

THE MILLS TEAM

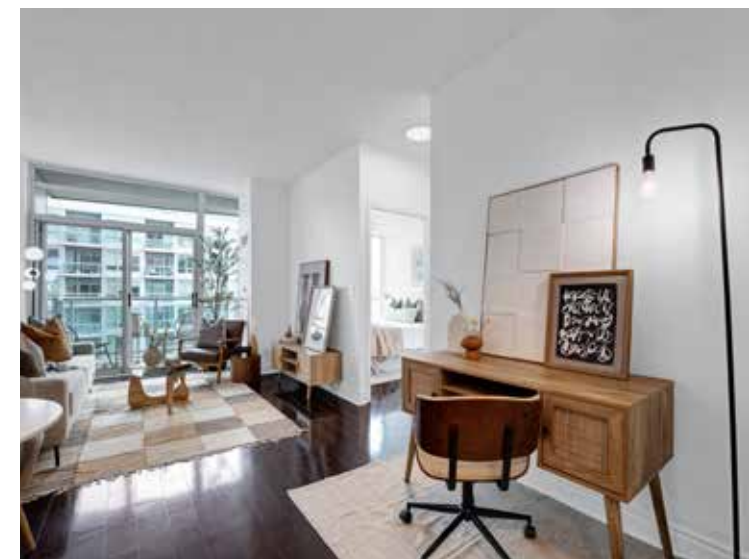
is proud to present

1910 LAKE SHORE BLVD W

LPH06



1910LakeshoreLPH6.com



WELCOME HOME

- This bright and airy lower penthouse one bedroom, one bathroom suite offers a highly functional, open-concept layout with no wasted space
- Soaring 10-foot ceilings and floor-to-ceiling windows with southeast exposure
- The space is flooded with natural light
- A stunning blend of views, city skyline to the east, sparkling lake vistas to the south, and the serene greenery of High Park to the north
- Modern upgraded kitchen designed for both style and function, featuring stainless steel appliances, stone countertops, and ample cupboards for storage
- Rich dark hardwood floors add warmth and sophistication throughout with space for a dining area, a work from home set-up, and a comfortable living room
- A true move-in-ready home, offering the perfect canvas for your personal touches!
- Ideally located just steps from Sunnyside Beach, High Park, and the Martin Goodman Trail, for the best of nature and urban convenience
- Enjoy easy access to multiple TTC routes, including the 24-hour Queen streetcar, or a quick 15-minute drive to Union Station

