

THE MILLS TEAM

is proud to present

30 SHORE BREEZE DRIVE

SUITE 3111



30ShoreBreeze3111.com

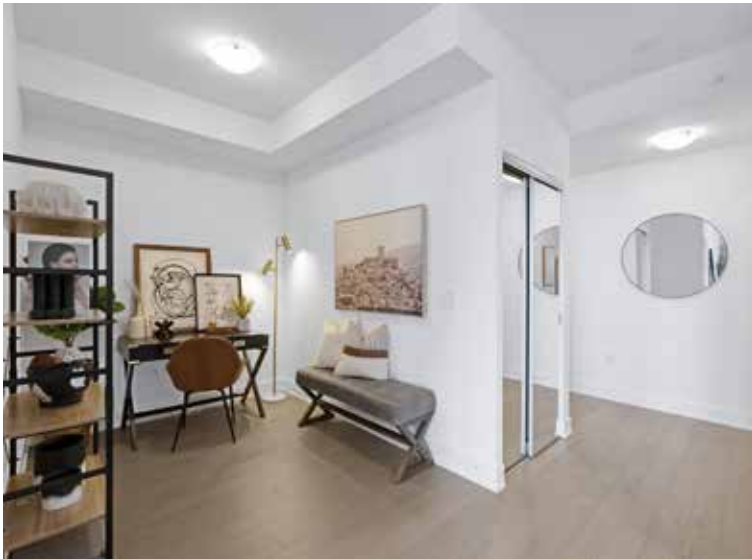


WELCOME HOME

Hi. I'm suite 3111. I'm new here. As you can see, I'm pretty relaxed. People say I'm spacious, bright and have flawless finishes. I don't mean to brag, but I do have smooth, 9-foot ceilings and full-sized appliances. I'm looking for someone who likes sunset views and long walks along the lake. Active types are cool, I know a lot of fun spots. If you have pets, great, I'm great with pets. I can park your car and store all your stuff. And... ya, that's me, Suite 3111.

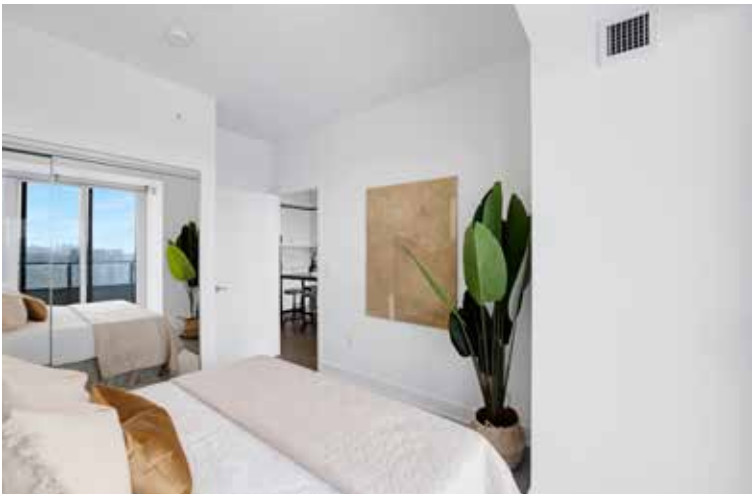
Exactly what you've been searching for. Stop swiping and meet your soulmate. A Waterfront dream in Mimico. Two floors of World class amenities: pool/gym/terrace/party room/guest suites/car wash+++ Steps to Lake. Eats. Groceries. LCBO. Moments to GO Train. Highway. Downtown. Slide into my DMs and let's get to know each other.





ADDITIONAL INFO

Property Taxes:	\$2,753.87 (Annual in 2024)
Possession:	30-60/TBD
Parking:	1 underground spot (Level E/Unit 95)
Locker:	1 owned locker (Level E/Unit 430)
Maintenance Fee:	\$607.67 (monthly 2024)
Includes:	Heat, common elements, building insurance, parking and locker.
Heating:	Heat pump and central air conditioning (maintained by the unit owner)
Square Footage:	Approximately 625 sq ft as per builder plans
Amenities:	Concierge, Party Room/Meeting Room, Guest Suites, Water Lounge, Dining Area, Rooftop terrace, Garden (Terrace), Car Wash, Indoor Pool, Saltwater Pool, Billiard Room, Spin Room, Sauna, Exercise Room, Crossfit Room, Games Room, Yoga & Pilates Studio and Theatre Room
Pet Restrictions:	Maximum of 2 household pets welcome
Exposure:	Open balcony with north-west exposure
Property Manager:	First Service Residential 416-293-5900
Condo Manager:	Chris Gjonej 416-901-3020 EauDuSoleil.on@fsresidential.com
Inclusions:	Refrigerator (Whirlpool), Stove (Whirlpool), Microwave (Whirlpool), Dishwasher (Whirlpool), Washer and Dryer (Whirlpool), All built-in and attached shelving, Electric light fixtures, Window Coverings, BBQ on Balcony and Garage Door Openers/Fobs.
Exclusions:	None
Rental Items:	None







SCHOOLS

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



Étienne Brûlé Junior School
Designated Catchment School
Grades PK to 5
50 Cloverhill Rd

Park Lawn Junior Middle School
Designated Catchment School
Grades PK to 8
71 Ballacaine Dr

Lakeshore Collegiate Institute
Designated Catchment School
Grades 9 to 12
350 Kipling Ave

ÉS Toronto Ouest
Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

ÉE Micheline-Saint-Cyr
Designated Catchment School
Grades PK to 6
85 Forty First St



Other Local Schools
Karen Kain School of the Arts
Grades 6 to 8
60 Berl Ave

Etobicoke School of the Arts
Grades 9 to 12
675 Royal York Rd



PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.





 **Humber Bay Park East**
100 Humber Bay Park Rd



1 min

 **Jean Augustine Park**
2115 Lake Shore Blvd W



6 mins

 **Humber Bay Shores Park**
15 Marine Parade Dr




2 mins

FACILITIES WITHIN A 20 MINUTE WALK
1 Playground
3 Trails
1 Nature Centre

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 22 minute walk away.

 **Nearest Rail Transit Stop**
Mimico GO

 **Nearest Street Level Transit Stop**
Marine Parade Dr Loop At Lake Shore Blvd West


2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 4.5km.

 **St Joseph's Health Centre**
30 The Queensway

 **Fire Station**
615 Royal York Rd

 **Police Station**
3699 Bloor St W

HoodQ

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30 SHORE BREEZE DRIVE, SUITE 3111





AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Laura Lee*, Tonille Giovis*, Katie Mills*, Sue Mills*, Sarah O'Neill*,
Breanna Rothe, Priyanka Mehta, Christine Sweeny*, Merida Lake* | * SALES REPRESENTATIVE

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