



FOR SALE

CONDO APARTMENT

MLS# W13867152

2200 Lake Shore Boulevard W 3907, Toronto, ON M8V 1A4

Mimico, Toronto · M8V 1A4

C\$ 619,000

3	2	850	1	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional 807 sqft Westlake II Condo at the coveted Humber Bay Waterfront, This sun-filled residence boasts 9' ceilings, two generously sized bedrooms plus a versatile study, and two elegantly designed bathrooms. Step out onto the expansive 111 sqft balcony to take in breathtaking panoramic views of the city skyline, serene lake, and lush park. The condo features beautiful laminate flooring throughout, a sophisticated quartz countertop, and a host of high-end upgrades. Building amenities include a state-of-the-art fitness center, indoor pool, rooftop garden, 24-hour concierge, visitor parking, and more. Perfectly situated, you're just steps away from the park, lake, and streetcar, with quick access to the Gardiner Expressway and QEW. Enjoy the convenience of LCBO, Metro, Shoppers, Starbucks, and TD Bank right downstairs.

FEATURES

- ✓ Garage
- ✓ Beach
- ✓ Clear View
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Waterfront
- ✓ New Build

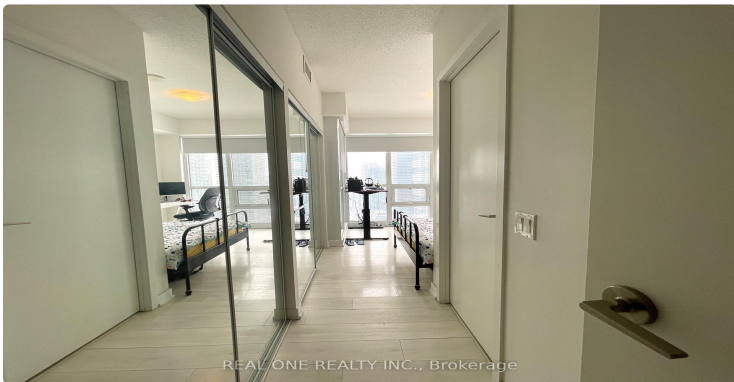
PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	New years
AREA RANGE	800-899 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,896
POSTAL CODE	M8V 1A4
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining, W/O To Balcony, Laminate
Dining Room	Main	—	Combined w/Kitchen, Open Concept, Laminate
Kitchen	Main	—	Open Concept, Stainless Steel Appl, Laminate
Primary Bedroom	Main	—	Ensuite Bath, NE View, Double Closet
Bedroom 2	Main	—	Laminate, Closet, North View
Study	Main	—	Laminate, Open Concept
3200 Lake Shore Boulevard W 3907, Toronto, ON M8V 1A4			REAL ONE REALTY INC.

GALLERY





LISTING AGENT

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REAL ONE REALTY INC.

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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.