



FOR SALE

VACANT LAND

MLS# W13239204

175B Lake Shore Drive, Toronto, ON M8V 2A1

New Toronto, Toronto · M8V 2A1

C\$ 1,299,000

0	0	—	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention builders! Severance Approved for this 75 x 150 foot lot to create two Lots of 37.5 x 150 Ft backing onto Rotary Peace Park and overlooking Lake Ontario! Only Steps from the Lake and neighbourhood Beach! Building Plans ready to build two 2,723 sq-ft homes with open concept main floor, 4 Bedrooms on 2nd level and a massive 3rd floor fully enclosed Roof Terrace overlooking Lake Ontario! Property is backing onto the park that can be accessed via a gate directly from the backyard! The opportunities are endless with this property offering a perfect open canvas to build two dream homes or lakeside retreat. Fantastic views of park and lake. Conveniently located close to an abundance of family amenities with waterfront trails and sports facilities including Rotary Peace Park, Beach and Outdoor Pool and Colonel Samuel Beach Park. Steps to the waterfront and a small beach. Just a few minutes drive to The QEW & GO Station. Close walking distance to affluent schools, shopping, restaurants, public transportation and so much more!

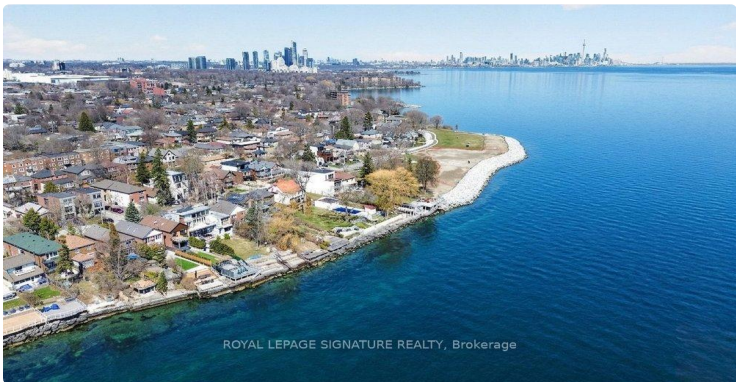
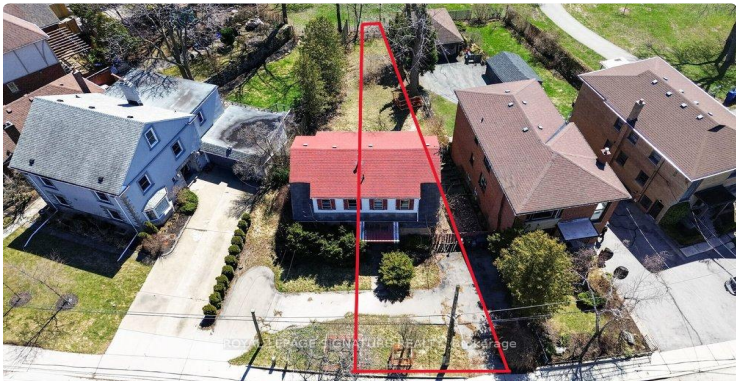
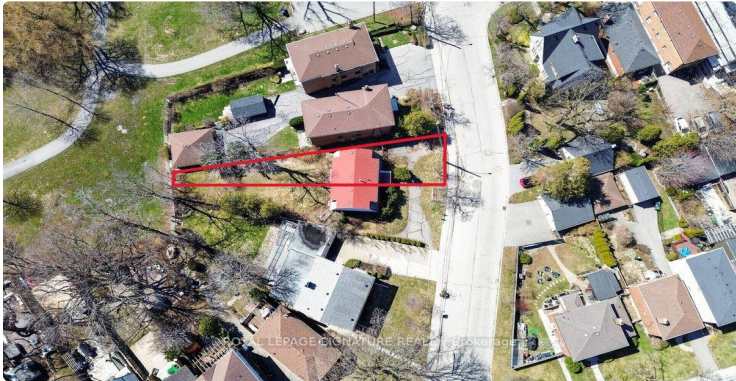
FEATURES

