



NEIGHBOURHOOD GUIDE

The Beaches, Toronto

City of Toronto | October 2026 edition

The Beaches sits along Toronto's eastern lakeshore, built around the boardwalk, Queen Street East and a genuine village feel inside the city. Buyers here are usually paying for lifestyle and walkability as much as square footage, which changes how a home should be priced and marketed.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

(647) 556-0121 | kaitlynn.martins@martinsrealtygroup.ca



AT A GLANCE

About The Beaches

The Beaches sits along Toronto's eastern lakeshore, built around the boardwalk, Queen Street East and a genuine village feel inside the city. Buyers here are usually paying for lifestyle and walkability as much as square footage, which changes how a home should be priced and marketed.

KNOWN FOR

Landmarks across Toronto

- CN Tower & Harbourfront - The waterfront condo corridor that sets the tone for downtown pricing.
- Distillery District - Heritage brick lanes anchoring the east downtown lofts and boutique buildings.
- St. Lawrence Market - Weekend anchor for St. Lawrence, Corktown and Old Town buyers.
- High Park - 400 acres that carry a real premium for west-end families.
- Toronto Islands - Ferry-access parkland that keeps waterfront demand steady year-round.
- Yonge & Bloor - The transit crossroads where two subway lines meet the luxury market.

LIFESTYLE

Everyday life in The Beaches

HOUSING

Edwardian and century detached homes on narrow lots, semi-detached and row housing north of Queen, a handful of boutique low-rise condominiums, and rebuilt homes closer to the water.

SCHOOLS

TDSB and TCDSB elementary and secondary options serve the area, and catchment is a real pricing factor street to street. Always confirm the current boundary for the exact address.

PARKS & RECREATION

Kew Gardens, Woodbine Beach, Ashbridges Bay and the Martin Goodman Trail - the boardwalk is effectively the neighbourhood's backyard.

TRANSIT & COMMUTING

The 501 Queen streetcar runs the length of the neighbourhood, with bus connections north to Line 2 at Woodbine and Main Street, plus Lake Shore and DVP access by car.



SHOPPING & AMENITIES

Queen Street East independents - cafs, bakeries, bookshops and restaurants - with larger format retail at Beach Hill and along Kingston Road.

THE UPSIDE

What buyers like about The Beaches

- Waterfront parkland and boardwalk within walking distance
- Established independent retail strip on Queen East
- Distinct village character that holds buyer demand

WEIGH CAREFULLY

What to know before you commit

- Century homes need honest inspection budgets for wiring, plumbing and foundations
- Lot widths are narrow and private parking is not a given
- Summer weekends bring beach traffic and parking pressure

ASK FOR THE CURRENT MONTH

How the Toronto market is behaving

Board figures for Toronto are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in The Beaches

If you're buying

Toronto buyers usually compete on two fronts: freehold homes in established residential pockets where offer dates are still common, and condominium suites where negotiation, maintenance fees, status certificates and building history matter far more than list price. Kaitlynn helps you shortlist by commute, school catchment and long-term resale rather than by photos alone, and reviews building financials before you commit on a condo.

If you're selling



Selling in Toronto is about presentation and timing. Buyers here are comparing your home against very polished competition, so preparation, photography, floorplans and launch timing meaningfully affect the result. Kaitlynn builds a pricing strategy based on the last comparable sales within your pocket, not the broader city, then markets to both local buyer agents and out-of-area buyers.

COMMON QUESTIONS

The Beaches questions answered

Is The Beaches worth the premium over other east-end pockets?

It depends on how much you'll use the lifestyle. Kaitlynn compares recent Beaches sales against comparable Leslieville, Danforth and Birch Cliff homes so you can see exactly what the location is costing you.

How should I price a Beaches home when I sell?

Pricing here is street-specific - proximity to the boardwalk, lot width and parking all move the number. Kaitlynn prices from the most recent comparable sales within a few blocks, not the east-end average.

LIMITED-TIME SELLER OFFER

List Your Home for 1%*

Professional real estate representation designed to help you keep more of your equity.

*Terms and conditions apply. Limited-time promotional offer. Eligibility and cooperating brokerage compensation may vary. Contact Kaitlynn Martins for full details.

NEXT STEP

Get your free home valuation

Every street in The Beaches trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

Phone: (647) 556-0121

Email: kaitlynn.martins@martinsrealtygroup.ca

Not intended to solicit buyers or sellers currently under contract with a brokerage. Information is deemed reliable but not guaranteed and should be independently verified. Kaitlynn Martins, Sales Representative, RE/MAX Your Community Realty Inc., Brokerage.

