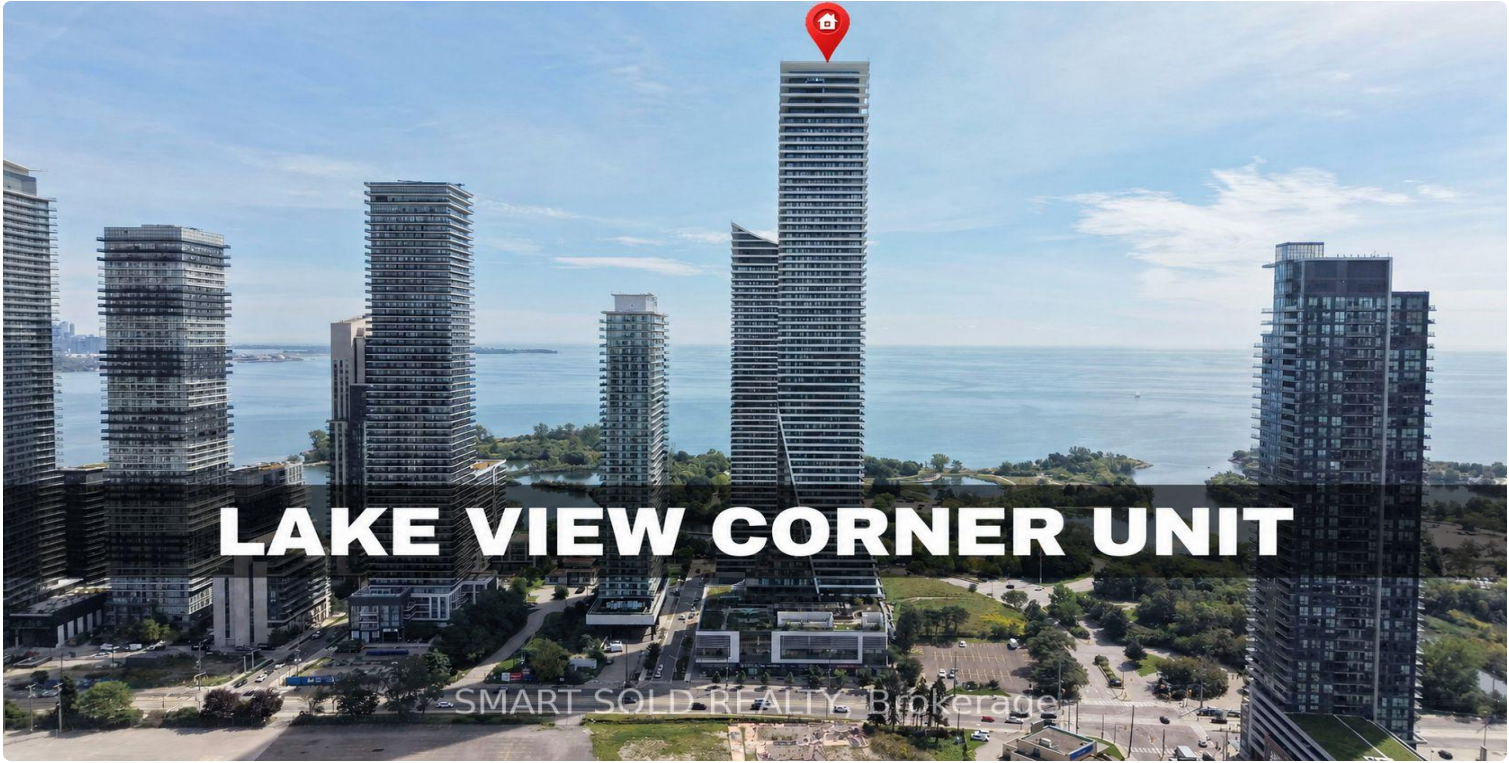




FOR SALE

CONDO APARTMENT

MLS# W13998604

# 30 Shore Breeze Drive 2313, Toronto, ON M8V 0J1

Mimico, Toronto · M8V 0J1

C\$ 588,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 1         | 650   | 1       | 6-10      | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Priced to Sell!!! Stunning 2-Bedroom Corner Suite With Breathtaking South And East-Facing Lake Ontario & CN Tower Views! This Beautifully Maintained And Freshly Painted 682 Sq. Ft. Suite Features 9-Ft Ceilings, Floor-To-Ceiling Windows, And An Incredible Approximately 280 Sq. Ft. Wraparound Balcony With Three Walkouts From Both Bedrooms And The Dining Area. Enjoy Abundant Natural Light, A Functional Jack-And-Jill Style Bathroom, One Parking Space And One Locker. Resort-Inspired, Membership-Style Amenities Include A Saltwater Pool, Fitness Centre, Yoga & Pilates Studio, Games Room, Dining Room, Party Room, And Various Classes. Steps To Lake Ontario, Waterfront Trails And Parks, With Easy Access To TTC, GO Transit And The Gardiner. Exceptional Waterfront Living In One Of Mimico's Premier Communities!

### FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Lake Access
- ✓ Park
- ✓ Public Transit
- ✓ Waterfront
- ✓ School

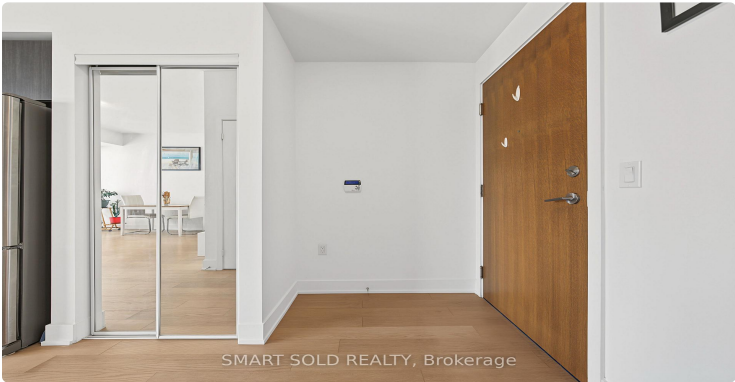
