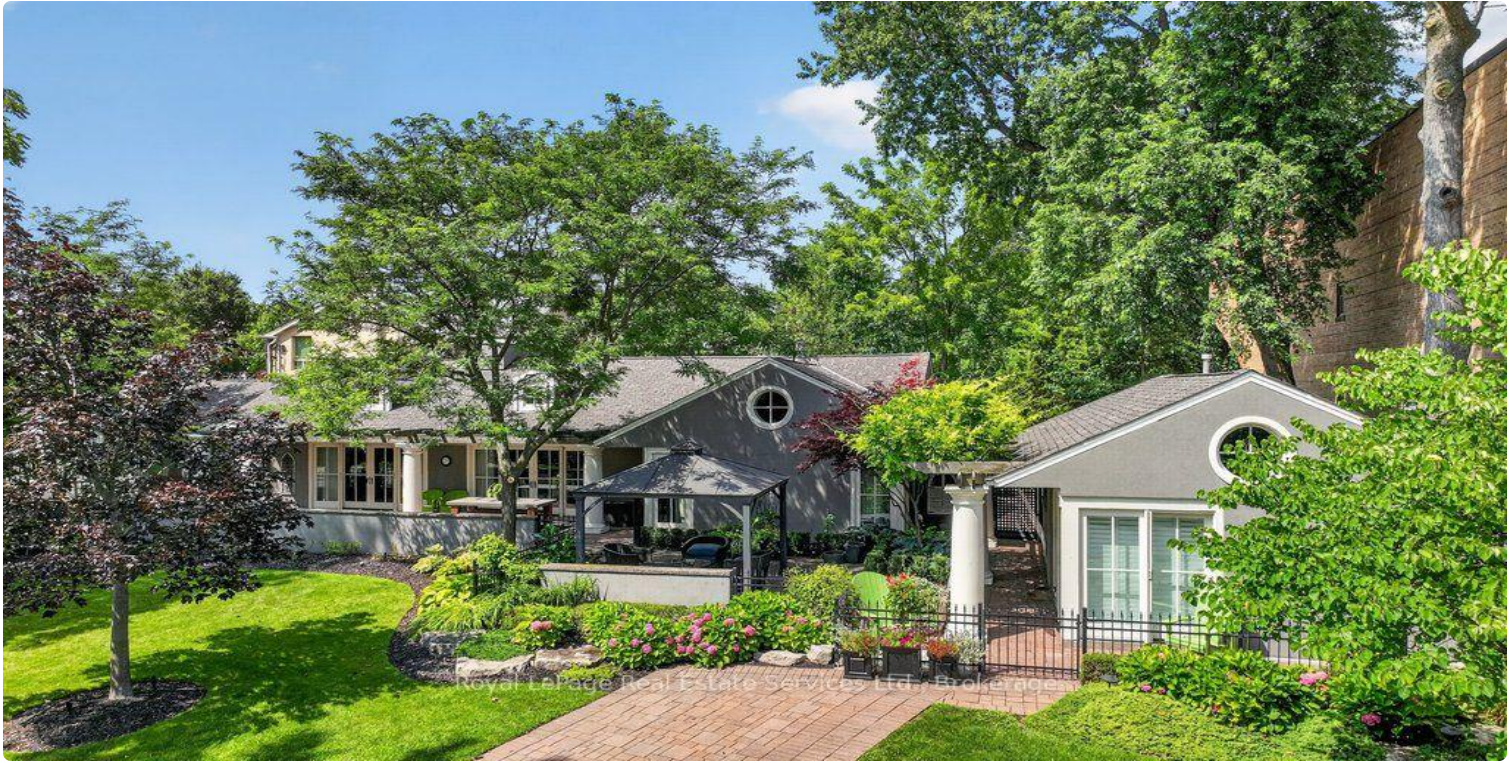




FOR SALE

DETACHED

MLS# W13799608

300 Lake Promenade, Toronto, ON M8W 1B4

Long Branch, Toronto · M8W 1B4

C\$ 3,099,000

4	4	2,750	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Incredibly rare sprawling bungalow with unobstructed panoramic views of Lake Ontario & a legal guest house offering excellent potential for supplemental rental income. Completely reimaged by architect & former owner David Cody, this 2,574 sq. ft. residence was thoughtfully designed to embrace its exceptional waterfront setting, offering a remarkable sense of comfort, privacy & tranquility by the lake. The foyer features heated marble floors, vaulted ceilings, built-in cabinetry and custom millwork. The living room offers hardwood floors, vaulted ceilings, double-sided gas fireplace & custom built-ins, with sliders opening to the stone patio with lake & park views. The gourmet chef's kitchen features custom cabinetry, quartz counters, large island with bar seating , & premium Monogram GE, Sub-Zero & Bosch appliances. The adjoining dining area offers direct patio access and expansive park & waterfront views. Primary bedroom includes hardwood floors, vaulted ceilings, a gas fireplace & large windows overlooking the lake and park. The four-piece ensuite offers heated floors, a stone-topped vanity & walk-in closet with built-in organizers. A second bedroom or den features built-in cabinetry, a walk-in closet and walkout to the side yard, deck and hot tub. A front bedroom can be paired with the adjacent four-piece bathroom to create a private guest area. The legal guest house offers excellent flexibility with in-floor heating, vaulted ceilings, gas fireplace & patio access, plus a full kitchen, bedroom, 4 piece bathroom & in-suite laundry. Outside, mature landscaping surrounds an expansive stone patio with pergola & gazebo, all positioned to enjoy panoramic Lake Ontario views. The private side yard includes a deck with pergola and hot tub, plus a large insulated storage building. Two interlock driveways provide ample parking & separate guest house access. A truly unique opportunity combining thoughtful architecture, flexible living and uninterrupted Lake Ontario views.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Fenced Yard
- ✓ Lake/Pond
- ✓ Park
- ✓ Waterfront

PROPERTY DETAILS

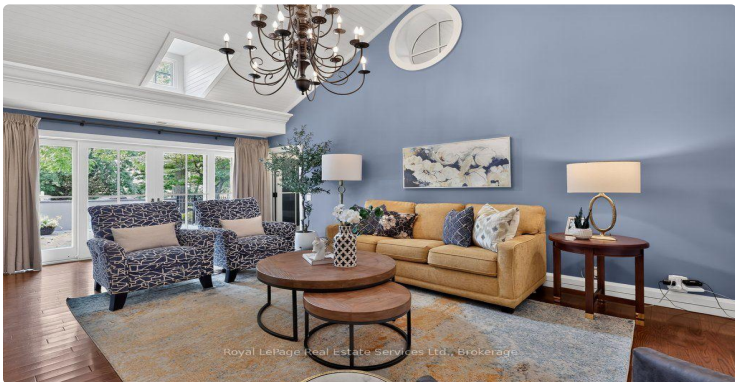
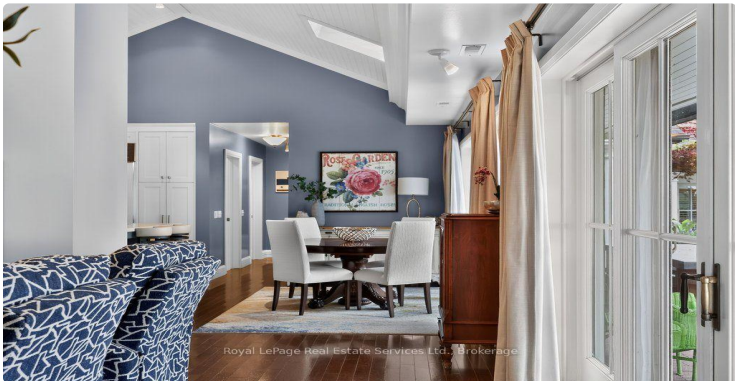
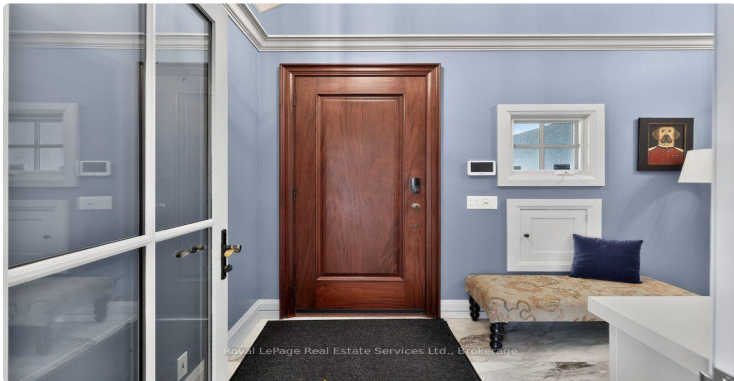
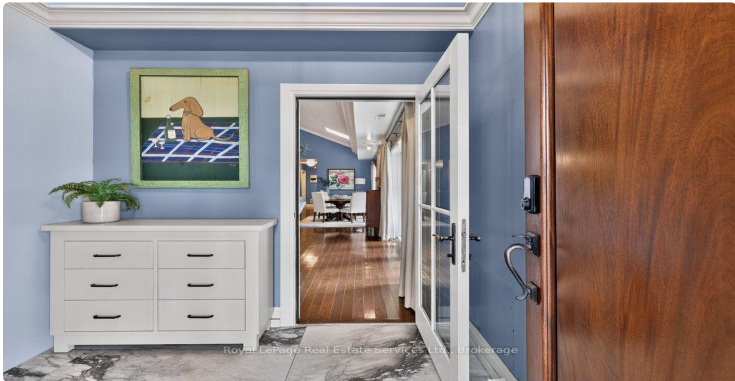
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
FACING	North
AREA RANGE	2500-3000 sqft
PARKING	6 spaces
ANNUAL TAX	\$8,770
POSTAL CODE	M8W 1B4
NEIGHBOURHOOD	Long Branch

