



RE/MAX WEALTH BUILDERS REAL ESTATE, Brokerage

FOR SALE

CONDO TOWNHOUSE

MLS# W14117464

40 Carnation Avenue 115, Toronto, ON M8V 0B8

Long Branch, Toronto · M8V 0B8

C\$ 750,000

2	3	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Most 2-bedrooms at Minto Southshore give you one outdoor space. Unit 115 gives you THREE! And the best one is on the roof. One of the largest 2-bed layouts in the complex: 1,206 interior sq ft over two levels, hardwood floors, freshly painted, with 1 owned underground parking spot. Do the math: that's about \$622/sq ft, and the outdoor space doesn't count toward that number. The 140+ sq.ft rooftop terrace is basically free. The main floor is made for hosting. A 20-ft open living/dining room, a kitchen with breakfast bar and stainless appliances, a powder room for guests, and a 50+ sq.ft walk-out balcony off the dining area for morning coffee. Upstairs, the primary suite does what a primary suite should: its own 35+ sq.ft private balcony and a fully renovated ensuite with a frameless glass shower, matte-black fixtures, butcher-block vessel vanity and herringbone tile. A bright second bedroom, 4-pc main bath and upper-floor laundry finish the level. Then keep climbing. The 140 sq ft rooftop terrace is partly covered, strung with lights and has a dedicated BBQ spot. Your summer living room, minus the cottage traffic. Built by Minto and LEED Gold certified, with ENERGY STAR appliances, heat recovery ventilation and individually metered utilities. You pay for what you use, not your neighbour's AC. On-site tennis court and beautifully landscaped walkways. Tucked in a quiet pocket of Long Branch, minutes to the cafes and shops of Lake Shore Blvd W, the 501 streetcar, Long Branch GO, and the QEW/Gardiner/427. Weekends are sorted: Colonel Samuel Smith Park's waterfront trails, Marie Curtis Park and beach, and the lit pickleball courts at Laburnham Park. More space. More sky. Better built. Book your showing before its gone!

FEATURES

✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Condo Townhouse
AREA RANGE	1200-1399 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,606
POSTAL CODE	M8V 0B8
NEIGHBOURHOOD	Long Branch

