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MLS Listing ~ 4106 - 2220 Lake Shore Blvd. W., Etobicoke



2220 Lake Shore Blvd W 4106 **List: $520,000 For: Sale**
Toronto Ontario M8V 0C1
Toronto W06 Mimico Toronto **Last Status: NEW**
SPIS: No **Taxes:** $2,447.72/2026

Condo Apt | Apartment | **Rms:** 4
Corp#: TSCC / 2443 | **#Shares%:** | **Bedrooms:** 1 + 1
Unit#: 6 | **Locker#:** | **Washrooms:** 1
Locker Lev Unit: C 1x4
Locker Unit#: 131
Level: 41

Zoning:
Prop Mgmt: CPO Management Inc.
Dir/Cross St: Park Lawn Rd. & Lake Shore Blvd. W.
Directions: Gardiner Expy to Park Lawn Rd. & Lake Shore Blvd. W.

MLS#: W14148966 **Possession Remarks:** January 2027
Status Cert: No **Bldg Name:** Westlake Phase I **PIN#:** 764430425

Kitchens:	1	**Pets Perm:**	Yes-with Restrictions	**Balcony:**	Open
Fam Rm:	N	**Locker:**	Owned	**Laundry Feat:**	Ensuite
Basement:	None	**Maint:**	$572.89	**Ens Lndry:**	Y
Fireplace/Stv:	N	**A/C:**	Central Air	**Lndy Lev:**	Main
Heat:	Forced Air / Gas	**Central Vac:**	No	**Exterior:**	Concrete
Apx Age:		**UFFI:**		**Garage:**	Yes
Apx Sqft:	600-699	**Elev/Lift:**	Yes **Retirement:** N	**Gar/Gar Spcs:**	Underground / 0
Sqft Source:	per Builder Floor Plan	**HST Applicable to**	Included In	**Drive:**	Underground
Exposure:	E	**Sale Price:**		**Park Type:**	Owned / Owned
Assessment:		**Taxes Incl:**	**Water Incl:** Y	**Park/Drv Spcs:**	1
Spec Desig:	Unknown	**Heat Incl:**	Y **Hydro Incl:**	**Tot Prk Spcs:**	1
Survey Type:	None	**Cable TV Incl:**	**CAC Incl:** Y	**Pk Spot#:**	89
Phys Hdp-Eqp:		**Bldg Ins Incl:**	Y **Prkg Incl:** Y	**Park $/Mo:**	
		Com Elem Incl:	Y	**Prk Lvl/Unit:**	Level C
		Cert Level:		**Bldg Amen:**	
		Energy Cert:		Concierge, Gym, Indoor Pool, Party/Meeting Room, Sauna	
		GreenPIS:		**Prop Feat:**	Ensuite Laundry, Pets Allowed with Restrictions
				Interior Feat:	Carpet Free

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Kitchen	Main	13.98	x	11.12	Laminate	Quartz Counter	Stainless Steel Appl
2	Dining	Main	13.98	x	11.15	Laminate	Combined W/Kitchen	Open Concept
3	Living	Main	13.98	x	11.15	Laminate	W/O To Balcony	Window Flr to Ceil
4	Prim Bdrm	Main	10.99	x	9.81	Laminate	Closet	Window Flr to Ceil
5	Den	Main	8.99	x	8.53	Laminate	Open Concept	

Client Remks:
5 Elite Picks! Here Are 5 Reasons to Make This Condo Your Own: 1. Great Space in This Bright, Open Concept 642 Sq.Ft. 1 Bedroom + Den Suite on High Floor in Westlake Phase I Building with Easy Access to Shops, Restaurants & Amenities Right Outside the Building! 2. Generous Kitchen with Quartz Counters & Stainless Steel Appliances, Open to Dining Area & Living Room Boasting Floor-to-Ceiling Windows & Walk-Out to Open Balcony with City & Lake Views! 3. Good-Sized Primary Bedroom with Floor-to-Ceiling Windows, Plus Open Den/Office Area, 4pc Main Bath & Convenient Ensuite Laundry Closet Complete This Amazing Suite... Plus 1 Underground Parking Space & Exclusive Storage Locker! 4. Fabulous Building Amenities Including Concierge, Fitness Centre, Indoor Pool, Sauna & Steam Room, Squash Court, Party Room, Theatre Room & More! 5. Prime Mimico Location within Walking Distance to Mimico Creek Park, Humber Bay Park & Trails Along the Waterfront, Newly Designed Grand Avenue Park (Splash Pad, Off-Leash Dog Park, Multi-Use Sports Field & More!), Shopping & Restaurants, and with Quick Access to Public Transit, Lakeshore Rd. & Gardiner Expressway!! All This & More! New Laminate Flooring Throughout '26. Freshly Painted & Move-in Ready!! Water Included in Condo Fees.

Inclusions:
All Light Fixtures, All Blinds, Refrigerator & Stove, Built-in Microwave/Hood Fan, Built-in Dishwasher, Stacked Washer & Dryer, Wardrobe Cabinet in Den

Listing Contracted With: REAL ONE REALTY INC. **Ph:**

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