



FOR SALE

COMMON ELEMENT CONDO

MLS# W13688806

2287 Lake Shore Boulevard W 501, Toronto, ON M8V 3Y1

Mimico, Toronto · M8V 3Y1

C\$ 1,045,000

2	2	1,500	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prestigious Grand Harbour Waterfront Residence! Discover refined lakeside living in this beautifully appointed 2-bedroom plus den suite at the highly sought-after Grand Harbour community in Humber Bay Shores. Surrounded by manicured gardens with breathtaking views of Lake Ontario, this residence offers an exceptional blend of elegance, comfort, and resort-style amenities. The spacious open-concept living and dining area showcases rich hardwood flooring, crown moulding, and expansive windows that invite abundant natural light. The updated kitchen is designed for both everyday living and entertaining, featuring granite countertops, stainless steel appliances, built-in microwave, pantry, ceramic backsplash, and stylish pot lighting. The primary suite is a private retreat with custom closet organizers and a luxurious 4-piece ensuite complete with a Jacuzzi soaker tub and pot lighting. A versatile den is ideal for a home office, reading room, or guest space. California shutters throughout add sophistication and privacy, while the private balcony overlooks the beautifully landscaped grounds. Residents enjoy an outstanding collection of amenities including 24-hour concierge and security, indoor saltwater pool, hot tub, sauna, fitness centre, two squash courts, recreation room, party room, boardroom, guest suite, wine cellar storage, and visitor parking. Perfectly situated steps from the waterfront boardwalk, Humber Bay Park, marinas, sailing school, walking and cycling trails, cafés, restaurants, and shopping, this is opportunity to experience luxury waterfront living in one of Toronto's most desirable an exceptional lakefront communities.

FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Lake/Pond
- ✓ Level
- ✓ Library
- ✓ Marina
- ✓ Park

PROPERTY DETAILS

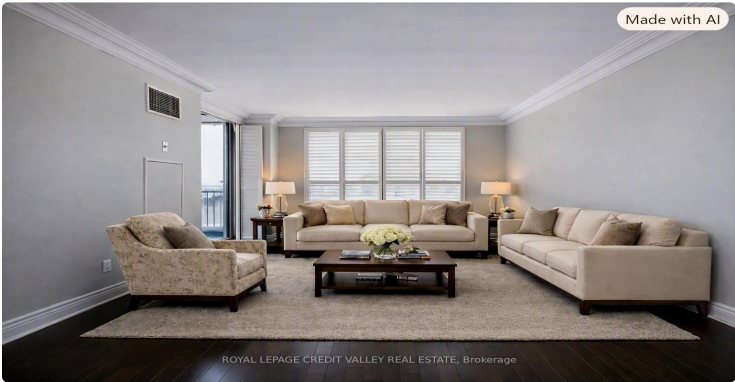
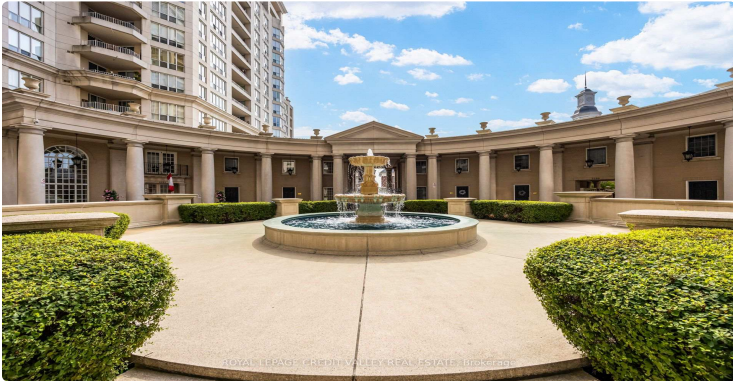
PROPERTY TYPE	Common Element Condo
LISTING STATUS	For Sale
STYLE	1 Storey/Apt
PROPERTY TYPE	Common Element Condo
AREA RANGE	1400-1599 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,550
POSTAL CODE	M8V 3Y1
NEIGHBOURHOOD	Mimico

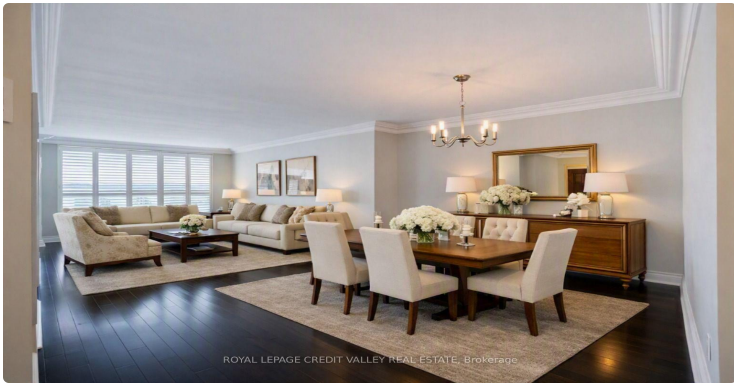
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Stainless Steel Appl, Hardwood Floor, Granite Counters
Dining Room	Flat	—	Combined w/Living, Hardwood Floor, Crown Moulding
Living Room	Flat	—	Combined w/Dining, Hardwood Floor, W/O To Balcony

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Flat	—	4 Pc Ensuite, Laminate, Window
Bedroom	Flat	—	Closet, Laminate, Window
Den	Flat	—	Hardwood Floor, Overlooks Garden, B/I Shelves

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.