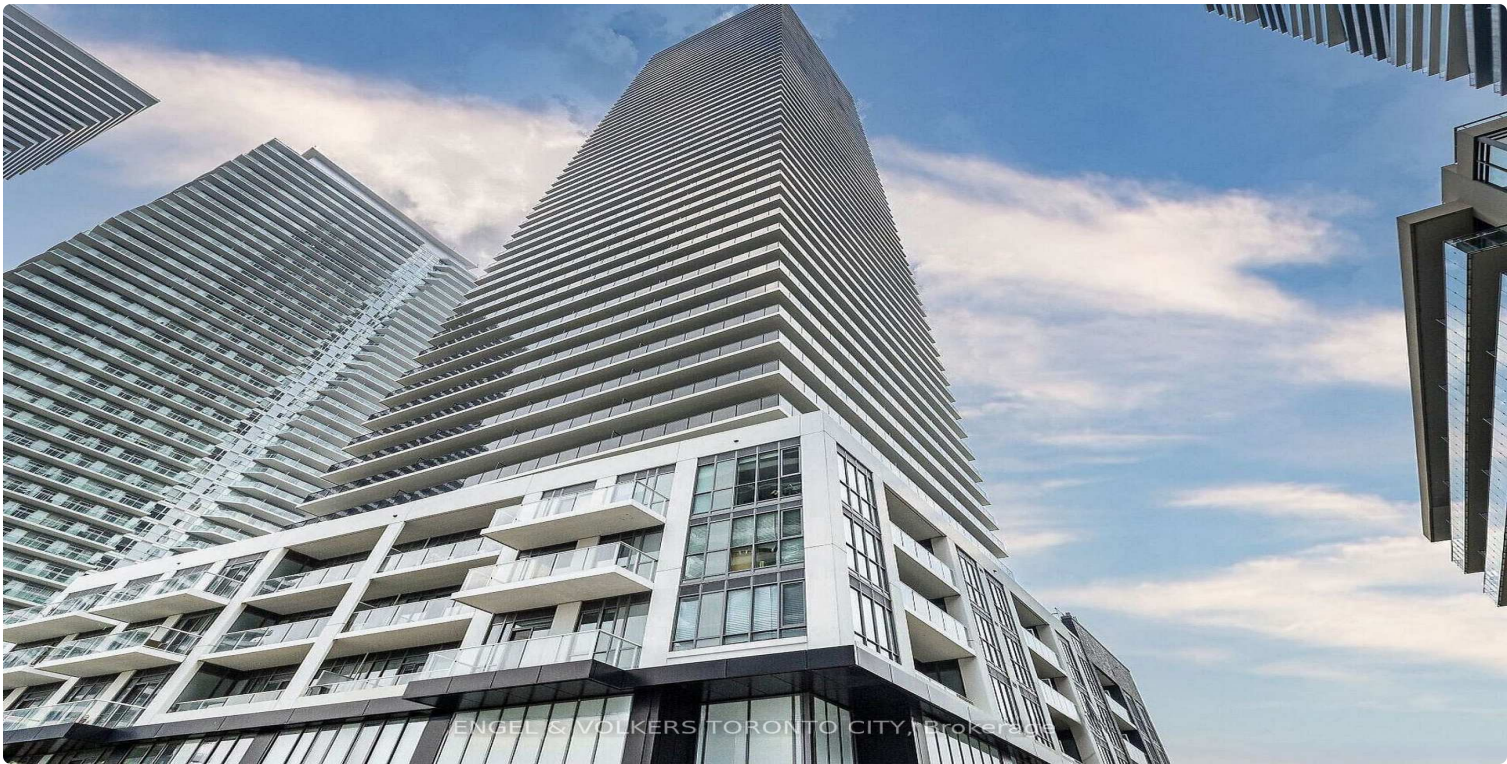




FOR SALE

CONDO APARTMENT

MLS# W14031526

# 70 Annie Craig Drive TH104, Toronto, ON M8V 0G2

Mimico, Toronto · M8V 0G2

C\$ 1,199,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 3         | 1,500 | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Experience refined lakeside living where elegance meets everyday ease! This exceptional 2-story condo townhouse by Mattamy Homes at 'Vita On The Lake' offers the perfect house-like feel with its own private street-level entrance. Boasting high ceilings and a bright, open-concept layout, this spacious home features 2 large bedrooms plus a massive den that easily functions as a 3rd bedroom. The chef-inspired kitchen is a showstopper, complete with premium S/Sintegrated appliances and a massive island. Enjoy top-tier amenities: 24hr concierge, outdoor pool with sundeck/BBQ terrace, gym, yoga studio, sauna, party room, pet wash, and visitor parking. Steps to Humber Bay Park, Martin Goodman Trail, beaches, yacht club, Metro, LCBO, and cafes. TTC at your doorstep & minutes to downtown via the Gardiner. Includes 1 parking & 1 locker. The perfect balance of luxury and convenience!

