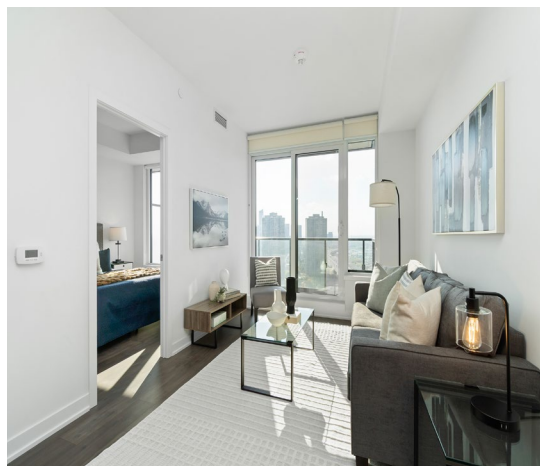


1928 LAKE SHORE BLVD W., SUITE 3711

TORONTO, ONTARIO



TANYA **CREPULJA** TEAM

TCTEAM.CA

# 1928 LAKE SHORE BLVD W., SUITE 3711 | TORONTO, ONTARIO

Superb high floor 2 bedroom + den suite at the newest address on the Lake Shore, Mirabella Luxury Condos West Tower! Enjoy the best of waterfront living along the shores of Lake Ontario and the peaceful setting of nearby High Park. Welcome to 1928 Lake Shore Blvd West, Suite 3711, Toronto.

## FEATURES:

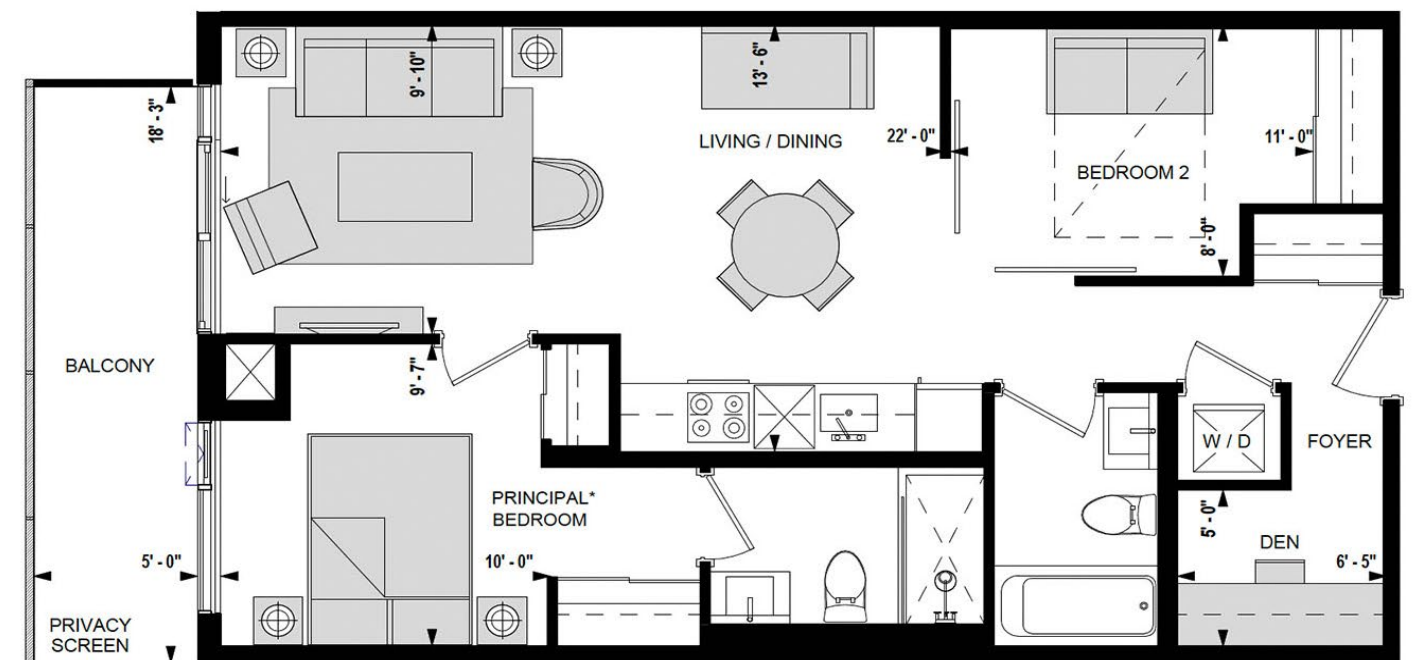
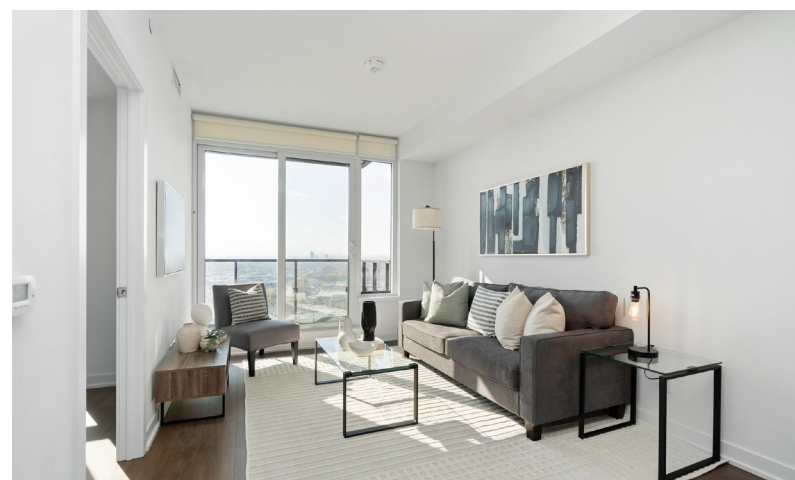
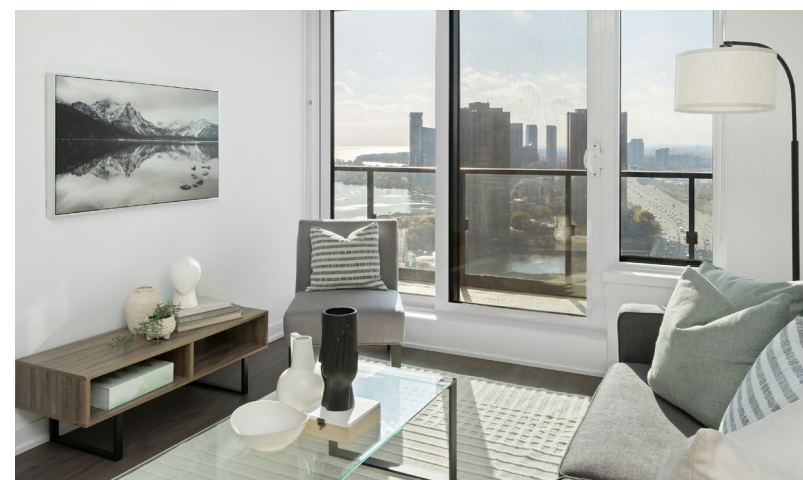
- Spacious 2 bedroom + den, 2 bath, on the 37th floor in the west tower of the Mirabella Condos development
- Preferred west facing, unobstructed views of Lake Ontario and towards the Humber Bay Shores Park
- Less than one year old development, built by Diamante Corporation
- WMS-W Floor Plan with 764 sq ft of interior + large 18.9 x 5 foot balcony
- Open concept living, dining and kitchen area offers space to dine, relax and entertaining
- Stylish linear kitchen features flat panel cabinetry quartz counters, subway tile backsplash and undermount sink
- Samsung stainless steel kitchen appliances including a ceran cooktop
- Primary bedroom suite with floor to ceiling window and stylish 3pc ensuite with walk-in shower
- Second bedroom with double closet and glass sliding doors
- Main bath with soaker tub and contemporary style of cabinetry and fixtures
- Wide plank engineered wood/laminate flooring in entry corridor, living/ dining areas, bedrooms, kitchens and dens
- 9 foot smooth finish ceilings and terrific open concept layout with no wasted space

