

2405-1 MARKET STREET

A Front Row Seat to Toronto.

FM

THE DETAILS

Come For The View. Stay For The Neighbourhood.

Say “hello” to the best of downtown living.

Wake up to a wall of floor-to-ceiling windows and an unobstructed, panoramic east view, so wide and so open you'd swear you weren't downtown at all.

Step onto the balcony. Custom flooring underfoot, a gas line ready for the grill, and whatever you picked up five minutes ago at the St. Lawrence Market on its way to dinner while the lake changes from pink to gold below. It stops feeling like a routine and starts feeling like the point: home from work, a short stroll to Loblaws, No Frills, Metro, Farm Boy or the Market, and dinner is sorted before your coat is off.

Because here, the neighbourhood is the amenity. Heritage architecture, patios spilling onto pedestrian-only cobblestone, live music drifting through the weekend, and 200 years of city life still going about its business. St. James Park, The Esplanade, Berczy, and the quiet green corners tucked between them. And one of the best gyms in the east end, right in the building.

Almost 900 square feet of turn-key, move-in ready space in a well-favoured split two-bedroom layout that wastes nothing: room for a six-person dinner party, a proper work-from-home nook, and a living room framed by some of the best downtown views. The kitchen is made for actual cooking, with enough Caesarstone counter space to spread out everything that came home from the market. Two full bathrooms, including a large ensuite with linen closets. A primary suite with a walk-in closet. An entryway with floor-to-ceiling storage that actually holds your whole life. Engineered hardwood throughout, a parking space with a bike rack, and a storage locker.

And the extras? Ten minutes on foot to the Financial District and Union Station on weekdays. On weekends, the restaurants, bars and some of the most beautiful public spaces downtown are right outside your door.

One of the most peaceful, storied corners of the city. It doesn't get much more Toronto than this. Full stop.

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THE ESPLANADE & LOWER JARVIS ST

Welcome To St. Lawrence Market

The St. Lawrence Neighbourhood is not just another area—it's a vibrant and historically rich community that we at Fox Marin love! Its exceptional walkability sets it apart, inviting residents and visitors to explore its diverse offerings easily. The cobblestone streets and classic architecture add a touch of history, while contemporary amenities ensure effortless comfort, making it the perfect recipe for combining the old with the new.

At the heart of the neighbourhood lies the iconic St. Lawrence Market, a bustling hub serving the community since 1803. Here, food enthusiasts can indulge in a plethora of fresh produce, artisanal cheeses, delectable baked goods, and gourmet delicacies – and never miss those warm best cinnamon buns on a Saturday morning! The market's lively atmosphere and fantastic selections make it a culinary destination for locals and tourists alike!

A short stroll from the market, you'll find an array of eclectic restaurants and cozy coffee shops. Whether you're in the mood for a casual brunch, a fine dining experience, or a quick caffeine fix, the neighbourhood caters to all tastes and preferences. Personal favourites include Cantina Mercatto, Churrasco and Carisma!

Green spaces are thoughtfully interspersed throughout the neighbourhood, providing quiet retreats from the daily grind! David Crombie Park features a ball diamond, a basketball court, an off-leash dog area, and two children's playgrounds! Located next to St. James Cathedral in downtown Toronto, this park is a series of formal gardens and is a beautiful place to stroll and relax. Additionally, the neighbourhood's proximity to the waterfront grants easy access to the scenic Lake Ontario. The nearby waterfront trails and parks provide ample opportunities for jogging, cycling, or relaxing with coffee in hand!

One of the most attractive aspects of the St. Lawrence Neighbourhood is its seamless connectivity to Toronto's Financial District. A short and pleasant walk takes you directly to the heart of the city's business hub, making this neighbourhood an ideal residence for professionals seeking convenience and a balanced lifestyle. The easy commute allows residents to enjoy the best of both worlds – the vibrant cultural scene of St. Lawrence while the corporate hustle is just ten minutes away on foot!

Cultural attractions further enrich the neighbourhood, including The St. Lawrence Centre for the Arts and the nearby Sony Centre for the Performing Arts, which offer a variety of performances, from theatre and dance to music and more, ensuring that there is always something exciting to experience. The neighbourhood's cultural vibrancy is complemented by its architectural heritage, with landmarks like the Flatiron Building, St. Lawrence Halls & Berczy Park adding to its unique character. This neighbourhood truly captures the essence of what makes Toronto a world-class city!





THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & BARS

- Amano Trattoria
- Bellissimo Pizzeria
- Bindia Indian Bistro
- Buster's Sea Cove
- Carisma
- Cantina Mercatto
- Churrasco Of The St. Lawrence
- Cora Breakfast and Lunch
- Duke's Refresher
- Fresh Restaurants
- HotHouse
- Manotas Organics & Latin Food
- Market Street Catch
- Paddington's Pump
- Petit Dejeuner
- Piano Piano
- Quik Sushi
- Renegade Chicken
- St. Lawrence Pizza & Pasta
- The George Street Diner
- The Sultan's Tent and Cafe Moroc
- Uno Mustachio
- Victoria Cafe
- Yianni's Kitchen
- Yip's Kitchen

GROCERIES

- Farm Boy
- Loblaw's
- Metro
- No Frills
- Rabba
- St. Lawrence Market

COFFEE & BAKERIES

- Balzac's Market St
- Brick St Bakery
- Carousel Bakery
- Everyday Gourmet Coffee Roasters
- Luba's Coffee Boutique
- Mofer Coffee
- Neo Coffee Bar
- Rooster Coffee House
- Stonemill Bakehouse
- St Urbain Bagel

PARKS & GREEN SPACE

- Berczy Park
- Courthouse Square Park
- David Crombie Park
- Harbour Square Park
- Market Lane Park
- Love Park
- Underpass Park
- St James Park

FITNESS & HEALTH

- F45
- 6S Fitness+
- Wynn Fitness Clubs
- Area Fitness
- Fit Factory
- Toronto Athletic Club
- Pure Fitness
- Equinox

WALKSCORE & TRANSIT

- 99 Walkscore
- 100 Transitscore
- 98 Bikescore

COMMUTE TO UNION STATION

- 5 Minutes by Bike
- 8 Minutes by Car
- 12 Minutes by Transit
- 13 Minutes by Foot

TRANSIT LINES

- King Subway Station - Line 1 (Yonge-University Subway)
- 504 King Streetcar
- 501 Queen Streetcar
- 508 Lake Shore Streetcar
- GO Trains/UP Express Leaving Union Station

PUBLIC SCHOOLS

- Market Lane Jr & Sr Public Schools
- Jarvis Collegiate Institute

PUBLIC FRENCH SCHOOLS

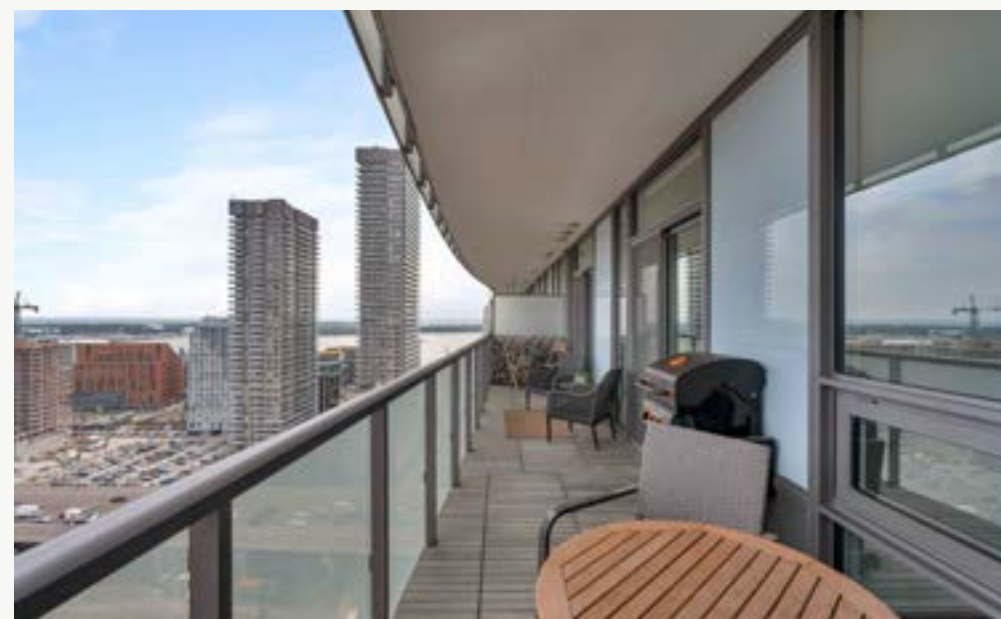
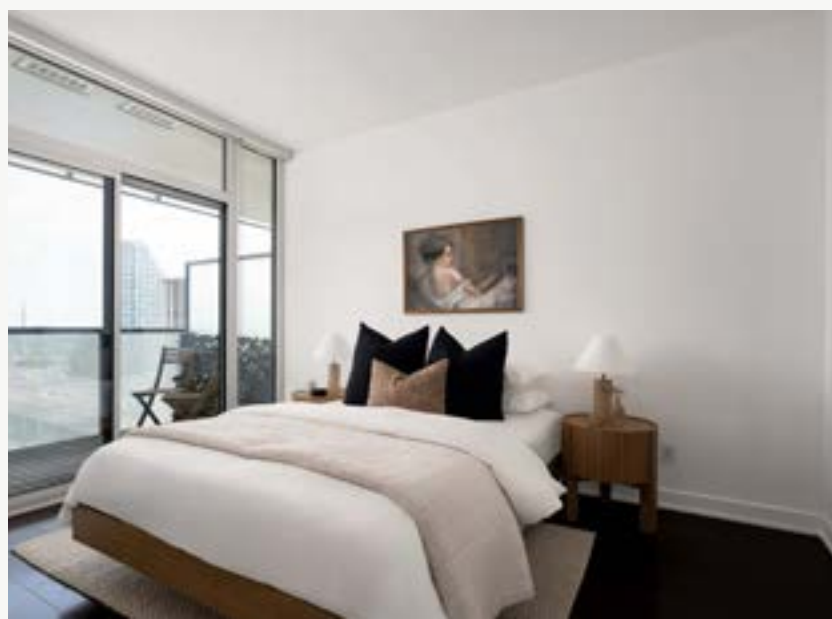
- Winchester Public School
- Queen Alexandra Middle School
- Dundas Jr Public School

