

2095 LAKE SHORE BLVD W., SUITE 419

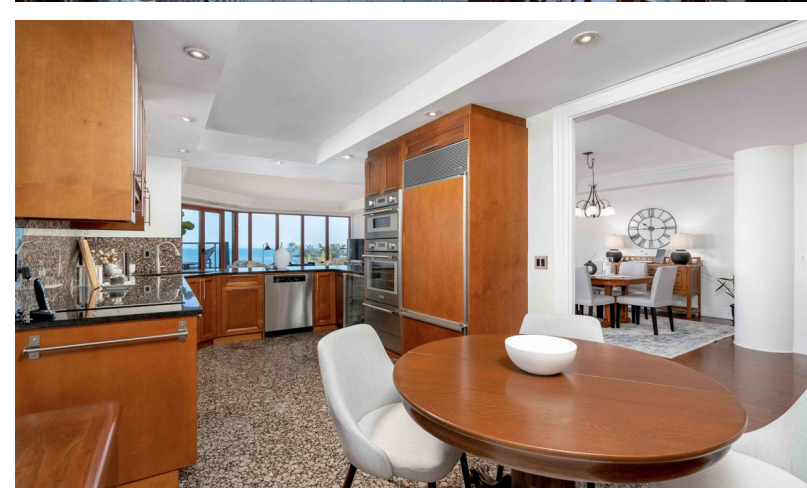
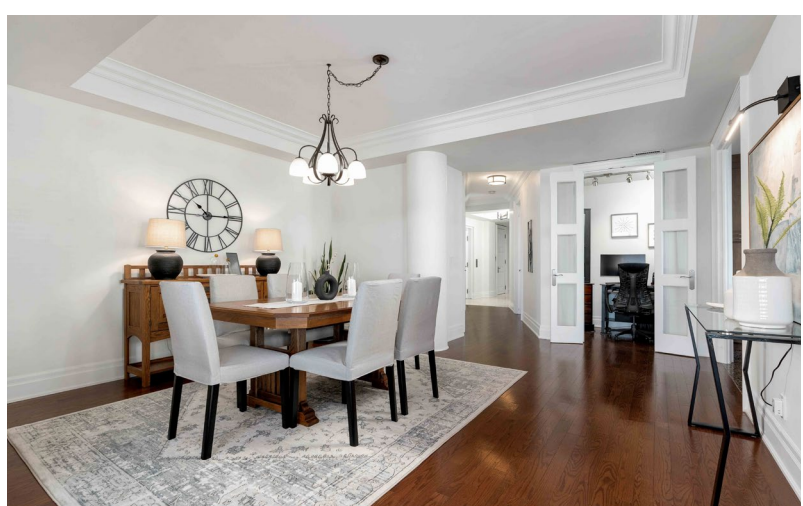
TORONTO, ONTARIO



TANYA **CREPULJA** TEAM

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# 2095 LAKE SHORE BLVD W., SUITE 419 | TORONTO, ONTARIO

*Luxurious waterfront living can be yours at this spectacular suite with breathtaking lake views – your bungalow in the sky at The Waterford a boutique and award-winning luxury residence located along the Humber Bay Shores. Welcome to 2095 Lake Shore Blvd W., Suite 419, Toronto.*

## FEATURES:

- 2 bedrooms, 3 baths corner suite with 2133 sq ft of interior space
- Highly coveted 'Lalique' model with spectacular south-east exposure and extra windows on all sides
- Private in-suite elevator entry + 2 additional entry doors into the suite
- Spacious entry foyer with marble flooring and coffered ceiling
- Exceptional quality finishes and distinctive details not commonly found elsewhere
- Crown moulding, 9ft smooth ceilings and coffered ceilings in the principal rooms
- Solid wood 8ft interior doors and gleaming hardwood floors throughout
- Massive 19 x 19.5 foot living room with floor to ceiling windows, fireplace and spectacular unobstructed lake view
- Walkout from the living room to a unique circular covered terrace where you can enjoy the peaceful tranquility of the lake view
- The terrace features a gas BBQ line – where you can barbeque from the comfort of your suite all year long. A rare feature in a condo
- Separate, yet open concept dining room with ample space to comfortably seat the entire family
- Gourmet kitchen with walnut toned extended height cabinetry, wrap around granite counters with breakfast bar, marble backsplash and full size high end appliances
- Kitchen appliances include: integrated Sub Zero counter depth refrigerator, stainless steel Thermador wall oven, speed oven/microwave & warming drawer, Thermador induction cook-top, Faber built in hood vent, Miele dishwasher
- Customized floor plan includes a cozy home office with French doors
- Primary bedroom suite is 22 feet wide and features two walk-in closers, a fireplace, and a unique circular separate sitting area framed by large windows
- Sensational spa-inspired 5 pc ensuite bath with marble tile, jacuzzi soaker tub, large walk-in shower with body jets, dual vanities with storage and a separate makeup area

- Spacious 18 foot wide 2nd bedroom with full ensuite bath privilege and custom built-ins
- In-suite laundry room with full size Bosch front loading washer & dryer, laundry sink and overhead cabinetry
- 3 owned parking spots with parking for 4 vehicles: two side by side spots and one in tandem
- EV (electric vehicle) charger
- 2 owned storage lockers

Other notable features include: pot-lights, dimmer switches, designer light fixtures from Union Lighting, Hunter Douglas motorized window blinds, 3 heat-pumps and thermostats offering the ultimate in in-suite comfort, rare in-suite waste disposal room.

The Waterford flagship residence is a 50 unit boutique luxury building which was designed with hotel style living in mind. Upscale amenities include a 24 hour concierge, a fully equipped gym, counter current indoor pool, guest suites, expansive courtyard gardens and an impressive top floor party room with expansive terrace offering breathtaking views of the lake Toronto City skyline.

Enjoy the vibrant lifestyle and multitude of activities that this neighbourhood has to offer, whether bird watching, biking or a jog through the Humber Bay Shores Park, the sailing or social scene at one of the three local yacht clubs, dinner out at one of the many fabulous local restaurants, along with all of the essential amenities you would want with grocery, cafes, shops and services all located just steps away.

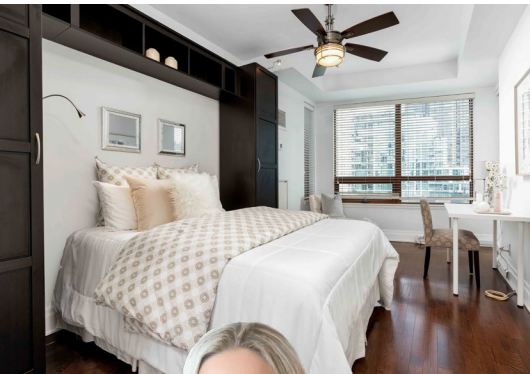
Maintenance fee of \$2456.06/month excludes cable.

Property taxes \$8108.55/2023

Purchase includes all appliances, all electrical light fixtures, ceiling fans, window blinds where laid, parking spots and storage lockers.







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For additional pictures & property info please visit:  
[www.2095LakeshoreBlvdW419.com](http://www.2095LakeshoreBlvdW419.com)



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