



FOR SALE

CONDO APARTMENT

MLS# W13712352

2045 Lake Shore Boulevard W 1610, Toronto, ON M8V 2Z6

Mimico, Toronto · M8V 2Z6

C\$ 1,185,000

3	3	1,900	2	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Space, Privacy and Endless Possibilities! At 1,890 sq ft suite is a rare combination of generous living space, remarkable privacy and spectacular views of the river and glimpse of the Toronto skyline. From the moment you enter, the suite reveals the most distinctive feature, a completely private wing just off the entrance foyer. This spacious room, floor to ceiling windows, a full bathroom with walk-in shower, deep wall closets, has a myriad of uses. Guest suite, home office, den, or nursery. Its separation from the main living quarters, makes it perfect for multigenerational living. The foyer offers a gallery style wall space, excellent for art or photographs. The living room is bright with natural light, crown moulding fireplace and, a wall of glass overlooking the river. The adjoining dining room flows seamlessly from the living room, excellent for entertaining. The kitchen offers lots of cabinetry, marble counter tops, five appliances and a comfortable eating area. The primary bedroom is generous and bright. Its four piece ensuite includes double sinks, ample storage, tub and shower. The third bedroom is located near the principle bedroom. Ideal for younger children. Rich, beautiful honed bamboo flooring runs throughout the suite. This is a wonderful opportunity to personalize this exceptional space, add your own style and flair, and is outstanding value. Five Star Amenities: 24 hr. Concierge and Security, Valet Parking, Restaurant, Tennis Court, Private Shuttle to Union Station, Spa, BBQ's, Salt Water Pool, Sports Simulator, Executive Meeting Room, Billiards, Children's Play Room, and so much more. Walk to upscale restaurants, shoppes,, medical services. Walk or cycle the Martin Goodman Trail for miles along the lake. This is city living in the country. Truly an Oasis. Unit is virtually staged.

FEATURES

- ✓ Waterfront
- ✓ Garage
- ✓ Lake/Pond
- ✓ Library
- ✓ Park
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	1 Storey/Apt
PROPERTY TYPE	Condo Apartment
AGE	31-50 years
AREA RANGE	1800-1999 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,167
POSTAL CODE	M8V 2Z6
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Flat	—	Electric Fireplace, Combined w/Dining, Window Floor to Ceiling
Dining Room	Flat	—	Combined w/Living, Hardwood Floor, B/I Bookcase
Kitchen	Flat	—	Double Sink, Tile Floor
Primary Bedroom	Flat	—	4 Pc Ensuite, Hardwood Floor, Window Floor to Ceiling
Bedroom 2	Flat	—	Hardwood Floor, B/I Closet, Window Floor to Ceiling
Bedroom 3	Flat	—	4 Pc Ensuite, Hardwood Floor, Closet
Solarium	Flat	—	—

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.