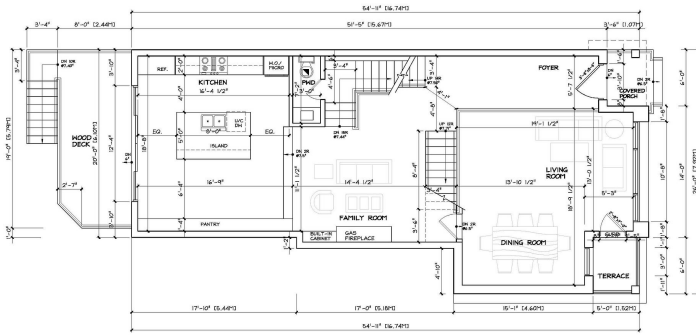
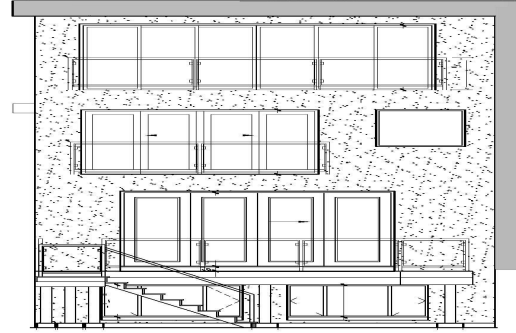
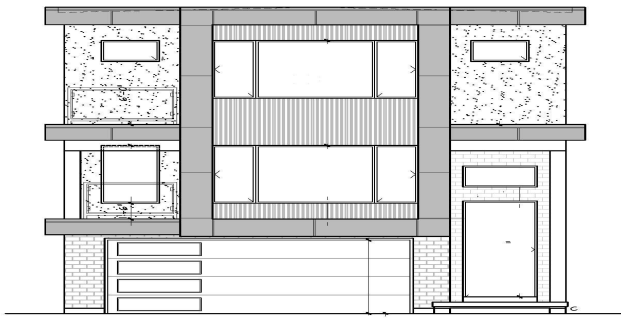
- ✓ Fenced Yard
- ✓ Lake/Pond
- ✓ Park
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Beach

PROPERTY DETAILS

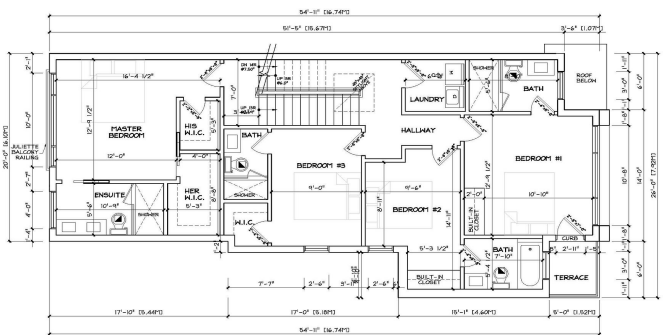
PROPERTY TYPE	Vacant Land
LISTING STATUS	For Sale
PROPERTY TYPE	Vacant Land
FACING	South
POSTAL CODE	M8V 2A1
NEIGHBOURHOOD	New Toronto

GALLERY

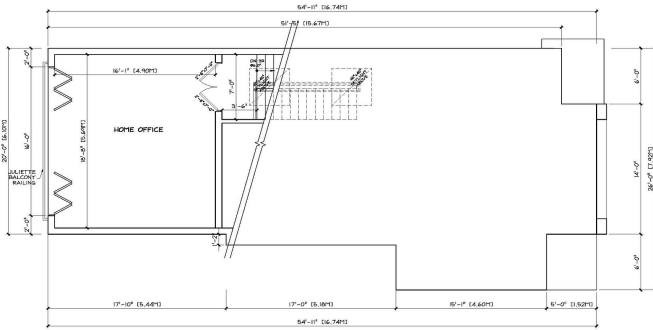




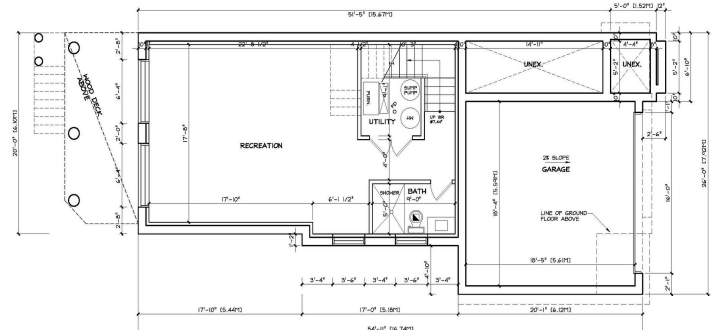
PROPOSED
GROUND FLOOR PLAN
DATE: 2024-01-25



