204 WOODMOUNT AVENUE

Bright. Calm. Private.

FM

THE DETAILS

The Quiet Side of City Living

It's all under one roof, my friends. We're talking meticulously maintained, immaculately updated & refreshingly private; 204 Woodmount is a home that gets the details right. The only thing left to do is unpack.

Every window has an unobstructed view, and this kind of privacy is hard to come by in the city.

The window-wrapped mudroom is a sunny first "hello", with enough storage that boots, bags and hockey gear never make it past the front door.

The white & dark navy kitchen has generous quartz counters, ample cabinetry, and room for two cooks who don't always agree on who's on clean-up duty.

In the evening, its north- and west-facing windows catch the last of the sun, just in time for dinner.

Upstairs, the primary bedroom has a treehouse vibe, with sloping ceilings, warm toned flooring & a big east-facing window that catches the morning before the rest of the house does.

The newly renovated bathroom brings plenty of personality, with sage-green tile, curved reeded glass, terrazzo floors and a walnut double vanity.

Smart storage runs throughout, while the lower level offers flexibility for movie nights, a playroom, or a little of both.

Out back, the 25-foot-wide lot earns its width: a tiered deck for summer entertaining, a cold plunge tub for the brave, raised garden beds and a proper lawn for kids and dogs alike.

Mature trees and full fencing offer excellent privacy, while dedicated laneway parking covers another Toronto essential.

The sidewalks are leafy, the porches are made for conversation, and the neighbours know your name.

The Danforth's cafés and restaurants are close by, with Stan Wadlow Park, the Taylor Creek trails and Woodbine Beach all within reach. The subway, GO train, and the DVP make getting downtown easy.

If this sounds like your street, we'd love to show you around. Bring the kids. The lawn can take it.

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EAST YORK

Welcome To Woodbine & Mortimer

Tucked into the heart of East York, 204 Woodmount Avenue offers the perfect balance of family-friendly living and easy city convenience. Known for its tree-lined streets, front porches and strong sense of community, this is a neighbourhood where neighbours know each other by name, an ideal setting for first-time buyers, growing families and anyone looking for a quieter pace without giving up the city.

Nature is right on your doorstep. Just minutes away, Taylor Creek Park winds through 182 acres of lush forest along a peaceful riverway, with nearly six kilometres of trails for morning runs, family walks and weekend bike rides. Closer to home, Stan Wadlow Park offers sports fields, a playground and plenty of green space for the kids to burn off energy. And when summer arrives, head straight down Woodbine Avenue to the sand and boardwalk of Woodbine Beach.

Minutes south, the Danforth brings a world of flavour to your door. Cozy cafés serve your morning espresso, local bakeries tempt you on the walk home, and diverse restaurants make every night out an easy decision, whether you're grabbing a quick bite or settling in for a long family dinner.

Getting around couldn't be simpler. Woodbine and Coxwell subway stations, the Mortimer bus, and the Don Valley Parkway are all close by, and the Danforth GO station gets you to Union Station in about 15 minutes. Enjoy a quiet life on foot or by bike, with the city's best dining, entertainment and sporting events just a few stops away.

204 Woodmount is a rare opportunity to enjoy the very best of East York: a welcoming community, green space at every turn, great local amenities and seamless connections to the rest of the city.













204 WOODMOUNT AVENUE - EAST YORK

About The Property

THE ESSENTIALS

- 204 Woodmount Avenue
- Detached 1920 Home
- 3 Bedrooms
- 2 Bathrooms
- 1,164 Square Feet Above Grade + 540 Square Feet Below Grade
- Lot Size: 25 x 100 Feet
- Finished Basement with Bathroom, Laundry & Storage
- One-Car Parking Accessed Via Laneway
- Property Taxes: $4,995.19 (2026)
- Fronting: East Side

INCLUSIONS

- Fridge
- Stove
- Microwave
- Hood Fan
- Dishwasher
- All Existing Light Fixtures
- Theatre Seating in Basement
- IKEA Wardrobe in Primary Bedroom
- Black Shelving in Basement
- Plunge Pool in Backyard
- Shed in Backyard

EXCLUSIONS

- Ring Cameras

HOME MECHANICS

- Electrical: 200A, copper wiring
- Plumbing: Galvanized Steel Service, Copper & PEX Supply Lines
- Heating: High-efficiency gas furnace, approximately 14 years old
- Air Conditioner: Exact age unknown, approx 10-15 years old
- Water Heater: Approx 13 years old
- Roof: Asphalt Shingles, approx 5 years old
- Windows: Approx 14 years old

RENOVATIONS & IMPROVEMENTS

- 2nd Floor Bathroom - 2026
- Shed & Parking Pad - 2025
- Fence - 2025
- Cold Plunge/Pool - 2025
- Front Doors & Window - 2025
- Basement Bathroom & Heated Floor Added - 2023
- Roof - 2021
- Kitchen - 2021
- Backyard Deck - 2020

Neighbourhood Amenities

RESTAURANTS & BARS

- Pho Hieu
- Apple Cafe
- East York Deli
- The Groove Bar & Grill
- Kilt & Harp Pub
- Local 1794
- Trecce
- Our Spot Danforth
- Knuckle Sandwich
- Little Coxwell Restaurant
- Skara Greek Cuisine
- Fusion Kitchen
- BOCA Brunch on Cosburn Avenue
- The Wren
- The Wood Owl
- Privilege T.O
- Sauce on Danforth
- Morgans On The Danforth
- The Dylan Bar
- Bodega Henriette

COFFEE SHOPS & BAKERIES

- Family Bakery Cafe
- Sharman's Proper Pies
- Celena's Bakery
- Seb's Cappuccino
- Zav Coffee Shop and Gallery
- Cafe Cocoro
- Add Cafe
- Yaya's Cafe & Loukoumades
- mon K patiesserie
- East Toronto Coffee Co.

GROCERIES

- Fresh 1 Market
- Royal Beef
- Valu-mart Woodbine
- Daily Goods Market
- Vincenzo Supermarket
- Sobeys Danforth
- Greenwood Market
- Fresh Choice Store
- Metro
- No Frills

PARKS & GREENSPACE

- Les Anthony Parkette
- Gledhill Park
- Stanwadlow Park
- East Lynn Park
- Oakcrest Park
- Cullen Bryant Park
- Stephenson Park
- Coxwell Ravine Park
- St. Columba Parkette
- Williamson Park Ravine
- Taylor Creek Park

FITNESS & HEALTH

- Earl Beatty Community Centre
- Toronto Yoga Co.
- The Pink Studio
- TheWorkoutLoft
- Tidal Fitness
- F45 Training Upper Beaches
- Nicole Piller Pilates & Yoga Studio
- BOMB Fitness
- The Yoga House
- Main Square Community Centre



WALKSCORE & TRANSIT

- 94 Walkscore
- 78 Transitscore
- 93 Bikescore

COMMUTE TO UNION STATION

- 17 Minutes by Car
- 40 Minutes by Transit
- 40 Minutes by Bike

TRANSIT LINES

- Woodbine Subway Station - Line 2 (Bloor-Danforth Subway)
- 62 Mortimer Bus
- 404 East York Bus
- 93 Parkview Hills Bus
- 91 Woodbine Bus
- 87 Cosburn Bus
- Danforth GO

PUBLIC SCHOOLS

- R H McGregor Elementary School (JK-5)
- Cosburn Middle School (6-8)
- East York Collegiate Institute (9-12)
- St Brigid (JK-8)



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

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