



LPH01-2230 LAKE SHORE BOULEVARD WEST





## LPH01-2230 Lake Shore Boulevard West

Luxury Living On Lake Shore: Breathtaking Corner Lower Penthouse Oasis With Clear, Unobstructed & Panoramic Views Of Lake Ontario & CN Tower Cityscape. Boasting Sunny Picturesque Windows On Three Sides Of The Unit, Providing Full 270 Degree Views, Complete Privacy & Serene Resort-Like Living At Its Best. Enjoy Spectacular Sunsets On Two Large Balconies With Rare South & West Views, Allowing For An Abundance Of Natural Light. Smooth 9Ft Ceilings, Pot Lights, Gleaming Hardwood Floors & Custom Remote Control Blackout Blinds Throughout. Spacious Split Bedroom Layout + Large Den/3rd Bedroom, Primary Walk-In Glass Shower & Walk-In Closet. Located On Private Floor With Only A Few Units. Prime Location: Steps To Transit, Humber Bay Park, Water Front Trails & Martin Goodman Trail Which Leads Straight To Downtown's City Centre. Walk To Tons Of Restaurants & Amenities To Choose From Close By. Mins Go Station & Hwys. This One Of A Kind View & Suite Is Completely Move-In Ready.



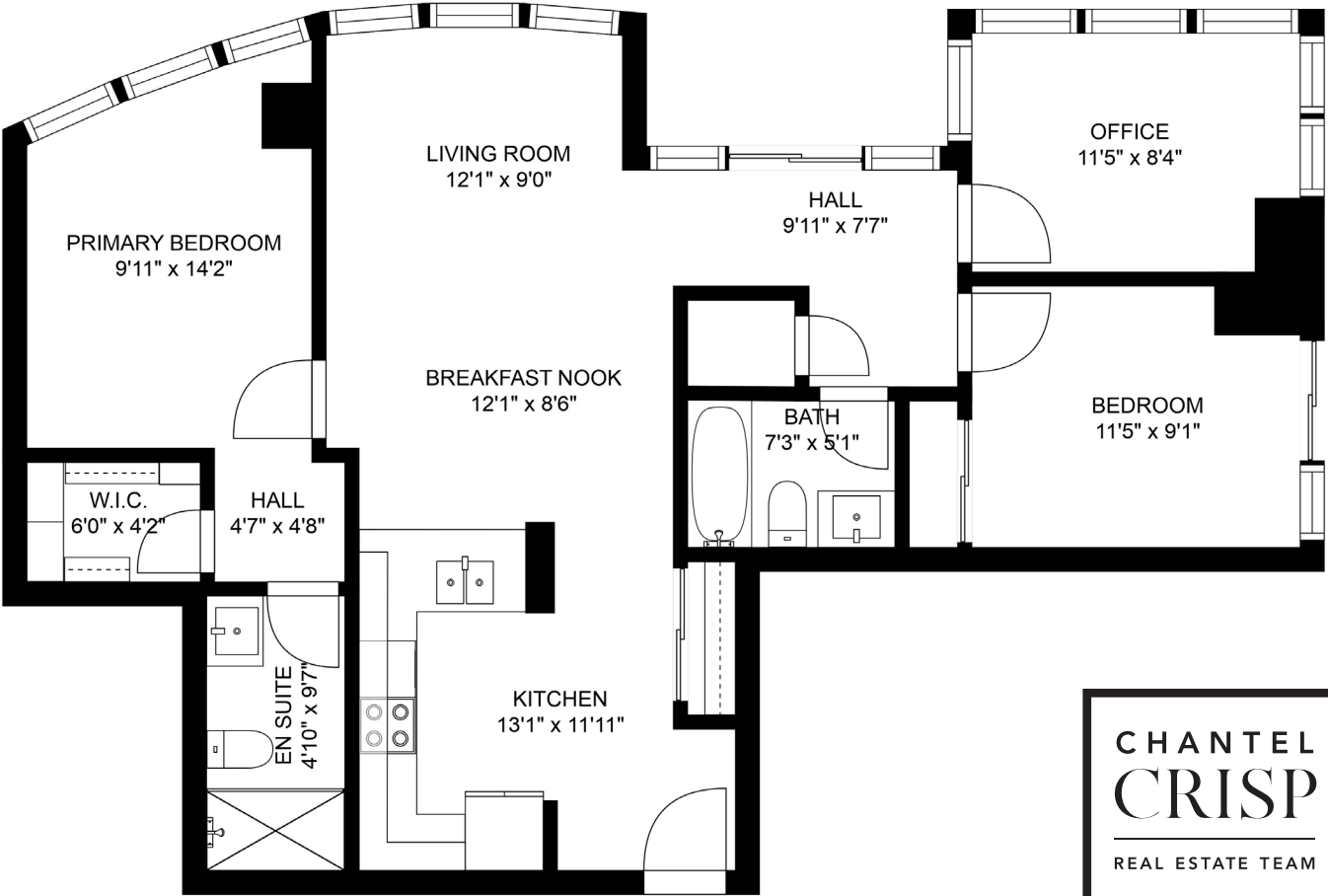








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Estimated areas  
GLA FLOOR 1: 1066 sq. ft, excluded 0 sq. ft  
Total GLA 1066 sq. ft, total scanned area 1066 sq. ft  
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FOYER

- Hardwood Floors
- Clear View Of The Lake
- Double Sliding Closets With Built-In Shelving
- Freshly Painted
- Newly Installed Pot Lights
- 9ft Ceilings

