



RE/MAX ABOUTOWNE REALTY CORP., Brokerage

FOR SALE

COMMON ELEMENT CONDO

MLS# W13834436

2287 Lake Shore Road W 301, Toronto, ON M8V 3Y1

Mimico, Toronto · M8V 3Y1

C\$ 1,049,000

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

ABOUT THIS PROPERTY

Behind gated grounds and a fountain courtyard, Grand Harbour has long been one of Mimico's most sought-after waterfront addresses: three towers set apart by old-world architecture, a marble-clad lobby and a level of craftsmanship rarely built today. Suite 301 offers 2 bedrooms plus a generous den that could be used as an additional bedroom or fitness studio. This suite has been meticulously cared for and is ready for its next owner. Offering 1,467 sq ft with a rare south west exposure and a private terrace. Inside, herringbone hardwood flooring runs throughout, with marble finishes carried through both bathrooms and custom built-in bookcases in the living room. The primary bedroom looks out over Grand Harbour's own courtyard gardens, a quiet, manicured world tucked within the building's brick enclave. The suite also comes with its own exclusive wine storage. Grand Harbour's amenities rival a private club: 24-hour concierge and security, a saltwater indoor pool, a fully equipped fitness centre, an elegant party room and guest suites for visiting family and friends, all set against gardens, fountains and a charming gazebo that make coming home feel like arriving somewhere peaceful. A short two minute walk to the marina to enjoy the boats and waterfront trails, or step onto the streetcar right outside your door for a convenient ride into downtown Toronto. Twenty minutes to the airport keeps travel, whether for business or leisure, effortless. Grand Harbour is a rare chance to own in one of the city's most established waterfront communities - built for the sophisticated and discerning buyer.

FEATURES

- ✓ Waterfront
- ✓ Garage
- ✓ Hospital
- ✓ Lake/Pond
- ✓ Level
- ✓ Library
- ✓ Marina
- ✓ Park

PROPERTY DETAILS

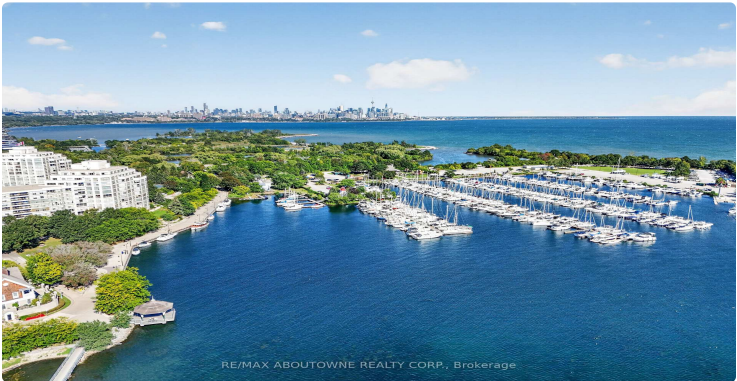
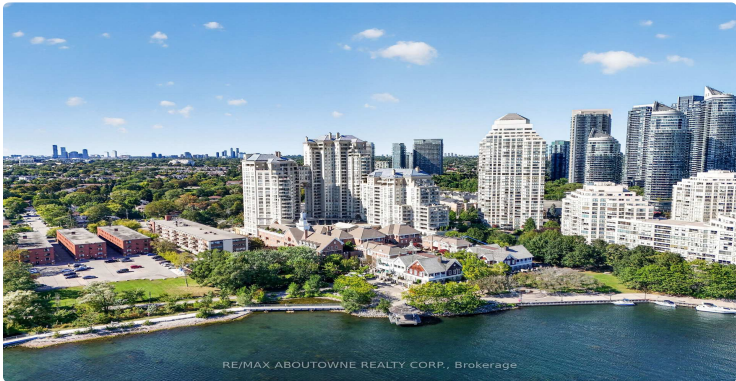
PROPERTY TYPE	Common Element Condo
LISTING STATUS	For Sale
STYLE	1 Storey/Apt
PROPERTY TYPE	Common Element Condo
AGE	31-50 years
AREA RANGE	1400-1599 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,251
POSTAL CODE	M8V 3Y1
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bathroom	Main	—	4 Pc Ensuite

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	Walk-In Closet(s)
Kitchen	Main	—	—
Laundry	Main	—	—
Living Room	Main	—	—
Dining Room	Main	—	—
Foyer	Main	—	—
Office	Main	—	—
Bathroom	Main	—	3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX ABOUTOWNE REALTY CORP.

Email: pshaganenko@gmail.com

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.