26 CLAXTON BOULEVARD

Opportunity Is Knocking

FM

THE DETAILS

Open The Door

On a charming, grand historic boulevard in an amazing community, this large & graceful historical treasure seeks the next talented visionary to reclaim its magnitude, grandeur, and significance. Steeped in history and in the same family for over 60 years, now is the time to seize the opportunity before it's gone again for another generation. The strength and weightiness of these bones cannot be overstated: this is a magnificent double-brick home that commands respect and demands to be brought back to prominence through special treatment, love, and care. Standing tall, level, true and proud since 1936, the stories it could tell you of the events it's been through, and the times that it's seen, would take your breath away. Spacious, airy, bright and gorgeous are just the beginning of the descriptors. 3 generous bedrooms, expansive living and dining spaces, and a large private backyard all beckon for your updates and personal touches. A private drive with a garage offers the current option of 4- or 5-car parking, or the ability to reimagine parts of that space for various options, including an addition or the potential for a garden suite. Bring forth only your finest, for this property deserves nothing but the very best for the makeover and reimagining, before it boldly moves into the future and the next chapter of life. Step forward, brave souls, and see if you feel worthy of the task. If you are, you shall be rewarded greatly.

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HUMEWOOD-CEDARVALE

Welcome To Cedarvale

Nestled in the heart of Cedarvale, 26 Claxton Blvd is a charming nod to Toronto's mid-century residential architecture. It blends character, comfort, and convenience in one of the city's most beloved neighbourhoods. This beautifully situated home offers an exceptional lifestyle surrounded by lush parks, vibrant community amenities, and effortless access to the city's best.

Just steps away lies the sprawling Cedarvale Park, a true urban oasis. Whether you're into morning jogs, weekend strolls, or spending time with your four-legged friend at the off-leash dog park, this green space is more than a backyard. It's your personal retreat in the city. With winding trails, sports facilities, and open fields, it's a hub for both relaxation and recreation.

Commuters and city explorers alike will appreciate the home's unbeatable location. With St. Clair West Station and the new Eglinton Crosstown LRT nearby, getting downtown, to Yorkville, or anywhere across Toronto is easy and efficient. Whether you travel for work or play, the city is always within reach.

Cedarvale is more than just a place to live; it's a lifestyle. The area is brimming with local charm and everyday convenience. From top-rated schools and grocery stores to cozy cafés and diverse dining options, everything you need is a short walk or quick drive away. Foodies will love the wide array of international cuisine, while coffee lovers and brunch-goers will find their go-to spots in no time.

Evenings are just as inviting, with nearby wine bars, patios, and casual hangouts offering the perfect way to unwind or connect with neighbours. When you return home to Claxton Blvd, you're met with the peace and privacy only a detached home can offer.

At 22 Claxton Blvd, you'll find the perfect balance between urban access and natural serenity, all within a tight-knit, welcoming community. It's not just a place to live. It's a place to love.

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

3 Eggs All Day Grill
Aviv Immigrant Kitchen
Ba-on Filipino Takeout
Chamsine
Cocoalatte
Dasoni
DeSotos Eatery
Emma's Country Kitchen
FK
Jabs
Kiyo Japanese Cuisine
Mashu Mashu Mediterranean Grill
Massawa Restaurant
Osmow's Shawarma
Pura Vida Restaurant
Raahi Modern Indian Kitchen & Bar
Restaurant Canadian Caribbean
The Eagle Twins

GROCERIES & LIBATIONS

- Atlas Grocery
- Evergreen Natural Foods
- Farm Boy
- Fiesta Farm
- Food Basics
- Gateway Market
- Loblaws
- Manila Food
- Neighbours Market Convenience
- No Frills
- Nortown Foods
- Parkway Fine Foods
- Sobeys Urban Fresh
- St. Clair Fruit Market
- The Kitchen Table

COFFEE & BAKERIES

- Baker & Scone
- Bakery Garden Cafe
- Becked Goods
- Capulus Coffee House
- First & Last Coffee Shop
- Fleur du Jour
- Hunter Coffee Shop
- Krave Coffee
- Le Bleu Coffee
- Lion Coffee
- Mallo Coffee & Bar
- Oakwood Espresso
- Rooms
- The Grind Cafe
- The Sovereign Cafe
- Togo Coffee
- XO Bisous

PARKS & GREENSPACE

- Cedarvale Park
- Connaught Circle Parkette
- Glen Cedar Park
- Humewood Park
- Suydam Park
- Tichester Park
- Wells Hill Park
- Wychwood Barns Park

FITNESS

- 9Round Kickboxing Fitness
- Andwell Fitness
- Body + Soul Fitness
- Core Forest Hill
- Dexterity
- Fit4Less
- Fitness Social Studio
- Forest Hill Village Gym
- Gemz Fitness
- Hone Fitness
- Mrose Health and Fitness Studio
- Philosophy Fitness
- Shape Fitness
- Studio Lagree
- SXS Fitness Inc
- Vive Fitness

PRIVATE SCHOOLS

- Greenwood College School
- St Michael's College School
- The Bishope Strachan School
- Wychwood School
- The Leo Baeck Day School

PUBLIC SCHOOLS

- Cedarvale Community School
- Forest Hill Collegiate Institute
- Central Technical School
- Central Toronto Academy
- Danforth Collegiate and Technical Institute
- Northern Secondary School
- Western Technical Commercial School

WALKSCORE & TRANSIT

- 74 Walkscore
- 87 Transitscore
- 99 Bikescore

COMMUTE TO UNION STATION

- 26 Minutes by Car
- 29 Minutes by Transit
- 26 Minutes by Bike

RAIL LINES

- Line 1 (Yonge-University)
- 512 St. Clair

BUS LINES

- 90 Vaughan
- 7 Bathurst
- 126 Christie
- 33 Forest Hill

THE NEIGHBOURHOOD

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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