



FOR SALE

CONDO APARTMENT

MLS# W13752568

# 2045 Lake Shore Boulevard W 1607, Toronto, ON M8V 2Z6

Mimico, Toronto · M8V 2Z6

C\$ 1,229,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 2         | 1,500 | 2       | 31-50     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Palace Pier / Condo of the Year" in 2020; Introducing your dream space at this 1550 sq ft haven boasts 2 beds, 2 baths, 2 Parking Spots and 1 locker. Perfect for entertaining, the spacious living and dining areas is ready for you. Recently refreshed with new flooring and upscale upgrades throughout, it exudes luxury. Revel in unobstructed views from floor-to- ceiling windows and indulge in the renovated modern kitchen with stainless steel appliances and quartz countertops. And that's not all! Come and discover the plethora of amenities awaiting you :Services: 24 Hr Concierge, Valet Service, Complimentary shuttle bus services, Car wash area & services, Convenience Shop, 8 Guest Suites, Executive Meeting Room. Wellness and Fitness: Exclusive Private Spa, Tennis Court, Squash Courts, Swimming Pool, Sauna, Fitness and Aerobic Room, Putting Green, Table Tennis Room, Golf Practice Cage. Entertainment and Recreation: Private Gourmet Restaurant, Club Party Room, BBQ Area, Sports Simulator, Games rooms, Billiards Rooms, Indoor childrens playground Accessibility: Experience prime living Toronto's Humber Bay Shores. Enjoy waterfront trails, dining, and marinas steps away. Easy access to highways and TTC. Essential amenities nearby. Luxurious spa and restaurant on-site and close by. Only 15 mins to the airport.

### FEATURES

- ✓ Waterfront
- ✓ Garage
- ✓ Beach
- ✓ Lake Access
- ✓ Marina
- ✓ Park
- ✓ Public Transit

### PROPERTY DETAILS

|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AGE            | 31-50 years     |
| AREA RANGE     | 1400-1599 sqft  |
| PARKING        | 2 spaces        |
| ANNUAL TAX     | \$3,529         |
| POSTAL CODE    | M8V 2Z6         |
| NEIGHBOURHOOD  | Mimico          |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                            |
|-------------|-------|------------|-----------------------------------------------------|
| Living Room | Flat  | —          | Open Concept, Hardwood Floor                        |
| Dining Room | Flat  | —          | Overlook Water, Combined w/Living, Hardwood Floor   |
| Kitchen     | Flat  | —          | Breakfast Bar, Stainless Steel Appl, Quartz Counter |

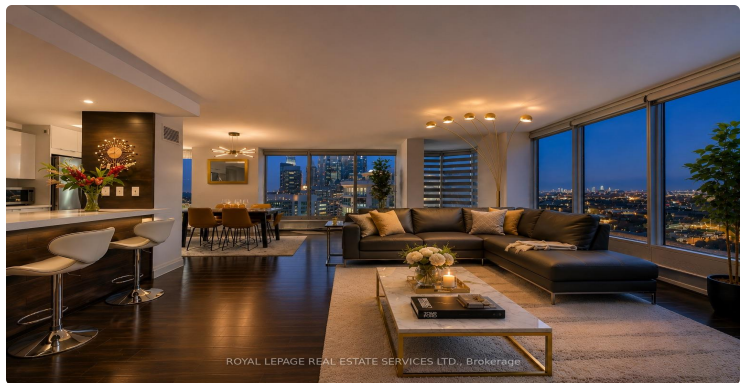
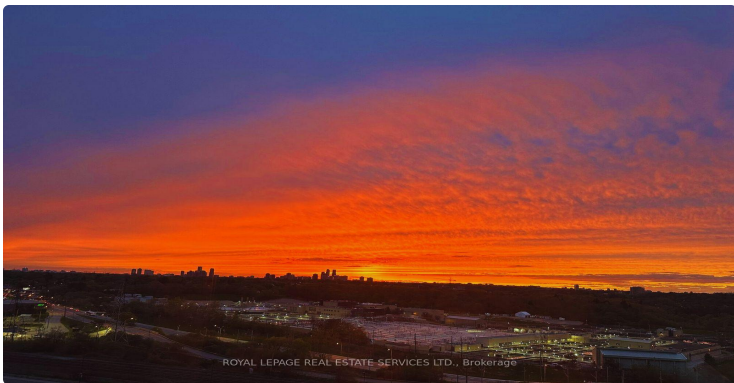
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ROYAL LEPAGE REAL ESTATE SERVICES LTD.

| ROOM            | LEVEL | DIMENSIONS | FEATURES                        |
|-----------------|-------|------------|---------------------------------|
| Solarium        | Flat  | —          | —                               |
| Primary Bedroom | Flat  | —          | Walk-In Closet(s), 5 Pc Ensuite |
| Bedroom 2       | Flat  | —          | Closet, Hardwood Floor          |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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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.