### FEATURES

✔ Garage

### PROPERTY DETAILS

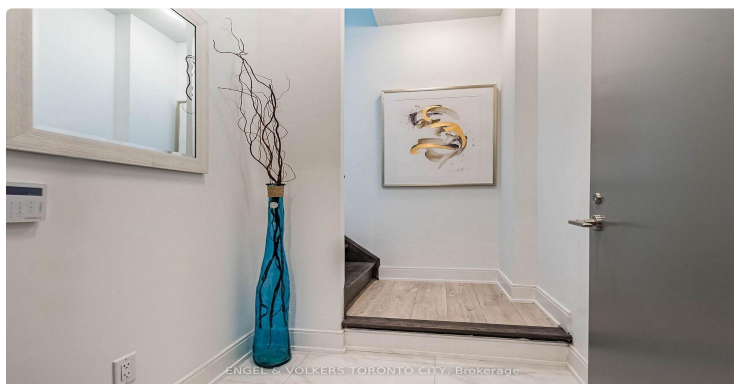
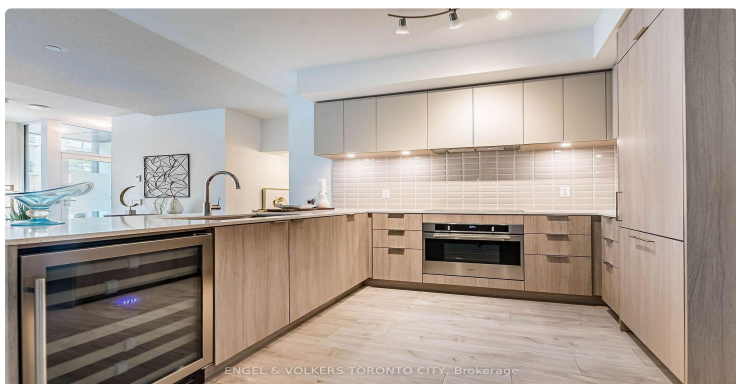
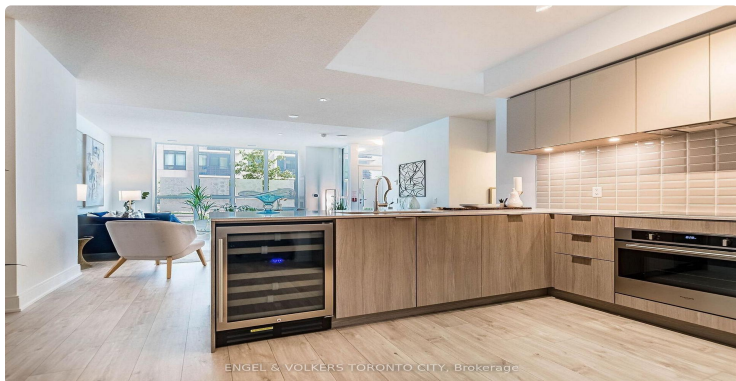
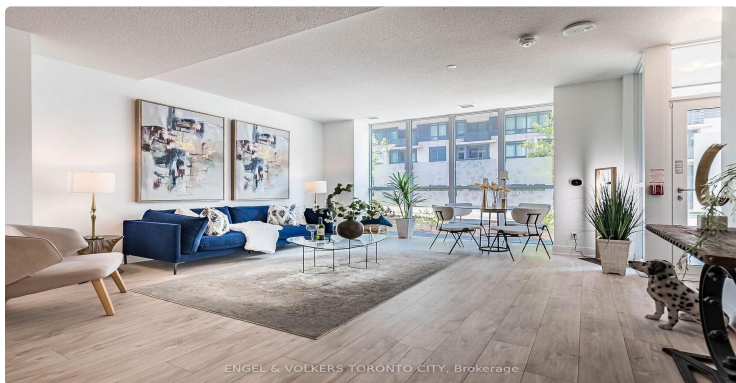
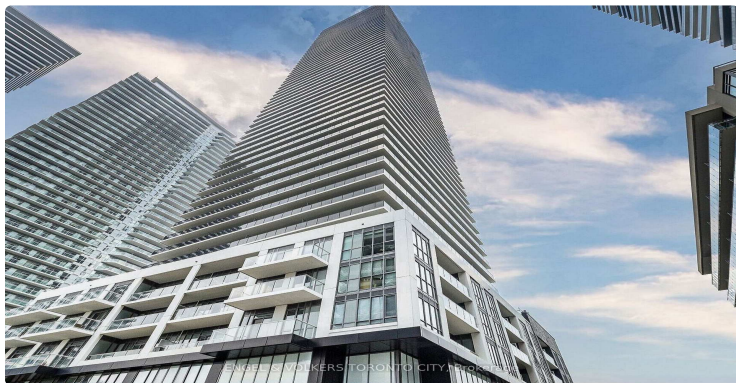
|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AREA RANGE     | 1400-1599 sqft  |
| PARKING        | 1 spaces        |
| ANNUAL TAX     | \$4,985         |
| POSTAL CODE    | M8V 0G2         |
| NEIGHBOURHOOD  | Mimico          |

