



FOR SALE

CONDO APARTMENT

MLS# W13619684

2285 Lake Shore Boulevard W 312, Toronto, ON M8V 3X9

Mimico, Toronto · M8V 3X9

C\$ 695,000

2	2	950	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This spacious one-bedroom plus den suite offers an exceptional layout designed for comfortable everyday living and entertaining. Featuring beautiful living and dining areas filled with natural light, while the versatile den provides the perfect space for home office, guest room, or reading nook. Enjoy a well-appointed kitchen, generous primary bedroom, in-suite laundry. Maintenance Fees Include: hydro, water, heating, air conditioning, Rogers Xfinity Cable TV and Rogers high-speed internet. Grand Harbour offers outstanding resort-style amenities, including 24-hour concierge, indoor pool, fitness centre, sauna, squash court, guest suites, party room, beautifully landscaped grounds, and ample visitor parking. Ideally located steps to the waterfront, Martin Goodman Trail, parks, marinas, restaurants, and TTC, with easy access to downtown Toronto, the Gardiner and major highways. Experience luxury waterfront living in one of Etobicoke's most sought-after condominium communities.

FEATURES

✔ Garage

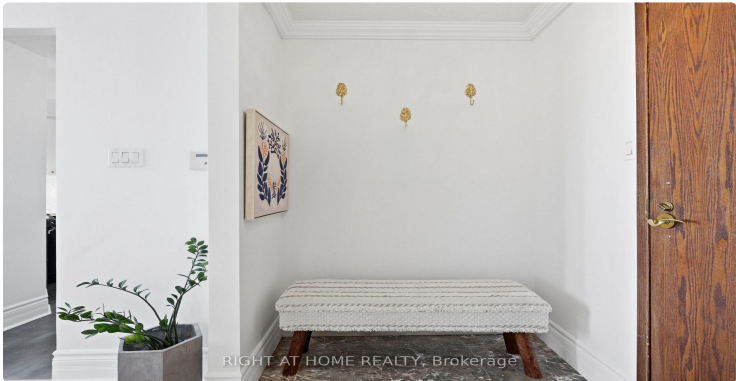
PROPERTY DETAILS

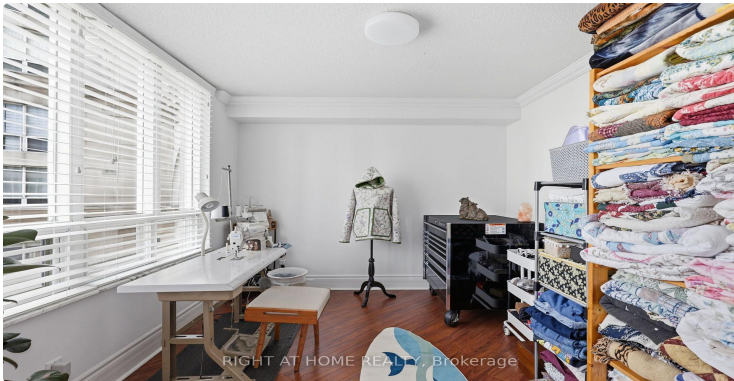
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	900-999 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,046
POSTAL CODE	M8V 3X9
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Flat	—	—
Dining Room	Flat	—	Laminate, Irregular Room, Combined w/Living
Living Room	Flat	—	Laminate, Irregular Room, Combined w/Dining
Primary Bedroom	Flat	—	Laminate, Large Window
Den	Flat	—	Laminate, Window, French Doors
Kitchen	Flat	—	Modern Kitchen, B/I Appliances, Separate Room
2285 Lake Shore Boulevard W 312, Toronto, ON M8V 3X9		RIGHT AT HOME REALTY	

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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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.