



FOR SALE

CONDO APARTMENT

MLS# W13634732

3 Marine Parade Drive 2101, Toronto, ON M8V 3Z5

Mimico, Toronto · M8V 3Z5

C\$ 700,000

2	2	1,100	1	6-10	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Experience the finest in luxury retirement living at Hearthstone by the Bay. This exceptional penthouse-level 2-bedroom, 2-bathroom suite offers beautiful lake views and an abundance of natural light through expansive windows, creating a bright, warm, and welcoming living space. Thoughtfully designed for comfort and ease, this spacious suite is complemented by an unparalleled lifestyle in one of Etobicoke's premier retirement communities. The mandatory Hearthstone Club Package provides residents with an exceptional collection of services and amenities, including a full-service restaurant with private dining room, licensed pub and lounge, movie theatre, hair salon, billiards area, outdoor terrace, fitness and wellness programs, scheduled shuttle service, and the reassurance of 24-hour on-site nursing support. Perfectly situated in a sought-after waterfront neighbourhood, you'll enjoy easy access to walking trails, parks, shopping, restaurants, transit, and major highways. Mandatory Club Fee of \$1,990.85 + HST/month, which includes a wide variety of services and amenities. 4 Hours of Housekeeping, Meal Credit in the Restaurant (\$298.40/month), Access to Nurse on Duty 24 Hours/Day, Fitness Classes, Full Range of Activities & Shuttle Bus Use! Extra Service Available As Well for Your Comfort and Care Years Ahead. An additional fee of \$274.34 + HST/month applies for a second occupant.

FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Lake/Pond
- ✓ Park
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	6-10 years
AREA RANGE	1000-1199 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,529
POSTAL CODE	M8V 3Z5
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	7.50 x 3.20	Hardwood Floor, Crown Moulding, Window Floor to Ceiling
Dining Room	Main	7.50 x 3.20	Hardwood Floor, Crown Moulding, Combined w/Living
Kitchen	Main	2.80 x 2.40	Pot Lights, Breakfast Bar, Backsplash

3 Marine Parade Drive 2101, Toronto, ON M8V 3Z5

Royal LePage Real Estate Associates, Larose Team

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	3.80 x 3.00	Hardwood Floor, 3 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Main	3.40 x 2.70	Hardwood Floor, Closet, Window Floor to Ceiling

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE ASSOCIATES, LAROSE TEAM

Email: pshaganenko@gmail.com

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.