

301-32 CAMDEN STREET

More Than Meets the Floor Plan



FM

THE DETAILS

Reads Small. Lives Large.

A junior one-bedroom that gets all the important things just right.

The future looks bright for this south-facing suite at 32 Camden. Oversized windows and southern exposure fill the space with daylight, giving the home an airy, open quality that belies its footprint.

But the real standout is the layout. This oversized junior one-bedroom is thoughtfully arranged to give the sleeping area privacy and separation without closing off the rest of the suite. It lives more like a true one-bedroom, while still preserving a generous main living space with room to lounge, dine, entertain, and work comfortably from home.

The kitchen is equally functional, with full-sized appliances, plenty of storage, and enough counter space to cook. Warm tones, crisp white walls, and a simple neutral palette keep everything feeling clean and uncomplicated, the way a kitchen should be!

It's a home that makes the most of every square foot without trying too hard. Bright when you want it, calm when you need it, and thoughtfully laid out from end to end.

And then there's Camden itself. It's one of those downtown pockets where the neighbourhood becomes an extension of your home. Coffee in the morning, dinner around the corner, a workout nearby, or simply a walk with no particular destination in mind. Everything feels close, easy, and woven into the rhythm of daily life.

A junior one-bedroom that doesn't feel like a compromise. Just a really well-designed home in a really great spot.

**images have been virtually staged*

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RICHMOND & SPADINA

Welcome to The Fasion District

The Fashion District is one of downtown Toronto's most dynamic neighbourhoods, where historic brick architecture, converted lofts, creative energy, world-class dining, and effortless connectivity come together in one of the city's most exciting urban pockets. Sitting at the crossroads of King West, Queen West, Chinatown, the Entertainment District, and the Financial District, 32 Camden puts residents right in the middle of it all. It's a neighbourhood for people who want the energy of downtown without sacrificing character, convenience, or a sense of community.

The lifestyle here is distinctly urban, but never one-dimensional. The surrounding streets are lined with independent restaurants, acclaimed dining destinations, cocktail bars, cafés, fitness studios, galleries, and creative spaces. Everything you need is close enough to become part of your daily routine, without ever needing to get behind the wheel.

Start your morning with a coffee from NEO Coffee Bar, Sister Sister, Jimmy's, HotBlack, or Cotti, or make a proper breakfast run to What A Bagel. If pastry is more your speed, Aux Merveilleux de Fred, Forno Cultura, Nord Lyon, and Sud Forno offer plenty of reasons to take the long way home. And with Alder essentially at your doorstep, even a casual coffee or dinner can become an occasion.

When it comes to dining, the neighbourhood punches well above its weight. Alo and Edulis offer destination-worthy dining for special occasions, while Buca, Byblos, Gusto 101, Campechano, Patria, Aloette, Jacobs & Co., Rodney's Oyster House, and Le Select Bistro cover everything from date night to dinner with friends. For something more casual, Waterworks Food Hall, Khao San Road, Drom Taberna, Cameron House, and Thai Tavern keep the options varied and close.

As the sun goes down, the neighbourhood shifts gears. BarChef and Baro bring cocktails and rooftop energy, while Bang Sue, Bar Hop, Ruby

Soho, and Saint John's Tavern are ideal for a more casual night out. The legendary Horseshoe Tavern adds live music to the mix, making it easy to go from dinner to drinks to a late night without ever straying far from home.

