



ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage

FOR SALE

CONDO TOWNHOUSE

MLS# W14034276

2230 Lake Shore Boulevard W 108, Toronto, ON M8V 0B2

Mimico, Toronto · M8V 0B2

C\$ 1,399,000

3	3	1,500	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to resort-style living in Humber Bay Shores. This exceptional condo townhouse strikes the perfect balance between modern style, thoughtful design, and comfortable everyday living, offering private outdoor space on every level. Delivering the spacious feel and privacy of a residence alongside full condo conveniences, the home features direct access from your private garage so you can unload the car without using an elevator, plus a second non-tandem underground parking space just steps away. The main living level is impeccably configured for both effortless entertaining and practical daily routines. Updated in 2025, the kitchen boasts brand-new cabinetry, crisp quartz countertops, modern appliances, a dedicated coffee and beverage station, and a matching dining buffet. The bright, welcoming living area is highlighted by new recessed pot lights, a statement fixture over the dining table, a cozy electric fireplace with an integrated TV setup, a tastefully updated powder room, and glass doors opening directly onto a private balcony. The spacious primary bedroom includes a walk-in closet and full ensuite washroom. Every bedroom on this level enjoys access to a walkout balcony, served by fresh, modern full bathroom featuring updated vanities and sleek contemporary lighting. The loft level offers maximum versatility, featuring a built-in Murphy bed. This room easily shifts from a quiet daytime lounge and home office into a private evening guest suite. Outside, the expansive, ravine-facing top-floor terrace includes a gas BBQ hookup and ample space to host friends and family against a serene backdrop. Take advantage of retreat-like building amenities, including an indoor pool, gym, fitness studio, sauna, children's playroom, and party room. All of this sits just steps away from waterfront trails, groceries, dining, and the vibrant outdoor lifestyle of Humber Bay Shores.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Condo Townhouse
BASEMENT	Finished
AREA RANGE	1400-1599 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,911
POSTAL CODE	M8V 0B2
NEIGHBOURHOOD	Mimico

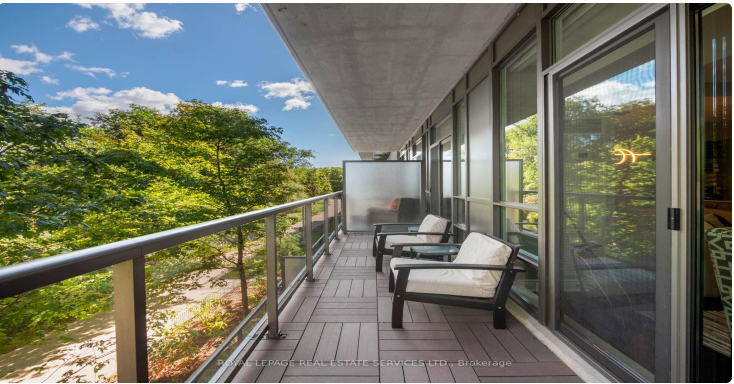
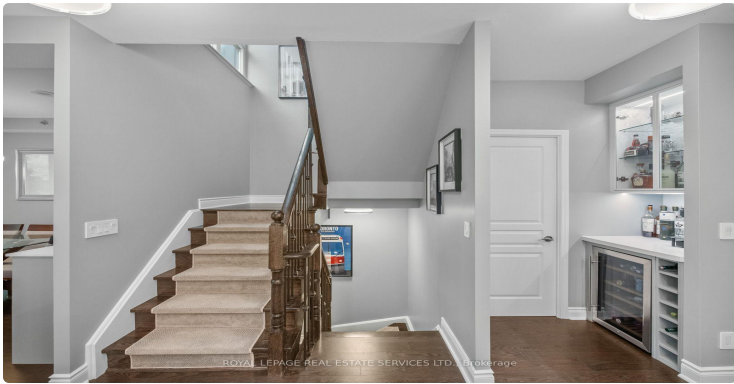
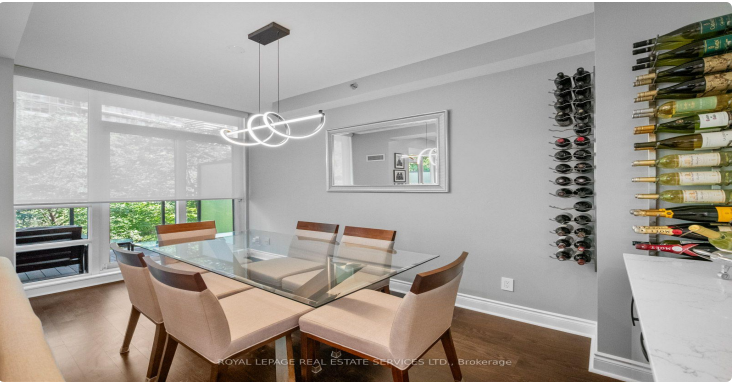
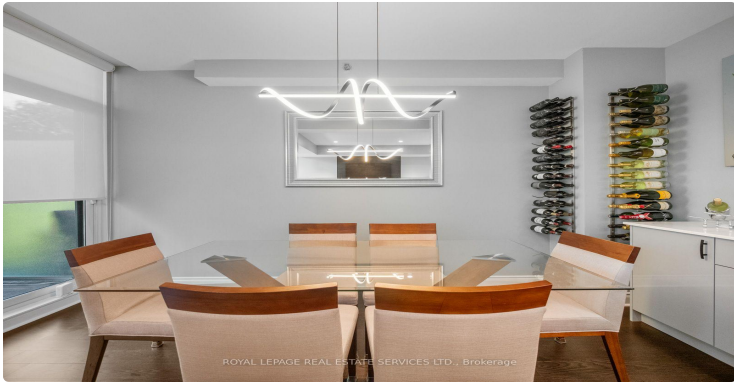
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Mud Room	Basement	—	Tile Floor
Utility Room	Basement	—	Tile Floor, Combined w/Laundry, Laundry Sink
Primary Bedroom	Main	—	Walk-In Closet(s), 3 Pc Ensuite, W/O To Balcony
Bedroom 2	Main	—	W/O To Balcony, Laminate, Closet
Kitchen	Second	—	Stainless Steel Appl, Quartz Counter, Breakfast Bar
Living Room	Second	—	Electric Fireplace, W/O To Balcony, Pot Lights
Dining Room	Second	—	Combined w/Living, W/O To Balcony, Pot Lights
Loft	Third	—	Murphy Bed, Laminate, W/O To Terrace

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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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.