keen interest in understanding how to maximize human potential and longevity. As an avid reader, some of his greatest business influences are Warren Buffett, Elon Musk and Richard Branson. Ralph is also a personal performance and leadership coach, certified by the Institute for Professional Excellence in Coaching (IPEC). Ralph holds a Master's Certification in Negotiation from Harvard University and has been asked to judge the University of Toronto-Rotman School of Management's Marketing Case Study Finals.

A true Renaissance man, Ralph enjoys the thrill of fast-paced business negotiations just as much as consulting with clients on trends in architecture and design. His "work-hard-play-hard" mentality means that in his rare off-hours, you're just as apt to catch him lacing up his hockey skates, hitting a new personal record at the gym, enjoying a fine Ripasso in a local Italian restaurant, or wandering Toronto's Annex neighbourhood with brokerage partner Kori Marin and their loveable Rhodesian ridgeback, Draper.

Kori Marin

FOUNDER, BROKER



For high-energy real estate aficionado Kori Marin, a well-lived life is achieved by maintaining an "all-in" attitude that realizes every last ounce of one's full potential. This mindset has driven successful results in every aspect of her life – from her corporate sales and account management experience to her international travels, to her years of fitness training and leadership – and is the hallmark of the exceptional work that she does on behalf of her clients in the residential real estate sector in downtown Toronto.

Kori first exhibited this "all-in" approach when, at the age of eleven, she left home to train as a classical dancer. Later, while studying at Dalhousie University, she determined that the best application of her discipline and personal drive lay in business, where she could continue to test her abilities in new and exciting ways. This led to a seven-year stint in corporate sales, where she managed a \$70+ million portfolio of accounts, including a who's who of North American retail giants like Walgreens, Target, CVS and Shoppers Drug Mart. Kori was praised for her analytical mindset and incomparable organizational skills – traits that have also served her well as she's built her own real estate investment portfolio, and would allow her to transition effortlessly into real estate as a full-time career.

Determined as ever, from the moment Kori focused her attention on the real estate industry, people took notice: in her first year, she won Rookie of the Year and President's Sales awards from Royal LePage Real Estate Services, J&D Division – one of the largest and most established brokerages in Toronto. In time, it became apparent that the big luxury brands that often take a "one-size-fits-all"

approach to real estate were becoming more and more antiquated, and failed to serve the best interests or the specific needs of Kori's creative, forward-thinking and design-savvy clientele. Because of this, Kori and her partner Ralph made the decision to combine their diverse expertise and complementary skill sets, to revitalize the residential real estate experience for Toronto home buyers, sellers, and investors. And so, Fox Marin Associates was born.

Now among the Top 1% of Toronto Realtors, Kori continues to bring her own brand of charismatic energy, creative integrity, and expertise to her multifaceted work-life: not only is she a managing partner in the unstoppable force that is Fox Marin Associates – a consistently five star-rated brokerage with close to a quarter billion in real estate sales volume in its first three years. She's also an attentive and relatable manager of a growing team of both seasoned and up-and-coming real estate powerhouses in central and downtown Toronto.

When she's not marketing properties for sale, consulting with clients, gaining certifications in Negotiation Mastery from Harvard University, Digital Marketing from Brain Station or taking a turn judging Rotman's Business School Marketing Case Studies, Kori channels her boundless energy into fitness training or hiking with brokerage partner Ralph Fox and their #1 Ridgeless Rhodesian ridgeback, Draper. She also travels widely and has logged many kilometres of exploration around the world. Her favourite journeys to date? Trekking the Annapurna Circuit in Nepal, going on safari in South Africa's Kruger National Park, and visiting the Elephant Nature Park in Chiang Mai, Thailand.

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