



FOR SALE

CONDO APARTMENT

MLS# W14088830

# 2087 Lake Shore Boulevard W 105, Toronto, ON M8V 4G3

Mimico, Toronto · M8V 4G3

C\$ 670,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 2         | 950   | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Not all condo living is created equal, and this one offers something a little different. Welcome to The Waterford in Humber Bay Shores, where you can enjoy the convenience of condo living without giving up the space and outdoor lifestyle you love. This beautifully maintained 965 sq. ft. suite features 2 bedrooms, 2 bathrooms and a bright, open-concept living and dining area with rich wood flooring. The kitchen brings everything together with granite countertops, stainless steel appliances and a breakfast bar that's perfect for morning coffee or catching up with friends. But what really sets this home apart is the expansive, south-facing private terrace. With walkouts from both the living room and primary bedroom, it's your own outdoor retreat, surrounded by beautifully landscaped gardens, with room to dine, entertain or simply unwind. The primary suite also features a walk-in closet and 4-piece ensuite. Add in 2 owned underground parking spaces, an owned locker and ensuite laundry, and everyday living becomes that much easier. The Waterford offers concierge service, an indoor pool, fitness centre, party room, landscaped courtyard and visitor parking. And when you're ready to head out, the waterfront, scenic trails, parks, restaurants and transit are just steps away, with downtown Toronto within easy reach. If you've been looking for a condo that gives you more than just four walls, this might be exactly what you've been waiting for.

### FEATURES

- ✓ Garage
- ✓ Waterfront
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Library

### PROPERTY DETAILS

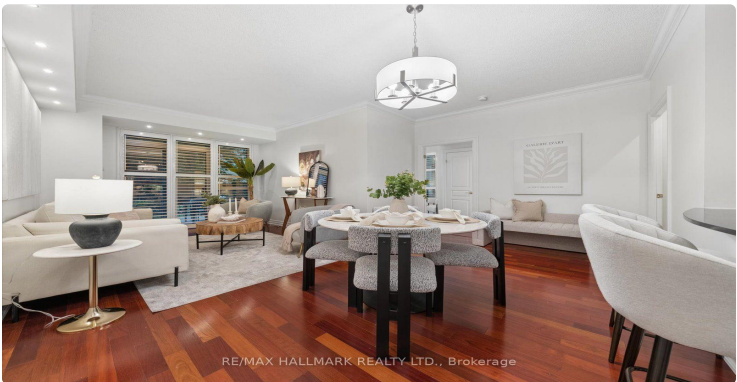
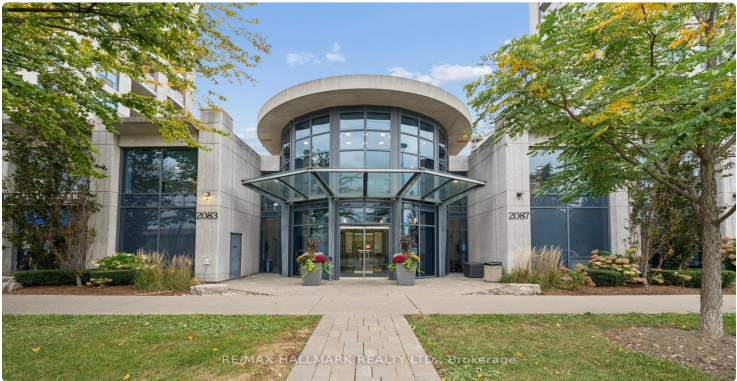
|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AREA RANGE     | 900-999 sqft    |
| PARKING        | 2 spaces        |
| ANNUAL TAX     | \$3,069         |
| POSTAL CODE    | M8V 4G3         |
| NEIGHBOURHOOD  | Mimico          |

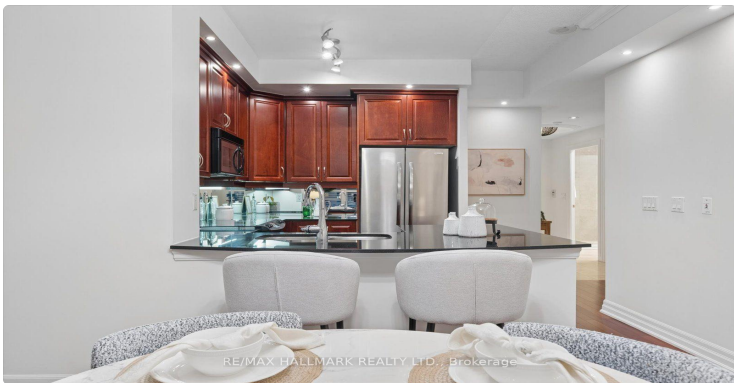
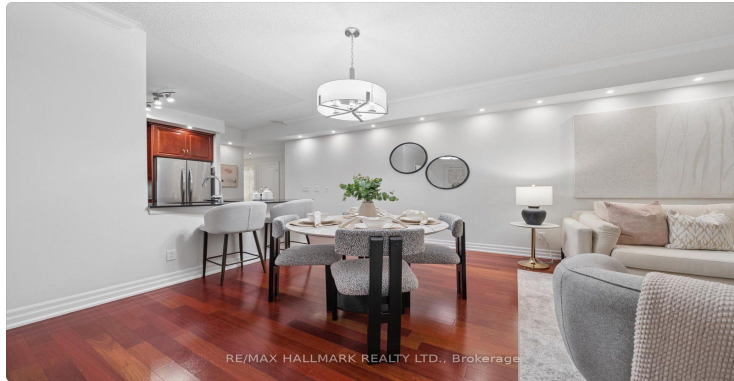
## ROOM BREAKDOWN

| ROOM                                                 | LEVEL | DIMENSIONS | FEATURES                                                |
|------------------------------------------------------|-------|------------|---------------------------------------------------------|
| Living Room                                          | Main  | —          | W/O To Terrace, Window Floor to Ceiling, Hardwood Floor |
| Dining Room                                          | Main  | —          | Open Concept, Hardwood Floor, Combined w/Living         |
| Kitchen                                              | Main  | —          | Granite Counters, Stainless Steel Appl, Breakfast Bar   |
| Primary Bedroom                                      | Main  | —          | Walk-In Closet(s), 4 Pc Ensuite, W/O To Terrace         |
| 2087 Lake Shore Boulevard W 105, Toronto, ON M8V 4G3 |       |            | RE/MAX HALLMARK REALTY LTD.                             |

| ROOM      | LEVEL | DIMENSIONS | FEATURES                                   |
|-----------|-------|------------|--------------------------------------------|
| Bedroom 2 | Main  | —          | Large Closet, Large Window, Hardwood Floor |
| —         | —     | —          | —                                          |

GALLERY





## LISTING AGENT

---

**Pavel Shaganenko**

RE/MAX HALLMARK REALTY LTD.

**Email:** pshaganenko@gmail.com

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.