

FOR SALE | CONDO TOWNHOUSE | MLS# W14161370

2230 Lake Shore Boulevard W 107, Toronto, ON M8V 0B2

Mimico, Toronto · M8V 0B2

C$ 1,298,000

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

ABOUT THIS PROPERTY

Welcome to elevated living in this impressive condo townhouse, offering 2,182 sq. ft. of total living space and an extraordinary private terrace. Sun-filled interiors and lush park views create an inviting setting for everyday living. With the perfect balance of luxury, space and indoor-outdoor living, this is more than a home-it's a lifestyle worth coming home to.The chef-inspired kitchen is centred around an oversized island, offering plenty of room for meal preparation, casual dining and gathering with friends and family. Windows overlooking the park provide a peaceful backdrop. The open-concept dining area connects seamlessly to a spacious wraparound balcony, extending your entertaining space outdoors and providing the perfect spot for a morning coffee or dinner in the fresh air. The primary bedroom is a welcoming retreat, complete with a walk-in closet, a 3-piece ensuite and a walkout to a second wraparound balcony. The second bedroom also enjoys its own walk-in closet and 4-piece ensuite, offering comfort and privacy for family or guests. On the lower level, a separate, versatile living area provides room for a dedicated workspace, media room or quiet lounge, with the added convenience of direct access to your private garage.The spacious third-floor den adds even more flexibility, featuring a walk-in closet and a Murphy bed for overnight guests. Step outside onto the expansive 934 sq. ft private terrace, where views of lush greenery create a memorable setting for summer gatherings, outdoor dining or unwinding at the end of the day. With outdoor access on multiple levels and distinct spaces to live, work and entertain, this home offers an exceptional lifestyle in Humber Bay Shores. *Some photos have been virtually staged

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Condo Townhouse
BASEMENT	Finished
AREA RANGE	1400-1599 sqft
PARKING	2 spaces
ANNUAL TAX	$6,200
POSTAL CODE	M8V 0B2
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Mud Room	Lower	—	Access To Garage

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Lower	—	Access To Garage, Open Concept, Combined w/Laundry
Primary Bedroom	Main	—	3 Pc Ensuite, W/O To Balcony, Walk-In Closet(s)
Bedroom 2	Main	—	4 Pc Ensuite, Window Floor to Ceiling, Walk-In Closet(s)
Kitchen	Second	—	Centre Island, Stainless Steel Appl, Overlooks Park
Living Room	Second	—	Combined w/Dining, Open Concept, Large Window
Dining Room	Second	—	W/O To Balcony, Window Floor to Ceiling, Pot Lights
Loft	Third	—	W/O To Terrace, Murphy Bed, Walk-In Closet(s)

GALLERY


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


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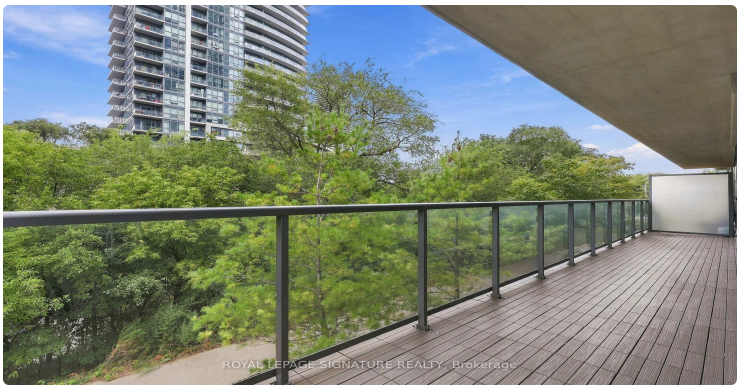

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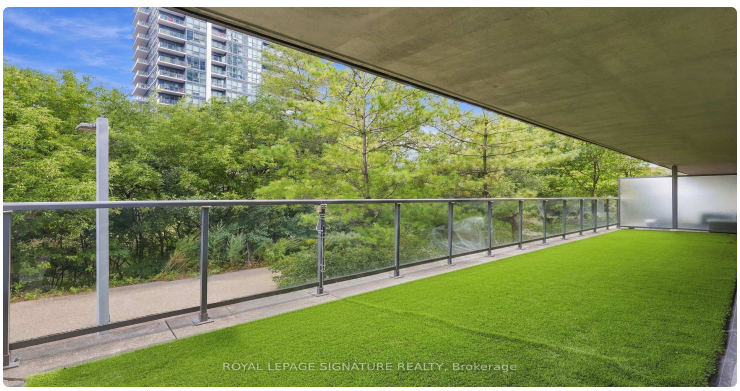

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LISTING AGENT

Pavel Shaganenko

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Prepared for you on November 9, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.