



FOR SALE

Cliffside Village

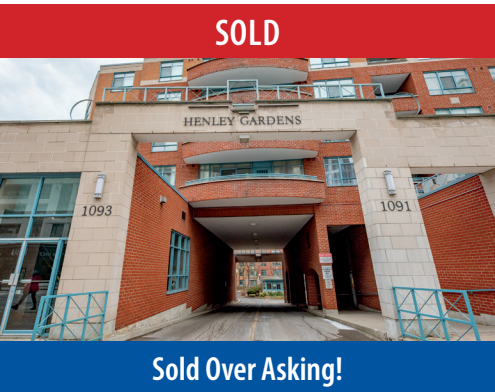
A stunning 3 bedroom, 2 bathroom, 2 level suite. An open-concept floorplan featuring a modern kitchen and stainless-steel appliances. 1 parking space and a locker are included. Steps to TTC.



SOLD

Lake Views

A beautiful 1 bedroom offering stunning lake views. Modern kitchen with stainless-steel appliances and an ensuite laundry. 1 parking and 1 locker included. Steps to shopping, parks, and the Bluffs!



SOLD

Sold Over Asking!

An oversized 1 bedroom with 750 sq. ft. of living space. Gleaming hardwood floors, with an updated kitchen and appliances. 1 parking space and a locker are included. TTC at your doorstep.



Are Condo Inspections Necessary?

Much of the appeal of condo ownership comes from the convenience factor and lower maintenance. While its smaller size does mean fewer repairs are necessary compared to a detached home, it doesn't mean that you can skip the inspection prior to purchase. If there are potential issues, you can make repairs conditional to the sale of the property, saving you time and money down the line. Here's what a condo inspection does and doesn't cover.

The unit

A condo inspection consists of a walk-through of the unit to inspect the interior. The inspector will do visual checks of the heating, wiring, and plumbing to ensure it's up to code; ducts, vents and exhaust fans, ensure correct installation of

windows, check for moisture and humidity issues as well as inspecting the interior structure (doors, windows, walls, floors). While it's not mandatory, some condo inspections may include appliances like the stove and refrigerator as well as a check against any appliance recalls. Concealed systems, like some parts of the electrical and plumbing, can't be inspected; however this limitation is similar to that of a home inspection.

The common areas

Most condo inspections do not include common or shared areas like the stairwell, roof, common plumbing and lobbies as inspection of these elements is typically conducted by the condo corporation. Instead, go through the building's

status certificate to see if there are any problems that have been highlighted. The condo's resident's website, annual reports, and newsletters may also flag potential issues in common areas and resources, as well as individual units.

So, is an inspection really necessary?

If documentation has indicated a history of issues, or the condo building is more than five years old, a condo inspection is recommended. Regardless, even brand-new builds come with defects and problems, so obtaining an inspection can provide the peace of mind you need. For a few hundred dollars, the inspection could more than pay for itself if issues are found prior to purchase and used to negotiate the sale price.



Brian McIntyre Real Estate

Sales Representative

How can I help? 416-993-8047

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THE MCINTYRE MARKET REPORT

East End/Beach Condo Newsletter

June 2025

GTA CONDO VOLUME, PRICES CONTINUE TO WEAKEN AMID TRADE UNCERTAINTY

Market Highlights

- April sales of 1,430 units were down by 30.4% versus April 2024 and were also well below the latest 10-year average for the month of April (2,210 units)
- Potential buyers continue to wait for lower borrowing costs and for certainty about the trajectory of the economy given the ongoing concern regarding our trade relationship with the United States
- New listings of 5,614 units were up by 1.3% versus last year and total active listings of 9,702 units were up by an eye-catching 38.3% versus last year
- Average selling price of \$678,048 was down by 6.8% versus last year amid the heavily supplied market while the median price also fell by 7.8% to \$598,500

