



FOR LEASE

OTHER

MLS# W13801342

# 2 Royal York Road 305, Toronto, ON M8V 2S6

Mimico, Toronto · M8V 2S6

C\$ 2,450/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 1        | 1         | 750   | 1       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

RARE WATERFRONT RENTAL! AFFORDABLE PRICE! SPACIOUS 1 BEDROOM OVERLOOKING THE SPARKLING LAKE ! Looking for something special? Want gorgeous views and a tranquil setting? Hate high rise, concrete jungles? Well, this delightful, renovated, large suite, over 700 sf, a charming condo alternative, could be your next happy home! Enjoy a friendly lakefront community located right on the waters edge! Only 15 minutes from downtown Toronto ! This is a convenient, low-floor suite, in a unique, BOUTIQUE APARTMENT BUILDING, with a vintage vibe and only 60 suites. Feels like a rustic MUSKOKA cottage in the city, so close the shoreline, you can hear the waves. If you work from home, the floor plan is large enough for an office area. Your morning coffee will taste better on your balcony overlooking the water, while watching swans and boats glide by. Tenants are invited to use a private, waterfront parkette and picnic area in front of the building, with a pretty patio, BBQ area and recreation hub, ideal for air show parties, star- gazing and an exclusive doggy park. This is truly an urban paradise, surrounded by acres of parks, trails and nature. Near charming LAKESHORE VILLAGE shops, casual dining, local pubs and assorted clinics/professional offices. Close to serious retail therapy in nearby mega-malls. Transit is literally at your front door. Easy Highway/Go Train/Airport access. Minutes to Toronto's glam entertainment hub, HUMBER BAY SHORES with posh restaurants, popular patios, farmers' markets and lively festivals. NOTE, This classic apartment building is rent controlled, professionally managed, pet-friendly, and a long-term lease is possible. Ideal for a professional single, young couple or mature, empty nesters wanting a unique, waterfront retreat with million-dollar views on a penny-pincher's budget! Don't miss this one! (See Photo Tour of Suite 305 and Walk-Through Video of 105 Attached to MLS Listing. Virtually Staged LR.)

### FEATURES

- ✓ Waterfront
- ✓ Garage
- ✓ Beach
- ✓ Lake Access
- ✓ Lake/Pond
- ✓ Park
- ✓ Public Transit

### PROPERTY DETAILS

|                |              |
|----------------|--------------|
| PROPERTY TYPE  | Other        |
| LISTING STATUS | For Lease    |
| STYLE          | Apartment    |
| PROPERTY TYPE  | Other        |
| AREA RANGE     | 700-799 sqft |
| PARKING        | 1 spaces     |
| POSTAL CODE    | M8V 2S6      |
| NEIGHBOURHOOD  | Mimico       |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                          |
|-------------|-------|------------|---------------------------------------------------|
| Living Room | Main  | —          | Open Concept, Combined w/Dining, Overlook Water   |
| Dining Room | Main  | —          | Combined w/Living, W/O To Balcony, Overlook Water |

| ROOM    | LEVEL | DIMENSIONS | FEATURES                                        |
|---------|-------|------------|-------------------------------------------------|
| Kitchen | Main  | —          | Renovated, Quartz Counter, Breakfast Bar        |
| Bedroom | Main  | —          | Overlook Water, Mirrored Closet, Hardwood Floor |
| Other   | Main  | —          | Overlook Water, Breezeway, Balcony              |

GALLERY





## LISTING AGENT

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RIGHT AT HOME REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.