ROOM BREAKDOWN

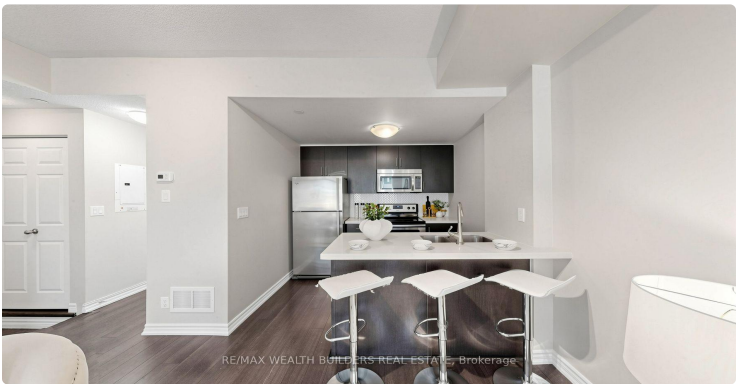
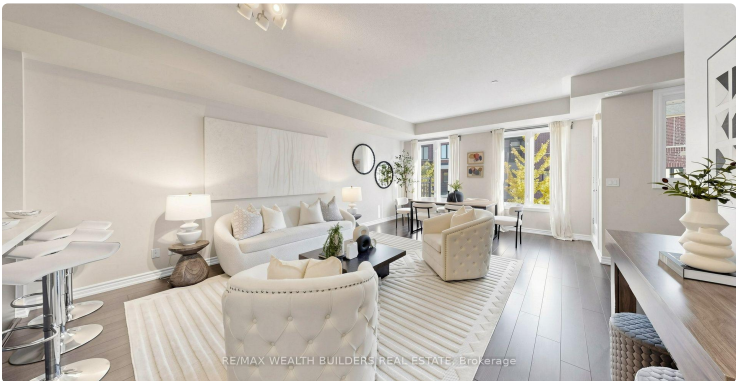
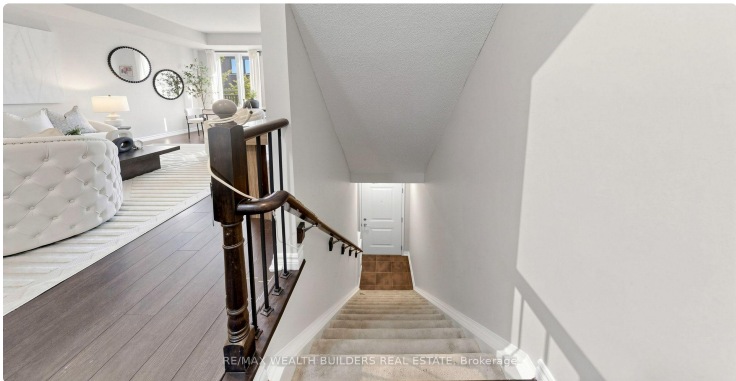
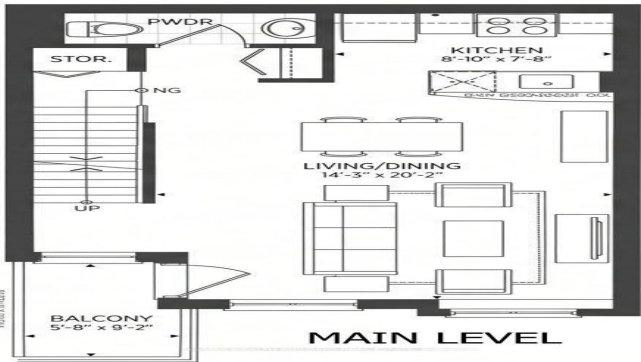
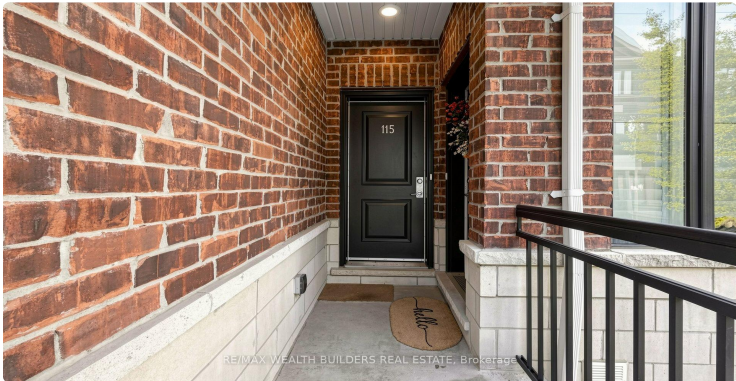
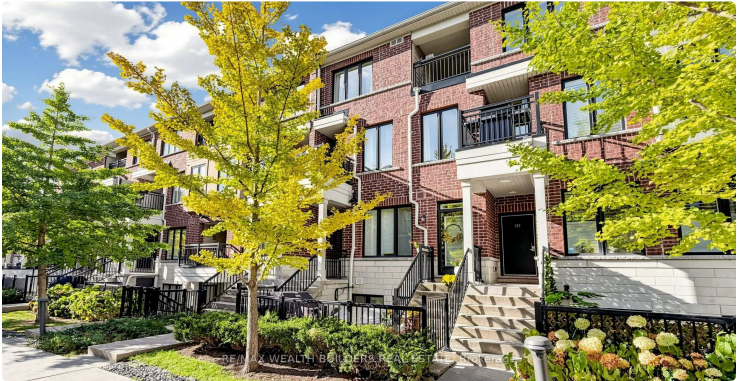
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	W/O To Balcony, Large Window, Combined w/Dining
Dining Room	Main	—	Hardwood Floor