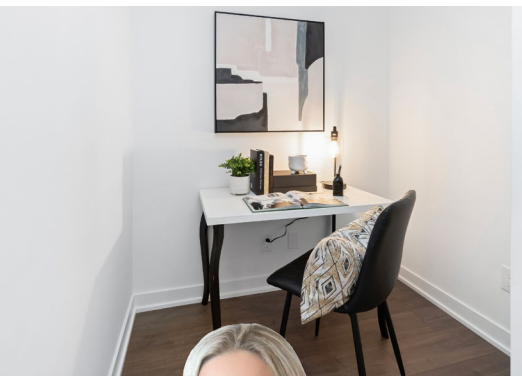
- Ensuite laundry with front loading washer, dryer

Featuring a striking design of glass and steel architecture, The Mirabella Luxury Condominiums are composed of a pair of stunning towers brought together by an elegant classically inspired podium – offering one of the last opportunities to live exclusively on the Lake Shore, right across the street from west Toronto’s waterfront, and just steps to High Park and Bloor West Village.

Residents can enjoy 20,000 sq.ft. of indoor amenities (10,000 sq.ft. exclusive to each tower), and almost 18,000 sq.ft. of shared outdoor amenities. Including an outdoor terrace with BBQs, dining area and fabulous views of the lake, indoor pool, saunas, a fully-furnished party room with a full kitchen and dining room, a fitness centre, a library, a yoga studio, a business centre and a children’s play area. The building also features two fully-furnished guest suites per building, 24-hour concierge service, and a dog wash room at the ground level.

Maintenance fee of \$486.54 excludes heat, hydro, hot water. Property taxes \$3045/2023





**TANYA CREPULJA**  
BROKER

For additional pictures & property info please visit:  
[www.1928LakeShoreBlvdW3711.com](http://www.1928LakeShoreBlvdW3711.com)

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