



FOR LEASE

CONDO APARTMENT

MLS# W14125756

2312 Lake Shore Boulevard W 4, Toronto, ON M8V 1B5

Mimico, Toronto · M8V 1B5

C\$ 1,995/mo

1	1	750	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Perched on the top floor, Apartment 4 at 2312 Lake Shore Boulevard West is a spacious one-bedroom residence that pairs the privacy of a high-floor home with the ease of lakeside living. With no neighbours above, the suite feels quiet and settled, and a skylight draws natural light down into the home so it changes gracefully from morning to evening. The generous living and dining area is the heart of the residence. There is room to gather, to host, and to unwind, and the open proportions let furniture and daily life breathe. The bedroom offers a calm retreat at the end of the day. Step onto the private balcony, where barbecuing is permitted, and the home extends outdoors. It suits weeknight grilling, weekend meals with friends, or a quiet coffee before the day begins. Year-round comfort is in your hands, with in-suite control of heating and air conditioning. Parking is available for an additional \$125 per month. Set along Etobicoke's waterfront, the home is close to the lake, its trails, and the everyday amenities of the neighbourhood, so a more relaxed pace is part of daily life.

FEATURES

- ✓ Garage
- ✓ Lake/Pond
- ✓ Public Transit

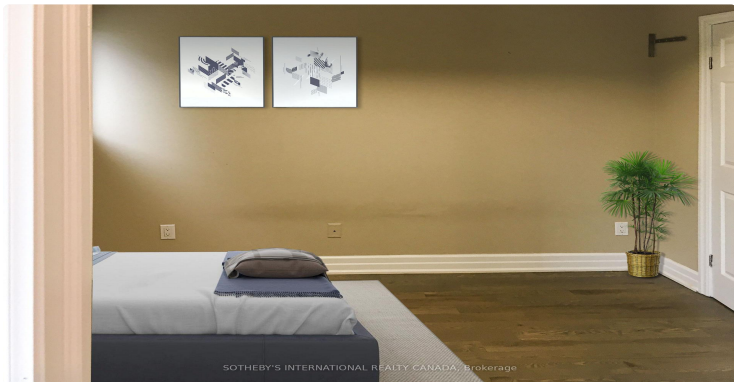
PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	700-799 sqft
PARKING	1 spaces
POSTAL CODE	M8V 1B5
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	9.25 x 3.10	Skylight, Granite Counters, Stainless Steel Appl
Living Room	Main	9.25 x 2.01	Hardwood Floor, Large Window, Combined w/Dining
Bedroom	Main	3.25 x 2.86	Hardwood Floor, Window, Closet
Bathroom	Main	—	Renovated, 3 Pc Bath, Ceramic Floor
Laundry	Main	—	Renovated

GALLERY





LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.