LIVING ROOM

- Hardwood Floors
- 3 Large Picturesque Windows Casing One Wall
- 180 Degree View Of The Lake, Downtown Toronto & The Mimico Cruising Club
- Remote Controlled Black Out Blinds
- Floor To Ceiling Windows Combined With Sliding Door To First Balcony
- Newly Installed Pot Lights
- Freshly Painted
- 9ft Ceilings

KITCHEN

- Hardwood Floors
- All Stainless-Steel Appliances: Fridge, Stove, Built-In Dishwasher, Slim Modern Microwave With Built-In Hood Fan & Under Lighting
- Grey Tile Back Splash
- Freshly Painted
- Additional Under Cabinet Lighting
- Modern Stainless Steel Faucet With Dual Sink
- Plenty Of Storage & Counter Space
- Straight View Of The Lake
- Overlooks The Living Room
- Freshly Painted
- Eat-In Breakfast Bar
- 9ft Ceilings

PRIMARY BEDROOM

- 3 Large Picturesque Windows Casing One Wall
- 180 Degree View Of The Lake, Humber Bay Shores & Downtown Toronto
- Upgraded Berber Carpeting
- Light Filtering Blinds
- Ensuite Bathroom
- Walk-In Closet With Built-In Storage
- Newly Installed Pot Lights
- Newly Installed Ceiling Fan
- Concealed TV Wiring For A Sleek Modern Look
- Freshly Painted
- 9ft Ceilings



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ENSUITE BATHROOM

- 3-Piece Bathroom With Sink, Shower And Toilet
- Freshly Painted
- Newly Installed Pot Lights
- Sleek Vanity With Storage
- 9ft Ceilings

SECOND BATHROOM

- 4-Piece Bathroom With Sink, Shower/Tub And Toilet
- Freshly Painted
- Newly Installed Pot Lights
- Sleek Vanity With Storage
- 9ft Ceilings

SECOND BEDROOM

- Large Double Sliding Door Closet
- Floor To Ceiling Windows Casing One Wall
- Sliding Door To Second Balcony
- Unobstructed 180 Degree Western Views
- Upgrade Berber Carpeting
- Remote Controlled Black Out Blinds
- Newly Installed Ceiling Fan
- Newly Installed Pot Lights
- Concealed TV Wiring For A Sleek Modern Look
- 9ft Ceilings
- Private balcony

DEN

- Doubles As Third Bedroom Or Office
- Hardwood Floors
- Large Picturesque Windows Casing Three Walls
- 270 Degree View Of The Lake, Humber Bay Shores & Mississauga Skyline
- Freshly Painted
- Newly Installed Pot Lights
- 9ft Ceilings



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BUILDING AMENITIES

- Indoor Pool
- 24 Hour Security / Concierge
- Fitness Centre
- Sauna
- Guest Suites
- Visitor Parking
- Bike Storage
- Children's Play Room
- Party Room
- Media Room
- Rooftop Deck / Garden / BBQs



# Neighbourhood: Mimico

- Main Intersection: Park Lawn Road & Lakeshore Boulevard West

## Neighbourhood Features Near Property

- Walk Score: 70
- Transit Score: 80
- Bike Score: 70
- Transit Access: TTC Transit Access, Mimico GO Train Station
- Major Highways: Gardiner Express Way & Highway 427
- Groceries: Metro, Rabba Fine Foods & The Mercantile
- Shopping: Westlake Village, Rockwood Plaza, Loulou, Seaway Plaza, The Shoppes At Stonegate, Eye Beauty.
- Entertainment: Cineplex Cinemas Queensway & VIP, Kingsway Theatre, Revue Cinema, Cj Skateboard Park, Franklin Horner Community Centre, Nia Centre For The Arts, Syme 55 + Centre, Crozier Kenneth, Amos Waites, Splash Pad, Manchester Park Tennis Courts, Woodford Park Tennis Courts, Top Modern Nail Spa, Brows Aesthetics Toronto, Beauty By Anjlla, Mimico Arena, Dome On The Rink, Rennie Park, Prince of Wales.
- Coffee Shops: Sugar & Spice Café & Ice Cream Spot, Starbucks, Tim Hortons, La Sirena Espresso Bar & Gelato
- Parks: Trinity Humber Bay Park West, Humber Bay Park East, Humber bay Promenade Park, Flora Voisey Park, Alberts Cove, Humber Bay Shores Park, Etobicoke Point Park.
- Restaurants: Chilly Flakes, The Burger Bros, Sunset Grill, HLS Hondinas Food, Panago Pizza.
- Gyms: Orangetheory Fitness, F45 Training Humber Bay, OnlyTheStrong Etobicoke, Think Fitness Studio, GetMeFit Personal Fitness, Queensway Arena, Sports Club Angrense Of Toronto.
- Schools:
  - Elementary – David Hornell Junio School, George R Gauld Junior School, John English Junior Middle School, St Louis Catholic School
  - Secondary – Etobicoke School Of The Arts, Bishop Allen Academy Catholic Secondary School, The Student School, Ursula Franklin Academy
- Hospital: Fogaszat, St. Joseph’s Health Centre, Runnymede Healthcare Centre.

## Specifications:

- Year built: 2013
- Property tax year: 2021
- Property Taxes: \$3,299.47
- # Of Beds: 2+1 Bedrooms
- # Of Baths: 2, 1x3, 1x4
- Square Footage: 1066
- Maintenance Fees: \$909.27
- Parking Spot: Level P2 - #76
- Locker Spot: Level P2 - #152
- Condo Fees Include:
  - o Heat
  - o Water
  - o CAC
  - o Building Insurance
  - o Common Elements
- Included Chattels: Fridge, Stove, Microwave Hood Range, Dishwasher, Stackable Washer And Dryer, All Electrical Light Fixtures, Window Coverings
- Excluded Chattels: None







Contact us today for your private viewing.



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