222 CHATHAM AVENUE

Chatham House, Rules

FM

THE DETAILS

102 Years of First Impressions

There's a particular kind of house Torontonians picture when they say they want "a house."

Classic brick. Front gable. A deep covered porch sitting just high enough above the sidewalk to wave at the neighbours without having to explain why you're still in your sweatpants at 2 p.m.

222 has been that house since 1924, on a quiet stretch of The Pocket, the east-end enclave with so few ways in that through traffic doesn't bother (and the locals prefer it that way).

Step inside, and you'll find more than 1,700 square feet, updated with restraint. Nobody got carried away with a sledgehammer or tried to turn a perfectly good century home into a generic white box.

The main floor opens up front to back, but the living & dining rooms each keep their own sense of place, which is harder to pull off than it sounds. Warm hardwood runs throughout, while a generous front window and stained-glass panes give it distinctly old-Toronto good looks.

At the back, the kitchen means business. Shaker cabinetry, dark countertops, integrated appliances and a peninsula where your guests will congregate. Every. Single.Time.

There's also a window overlooking the back garden, a thrifty little pantry and a mudroom that will come in handy when your dog decides every puddle at the park deserves a personal visit.

Upstairs, three bedrooms tuck neatly under the roofline, sloped ceilings included. Someone also had the good sense to address the 1920s' rather modest storage standards by adding custom wardrobes, built-in shelving, and pretty alcoves.

Downstairs, the basement runs the full footprint with 6'4" ceilings. Plenty of potential for a recreation room, home gym or whatever else you've been promising yourself you'll make room for (assuming nobody in the family plays power forward). There's even space for a second bathroom.

The lot measures 140 feet and is generous where it counts; off the deck, a private fenced garden has room for summer dinners, a little gardening ambition or a puppy finding its legs. Beyond the green sits a new $50K detached garage with laneway parking.

And here's a bonus: potential for a 1,022-square-foot, two-storey laneway home with ground-level garage parking & rental income to help offset the mortgage.

The Pocket does plenty of the selling on its own. Phin Park hosts movie nights in the summer, and the neighbours take Halloween very seriously (stock up accordingly). The Danforth and Line 2 are a short walk, with the Ontario Line on its way.

102 years in, this home still makes a darn-good first impression.

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GREENWOOD & DANFORTH

A Neighbourhood Profile of The Pocket

Ask people who live in The Pocket how they found it and you'll often hear a version of the same story. They were looking in Riverdale or Leslieville, took a turn off Jones, and ended up on a street they didn't know existed.

That pretty much sums the place up. The Pocket sits south of the Danforth between Jones Avenue and Greenwood Avenue, with the TTC's Greenwood subway yard on one side and the rail corridor above Gerrard on the other. The City files it under Blake-Jones. Residents named it for its shape: closed in on three sides, with green signs on several corners reminding drivers there's no through route to Greenwood. Most drivers take the hint, which is why kids still play road hockey here.

222 Chatham Avenue is at the east end of the street, close to where Chatham meets Greenwood. (Chatham is the Pocket's one doorway from the Greenwood side.) The houses around it are mostly brick semis and narrow detached homes, many built before the First World War, on lots that run back to rear lanes. Porches get used. The Pocket Community Association has organized block parties, potlucks and laneway clean-ups for years, and lately a resident-led effort called Pocket Change has been helping households switch to heat pumps and solar.

Walk Score rates Chatham Avenue a 96, and the Danforth is about five minutes north on foot.

Coffee & Dining

The Danforth offers local favourites like Red Rocket Coffee, Pilot Coffee Roasters, The Wren, Wood Owl and North of Brooklyn. Maha's is renowned for Egyptian breakfast, while Lalibela Cuisine, Rendez-Vous and Gerrard India Bazaar offer Ethiopian, Eritrean and Indian dining.

Bakeries & Groceries

Croquembouche, Patisserie La Cigogne and Jupiter Bakehouse serve pastries and artisan sourdough. Everyday shopping includes Pape Market Foodland, Rocca's No Frills, Masellis Supermarket, Kohinoor Foods and specialty shops for seafood and produce. The Leslieville Farmers' Market operates Sundays at Greenwood Park seasonally.

Getting Around

Greenwood and Donlands subway stations connect to Line 2 and downtown, complemented by local buses, the 506 Carlton streetcar and Danforth cycling infrastructure. The planned Ontario Line will add a station at Carlaw, with opening targeted for the early 2030s.

Parks, Recreation & Fitness

Phin Park, Monarch Park and Greenwood Park offer playgrounds, pools, splash pads, skating and green space. S.H. Armstrong Community Recreation Centre provides indoor recreation. Fitness options include BOMB Fitness, Tidal CrossFit, martial arts studios, Pilates and traditional gyms.