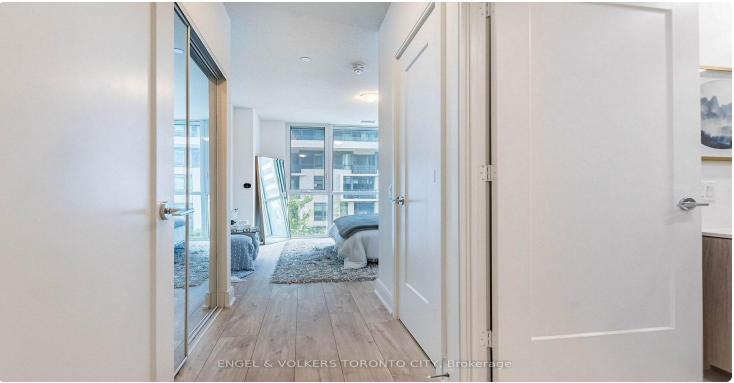
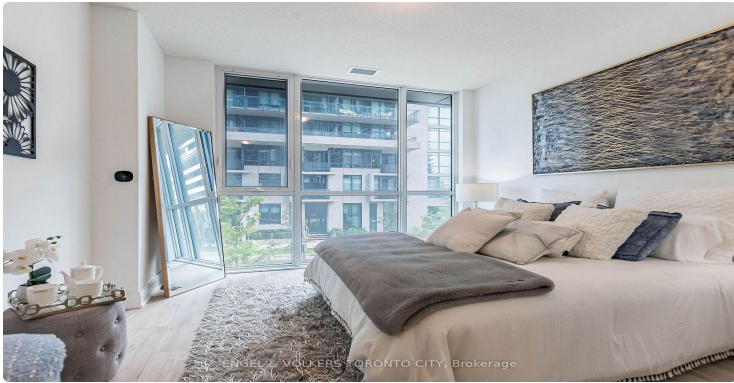
## ROOM BREAKDOWN

| ROOM                                                     | LEVEL  | DIMENSIONS | FEATURES                                             |
|----------------------------------------------------------|--------|------------|------------------------------------------------------|
| Living Room                                              | Second | —          | Combined w/Dining, Large Window, Laminate            |
| Dining Room                                              | Main   | —          | Combined w/Living, Laminate                          |
| Kitchen                                                  | Main   | —          | B/I Appliances, Quartz Counter, Modern Kitchen       |
| Powder Room                                              | Main   | —          | —                                                    |
| —                                                        | Second | —          | 4 Pc Ensuite, Walk-In Closet(s), Large Window        |
| —                                                        | Second | —          | 4 Pc Bath, Walk-In Closet(s), Large Window           |
| Den 70 Annie Craig Drive TH104, Toronto, Ontario M8V 0G2 | Second | —          | Separate Room, Laminate ENGEL & VOLKERS TORONTO CITY |

## GALLERY

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## LISTING AGENT

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**Pavel Shaganenko**

ENGEL & VOLKERS TORONTO CITY

**Email:** pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.