



FOR LEASE

CONDO APARTMENT

MLS# W13881174

80 Palace Pier Court 302, Toronto, ON M8V 4C1

Mimico, Toronto · M8V 4C1

C\$ 3,700/mo

2	2	1,100	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Life by the water feels different at Nevis Villa Condos. Tucked along the Mimico shoreline in the heart of Humber Bay Shores, this boutique residence offers a quieter, more intimate take on waterfront living, with just 29 suites across five storeys and beautiful views of the lake and city skyline woven into everyday life. Welcome to Suite 302 - a bright and spacious two bedroom, two bathroom suite offering 1,145 square feet of well-designed living space. Sunlight fills the home through oversized windows, while the electric fireplace adds warmth and character to the main living area. Step out to your private balcony, complete with a gas line for BBQing, andenjoy peaceful views over a lush canopy of trees. The primary suite is a true retreat,featuring a generous walk-in closet and a five piece ensuite designed for comfort and relaxation. With in-suite laundry, parking, and a locker included, this home checks all the boxes. Residents of Nevis Villa enjoy a full range of amenities, including 24-hour concierge service,a fitness centre, sauna, resident lounge, billiards room, and car wash bay. The rooftop gardenterrace is a standout, offering a beautiful space to entertain with a fireplace, BBQ area, andlake views. Outside your door, Humber Bay's waterfront lifestyle awaits. The Martin Goodman Trail is jus steps away for walks, runs, or bike rides along the lake, while nearby parks, cafes, shops, and the yacht club add to the neighbourhood's charm. With the Humber Bay Arch Bridge, Sheldon Lookout, and Humber Bay Shore Park all close by, this is a location that makes it easy to enjoy the very best of Toronto's lakeside living.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Lake/Pond
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1000-1199 sqft
PARKING	1 spaces
POSTAL CODE	M8V 4C1
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Open Concept, Stainless Steel Appl, Centre Island
Dining Room	Flat	—	Combined w/Living, Open Concept, Crown Moulding
Living Room	Flat	—	Fireplace, W/O To Balcony, Crown Moulding
Primary Bedroom	Flat	—	5 Pc Ensuite, Walk-in Closet(s), Large Closet

Property 302, Toronto, ON M8V4C1

RENTAL PROPERTY CANADA

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Flat	—	Large Closet, Large Window, NE View

GALLERY





LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.