Schools

Nearby schools include Wilkinson Junior Public School, Earl Grey Senior Public School and Riverdale Collegiate Institute. French-language options include École secondaire Michelle-O'Bonsawin and École élémentaire La Mosaïque. Catholic schools and Kapapamahchakwew (Wandering Spirit School), which centres on First Nations culture, provide additional choices. Confirm eligibility and enrolment directly with school boards.




EAT
DRINK
NAP

Neighbourhood Amenities

RESTAURANTS & BARS

- The Dylan
- Lahore Tikka House
- Lalibela Cuisine
- Leela Indian Food Bar
- Maha's
- Morgans on the Danforth
- North of Brooklyn
- Rendez-Vous
- Sala Modern Thai Kitchen
- Square Boy
- The Wood Owl
- The Wren

GROCERIES & MARKETS

- Forbes Wild Foods
- Greenwood Market
- Hooked
- Kohinoor Foods
- Leslieville Farmers' Market
- Masellis Supermarket
- Pape Market Foodland
- Roca's No Frills

COFFEE SHOPS

- Lazy Daisy's Cafe
- Mofer Coffee
- Pilot Coffee Roasters Tasting Bar
- Pomarosa Coffee Shop & Kitchen
- Red Rocket Coffee

BAKERIES

- Croquembouche
- Jupiter Bakehouse and Espresso
- Patisserie La Cigogne

PARKS & GREENSPACE

- Felstead Avenue Playground
- Greenwood Park
- Kempton Howard Park
- Langford Parkette
- Monarch Park
- Oakvale Green
- Phin Park

FITNESS & GYMS

- BOMB Fitness
- Cornerstone Pilates and Dance
- Danforth Karate Academy
- GoodLife Fitness Danforth & Pape
- MOTIV Pilates
- One To One Mixed Martial Arts
- Planet Fitness Gerrard Square
- Tidal Fitness (Tidal CrossFit Danforth)

RECREATION CENTRES & LIBRARIES

- Eastview Neighbourhood Community Centre
- S.H. Armstrong Community Recreation Centre
- Toronto Public Library (Danforth/Coxwell)
- Toronto Public Library (Gerrard/Ashdale)

TRANSIT & CYCLING

- Bike Share Toronto (beside Greenwood Station)
- Danforth Avenue Cycle Tracks
- Donlands Station, Line 2
- Greenwood Station, Line 2
- Pape Station, Line 2
- TTC 31 Greenwood Bus
- TTC 83 Jones Bus
- TTC 300 Bloor-Danforth Blue Night Bus
- TTC 506 Carlton Streetcar

From 222 Chatham, it's a five-minute walk to Greenwood station and one stop west to Pape, where the new Ontario Line will connect with Line 2. Once it opens, you'll be able to switch lines at Pape and ride through Leslieville straight into the downtown core, without the transfer at Bloor-Yonge. Metrolinx is targeting the early 2030s, and tunnelling began in spring 2026. A new subway line one stop from your front door is a nice thing to have on your side!

SCHOOLS

- Earl Grey Senior Public School
- École élémentaire catholique du Bon-Berger
- École élémentaire catholique du Georges-Étienne-Cartier
- École élémentaire La Mosaïque
- École secondaire Michelle-O'Bonsawin
- Holy Name Catholic School
- Kapapamahchakwew (Wandering Spirit School)
- Riverdale Collegiate Institute
- St. Patrick Catholic Secondary School
- Wilkinson Junior Public School

HEALTH AND SAFETY

- Michael Garron Hospital
- Toronto Fire Station 323
- Toronto Police 55 Division

WALKSCORE & TRANSIT

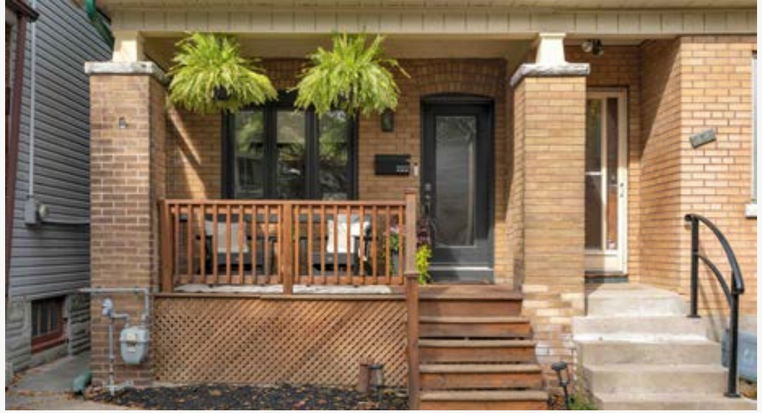
- 95 Walk Score
- 83 Transit Score
- 86 Bike Score

NEARBY TTC SUBWAY

- Line 2 Bloor-Danforth | 0.3 km

NEARBY TTC BUS ROUTES

- 31 Greenwood | 0.1 km
- 300 Bloor-Danforth Night Bus | 0.1 km
- 56 Leaside | 0.5 km





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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Ralph Fox

FOUNDER, BROKER OF RECORD



A native Torontonian and lifelong entrepreneur, Ralph Fox believes the most meaningful results in business, investing and life come from thinking long term.