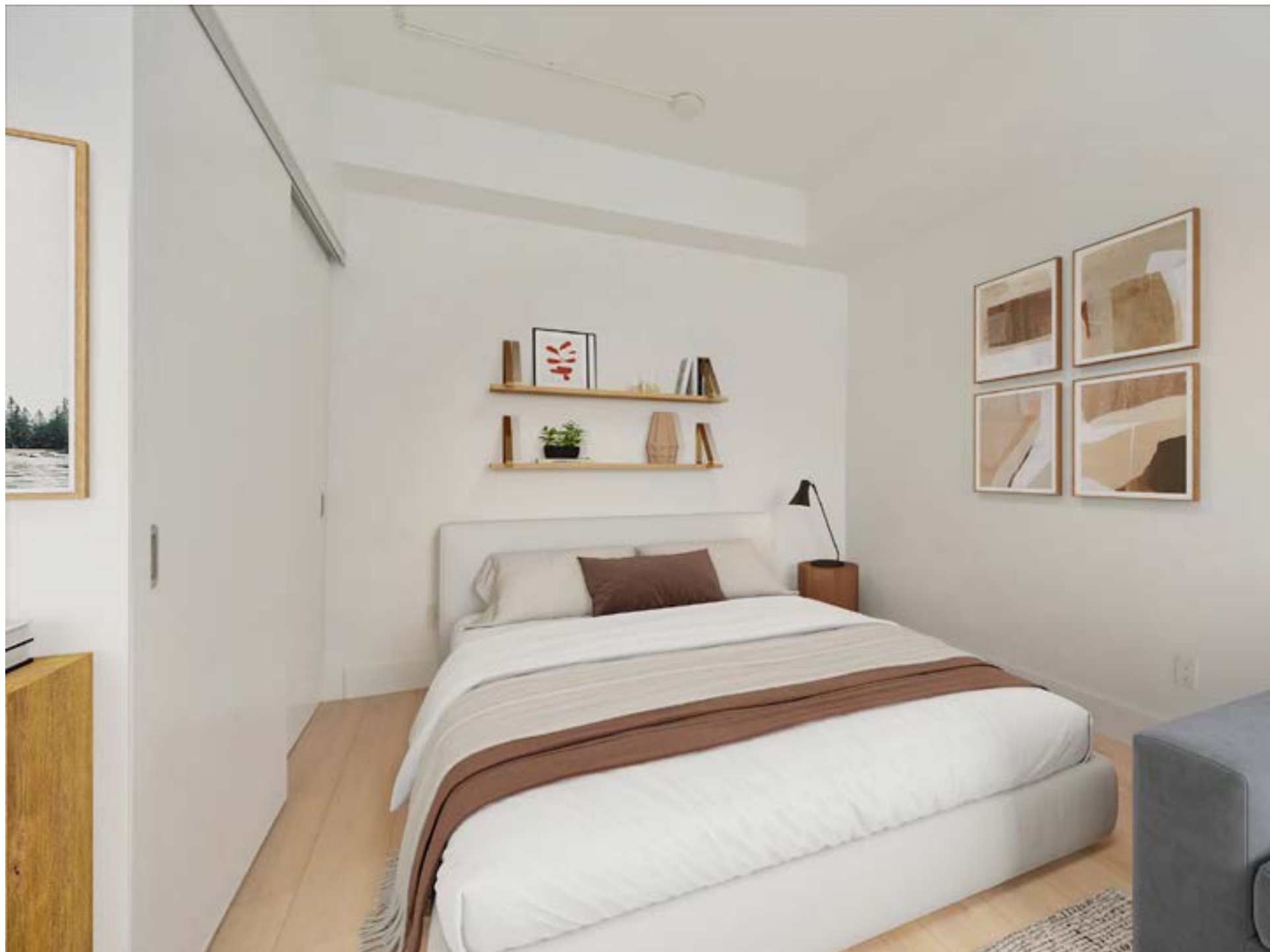
The daytime lifestyle is equally active. Barry's, SPINCO, GoodLife, Fit Factory, Anytime Fitness, The Cellar Athletic Club, The Strength Room, Unchained Athletics, and 161 Boxing Club offer plenty of ways to work up a sweat. For everyday errands, Independent City Market, Farm Boy, and No Frills make grocery shopping surprisingly convenient for such a downtown address.

And while this is unmistakably city living, there are plenty of places to slow things down. Brant Park and Alex Wilson Community Garden are just around the corner, while Draper Park, Clarence Square, Grange Park, Victoria Memorial Square, Simcoe Park, and Alexandra Park offer green space when you need a break from the pace of downtown. The waterfront is also an easy bike ride away, giving residents a completely different side of the city whenever the mood strikes.

