



FOR SALE

DETACHED

MLS# W13783016

2522 Lake Shore Boulevard W, Toronto, ON M8V 1E1

Mimico, Toronto · M8V 1E1

C\$ 1,495,000

5	3	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Everything & More! Right Here On Lakeshore. Across From The Lake! This Traditional Charmer Has Been Tastefully Upgraded W/ Gorgeous Finishes/Features Throughout! Renovated Self-Contained Two-Bedroom In-Law/Nanny Suite Downstairs! Like A Large Condo... Sans Maintenance Fees! Perfect For Multi-Generational Purposes. Easy To Connect Back To Upstairs, If You Prefer! Open Concept Main-Floor Layout W/ Formal Dining Area, Eat-In Kitchen Island, Wainscotting, Pot Lights & Powder Room. Be In The Heart Of The Fashion Or Finance District In No Time! Easy Access To Major Arteries / Airport. Close To Humber Bay College & Humber Bay Shores W/ Incredible Lakefront Cafes/Restos Such As La Vecchia & Eden Trattoria. This Absolute Stunner, In This Highly Sought-After Toronto Lakeside-Neighbourhood, Is A Must See!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,570
POSTAL CODE	M8V 1E1
NEIGHBOURHOOD	Mimico

GALLERY





LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS REFERRED URBAN REALTY

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