



FOR SALE

CONDO APARTMENT

MLS# W13508630

## 30 Shore Breeze Drive 1413, Toronto, ON M8V 0J1

Mimico, Toronto · M8V 0J1

# C\$ 699,900

|          |           |            |          |             |                 |
|----------|-----------|------------|----------|-------------|-----------------|
| <b>2</b> | <b>1</b>  | <b>650</b> | <b>1</b> | <b>6-10</b> | <b>For Sale</b> |
| BEDROOMS | BATHROOMS | SQ FT      | PARKING  | AGE (YRS)   | TYPE            |

## ABOUT THIS PROPERTY

FIRST 6 MONTHS MAINTENANCE FEES PAID BY SELLER! Own the Water Front lifestyle at Eau Du Soleil in Mimico. This stunning 2-bedroom corner suite offers something increasingly hard to find: two true bedrooms, spectacular south and east-facing Lake Ontario views, and an incredible approximately 280 sq. ft. wraparound balcony that feels like an outdoor room in the sky. Step outside directly from both bedrooms and the dining area and enjoy morning coffee, evening sunsets and waterfront living from your own private outdoor space. Inside, soaring ceilings and floor-to-ceiling windows fill the suite with natural light and showcase the views from multiple rooms. The upgraded kitchen features quartz countertops, sleek backsplash, valance lighting, custom-finished cabinetry, stainless steel appliances and a full-size stove. A built-in electric fireplace adds warmth and character to the living space. Enjoy resort-inspired amenities including a saltwater pool, fitness centre, yoga and Pilates studio, games room, dining room, party room and more, all within one of Mimico's premier waterfront communities. Steps from the lakefront, trails and parks, with convenient access to TTC, GO Transit and the Gardiner for an easy commute downtown. BUYER BONUS: Seller is offering 6 months of paid maintenance credit on closing to the successful buyer. Move in, unpack and start enjoying the waterfront lifestyle!

### FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Lake Access
- ✓ Park

### PROPERTY DETAILS

|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AGE            | 6-10 years      |
| AREA RANGE     | 600-699 sqft    |
| PARKING        | 1 spaces        |
| ANNUAL TAX     | \$2,933         |
| POSTAL CODE    | M8V 0J1         |
| NEIGHBOURHOOD  | Mimico          |

## ROOM BREAKDOWN

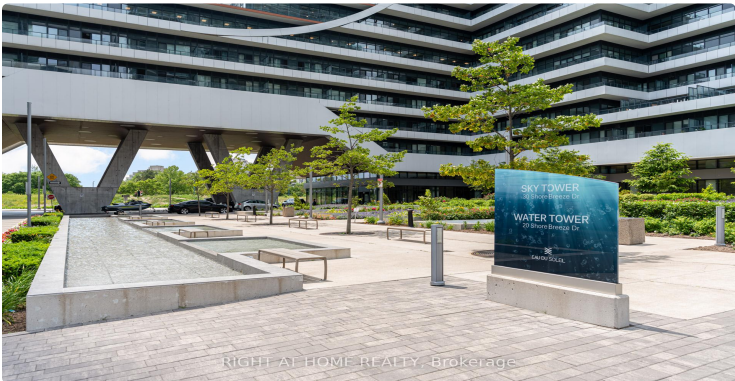
| ROOM        | LEVEL | DIMENSIONS | FEATURES                                              |
|-------------|-------|------------|-------------------------------------------------------|
| Kitchen     | Flat  | —          | Backsplash, Stainless Steel Appl, Quartz Counter      |
| Living Room | Flat  | —          | Open Concept, Combined w/Dining, Electric Fireplace   |
| Dining Room | Flat  | —          | Open Concept, Window Floor to Ceiling, W/O To Balcony |

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RIGHT AT HOME REALTY

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                              |
|-----------------|-------|------------|-------------------------------------------------------|
| Primary Bedroom | Flat  | —          | Window Floor to Ceiling, W/O To Balcony, Large Closet |
| Bedroom 2       | Flat  | —          | Window Floor to Ceiling, W/O To Balcony, Large Closet |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.