Transit is another major advantage. Three streetcars are all close by, while Osgoode and St Andrew stations provide easy access to Line 1. Union Station is also just a short trip away, making the neighbourhood exceptionally well connected to the rest of Toronto and beyond.

Ultimately, 32 Camden is about having the city at your fingertips without feeling like you have to chase it. Coffee before work, dinner around the corner, a workout down the block, drinks across the street, and a park when you need some air. It's a neighbourhood where convenience meets character, where the best parts of downtown are woven into everyday life, and where there's always somewhere new to go just beyond your front door.









32 CAMDEN ST LOFTS

About The Property

THE ESSENTIALS

- Condo Apartment
- 563 Square Feet
- 1 Bedroom
- 1 Bathroom
- South Exposure

INCLUSIONS

- Stainless Steel Kitchen Appliances:
 - Fridge
 - Oven & Glass Cooktop
 - Microwave/Hood Fan
 - Dishwasher
- Clothing Washer & Dryer
- Closet Built-Ins
- Bathroom Mirror
- All Existing Light Fixtures
- All Existing Window Coverings

UTILITIES & UPGRADES

- Maintenance Fees: \$605.69/Month
 - Includes Water
 - Owner Responsible for Hydro
- Property Taxes: \$2,639.31 (2025)
- No Rental Items

ABOUT THE BUILDING

- Building Name: 32 Camden St Lofts
- Address: 32 Camden Street, Toronto ON, M5V 0G4
- Year Completed: 2013
- Number of Storeys: 12
- Number of Units: 87
- Property Management: TSE Management Services
905-764-9166 Ex. 46
- Developer: Sorbara Group of Companies
- Pet Policy: No Restrictions
- Tenant Policy: No leases permitted less than 12 months

AMENITIES

- Gym
- Party Room
- Rooftop Deck with Shared BBQs

THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & BARS

- Alder
- Alo
- Aloette
- Avenue Open Kitchen
- Bang Sue Bar
- BarChef
- Bar Hop
- Baro
- Buca
- Byblos
- Campechano
- Cameron House
- Chamberlain's Pony Bar
- Drom Taberna
- Edulis
- Gusto 101
- Horseshoe Tavern
- Jacobs & Co. Steakhouse
- Khao San Road
- Le SElect Bistro
- Patria
- Public Gardens
- Rodney's Oyster House
- Ruby Soho
- Saint John's Tavern
- Thai Tavern
- Waterworks Food Hall

GROCERIES & LIBATIONS

- Bestco Fresh Foods
- Independent City Market
- Farm Boy
- No Frills

COFFEE & BAKERIES

- Aux Merveilleux de Fred
- Cotti Coffee
- Forno Cultura
- HotBlack Coffee
- Jimmy's Coffee
- Mari Coffee
- NEO Coffee Bar
- Nord Lyon
- Sister Sister
- Starbucks
- Sud Forno
- What A Bagel

PARKS & GREENSPACE

- Alexandra Park
- Alex Wilson Community Garden
- Brant Park
- Draper Park
- Clarence Square
- Grange Park
- Victoria Memorial Square
- Simcoe Park

FITNESS & HEALTH

- Anytime Fitness
- Barry's
- Fit Factory
- GoodLife
- SpinCo
- The Cellar Athletic Club
- The Strength Room
- Unchained Athletics
- 161 Boxing Club

WALKSCORE

- 99 Walk Score
- 100 Transit Score
- 98 Bike Score

COMMUTE TO UNION STATION

- 8 Minutes by Bike
- 9 Minutes by Car
- 19 Minutes by Transit
- 23 Minutes by Foot

TRANSIT LINES

- 510 Spadina Streetcar
- 504 King Streetcar
- 501 Queen Streetcar
- Line 1 (Yonge-University) Subway, Osgoode or St. Andrew Stations

COLLEGES & UNIVERSITIES

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



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



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.

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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