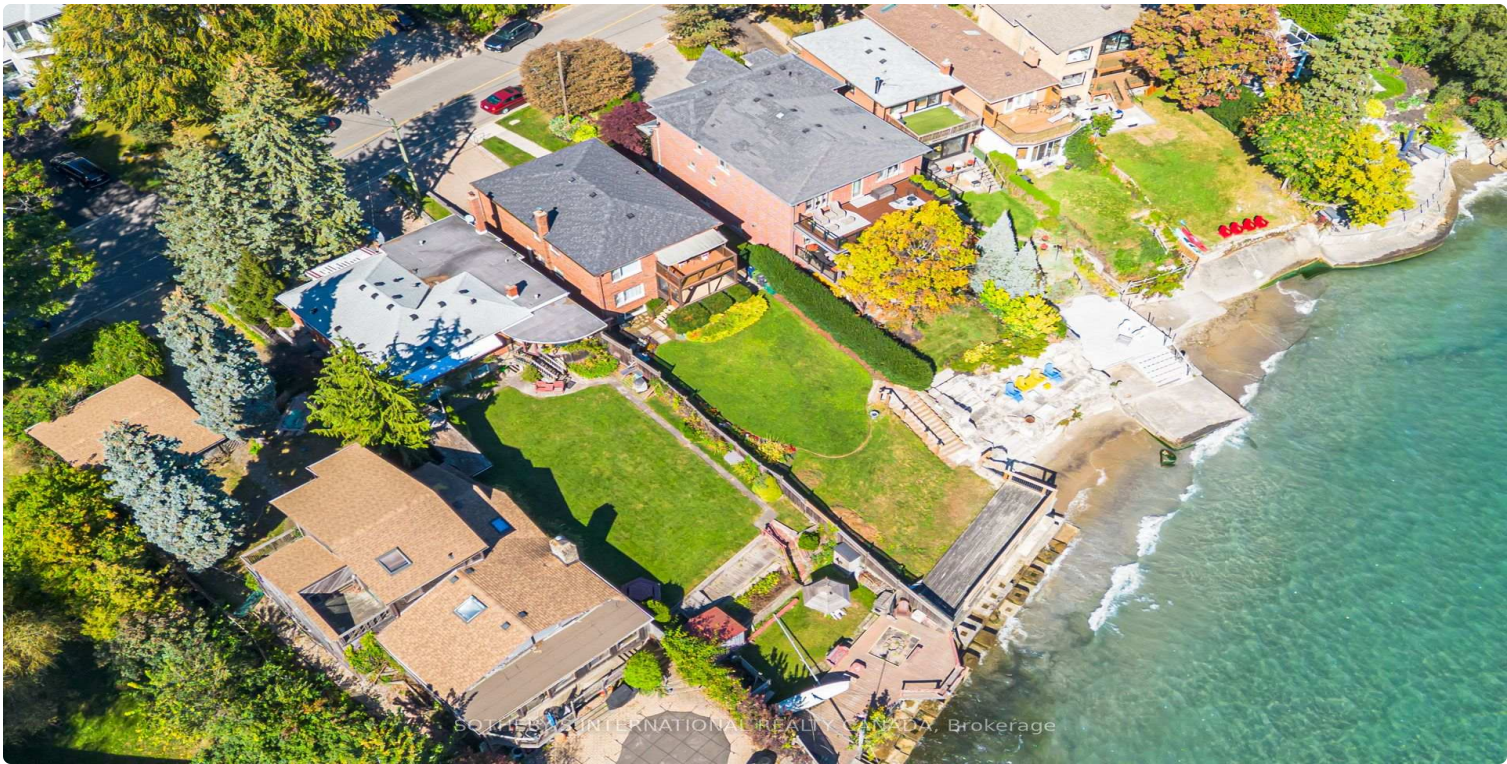




FOR SALE

DETACHED

MLS# W13866124

407 Lake Promenade, Toronto, ON M8W 1C3

Long Branch, Toronto · M8W 1C3

C\$ 2,699,000

4	2	2,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Lakefront living with a lifestyle you'll love, on Lake Promenade. This classic brick detached duplex provides a serene escape from the hustle & bustle of the city whilst offering seamless connectivity. Located in Long Branch, one of Etobicoke's most loved lakeside communities. Steps from Marie Curtis Park beach, trails & the Etobicoke creek and just minutes from the Long Branch GO, the 501 Streetcar and the shops and cafes along Lake Shore Blvd W. 407 Lake Promenade presents a unique opportunity to own a home with direct access to Lake Ontario. Complete with two south facing balconies that overlook the water as well as a deep, private lawn that extends down to a waterfront deck, where you can take in the stunning views of the horizon. Built in the 1950's, and meticulously maintained over the years, giving the next owners a blank canvas to make it their own. With two separate units, plus a double built-in garage and private drive, this property provides utility and waterfront whimsy.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Unfinished
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	6 spaces
ANNUAL TAX	\$11,563
POSTAL CODE	M8W 1C3
NEIGHBOURHOOD	Long Branch

ROOM BREAKDOWN

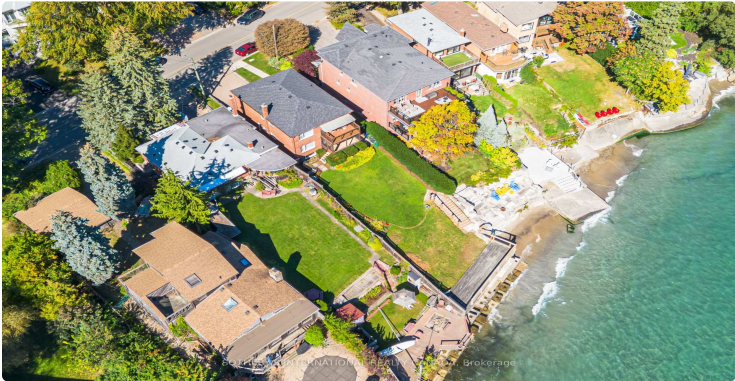
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Large Window, W/O To Porch, Overlook Water
Dining Room	Main	—	Large Window, South View, Overlook Water
Kitchen	Main	—	B/I Dishwasher, Double Sink, Separate Room
Bathroom	Main	—	4 Pc Bath, B/I Vanity, Window

407 Lake Promenade, Toronto, ON M8W 1C3

SOTHEBY'S INTERNATIONAL REALTY CANADA

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	B/I Closet, Large Closet, Large Window
Bedroom 2	Main	—	Closet, Large Window, Ceiling Fan(s)
Living Room	Second	—	Large Window, W/O To Balcony, Overlook Water
Dining Room	Second	—	Hardwood Floor, South View, Overlook Water
Kitchen	Second	—	B/I Dishwasher, Double Sink, Ceiling Fan(s)
Bathroom	Second	—	4 Pc Bath, B/I Vanity, Window
Bedroom 3	Second	—	B/I Closet, Large Closet, Large Window
Bedroom 4	Second	—	Large Window, Closet, Ceiling Fan(s)
Laundry	Basement	—	Concrete Floor, Laundry Sink, Window
Other	Basement	—	Large Window, Concrete Floor, Unfinished
Other	Basement	—	Large Window, Concrete Floor, Unfinished
Utility Room	Basement	—	Concrete Floor, Unfinished, Window

GALLERY





Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.