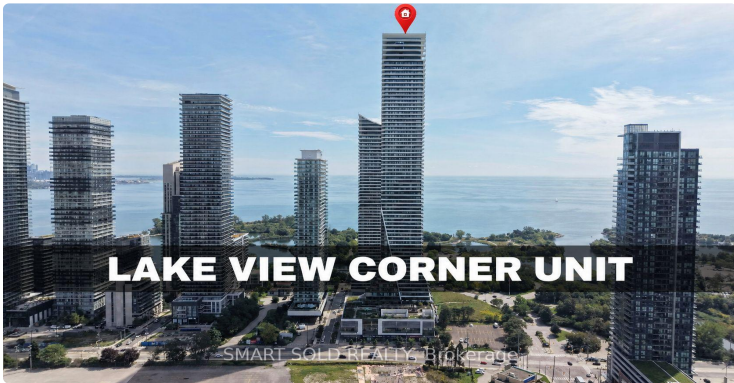
### PROPERTY DETAILS

|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AGE            | 6-10 years      |
| AREA RANGE     | 600-699 sqft    |
| PARKING        | 1 spaces        |
| ANNUAL TAX     | \$3,039         |
| POSTAL CODE    | M8V 0J1         |
| NEIGHBOURHOOD  | Mimico          |

## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                              |
|-----------------|-------|------------|-------------------------------------------------------|
| Kitchen         | Flat  | —          | Backsplash, Stainless Steel Appl, Quartz Counter      |
| Living Room     | Flat  | —          | Open Concept, Combined w/Dining, W/O To Balcony       |
| Dining Room     | Flat  | —          | Open Concept, Window Floor to Ceiling, W/O To Balcony |
| Primary Bedroom | Flat  | —          | Window Floor to Ceiling, W/O To Balcony, Large Closet |
| Bedroom 2       | Flat  | —          | Window Floor to Ceiling, W/O To Balcony, Large Closet |

GALLERY





SMART SOLD REALTY, Brokerage



SMART SOLD REALTY, Brokerage



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## LISTING AGENT

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**Pavel Shaganenko**

SMART SOLD REALTY

**Email:** pshaganenko@gmail.com

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.