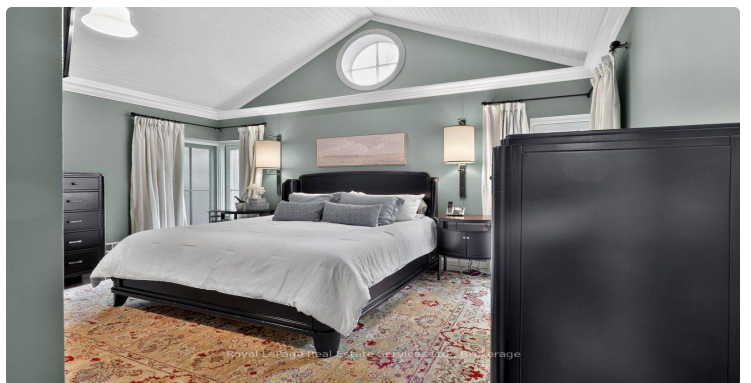
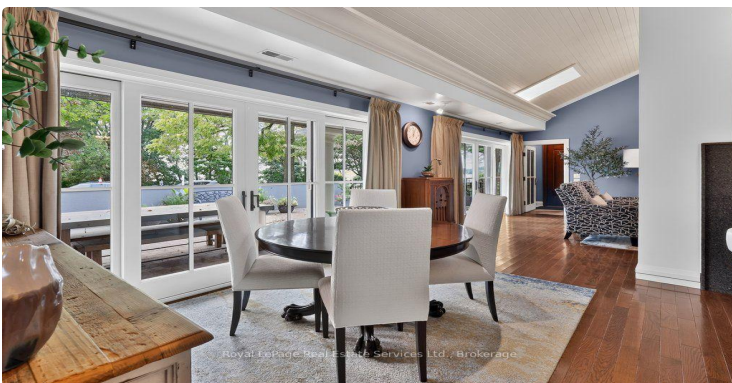
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
300 Lake Promenade, Toronto, ON M8W 1B4			
Royal LePage Real Estate Services Ltd., Brokerage			

Foyer	Main	—	Heated Floor, Vaulted Ceiling(s), Crown Moulding
Living Room	Main	—	Hardwood Floor, Vaulted Ceiling(s), 2 Way Fireplace
Kitchen	Main	—	Hardwood Floor, Quartz Counter, 2 Way Fireplace
Dining Room	Main	—	Hardwood Floor, Vaulted Ceiling(s), W/O To Patio
Primary Bedroom	Main	—	Hardwood Floor, Vaulted Ceiling(s), Gas Fireplace
Bathroom	Main	—	4 Pc Ensuite, Heated Floor, Vaulted Ceiling(s)
Bedroom 2	Main	—	Hardwood Floor, Walk-In Closet(s), W/O To Deck
Bedroom 3	Main	—	Hardwood Floor, Vaulted Ceiling(s), Crown Moulding
Bathroom	Main	—	4 Pc Bath, Heated Floor, Pedestal Sink
Bathroom	Main	—	3 Pc Bath, Heated Floor, Pedestal Sink
Laundry	Main	—	Laundry Sink, Tile Floor
Utility Room	Main	—	—
Bedroom 4	Main	—	Hardwood Floor, Large Window, Double Closet
Living Room	Main	—	Hardwood Floor, Vaulted Ceiling(s), Gas Fireplace
Kitchen	Main	—	Hardwood Floor, Stainless Steel Appl, Double Sink
Bathroom	Main	—	Hardwood Floor, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.