Resale Condo Sales

Apr 2025

1,430

-30.4% year
year

Apr 2024

2,055

Average Resale Price

Apr 2025

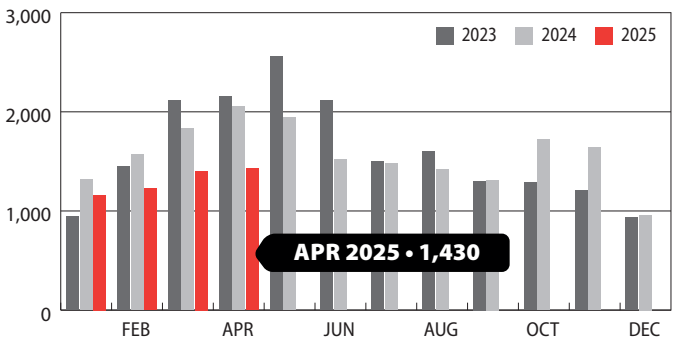
\$678,048

-6.8% year
year

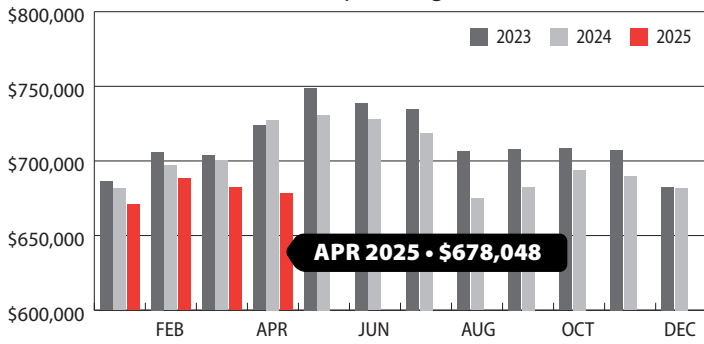
Apr 2024

\$727,519

GTA Condo Apt Resale Home Sales



GTA Condo Apt Average Resale Price



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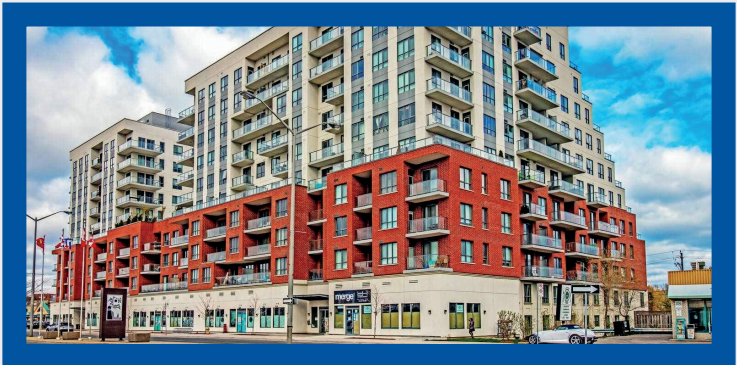
Message from Brian...

Modest downturn for Canadian economy in Q2 and Q3: Deloitte

A recent report from Deloitte Canada is predicting that Canada's economy will slow during the second half of the year and says it could stall further if Canada loses some tariff exemptions. The report forecasts a "modest downturn" during the second and third quarter of the year, with gross domestic product shrinking by 1.1 per cent and 0.9 per cent respectively. However, stronger growth at the end of 2024 and the beginning of 2025 will keep 2025 growth in positive territory with a 1.2 per cent gain. While U.S. tariff policy will likely produce significant challenges in some sectors, as long as our goods exports are compliant with the USMCA free trade agreement, much of the pressure to the overall economy can likely be alleviated. However, if the current carve outs for USMCA compliant goods are eliminated, the economic impact will considerably worsen.

A handwritten signature in black ink.

Haven on the Bluffs - 22 East Haven Dr



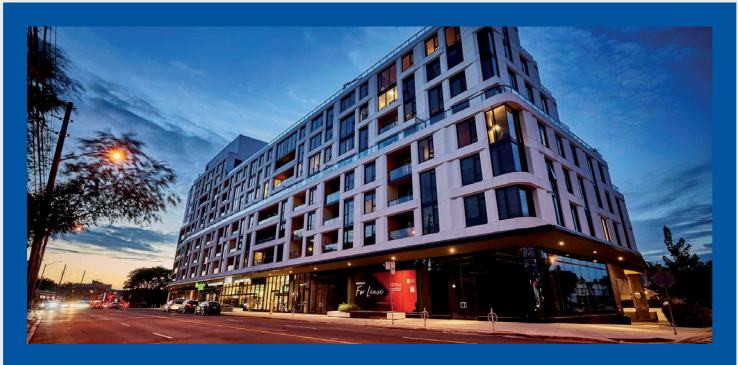
	# sold	avg price	high price	days on market
less than 700 sq. ft.				
1 bed, 1 bath	1	443,000	443,000	10
700-1000 sq. ft.				
2 bed, 1 bath	1	559,000	559,000	19
2 bed, 2 bath	1	616,000	616,000	6
1000-1400 sq. ft.				
2 bed, 2 bath	1	720,000	720,000	15
townhouses				
1000-1400 sq. ft.				
2 bed, 3 bath	1	740,000	740,000	25

Terrasse At The Hunt Club - 1316 Kingston Rd



	# sold	avg price	high price	days on market
less than 700 sq. ft.				
1 bed, 1 bath	1	640,000	640,000	87

Kingston and Co Condos - 1100 Kingston Rd



	# sold	avg price	high price	days on market
700-1000 sq. ft.				
2 bed, 2 bath	1	780,000	780,000	90
1400-2000 sq. ft.				
3 bed, 3 bath	1	1,298,980	1,298,980	60

Residences at the Hunt Club - 1350 Kingston Rd



	# sold	avg price	high price	days on market
1000-1400 sq. ft.				
2 bed, 2 bath	1	1,500,000	1,500,000	288

Henley Gardens - 1093 Kingston Rd



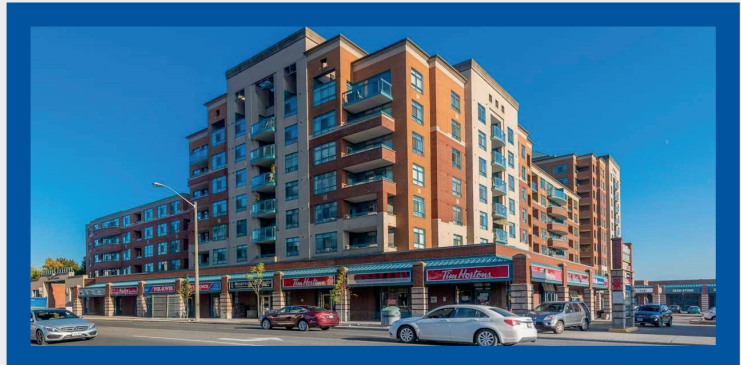
	# sold	avg price	high price	days on market
700-1000 sq. ft.				
1 bed, 1 bath	2	545,000	550,000	2
1000-1400 sq. ft.				
2 bed, 2 bath	1	1,125,000	1,125,000	1

Upper Beach Club - 1400 Kingston Rd



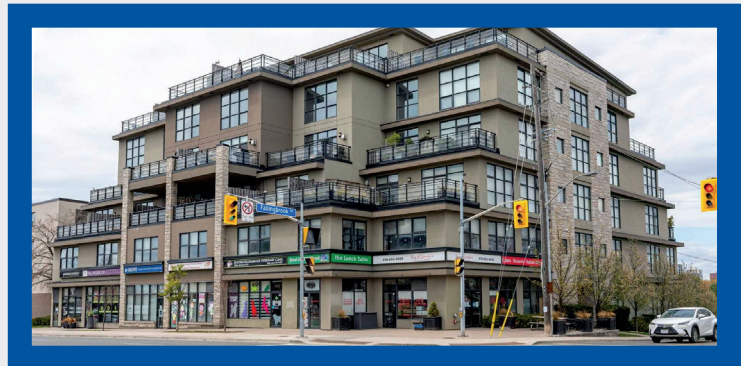
	# sold	avg price	high price	days on market
1000-1400 sq. ft.				
2 bed, 2 bath	1	744,000	744,000	64

Henley Gardens - 1091 Kingston Rd



	# sold	avg price	high price	days on market
700-1000 sq. ft.				
1 bed, 1 bath	1	571,000	571,000	1
1000-1400 sq. ft.				
2 bed, 2 bath	1	876,000	876,000	6

Fallingbrook Lofts - 160 Fallingbrook Rd



	# sold	avg price	high price	days on market
1000-1400 sq. ft.				
1 bed, 1 bath	1	838,000	838,000	8

Hunt Club Terrace - 2A Queensbury Ave



	# sold	avg price	high price	days on market
townhouses				
1000-1400 sq. ft.				
2 bed, 2 bath	1	835,000	835,000	8