



FOR SALE

CONDO APARTMENT

MLS# W13784838

2269 Lake Shore Boulevard W 3201, Toronto, ON M8V 3X6

Mimico, Toronto · M8V 3X6

C\$ 1,199,000

2	2	1,300	2	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Experience sophisticated waterfront living at the award-winning Marina Del Rey. This exceptional penthouse-level residence offers spectacular sunset views, nearly 1,400 sq. ft. of elegant interior living space, and an impressive 490 sq. ft. wrap around balcony with five walk-outs, seamlessly blending indoor and outdoor living. Situated on the exclusive penthouse level with only four suites per floor, this residence offers exceptional privacy and tranquility. The spacious open-concept living and dining area features an elegant fireplace, custom built-ins, automated blinds, and wall-to-wall windows that flood the home with natural light. The kitchen is beautifully appointed with granite countertops, marble and limestone flooring. The generous primary suite serves as a luxurious private retreat, offering a spacious 4-piece ensuite, extensive custom built-ins, and multiple closets. The versatile second bedroom is ideal as a guest suite, den, or home office and is conveniently located adjacent to a newly renovated second bathroom. The popcorn ceilings have been removed throughout, creating a sleek, contemporary flat-ceiling finish. Enjoy true resort-style living with exclusive access to the 34th Floor of Phase III and the renowned Malibu Club, featuring an indoor pool, fitness centre, tennis and squash courts, saunas, billiards, library, party room, rooftop terrace, and more. Maintenance fees include all utilities, basic cable, and internet. The suite comes with two separate side-by side parking spaces. This premier waterfront address is steps from marinas, the Martin Goodman Trail, waterfront parks, cafes, and restaurants, and just minutes from downtown Toronto. A rare opportunity to enjoy luxury waterfront living with unparalleled amenities, breathtaking views, and exceptional convenience.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Lake/Pond
- ✓ Marina
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ Waterfront

PROPERTY DETAILS

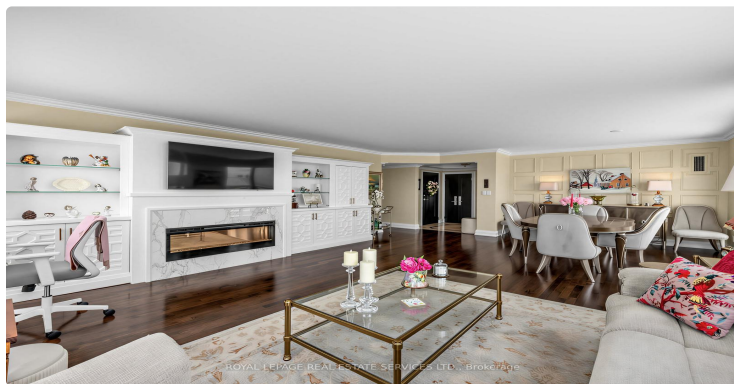
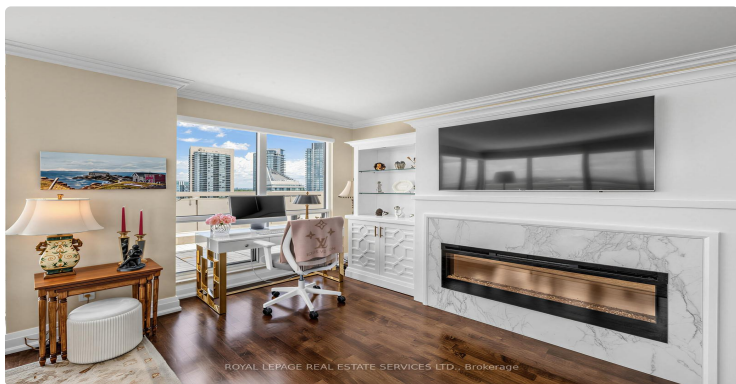
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
BASEMENT	Other
AGE	31-50 years
AREA RANGE	1200-1399 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,642
POSTAL CODE	M8V 3X6
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	ROYAL LEPAGE REAL ESTATE SERVICES LTD.
2269 Lake Shore Boulevard W 3201, Toronto, ON M8V 3X6				

Foyer	Main	—	Tile Floor, Double Closet
Kitchen	Main	—	Tile Floor, Granite Counters, W/O To Balcony
Living Room	Main	—	Fireplace, Hardwood Floor, W/O To Balcony
Dining Room	Main	—	Open Concept, Combined w/Living, W/O To Balcony
Primary Bedroom	Main	—	4 Pc Ensuite, His and Hers Closets, W/O To Balcony
Bedroom 2	Main	—	Double Closet, W/O To Balcony, Overlook Water
Laundry	Main	—	Tile Floor, B/I Closet

GALLERY





LISTING AGENT

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.