

\$1,699,000 - 324 Beech Avenue, Toronto (the Beaches)

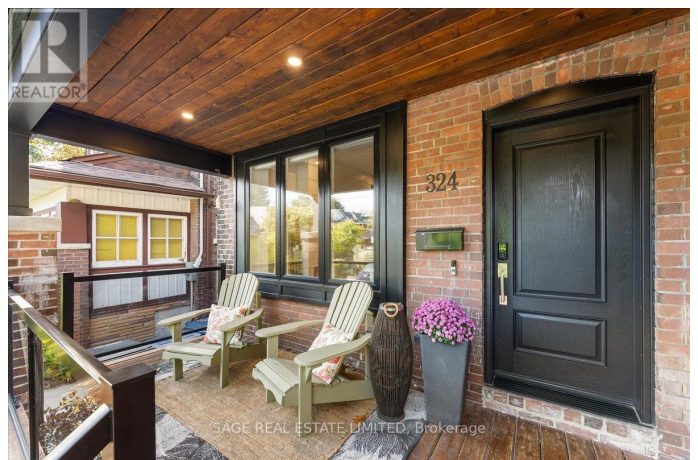
MLS® #E12476565

\$1,699,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

The Beaches, Toronto (the Beaches), Ontario

There's a certain calm that lives on Beech Ave, where the canopy stretches high overhead and the street drifts naturally toward the lake. Behind its stately brick exterior and classic front porch lies a fully reimagined 3+1 bed, 4 bath home that embodies coastal sophistication and quiet luxury. A full-scope renovation blends warmth and refinement with rich hardwood floors, tall ceilings, a dreamy steam fireplace, deep bay windows that call for a good book, and a custom kitchen designed for connection. Sunlight pours in from east, south & west exposures, dancing across carefully chosen finishes and glass details that shift beautifully throughout the day. The kitchen's oversized island anchors daily life transitioning from morning coffees and breakfast debriefs to afternoon homework sessions and family dinners prepared together. Upstairs, three serene bedrooms, two spa-inspired marble baths, and a convenient laundry offer boutique-hotel comfort. The lower level extends the living space with a spacious family room and 2-pc bath the perfect backdrop for movie nights, playtime, or a home gym plus a self-contained studio suite with private entrance, ideal for guests, in-laws, nanny, or income-generating rental. Life here feels as effortless as it is enriching moments from Balmy Beach CS, bookended by Kingston Rd Village cafes just steps up and Queen Sts lively energy a short stroll south. With ravine trails, the boardwalk, YMCA, and streetcar all nearby, this home captures the



unmistakable essence of Beach living in the city: intimately connected, yet blissfully its own.
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Essential Information

Listing #	E12476565
Price	\$1,699,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	324 Beech Avenue
Subdivision	The Beaches
City	Toronto (the Beaches)
Province	Ontario
Postal Code	M4E3J3

Amenities

Parking Spaces	1
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Microwave, Two stoves, Two Washers, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Brick
Lot Description	22 x 100.4 FT
Foundation	Poured Concrete

Listing Details

Listing Office SAGE REAL ESTATE LIMITED



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