

\$380,000 - 1607 - 3 Marine Parade Drive, Toronto (mimico)

MLS® #W12319552

\$380,000

1 Bedroom, 1.00 Bathroom,
Single Family

Mimico, Toronto (mimico), Ontario

Two Connected Units Sold as One At Hearthstone by the Bay Retirement Living. This unique opportunity includes two separately registered yet physically connected condos: Unit 1607 (611 sq.ft.) and Unit 1606 (over 1,266 sq.ft.) offered together as one expansive residence totaling over 1,800 sq.ft. A rare and truly unique offering: this combined suite features traditional finishes, hardwood floors, and a smart winged layout perfect for flexibility and privacy. One side (1607) includes a one-bedroom suite with lounge/den, full bath, and laundry. The other (1606) offers two bedrooms, two baths, and bright, open-concept living, dining, and solarium areas. Easily walk through both sides via an internal connection, or close them off in the future if desired. Enjoy northwest corner exposure with glowing sunsets and a peek at the lake. Located in Hearthstone by the Bay a vibrant retirement condominium community by the waterfront. You'll own your suite while enjoying the convenience of a full-service lifestyle. Included in the *mandatory* monthly service package: housekeeping, select meals, 24-hour nurse access, fitness classes, daily activities, shuttle service, and more. Personal care services available as needed (up to 24/7). Downsize without compromise this is retirement living redefined. EXTRAS: Mandatory Club Fee: \$1,923.53 + HST/month (1 occupant) Additional Occupant: \$265.06 +



HST/month Includes: Movie Theatre, Hair Salon, Pub, Billiards Area, Outdoor Terrace & More. See Schedule for More Info. (id:6289)

Essential Information

Listing #	W12319552
Price	\$380,000
Bedrooms	1
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1607 - 3 Marine Parade Drive
Subdivision	Mimico
City	Toronto (mimico)
Province	Ontario
Postal Code	M8V3Z5

Amenities

Amenities	Hospital, Marina, Park, Public Transit, Security/Concierge, Exercise Centre, Recreation Centre, Visitor Parking, Storage - Locker
Features	Balcony
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
Has Pool	Yes
Pool	Indoor pool

Interior

Appliances	Dishwasher, Dryer, Microwave, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Concrete
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Listing Details

Listing Office

Royal LePage Real Estate Associates, Larose Team



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