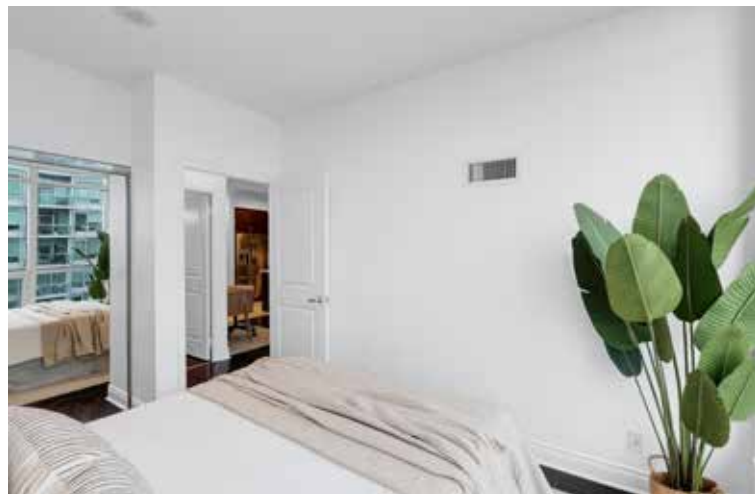


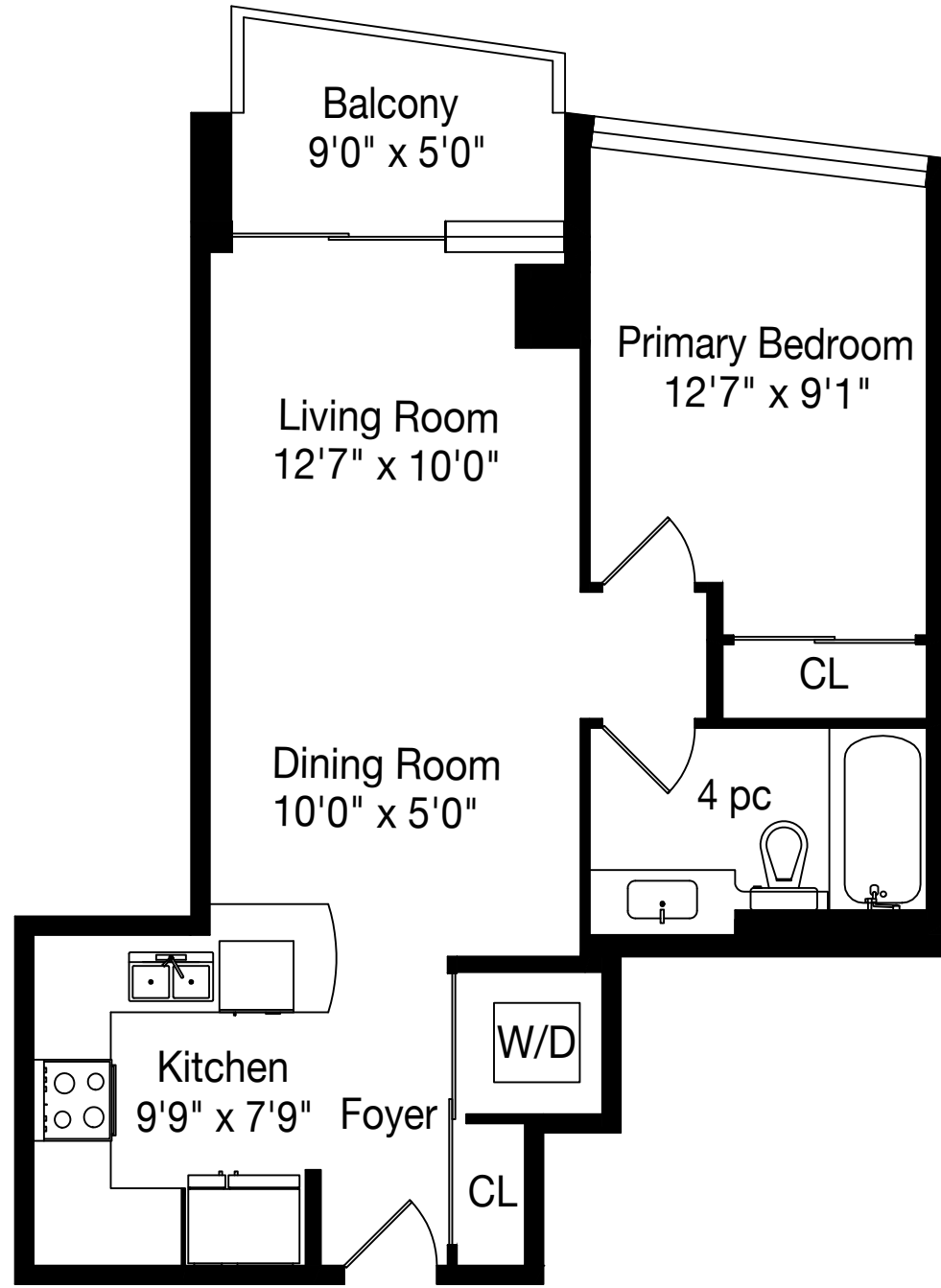
ADDITIONAL INFO

- Property Taxes:** \$1,960.63 (Annual in 2025)
- Possession:** 30-60 days or to be arranged
- Maintenance Fee:** \$484.06 (monthly 2026)
- Includes:** Heat, water, CAC, common elements, and building insurance
- Heating:** Gas/Heat Pump
- Utility Costs:** Hydro: Approx. \$88.33/month (2025-2026)
- Square Footage:** Approximately 575 sq ft interior per floor plans
- Amenities:** 24 hour concierge, exercise room, bike storage, party room/meeting room, rooftop deck/garden, visitor parking
- Pet Restrictions:** Household domestic pets permitted
- Exposure:** East
- Property Mngmnt:** First Service Residential
- Condo Manager:** Zamira Salillari
647-352-1900
TSCC2129@gmail.com
- Inclusions:** Refrigerator (Frigidaire), Stove (GE Profile), Hood Exhaust (GE Profile), Dishwasher (GE Profile), Microwave (GE Profile), Washer and Dryer (Whirlpool), All Built-in and Attached Shelving, Two Sets of Curtains From Pottery Barn, No Rods, and All Electric Light Fixtures
- Exclusions:** None
- Rental Items:** None

RENOVATIONS & IMPROVEMENTS

- New bathroom vanity light fixture (2026)
- New living room light fixture (2026)
- Freshly painted throughout (2024)
- Updated kitchen sink plumbing (2022)
- Replaced fridge, washer and dryer ((2021)







SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Nearby Schools

Swansea Junior and Senior Public School

Designated Catchment School
Grades PK to 8
207 Windermere Ave

Humberside Collegiate Institute

Designated Catchment School
Grades 9 to 12
280 Quebec Ave

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

ÉE Charles-Sauriol

Designated Catchment School
Grades PK to 6
55 Pelham Ave

Other Local Schools

Ursula Franklin Academy

Grades 9 to 12
146 Glendonwynne Rd

Karen Kain School of the Arts

Grades 6 to 8
60 Berl Ave

The Grove Community School

Grades PK to 6
108 Gladstone Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 17 recreation facilities within a 20 minute walk from this address.

Sunnyside Park
1751 Lake Shore Blvd W

1 min

Rennie Park
1 Rennie Ter

4 mins

Sunnyside Bike Park
3 Ellis Ave

2 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|------------------|-----------------------------|
| 6 Playgrounds | 1 Sports Court |
| 1 Dog Park | 2 Outdoor Games Facilities |
| 1 Pool | 1 BMX Track |
| 3 Rinks | 1 Botanical Garden |
| 18 Tennis Courts | 1 Zoo |
| 3 Ball Diamonds | 2 Trails |
| 3 Splash Pads | 1 Arts/Performance Facility |
| 1 Beach | |



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 1.9 km away, and the nearest street transit stop is a minute walk away.

Nearest Rail Transit Stop
Runnymede Station

Nearest Street Level Transit Stop
Ellis At Lake Shore Blvd West

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 4km.

St Joseph's Health Centre
30 The Queensway

Fire Station
83 Deforest Rd

Police Station
350 Dovercourt Rd

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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

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**ROYAL LEPAGE Signature**
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative