



FOR SALE

Birchcliff Village

Nestled in East Toronto's sought-after historic Birch Cliff neighbourhood. This is a rare 3 bedroom, 2 bathroom suite with just over 1,000 sq. ft., tons of natural light, and a private balcony.



SOLD

Kingston Road Village

Modern contemporary 2 bedroom, 2 bathroom with laminate floors and a ton of natural light. Oversized terrace with 150 sq. ft. of extra outdoor living space. 1 parking space and 1 locker are included.



SOLD

Cliffside Village

A gorgeous 2 bedroom, 2 bathroom suite with a functional floorplan. Laminate floors throughout with a private balcony, parking, and locker. Steps to parks, the TTC, Starbucks, a shopping plaza, and the GO Train.

What is a condo podium, and what should you know when buying one?



and energy to a community. For many buyers, living above it all can offer the best of city life just steps from home. Still, these buildings come with unique design and operational features worth understanding.

Built-In Convenience

One major perk of podium living is immediate access to amenities. Depending on the building, buyers may enjoy a café, small grocery, fitness studio, or pharmacy right downstairs. These businesses boost walkability, add neighbourhood value, and simplify daily routines.

Sound & Vibration Management

While some podiums create more activity than others, modern buildings are designed to limit noise and vibration from commercial spaces. Features often include acoustic insulation, vibration-reducing materials and delivery areas placed away from residential zones. Asking about delivery schedules or mechanical locations helps set expectations for day-to-day comfort.

Ventilation & Air Quality

If restaurants are located in the podium, ventilation becomes especially important - because loving burgers doesn't mean wanting to smell them all day. Current standards require dedicated exhaust systems, filtered airflow and vents positioned to keep cooking odours away from residential areas.

Insurance & Maintenance

Because commercial uses operate differently, they can shape how the condo manages insurance, shared systems and long-term planning. Reviewing the status certificate or reserve fund study will provide helpful insight before purchasing.

The Bottom Line

Podium living blends convenience, urban energy and thoughtful design. Understanding how these buildings work helps you evaluate units confidently and enjoy a connected, amenities-rich lifestyle. A well-curated podium can also support resale appeal, as popular, low-impact businesses often attract future buyers.

Brian McIntyre Real Estate

Sales Representative

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5-Star Rated



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THE MCINTYRE MARKET REPORT

East End/Beach Condo Newsletter

January 2026

GTA CONDO MARKET SOFT AS BUYERS AWAIT POSITIVE ECONOMIC NEWS

Market Highlights

- November sales of 1,299 units were down by 21.7% versus November 2024 bringing 2025 year-to-date volume to 15,451 units (down by 14.1% versus 2024)
- Average selling price of \$663,290 declined by 3.8% year-over-year while the median selling price of \$560,000 was also down by 8.9% over the same timeframe
- The MLS® Home Price Index Composite benchmark was also down by 7.7% for the condo apartment segment, further confirming the downward pricing trend
- Economic uncertainty continued to keep many would-be condo buyers on the sidelines despite falling prices and lower borrowing costs than last year

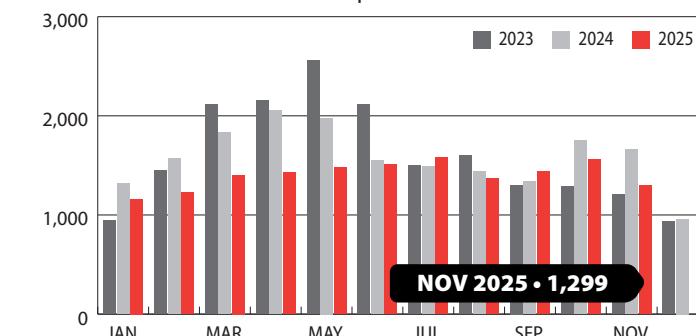
Resale Condo Sales

Nov 2025	1,299	-21.7% <small>year</small>	Nov 2024	1,659
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Average Resale Price

Nov 2025	\$663,290	-3.8% <small>year</small>	Nov 2024	\$689,491
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GTA Condo Apt Resale Home Sales



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Brian McIntyre

Sales Representative



Message from Brian...

I would like to take this opportunity to wish all of the residents of East End/Beach Condos a most joyous, healthy, and prosperous 2026!



Brian McIntyre

6 Month Sales Recap for East End/Beach Condos from Jun 1, 2025 - Nov 30, 2025 Market Watch
 For more detailed statistics, visit www.EastEndBeachCondos.info

January 2026

Haven on the Bluffs - 22 East Haven Dr



	# sold	avg price	high price	days on market
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less than 700 sq. ft.

1 bed, 1 bath	3	403,333	410,000	33
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700-1000 sq. ft.

2 bed, 2 bath	5	558,800	590,000	42
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penthouses

2 bed, 2 bath	1	540,000	540,000	3
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Kingston and Co Condos - 1100 Kingston Rd



	# sold	avg price	high price	days on market
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less than 700 sq. ft.

1 bed, 1 bath	1	590,000	590,000	120
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700-1000 sq. ft.

2 bed, 2 bath	1	630,000	630,000	15
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Henley Gardens - 1093 Kingston Rd



	# sold	avg price	high price	days on market
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1000-1400 sq. ft.

2 bed, 2 bath	2	882,500	1,085,000	25
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Henley Gardens - 1091 Kingston Rd



	# sold	avg price	high price	days on market
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700-1000 sq. ft.

1 bed, 1 bath	1	503,000	503,000	11
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Terrasse At The Hunt Club - 1316 Kingston Rd



	# sold	avg price	high price	days on market
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Please note that there have been no transactions within the date range specified.

Residences at the Hunt Club - 1350 Kingston Rd



	# sold	avg price	high price	days on market
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Please note that there have been no transactions within the date range specified.

Upper Beach Club - 1400 Kingston Rd



	# sold	avg price	high price	days on market
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Please note that there have been no transactions within the date range specified.

Hunt Club Terrace - 2A Queensbury Ave



	# sold	avg price	high price	days on market
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Please note that there have been no transactions within the date range specified.