



2111 Lake Shore Blvd W Th7 List: \$899,000 For: Sale
 Toronto Ontario M8V 4B2
 Toronto W06 Mimico Toronto 119-11-S
 SPIS: N Taxes: \$6,519.78 / 2015

Condo Townhouse #Shares%: Rms: 7
 3-Storey Locker#: 13 Bedrooms: 3
 Corp#: MTCC / 1352 Level: 01 Washrooms: 3
 Unit#: 11 1x5x3rd, 1x4x2nd, 1x2xMain
Zoning:
Prop Mgmt: Larlyn Property Management 416-255-3189
Dir/Cross St: Lake Shore Blvd W & Park Lawn

MLS#: W3375481 **Occup:** Owner **Possession:** 30-60 Tbd
Status Cert: N **Bldg Name:** **PIN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: Y	Locker: Owned	Ens Lndry: Y
Basement: Fin W/O	Maint: \$995.53	Lndy Lev: Upper
Fireplace/Stv: Y	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: Y	Garage: Built-In / 1.0
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 2500-2749	Elev/Lift:	Park Type: Owned / Owned
Sqft Source: Per Builder's Plan	Taxes Incl: N Water Incl: Y	Park Spcs: 2
Exposure: Sw	Heat Incl: N Hydro Incl: N	Pk Spot#: Gar
Assessment:	Cable TV Incl: N CAC Incl: N	Pk Spot#: P1#5
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Park \$/Mo:
Phys Hdp-Eqp:	Com Elem Incl: Y	Prk Lgl Dsc:
	Cert Level:	Bldg Amen: Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Sauna, Visitor Parking
	Energy Cert:	Prop Feat: Lake Access, Lake/Pond, Marina, Park, Public Transit, Waterfront
	GreenPIS:	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.60	x 13.84	Hardwood Floor Eat-In Kitchen W/O To Balcony
2	Living	Main	17.15	x 13.84	Hardwood Floor Crown Moulding Pot Lights
3	Dining	Main	18.99	x 10.76	Hardwood Floor Open Concept O/Looks Living
4	Br	2nd	14.60	x 14.01	Broadloom Large Closet Large Window
5	Br	2nd	16.01	x 14.01	Broadloom Large Closet Large Window
6	Master	3rd	23.32	x 13.91	Broadloom 5 Pc Ensuite W/O To Balcony
7	Rec	Lower	23.16	x 13.74	Broadloom W/O To Garden

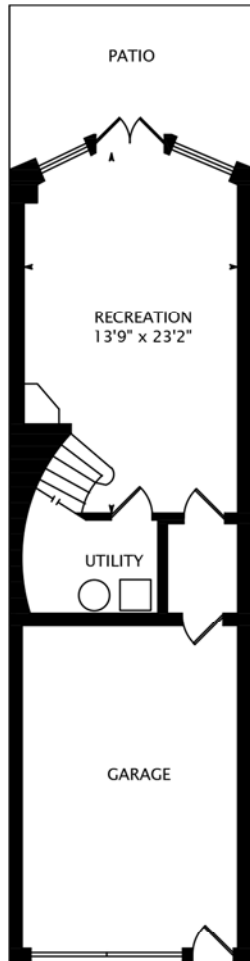
Client Remks: Featured As The Toronto Star's "Home Of The Week", This Executive 3 Storey Townhouse In The Prestigious Newport Beach Community. 3 Bedrooms, 3 Bathrooms, 2 Parking Spots & A Generous Open-Concept Main Floor With High Ceilings That's Perfect For Entertaining At This Exclusive Lake Shore Address. Over 2600 Sq Ft Of Graceful Living On 4 Spacious Levels, Enjoy Coveted Lake & Lush Green Garden Views From 3 Balconies. The Martin Goodman Trail Is Only Steps Away.

Extras: Fabulous Building Amenities And Concierge Services. Purchase Includes Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Gas Fireplace, All Existing Window Coverings And Electric Light Fixtures.

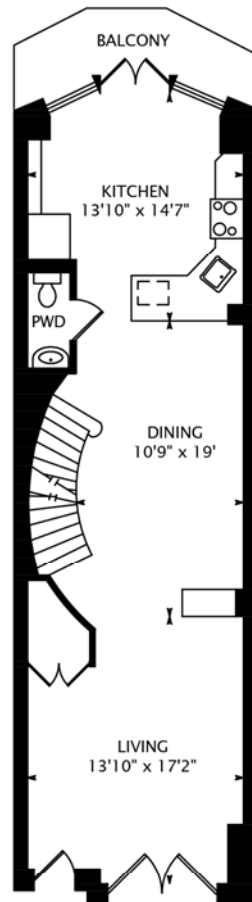
Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE 416-465-4545



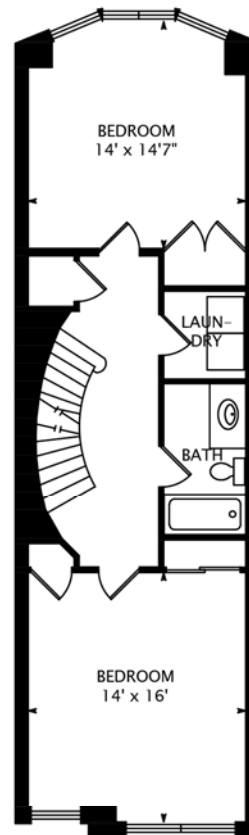
The **WEIR** Team
 Real Estate, Refined.



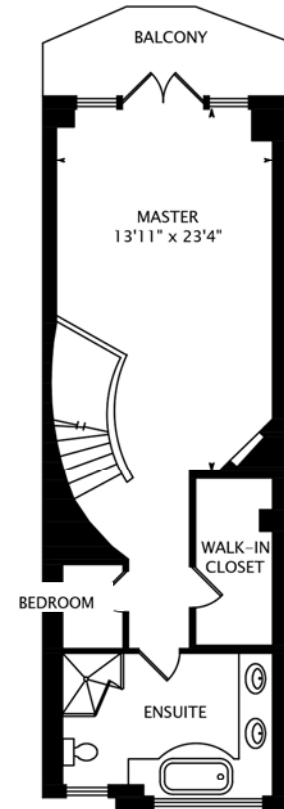
LOWER FLOOR
458 SQUARE FEET



MAIN FLOOR
774 SQUARE FEET



SECOND FLOOR
774 SQUARE FEET



THIRD FLOOR
635 SQUARE FEET

2183 SQUARE FEET
+ 458 SQUARE FEET BELOW GRADE