



FOR SALE

CONDO APARTMENT

MLS# W14088522

2285 Lake Shore Boulevard W 1806, Toronto, ON M8V 3X9

Mimico, Toronto · M8V 3X9

C\$ 1,300,000

2	3	1,500	2	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Grand Lifestyle. Grand Location. Grand Harbour. This isn't just any old building... It's a unique, distinguished way of living, not easily replicated, but often revered. Condos like this are hard to come by. Spanning 1585sf, the layout comfortably lends itself to any desired arrangement or sought-after aesthetic. Two incredibly spacious bedrooms, complete with their own ensuites, allow for the privilege of privacy, and a degree of independence, not normally enjoyed in the close confines of a condominium. Hardwood, marble and granite accents add a level of luxury everyone can appreciate. Full size appliances, a separate laundry room, smooth ceilings, and a proper new paint job, round out this impressive offering. The proverbial icing on the cake though is the stunning southern exposure out over Humber Bay Park, Etobicoke Yacht Club and Lake Ontario. To say the view is gorgeous would be an understatement. It's equal parts breathtaking and captivating, while possessing a distinct sense of serenity. The dregs of downtown don't feel as daunting when you can retreat to a waterfront sanctuary like this. Live in close proximity to experiences, not landmarks. Enjoy daily routines only Grand Harbour, its incomparable amenity structure, and its enviable environment, can offer. Whether you walk, run, swim, sail or soak, there's something for everyone here. Just being alive is grand, they say. Truer words have never been spoken about life at Grand Harbour.

FEATURES

- ✓ Garage
- ✓ Beach
- ✓ Greenbelt/Conservation
- ✓ Lake Access
- ✓ Lake/Pond
- ✓ Marina
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	31-50 years
AREA RANGE	1400-1599 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,149
POSTAL CODE	M8V 3X9
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Hardwood Floor, Open Concept, Crown Moulding
Dining Room	Fiat	—	Hardwood Floor, Open Concept, W/O To Balcony

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Hardwood Floor, Renovated, Stainless Steel Appl
Primary Bedroom	Flat	—	Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Flat	—	Hardwood Floor, 4 Pc Ensuite, Double Closet
Other	Flat	—	Concrete Floor, Balcony, South View

GALLERY





LISTING AGENT

Pavel Shaganenko

SAGE REAL ESTATE LIMITED

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.