



REALTY GROUP

2083 Lake Shore Blvd W, Unit #1614, Toronto ON, M8V 4G2

**The warmth of a home, the ease of a condo.**

From the moment I stepped into this condo, it felt like home. Sunlight streams through expansive windows, highlighting 10-foot ceilings, crown mouldings, California shutters, and a custom fireplace wall unit—details that make this space truly inviting.

The living room is a sanctuary for quiet afternoons or lively gatherings. The fireplace adds a sense of warmth and charm, making the space feel more like a home than a condo.

Thoughtful design ensures both comfort and function. Built-in storage, from the custom kitchen pull-outs to the wardrobe and living room wall unit, makes organisation effortless. The open layout balances spaciousness with privacy.

The building feels like a resort, featuring a gym, indoor pool, sauna, rooftop deck, party room, guest suites, and visitor parking. Concierge service and a welcoming community add to the charm.

Living here isn't just about the condo; it's about the lifestyle. The Humber River area offers peaceful beauty, with scenic walking paths that bring a sense of calm and connection. Nearby, a vibrant selection of restaurants and cafés provides the perfect balance of social opportunities and quiet moments over coffee. It's the best of both worlds—vibrant yet serene.

Moving on is bittersweet, but I'm confident this home will bring its next owner the same comfort, charm, and lifestyle it has given me.

**Waterford Towers Amenities:**

- Indoor Jetted Pool
- Sauna
- Gym
- Rooftop Deck & picnic area
- Meeting Room
- Party Room
- Guest Suites
- Visitor Parking
- Security System
- Concierge

**Included in Maintenance Fees of \$869.00:**

- Heat
- Water
- Air Conditioning
- Common Elements
- Building Insurance
- BBQ Gas Hook up on private balcony
- Parking

**Included with Property:**

- Appliances: Refrigerator, Stove, Microwave/Exhaust Fan, Built-in Dishwasher and Stacked Washer & Dryer.
- All existing electrical light fixtures, window coverings, bathroom mirror and wall-mounted shelving
- Electric fireplace in Living Room
- Underground Parking Space (Level C/P3, #74)
- Locker (Level C/P3, #254)

**Excluded from the Property:**

- All furniture, accessories and décor related to staging

**Rentals (assumable):**

- None.

**Neighbourhood Highlights:**

- Transit: TTC stop at Marine Parade Dr & Lake Shore Blvd W (approx. 1 min walk), Streetcar at 2111 Lake Shore Blvd W (approx. 4 mins walk), Mimico GO Station (approx. 30 min walk), Jane Subway Station (approx. 32 min walk)
- Restaurants and Cafes: Rustic Social House, Pier Food Shoppe, Eden Trattoria, Firkin on the Bay, Café Cocoa Boulangerie, Gravity Pizza Café, Booster Juice, Tim Hortons & Starbucks
- Conveniences: Sobeys Queensway, Rabba Fine Foods & Metro are all within a short drive
- Recreation: Within a 5 min walk are Martin Goodman Trails, Jean Augustine Park, Humber Bay Shores Park and Palace Pier Park
- Schools: Étienne Brûlé Junior School (P-French, JK-5), Park Lawn Junior Middle School (P, JK-8), ÉS Toronto Ouest (P-French Middle & High School), Lakeshore Collegiate Institute (P-High School), ÉÉ Micheline-Saint-Cyr (P-French, JK-6), St. Leo Catholic School (Catholic Elementary), St. Josaphat Catholic School (Catholic Elementary), ÉÉC Sainte-Marguerite-d'Youville (Catholic French Elementary); NEARBY: Karen Kain School of the Arts (P, Specialty, Middle School), Etobicoke School of the Arts (P, Specialty, High School)
- Safety: St Joseph Health Centre at 30 The Queensway (2.35kms), Fire Station at 83 Deforest Rd (2.02kms), Police Station at 3699 Bloor St W (4.42kms)