ELITE3 & TEAM 地产三友

Together, For Better !

一份信任，三份回报！



2220 Lake Shore Blvd. W., Unit #4106, Etobicoke

Highlights:

- 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!
- Generous Kitchen Boasts 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!
- Good-Sized Primary Bedroom with Floor-to-Ceiling Windows.
- Open Den/Office Area, 4pc Main Bath & Convenient Ensuite Laundry Closet Complete This Amazing Suite.
- New Laminate Flooring ('26) Throughout!
- Freshly Painted & Move-in Ready!!
- Includes 1 Underground Parking Space & Exclusive Storage Locker.
- Fabulous Building Amenities Including Concierge, Fitness Centre, Indoor Pool, Sauna & Steam Room, Squash Court, Party Room, Theatre Room & More!
- 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!!

Inclusions:

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

Parking Space:

Level C / #89

Locker:

Level C / #131

Property Management:

CPO Management Inc. - www.cpomanagement.ca / 647-343-0935
Property Manager: Louie Arriagada - tscc2443connect@gmail.com

Condo/Maintenance Fee:

$572.89/Month
**Water Included in Condo Fees

www.theelite3team.com
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RealOne Realty Inc., Brokerage 天合地产