Ralph started his first business at just 13 years old and went on to build a sales, distribution and retail network spanning North America. His years negotiating business relationships across Asia shaped his approach to sales, strategy, risk and negotiation, providing a real-world business education that would influence his career for decades to come.

His longstanding interest in real estate eventually led him to build his own residential investment portfolio and pursue the industry full-time. After establishing a successful career as a Toronto Broker with one of the world's best-known luxury real estate brands, Ralph recognized an opportunity to create a more collaborative, client-focused approach to real estate. That vision led to the founding of Fox Marin Associates in 2018.

Today, Ralph serves as Broker of Record and Co-Founder, focusing on the brokerage's strategy, growth, culture and team development. A natural coach and mentor, he works closely with the team on negotiation, client strategy and business performance, while continuing to advise select high-net-worth clients on complex real estate decisions.

Ralph brings a distinctive perspective to real estate, combining an understanding of the emotional significance of buying or selling a home with a business-minded approach to economics, risk, opportunity and long-term value. His goal is not simply to complete a transaction, but to help people make intelligent decisions that continue to make sense years later.

Since 2018, Fox Marin has represented more than 1,000 transactions and over $700 million in sales, earning 550+ five-star Google reviews. Ralph has contributed his expertise to the media more than 50 times, including features in The Globe and Mail, Global News and The Toronto Star. He also co-hosts The Toronto Real Estate Podcast, co-authored What They Don't Teach You in Real Estate School, served as a judge for the Rotman School of Management Marketing Case Study Finals and completed advanced negotiation training through Harvard University.

Beyond real estate, Ralph is passionate about entrepreneurship, investing, leadership, architecture, design, travel, fitness and longevity. An avid reader and lifelong learner, he is always exploring new ideas, whether building businesses, challenging conventional thinking or discovering what makes life more interesting. He also enjoys hockey and exploring Toronto's ever-changing neighbourhoods, often accompanied by Draper, the family's Rhodesian Ridgeback.

Through it all, Ralph's philosophy remains the same: think long term, stay curious, keep building and make the journey count.

Kori Marin

FOUNDER, BROKER



For real estate entrepreneur and creative force Kori Marin, a well-lived life has always meant going all in.

That philosophy started early. As a young ballerina, Kori learned the discipline and resilience required to give something her all. She later studied theatre at Dalhousie University, performed in productions including Shakespeare by the Sea and appeared in television commercials, developing a passion for storytelling and creative expression that continues to shape her approach to business and brand building.

After university, Kori became one of Toronto's top fitness instructors, while her longstanding interest in real estate led her to begin investing at a young age. She spent seven years in corporate sales and account management, managing a portfolio worth more than $70 million and working with major retailers across North America before pursuing real estate full-time.

Kori quickly established herself as a successful Toronto Realtor, earning Rookie of the Year and President's Sales awards early in her career. Recognizing an opportunity to challenge the traditional real estate model, she envisioned something more collaborative, creative, design-conscious and personal. That vision led her to co-found Fox Marin Associates in 2018.

Today, Kori serves as Broker, Co-Founder and Creative Director, shaping the brokerage's brand, marketing, storytelling and client experience. Drawing on her background in theatre, business and real estate, she has helped build a brand that is sophisticated without being stuffy, polished without feeling corporate and unafraid to do things differently. Her focus centres on creative direction, team mentorship and continually reimagining what a modern, white-glove real estate experience can be.

Since its founding, Fox Marin has represented more than 1,000 transactions and over $700 million in sales, earning 550+ five-star Google reviews. Kori also co-hosts The Toronto Real Estate Podcast, co-authored What They Don't Teach You in Real Estate School, served as a judge for the Rotman School of Management Marketing Case Study Finals and pursued continuing education in negotiation at Harvard University and digital marketing at BrainStation. She also plays a central role in growing Fox Marin's digital community of more than 30,000 followers and subscribers.

Outside of real estate, Kori is passionate about fitness, design and travel. Her adventures have included trekking Nepal's Annapurna Circuit and going on safari in South Africa's Kruger National Park. Closer to home, she loves exploring the outdoors with Draper, the family's Rhodesian Ridgeback.

Whether building a business, shaping a brand, training for her next physical challenge or exploring the world, Kori lives by the same philosophy: bring the energy, do the work, follow through and go all in.

FOX MARIN

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