

	129 Lake Shore Dr		List: \$3,598,000 For: Sale				
	Toronto Ontario M8V 2A1						
Toronto W06 New Toronto Toronto		SPIS: N	Taxes: \$7,766.46 / 2023				
DOM: 7							
Detached		Front On: S	Rms: 8 + 4				
Link: N		Acre:	Bedrooms: 3				
2-Storey			Washrooms: 4				
			1x2xMain, 1x6x2nd, 1x4x2nd, 1x4xBsmt				
Lot: 25 x 195 Feet Irreg:							
Dir/Cross St: The Lake & Islington							
MLS#: W6157436	Contract Date: 6/15/2023	PIN#:					
Assignment: N	Fractional Ownership: N						
Possession Remarks: TBA							
Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:					
Fam Rm: Y	Drive: Private	Cable TV: A					
Basement: Sep Entrance / W/O	Gar/Gar Spcs: Built-In / 1.0	Hydro: A					
Fireplace/Stv: Y	Drive Park Spcs: 3	Gas: A					
Heat: Forced Air / Gas	Tot Prk Spcs: 4.0	Phone: A					
A/C: Central Air	UFFI: No	Water: Municipal					
Central Vac: Y	Pool: None	Water Supply:					
Apx Age: 31-50	Energy Cert:	Sewer: Sewers					
Apx Sqft: 2000-2500	Cert Level:	Spec Desig: Unknown					
Assessment:	GreenPIS:	Farm/Agr:					
POTL:	Prop Feat: Lake/Pond, Library, Park,	Waterfront: Direct					
POTL Mo Fee:	Place Of Worship, Public Transit, School	Retirement: N					
Elevator/Lift: N		Oth Struct:					
Laundry Lev: Lower							
Phys Hdcap-Eqp: N							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living		20.83	x 10.89	Fireplace	Bay Window	Hardwood Floor
2	Dining		16.56	x 10.89	Bay Window	Hardwood Floor	
3	Kitchen		18.47	x 7.38	Galley Kitchen	Hardwood Floor	
4	Breakfast		12.33	x 7.38	W/O To Deck	Combined W/Kitchen	
5	Prim Bdrm		18.93	x 13.78	Fireplace	6 Pc Ensuite	W/O To Deck
6	2nd Br		13.78	x 11.02	Closet	Bay Window	
7	3rd Br		14.07	x 8.17	Closet	Bay Window	
8	Rec		18.60	x 35.19	Walk-Out	4 Pc Ensuite	
Client Remks: Steeped in serenity on the shores of Lake Ontario, this gem is awaiting your personal touch. A haven for lake lovers, this home offers endless aquatic adventures, from serene paddle boarding sessions to kayak outings, all from your backyard's edge. The large interiors of this residence are flooded w/ natural light. The Primary suite is a tour de force of space & comfort w/ a wood burning fireplace for those cold winter nights, balcony to greet the morning sun, a large walk-in closet & sizeable ensuite, which ensures that there is plenty of room for two people. It's just a stone's throw away from parks for leisurely strolls, coffee shops for those morning caffeine fixes, and many restaurants. W/ easy transit access, the city is at your fingertips, making this home the perfect nexus between tranquil lake life & vibrant urban living. It's Life by the Lake, w/ a hint of city. Indulge your creative juices w/ your final touches. Don't just imagine your dream life by the lake, come & live it.							
Extras: Stainless Steel Fridge, Stove, Dishwasher, Microwave & White Washer, Dryer. All light fixtures & window coverings included. 2 Woodburning Fireplaces Offers Accepted Anytime							
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-322-8000							