COLLEGES & UNIVERSITIES

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







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 & SALES DIRECTOR



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.

Jerome Werniuk

SALES REPRESENTATIVE & SALES DIRECTOR



Natural competitor and perpetually on-the-go Jerome Werniuk believes that a diverse skill set and drive for continuous self-discovery and growth is the key to a fulfilling life. Jerome channelled his competitive instincts from an early age into athletics and played NCAA Division I baseball at St. John's University in New York. Though he found success in baseball, competing for Team Canada and being drafted by the Texas Rangers, Jerome ultimately realized his skills as a natural leader and teammate could be better honed in the business world.

After earning his undergraduate degree and working and living in New York, Jerome returned to his native Toronto to pursue a career in real estate. He joined one of Toronto's most successful commercial real estate teams that focused primarily on office leasing in the downtown core and periphery. In his 2.5 years on the team, Jerome helped negotiate \$125M in lease value annually, representing landlord clients including Allied Properties, Slate, Kingsett Capital, Dream, Greybook, Hullmark, Lifetime Developments, and Cresford as well as notable tenant clients such as Shopify for their post-IPO expansion.

In 2017, eager to work at the exciting intersection of real estate and technology, Jerome was a founding team member at venture-backed proptech company Naborly, launching its sales arm and eventually relocating to San Francisco to continue the company's growth. Naborly's software products were designed to assist residential landlords, property managers, and agents with the rental application and screening process, and in the 3.5 years Jerome worked there, it became the largest tenant screening company in Canada.

Jerome has lived and worked in many exciting neighbourhoods and real estate markets across Toronto, New York, and San Francisco. Now representing residential clients in the city that has always been his true home, Jerome is excited to channel his unique knowledge base in real estate and technology to help his clients achieve their desired results. Having negotiated transactions with Fortune 500 companies, Canada's largest commercial real estate firms, and individual landlords, Jerome brings a breadth of negotiating experience to the table and understands how to achieve a client's goals in complicated scenarios. And even more than athletics and business, Jerome has always had a passion for people. His natural energy and curiosity allow him to quickly get to the heart of what clients truly need and to adopt their interests as his own.

Jerome lives in the Roncesvalles-High Park area with his partner Sarah and their two babies – one human (Elliott), one dog (Nakita). He continues to scratch his inner athlete and 'can't-sit-still' itch by cycling, playing hockey on Toronto's many outdoor rinks, and being hurt year after year by the Maple Leafs.

FOX MARIN

Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

647 291 3894 / 647 294 6630

GENERAL INQUIRIES, PRESS & MARKETING

hello@foxmarin.ca

DEAL ADMINISTRATION

deals@foxmarin.ca

ADDRESS

FOX MARIN ASSOCIATES LTD., BROKERAGE

489 COLLEGE STREET, SUITE 305
TORONTO, ONTARIO M6G 1A5