PROPOSED
SECOND FLOOR PLAN
DATE: 2024-01-25



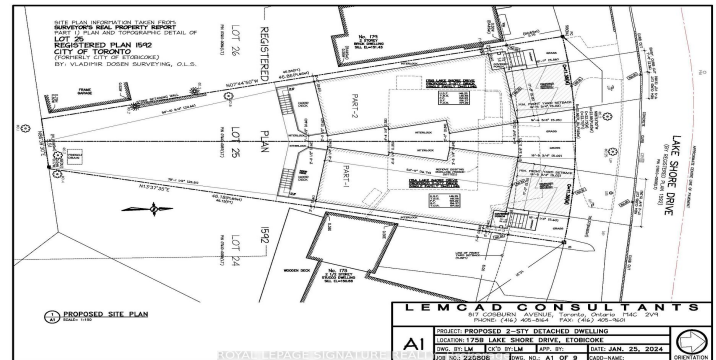
PROPOSED
THIRD FLOOR PLAN
DATE: 2024-01-25



PROPOSED
BASEMENT FLOOR PLAN
DATE: 2024-01-25

ADDITIONAL SITE STATISTICS		PROVIDED	REMARKS
175B LAKE SHORE DRIVE			
TOTAL FRONT YARD AREA	= 4,414.80 SQ.FT. (101.88 SQ.M.)		
AREA 16	= 4,414.80 SQ.FT. (101.88 SQ.M.)		
DEVELOPMENT YARD	= 4,414.80 SQ.FT. (101.88 SQ.M.)	62.628	SUN
AREA 16	= 4,414.80 SQ.FT. (101.88 SQ.M.)		
PROPOSED HARD LANDSCAPING	= 2,350.00 SQ.FT. (218.46 SQ.M.)		
AREA 16	= 2,350.00 SQ.FT. (218.46 SQ.M.)		
PROPOSED SOFT LANDSCAPING	= 2,064.80 SQ.FT. (191.42 SQ.M.)		
AREA 16	= 2,064.80 SQ.FT. (191.42 SQ.M.)		
TOTAL REAR YARD AREA	= 1,285.00 SQ.FT. (119.32 SQ.M.)		
AREA 16	= 1,285.00 SQ.FT. (119.32 SQ.M.)		
PROPOSED HARD LANDSCAPING	= 2,350.00 SQ.FT. (218.46 SQ.M.)		
AREA 16	= 2,350.00 SQ.FT. (218.46 SQ.M.)		
PROPOSED SOFT LANDSCAPING	= 2,064.80 SQ.FT. (191.42 SQ.M.)		
AREA 16	= 2,064.80 SQ.FT. (191.42 SQ.M.)		
FLOOR AREA		PROVIDED	REMARKS
BUILDING HEIGHT	17.00 FT. (5.18 M.)	17.00	17.00
REAR YARD HEIGHT	17.00 FT. (5.18 M.)	17.00	17.00
FLAT HALL HEIGHT	17.00 FT. (5.18 M.)	17.00	17.00
FIN. FRONTAGE	17.00 FT. (5.18 M.)	17.00	17.00
FIN. LOT AREA	2,350.00 SQ.FT. (218.46 SQ.M.)		
FIN. FRONT YARD SETBACK	17.00 FT. (5.18 M.)		
FIN. REAR YARD	17.00 FT. (5.18 M.)		
SIDE YARD SETBACK (WEST)	17.00 FT. (5.18 M.)		
SIDE YARD SETBACK (EAST)	17.00 FT. (5.18 M.)		

LEM CAD CONSULTANTS
 175B LAKE SHORE DRIVE, TORONTO, ONT. M8V 2A1
 PROJECT: PROPOSED 2-STY DETACHED DWELLING
 DRAWN: [NAME] CHECKED: [NAME] DATE: JAN. 25, 2024
 JOB NO. 225006 DWG. NO. A1A OF 9 (ADD NAME)



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LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.