



FOR SALE

CONDO APARTMENT

MLS# W14126788

2269 Lake Shore Boulevard W 1701, Toronto, ON M8V 3X6

Mimico, Toronto · M8V 3X6

C\$ 719,000

2	2	1,100	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Floor-to-ceiling South West windows frame open lake views and sunsets from this 2-storey, 2-bedroom loft on the 16th floor of Marina Del Rey III, right at the water's edge in Humber Bay Shores. All-inclusive maintenance fees in this well managed building keeps monthly costs consistently predictable. The main level has been refreshed with a new kitchen, powder room, lighting, flooring, smooth ceilings and fresh paint throughout. The renovated kitchen wraps around and opens directly to the dining area: eat at the breakfast bar day to day, or set up a full table when you host. A spiral staircase leads to two bedrooms, including a primary with a 4-piece ensuite and custom closet, with a powder room on the main floor. Parking is included, and all-inclusive maintenance keeps monthly costs predictable. Residents have access to the Malibu Club: indoor pool, saunas, whirlpool, squash, outdoor tennis, and a party room that opens onto a lake-view deck with BBQs. Outside, the Waterfront Trail connects marinas, yacht clubs and Humber Bay Park, with the Lake Shore streetcar at your door and the Gardiner minutes away.

FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Marina
- ✓ Public Transit
- ✓ Waterfront
- ✓ Place Of Worship
- ✓ School

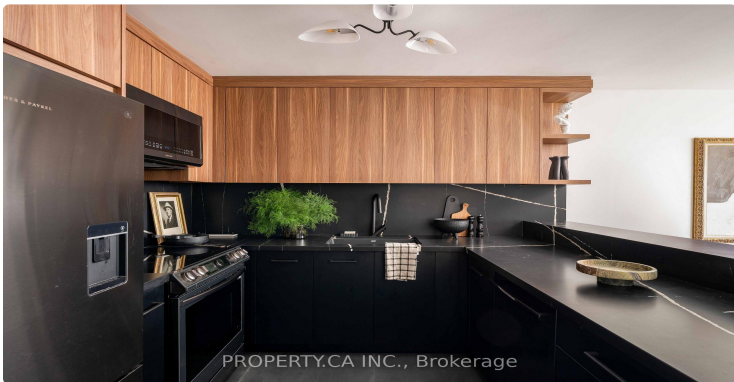
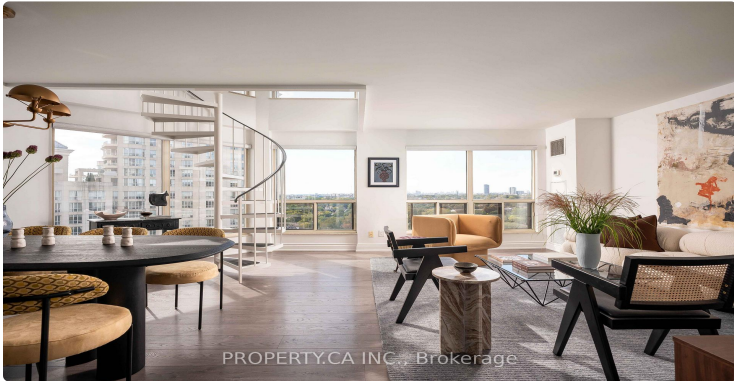
PROPERTY DETAILS

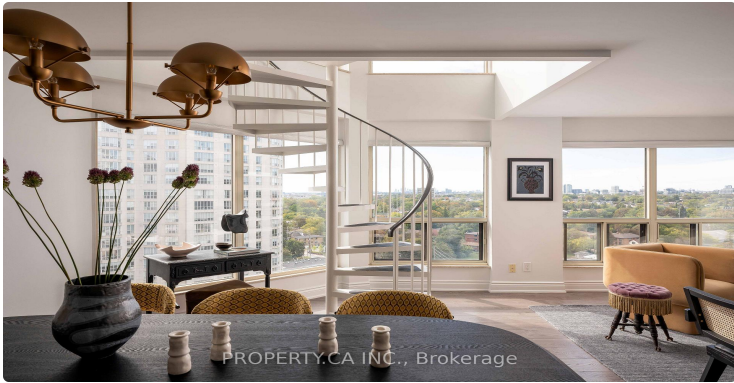
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Apartment
AREA RANGE	1000-1199 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,092
POSTAL CODE	M8V 3X6
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	2.60 x 2.90	Tile Floor, Stainless Steel Appl, Backsplash
Living Room	Main	4.14 x 4.80	Open Concept, Window, Vinyl Floor
Dining Room	Main	2.74 x 2.59	SW View, Vinyl Floor
Primary Bedroom	Second	4.87 x 3.27	Vinyl Floor, Closet, 4 Pc Ensuite
Bedroom 2	Second	4.27 x 3.35	Vinyl Floor, Closet, Separate Room

GALLERY





LISTING AGENT

Pavel Shaganenko

PROPERTY.CA INC.

Email: pshaganenko@gmail.com

Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.