

48 ALTON AVENUE

A Fresh Take on a Toronto Classic



FM

THE DETAILS

Original, With Upgrades



48 Alton Avenue is the good kind of old Toronto house: character where you want it, renovation where you need it. Behind its 1913 brick façade, deep covered porch and handsome Edwardian proportions, this three-bedroom, three-bathroom Leslieville semi has been beautifully reworked without losing what made it special. The original architecture still carries through the house, from the bay windows and upper dormer to the substantial trim & millwork, while the interiors take a lighter, more contemporary turn. The main floor is warm, bright and beautifully pulled together. Pale oak floors run throughout, soft whites keep things calm, and black metal detailing adds just enough edge. The living room has a gas fireplace with custom built-ins, while a skylight above the open staircase brings natural light into the centre of the home. From there, the dining room leads straight into a kitchen that earns its square footage: an oversized island, quartz surfaces, wall ovens, a wine fridge, plenty of cabinetry, and a proper walk-in pantry, complete with open shelving and a library ladder. Because apparently even the pantry gets to have personality these days! Across the back of the house, a wall of glass opens onto the deck and garden, making the kitchen feel connected to the outdoors rather than simply adjacent. Upstairs, the primary bedroom comes with a walk-in closet and ensuite with double vanity and glass shower. Two additional bedrooms, including one wrapped in that classic Toronto bay window, share a four-piece bath. The palette stays quiet and consistent throughout: warm woods, clean stone, soft whites, brass accents and plenty of natural light. And the lower level does not feel like the obligatory basement write-up. It is properly finished, bright and useful, with a generous rec room, separate entrance, laundry and storage. Outside, something increasingly rare in this part of the city: a private drive, plus a genuinely usable backyard with a deck, privacy screens, interlock patio, lawn, mature trees, and a garden shed. All of it on a leafy South Riverdale street, just off Queen East, with cafés, restaurants, parks, shops & the streetcar just around the corner. All the charm. None of the homework.

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LESLIEVILLE

Welcome To Queen & Greenwood

Tucked just north of Queen and west of Greenwood, Alton is a quiet, tree-lined street of century homes where neighbours chat over porch railings and the busiest spot on a weekday morning is the dog park. Step out the front door and Queen East's stretch of cafés, bakeries, restaurants and neighbourhood institutions is right there: brunch at Tatsuro's, something sweet from Sweet Bliss, a square slice from Descendant, a pint at Radical Road, and a long list of places you'll mean to try but will probably keep returning to your favourites instead.

Walk north up Alton and you're at Greenwood Park, one of the east end's great community parks. It has a covered ice rink, outdoor pool, ball diamonds, playground, community garden and a much-loved off-leash area, and it's where the neighbourhood gathers year-round. Head south instead and Woodbine Beach, Ashbridges Bay and the boardwalk are an easy bike ride away. That's a lake day without ever getting in the car.

Leslieville has long been the kind of place people move to and don't want to leave, and it's easy to see why. Independent shops sit alongside breweries and bakeries, dog walkers share the sidewalk with the weekend brunch line, and the pace stays pleasantly unhurried even as the rest of the city speeds up. Evenings might mean dinner at Tulia or Nodo, a nightcap at Bar Bokeh, or a show at History just down the road.

Getting around is just as easy. The 501 Queen streetcar is steps away, the 31 Greenwood bus connects you to Line 2, and downtown is a quick drive along Lake Shore. With the Ontario Line under construction nearby, this pocket of the east end is only getting better connected.

At 48 Alton, you're not simply close to the best of Leslieville. You're living on one of its best streets.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS

- Tatsuro's
- Tulia Osteria
- MARU Japanese Bistro
- Nodo Leslieville
- Descendant Detroit Style Piza
- NOLA Eatery & Bar
- Avling
- Eastside Social
- Ramona's Kitchen
- Revolver Pizza Co.

COCKTAILS & LIBATIONS

- Radical Road Brewing Co.
- Black Lab Brewing
- Left Field Brewery
- Godspeed Brewery
- Betty's East
- Corduroy Lounge
- Bar Bokeh
- Garden Bar & Bodega

COFFEE SHOPS & BAKERIES

- The Greenwood
- Sweet Bliss Bakery
- Baked by Bean
- Good Earth Coffeehouse
- La Bamboche Bakery
- Ed's Real Scoop
- Honey's Ice Cream
- Good Behaviour

GROCERY STORES

- Loblaws Leslie Street
- FreshCo Leslie & Lakeshore

PARKS, GREENSPACE & COMMUNITY

- Greenwood Park
- Maple Leaf Forever Park
- Leslie Grove Park
- Jonathan Ashbridge Park
- Woodbine Beach
- Ashbridges Bay Park

FITNESS

- One Academy Leslieville
- Vive Fitness 24/7
- Dwell Gym
- STRONG Pilates Leslieville
- Slow Medicine Company

WALKSCORE & TRANSIT

- 88 Walkscore
- 89 Transitscore
- 100 Bikescore

COMMUTE TO UNION STATION

- 15 Minutes by Car
- 27 Minutes by Transit
- 22 Minutes by Bike

NEAREST RAIL TRANSIT STOP

- Greenwood Station (Line 2), via the 31 Greenwood Bus

NEAREST STREET LEVEL TRANSIT STOP

- 501 Queen Streetcar at Queen St E & Greenwood Ave
- 31 Greenwood Bus at Greenwood Ave & Queen St E
- 506 Carlton Streetcar on Gerrard St E

COMING SOON

- Ontario Line: Leslieville & Gerrard Stations (under construction)

NEARBY SCHOOLS

- Leslieville Junior Public School
- Duke of Connaught Junior & Senior Public School
- St. Joseph Catholic School
- Bruce Public School
- Riverdale Collegiate Institute





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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