

\$1,389,900 - 2264 Lake Shore Boulevard W, Toronto (mimico)

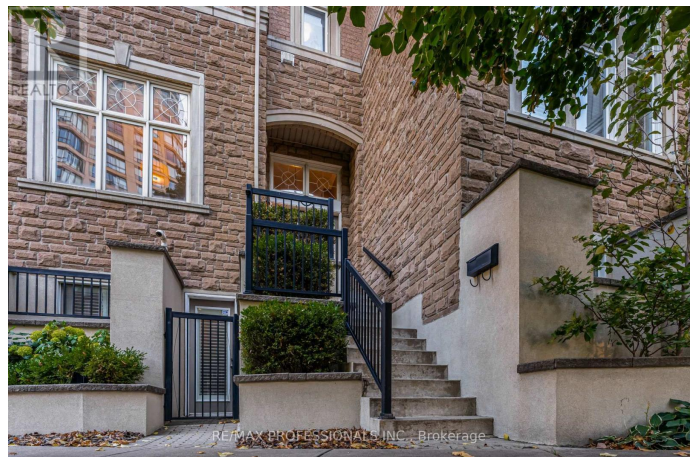
MLS® #W12441405

\$1,389,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Mimico, Toronto (mimico), Ontario

Live by the Lake! Executive Lakeside Living in Humber Bay Shores! This spacious freehold townhome offers nearly 2800 SF of stylish, low-maintenance living in one of Toronto's most desirable waterfront communities. The main floor features soaring 12ft ceilings in the living room & front foyer, creating a bright, airy space with a modern gas fireplace and a unique dining area overlooking the living space. The chefs kitchen boasts granite counters, a large island, and a walkout to a private patio perfect for barbecues and entertaining. The second level offers generously sized bedrooms, each with walk-in closets, plus the convenience of a laundry room. Also included is a flexible office space ideal for working from home, or it can easily be converted into a fourth upstairs bedroom. The entire third floor is an impressive primary retreat with a sitting area, spa-like five-piece ensuite, and a massive walk-in closet with custom organizers. The finished lower level provides even more versatility, complete with a three-piece bath, making it ideal as a gym, office, recreation room, or nanny/in-law suite. As an end-unit, the home benefits from extra windows on every level, filling the space with natural light throughout. Recent upgrades include a brand-new HVAC system & hot water tank, while the double garage offers rare parking for two full-sized vehicles. Set within a quiet enclave with newly paved streets, this



home is a hidden gem in family-friendly Bal-Harbour Village. Enjoy a low-maintenance lifestyle just steps from lakefront trails, yacht clubs, parks, restaurants, & seasonal farmers market. Essentials such as Metro, Shoppers, LCBO, & walk-in clinic are within walking distance, & the area is served by excellent schools including the new Kingsway College private school. With easy access to the Gardiner, 427, TTC and downtown, this home combines executive luxury with everyday convenience. Beautifully maintained and move-in ready, it is waiting for its next lucky owners. (id:6289)

Essential Information

Listing #	W12441405
Price	\$1,389,900
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2264 Lake Shore Boulevard W
Subdivision	Mimico
City	Toronto (mimico)
Province	Ontario
Postal Code	M8V1A9

Amenities

Amenities	Marina, Park, Public Transit, Schools, Fireplace(s)
Features	Irregular lot size, Conservation/green belt, Lane, Carpet Free
Parking Spaces	2
Parking	Garage
# of Garages	1
View	City view
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, All, Dishwasher, Dryer, Garage door opener, Range, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Stone
Lot Description	22.9 x 58.4 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

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