4377 WELLSBOROUGH PLACE

The Keeper

FM

THE DETAILS

Somewhere Worth Staying

The best thing we can tell you about this house is how long its owners stayed. In 1987, a family moved onto a quiet crescent in Credit Pointe and liked it so much they never left. The house they're finally handing over, 4377 Wellsborough Place, is solid and spotless, and it's clearly been loved. It sits on a corner lot, which is the real estate version of the window seat. The light and the elbow room come standard, and here privacy does too.

The residence puts the grand part first, with a foyer close to 17 feet high and a curved staircase. Formal living and dining rooms flank the hall for holiday dinners and long Sunday lunches. Meanwhile, the real life of the house happens at the back, where you'll find an eat-in kitchen with a centre island, a window-lined breakfast area, and a super cozy, sunken family room with a fireplace. Main-floor laundry with direct garage access is a small luxury you'll appreciate every single week.

Upstairs, the primary suite is an escape, with a sitting area under an 11-foot ceiling, a walk-in closet and a five-piece ensuite with a soaker tub. The other three bedrooms are comfortably sized and share a four-piece bath. The finished lower level adds almost 1,500 square feet of bonus space. It has a large recreation room, a games room with the home's second fireplace, a wet bar, a powder room and plenty of storage.

The kitchen and bathrooms are due for an update, which we consider good news. You could pay a premium for a stranger's taste in countertops elsewhere, or you could start here with a sound layout and a solid structure and pick your own. A win-win!

The Credit River trails at Riverwood are a short walk away, and Erindale GO, Square One and Streetsville are a few minutes by car.

One family stayed almost 40 years. Come see why.

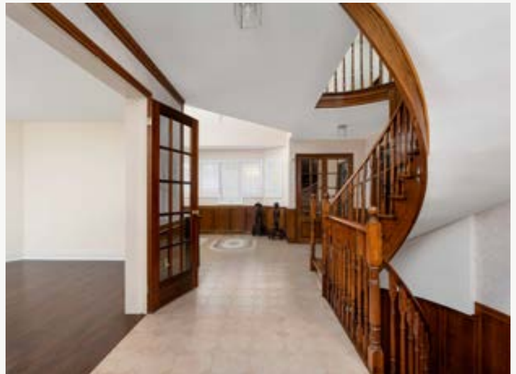
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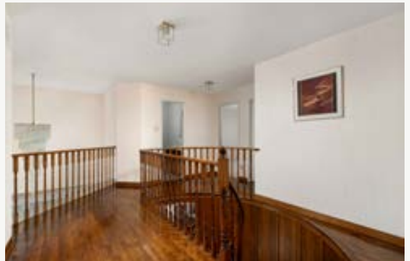












MISSISSAUGA

Welcome To Credit Pointe

Tucked along the eastern banks of the Credit River, Credit Pointe offers the kind of quiet, established neighbourhood that families spend years searching for. Known for its curving crescents, mature trees and well-kept homes, this is a community where kids still ride bikes to the park and neighbours wave from the driveway. It's an ideal setting for growing families, downsizers and anyone looking for room to breathe without giving up the convenience of the city.

Nature is right on your doorstep. Hewick Meadows and Credit Pointe Village Park are just a short stroll from home, while the wooded trails of Riverwood wind along the Credit River valley for morning runs, dog walks and weekend wanders. Follow the river south and Erindale Park and the Culham Trail open up even more forest, meadow and riverside paths to explore in every season.

When it's time to eat, the options stretch in every direction. Neighbourhood favourites along Creditview, Eglinton and Burnhamthorpe cover everything from Vietnamese and Korean to Hyderabadi biryani and classic fish and chips. A few minutes west, the historic village of Streetsville serves up cozy cafés, an Irish pub and lively patios along Queen Street. And for a bigger night out, the restaurants, bars and shopping of Square One are just a short drive east.

Getting around couldn't be simpler. Erindale GO Station is about a kilometre away, connecting to Union Station on the Milton line, while MiWay routes along Creditview, Rathburn, Burnhamthorpe and Eglinton link you to Square One and beyond. Highway 403 is minutes away for easy access across the GTA, and Credit Valley Hospital and the University of Toronto Mississauga are both close at hand.

4377 Wellsborough Place is a rare opportunity to enjoy the very best of Credit Pointe: a welcoming community, green space at every turn, great local amenities and seamless connections to the rest of the city.











Neighbourhood Amenities

RESTAURANTS & BARS

- Yums Kitchen
- Nawabi Hyderabad House
- Homestyle Fish & Chips
- Gyodong Restaurant
- Dear Saigon
- Turtle Jack's Erin Mills
- Sultan Ahmet Turkish Cuisine
- Seau de Crabe
- Mambo Italiano
- Shawarma Anas
- Pal' Antojo Mexican Restaurant & Bar
- El Mariachi Tacos and Churros
- Saucy
- Cuchulainn's Irish Pub
- Abbey Road Pub & Patio
- Jack's Square One
- Earls Kitchen + Bar
- Reds Square One
- Bar 6ix Restaurant + Grill
- Pür & Simple

GROCERIES

- Fresh Palace Supermarket
- Adonis
- Btrust Supermarket
- Yuan Ming Supermarket
- Subzi Mandi
- No Frills
- Nations Fresh Foods

COFFEE & BAKERIES

- Coffee Culture Cafe & Eatery
- Qamaria Yemeni Coffee Co
- Knight & Rose Cafe
- The Bake and Brew Cafe
- Doris' Bistro-Cafe
- Tea One Bakery & Cafe
- Barburu
- Bread and Salt Bakehouse
- Rouh Cafe
- Good Earth Coffeehouse

PARKS & GREEN SPACE

- Hewick Meadows
- Credit Pointe Village Park
- Riverwood Trails
- Magrath Park
- Rosebush Common
- Richard F.C. Mortensen Park
- Erindale Park
- Culham trail
- UTM Nature Trail
- Credit Meadows Park

FITNESS & HEALTH

- Creditvale Mills Community Wellness Hub
- Hot Yoga + Pilates
- Sliving Pilates
- L5 Health & Fitness
- J17 Performance
- Habitual Fitness & Lifestyle
- Streetsville Yoga
- FS8 Streetsville
- Sora Studio
- Modo Yoga Erin Mills
- River Grove Community Centre
- Erin Meadows Community Centre



TRANSIT LINES

- Erindale GO Station - GO Train / Bus 21
- MiWay Buses 6, 9,26, 38 & 126

PUBLIC SCHOOLS

- Ray Underhill PS (JK-5, English)
- Vista Heights PS (1-5, French)
- Dolphin Senior PS (6-8, English)
- Hazel McCallion Senior PS (6-8, French)
- Streetsville SS (9-12, English & French)

CATHOLIC SCHOOLS

- St Bernadette Catholic Elementary School (JK-8)
- St Joseph Catholic Secondary School (9-12)



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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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.

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.

FOX MARIN

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