

	2045 Lake Shore Blvd W 3201				List: \$1,182,800 For: Sale				
	Toronto Ontario M8V2Z6								
	Toronto W06 Mimico Toronto 119-11-S								
SPIS: N		Taxes: \$6,480.00 / 2014		DOM: 60					
Condo Apt		#Shares%:		Rms: 7 + 2					
Apartment		Locker#:		Bedrooms: 3 + 1					
Corp#: YCC / 382		Level: 32		Washrooms: 3					
Unit#: 1				1x6, 1x4, 1x2					
Zoning:									
Prop Mgmt: Brookfield Property Management									
Dir/Cross St: Palace Pier/Lake									
MLS#: W3202430						Occup: Vacant		Possession: Tba	
Status Cert: N		Bldg Name:		PIN#:					
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Encl				
Fam Rm:	Y	Locker:	Exclusive	Ens Lndry:	Y				
Basement:	None	Maint:	\$2,641.64	Lndy Lev:					
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete				
Heat:	Radiant / Gas	Central Vac:		Garage:	Undergrnd / 1.0				
Apx Age:		UFFI:		Park/Drive:	Undergrnd				
Apx Sqft:	3000-3249	Elev/Lift:	Retirement:	Park Type:	Owned				
Sqft Source:	3257	Taxes Incl:	N	Water Incl:	Y	Park Spcs:	1		
Exposure:	Sw	Heat Incl:	Y	Hydro Incl:	Y	Pk Spot#:	82B		
Assessment:		Cable TV Incl:	Y	CAC Incl:	Y	Park \$/Mo:			
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y	Prk Lgl Dsc:			
Phys Hdp-Eqp:		Com Elem Incl:	Y	Cert Level:		Bldg Amen:	Bbqs Allowed, Concierge,		
		Energy Cert:		GreenPIS:			Exercise Room, Guest Suites, Indoor Pool,		
						Party/Meeting Room			
						Prop Feat:	Beach, Clear View, Lake		
							Access, Marina, Park, Waterfront		
#	Room	Level		Description					
1	Living	Flat	8.24	x 8.12	Sw View	Marble Floor	Overlook Water		
2	Dining	Flat	4.81	x 3.44	Marble Fireplace	Marble Floor	Overlook Water		
3	Kitchen	Flat	5.04	x 4.24	Renovated	B/I Appliances	Stone Counter		
4	Master	Flat	9.94	x 7.91	Ensuite Bath	W/I Closet	Broadloom		
5	2nd Br	Flat	4.99	x 3.09	Double Closet	Broadloom	North View		
6	3rd Br	Flat	4.99	x 3.09	Double Closet	Broadloom	North View		
7	Den	Flat	3.30	x 3.20	B/I Bookcase	Broadloom	West View		
8	Solarium	Flat			Tile Floor	Overlook Water			
Client Remks: Luxurious Waterfront Condo In Sought After "Palace Pier" - Approx 3200 Sq Ft, Custom Kitchen W/B/I Appliances, Marble Floors, 2 Marble Wood Burning Fireplaces, Full Lake And City Views!!, 2 Solariums, High Ceilings, 24 Hr Concierge, Valet Parking, Shuttle Bus, Beauty Salon, Convenience Store, 9 Acre Garden.									
Extras: Billiard Room, Car Wash Bay, Waterfront Trails, Convenient Location To Downtown, Airport, Highways.									
Listing Contracted With: RE/MAX WEST REALTY INC., BROKERAGE									
905-731-3948									