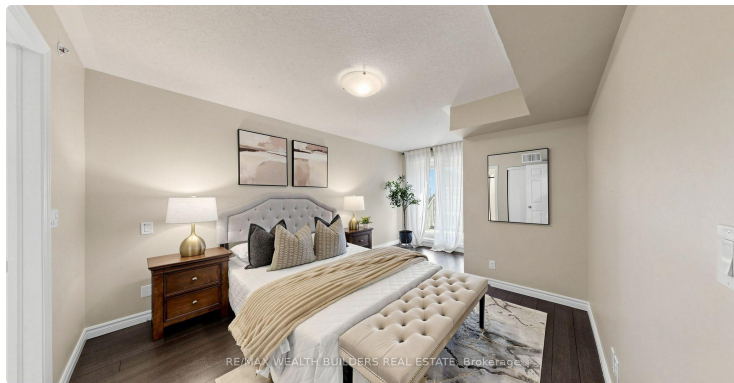
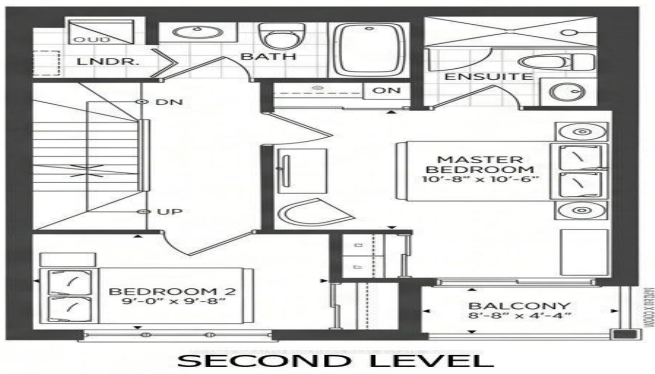
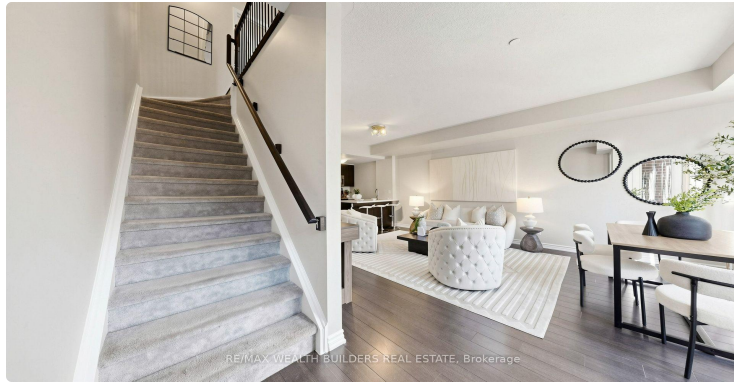
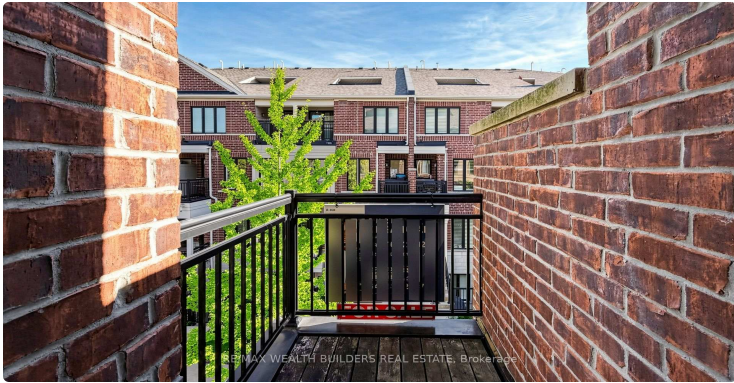
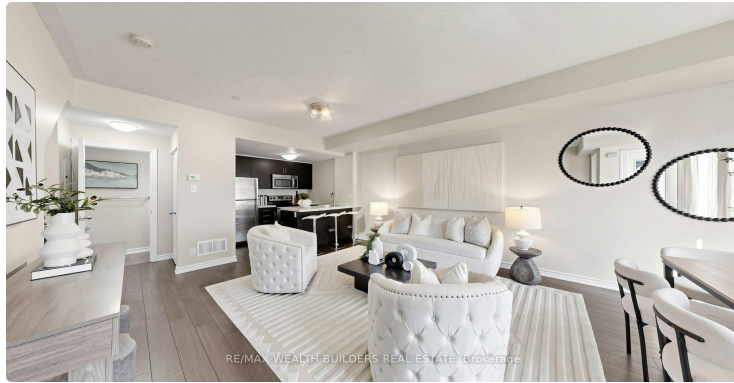
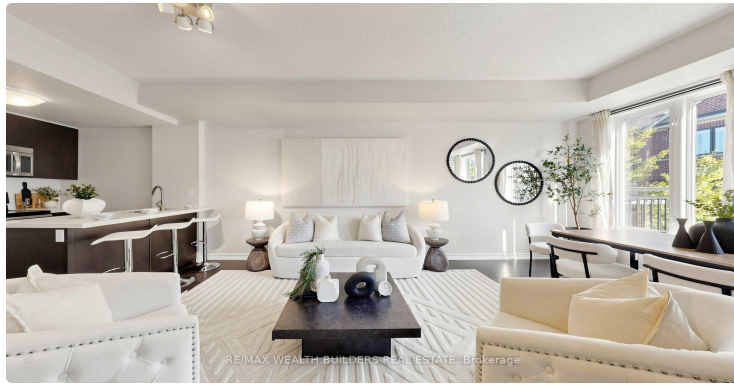
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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Quartz Counter, Stainless Steel Appl
Bathroom	Main	—	2 Pc Bath
Primary Bedroom	Second	—	Window Floor to Ceiling, W/O To Balcony, 3 Pc Ensuite
Bedroom 2	Second	—	Large Window, Hardwood Floor
Bathroom	Second	—	4 Pc Bath
Bathroom	Second	—	3 Pc Ensuite
Furnace Room	Third	—	—

GALLERY





Pavel Shaganenko

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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.