

ASSIGNMENT SALE

Water's Edge

3205-2143 Lakeshore Blvd W,
Toronto



See this
property online
Scan the QR code
with your phone's camera



SAM McDADI
REAL ESTATE BROKERAGE



*Property under construction. Photos of actual unit not yet available.

WELCOME

Welcome to 3205-2143 Lakeshore Blvd W, Toronto! Enjoy the SW orientation with water/ lakeviews & Toronto Downtown views with this 283 sq ft wrap around balcony! This 2 bedroom + den offers a spacious layout, 868 sq ft of open concept, 2 full washrooms, 1 locker & 1 parking. Cove at Waterways, is developed by the conservatory group, which ensures an active lifestyle with easy access to TTC and go transit. Just 15' from downtown, close to parks, trails, and beaches, making it an ideal spot for both relaxation and convenience.



*Images are for illustrative purposes only

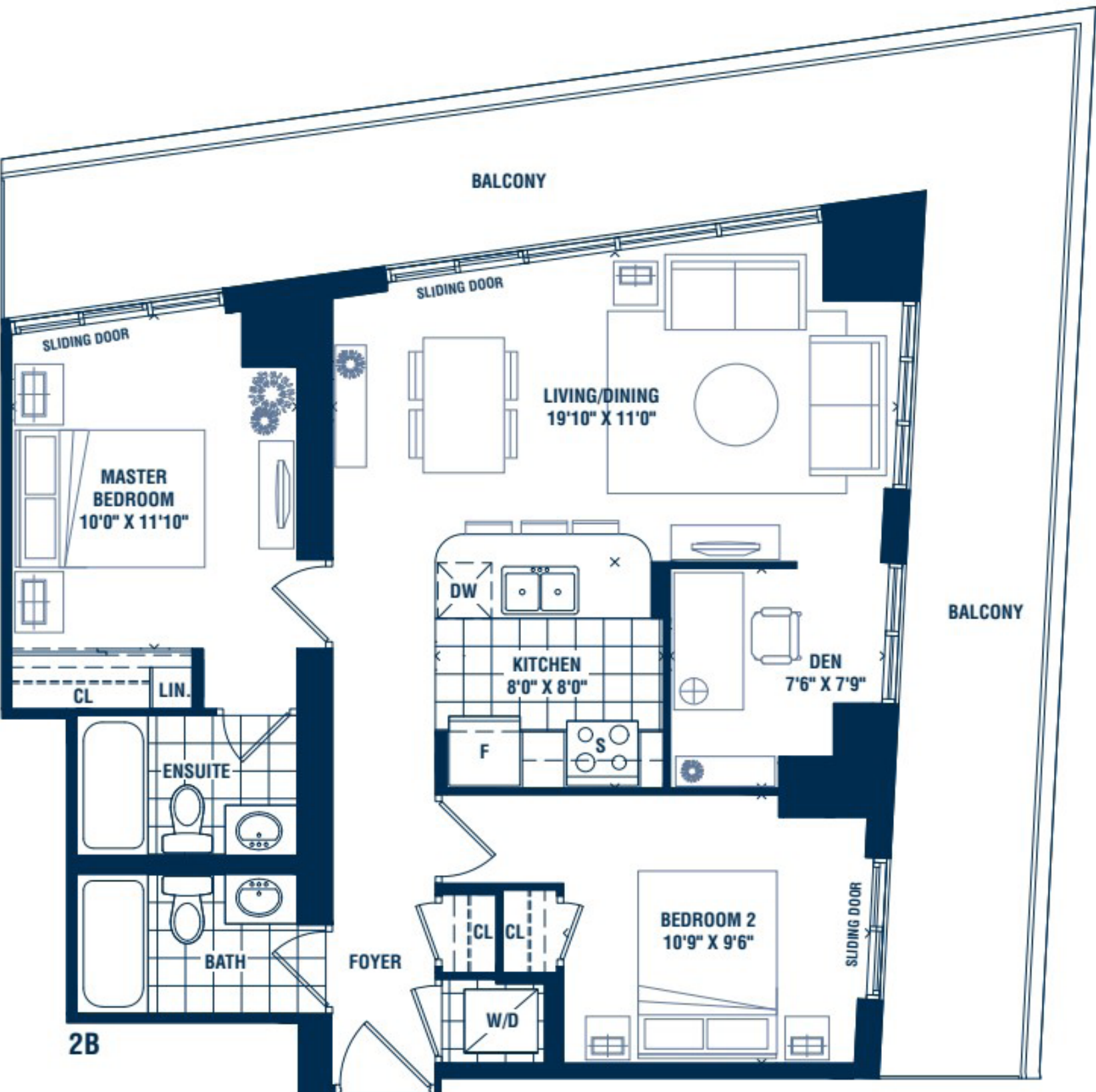




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FLOORPLAN

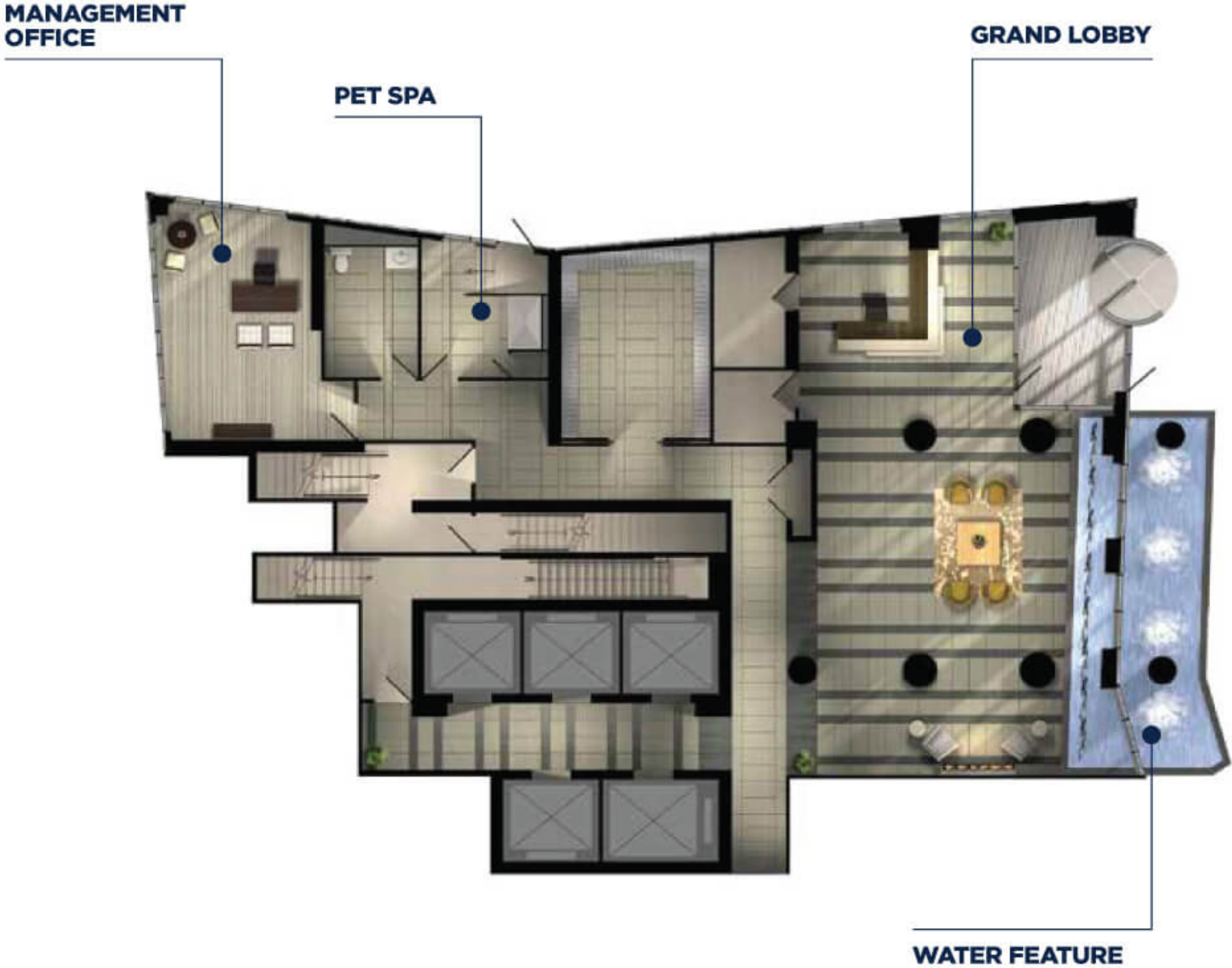
2+1 Bed, 2 Bath

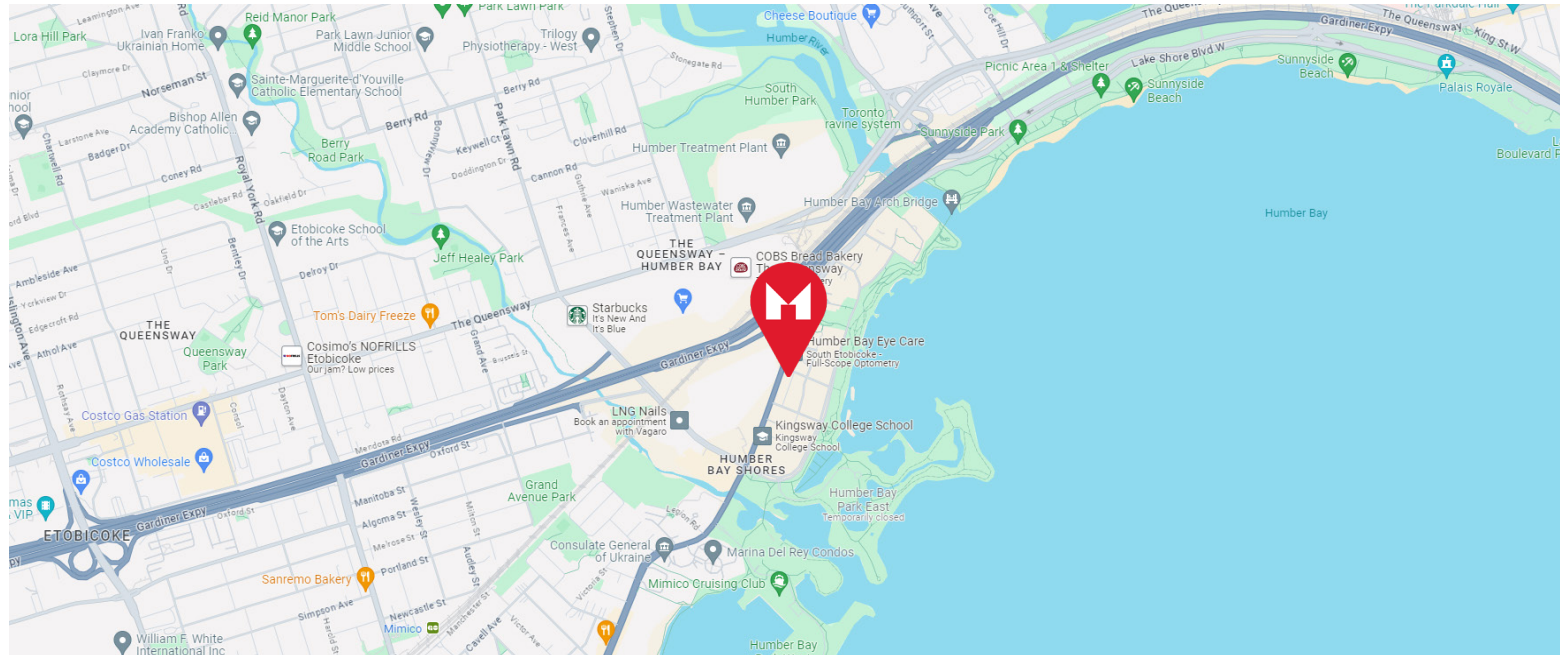


SITE PLAN



BUILDING AMENITIES





Do you know what your home is worth in today's market?
Call for a free property evaluation

Schools

Kingsway College School
 2183 Lake Shore Blvd W, Toronto

Grand Avenue Montessori School
 602 The Queensway, Toronto

David Hornell Junior Public School
 32 Victoria St, Toronto

John English Junior Middle School
 95 Mimico Ave, Toronto

George R Gauld Junior School
 200 Melrose St, Toronto

University Of Toronto
 399 Bathurst St, Toronto

Amenities

BMO Bank of Montreal
 2 Silver Moon Dr, Toronto

Scotiabank
 2196 Lake Shore Blvd W, Toronto

Esso
 250 The Queensway, Toronto

Costco Wholesale
 50 Queen Elizabeth Blvd, Toronto

Metro
 2208 Lake Shore Blvd W, Toronto

Mimico Cruising Club
 200 Humber Bay Park Rd W, Toronto

F45 Training
 36 Park Lawn Rd Unit 2, Toronto

Ourland Community Centre
 18 Ourland Ave, Toronto

Shoppers Drug Mart
 125 The Queensway, Toronto

St. Joseph's Health Centre
 30 The Queensway, Toronto

IKEA
 1475 The Queensway, Toronto

Mimico GO Station
 Toronto

South Humber Park
 Humber River Recreational Trail, Toronto

Humber Bay Shores Park
 15 Marine Parade Dr, Toronto

High Park
 1873 Bloor St W, Toronto



Dolores Hansen

Sales Representative

416 710 0825

dolores@mcdadi.com

When you choose Team McDadi, **you help**

Team McDadi is a proud supporter of numerous charitable organizations, sports programs and community events

- ▶ Clarkson Christmas in the Village
- ▶ Clarkson Halloween in the Village
- ▶ Erindale Little League Tennis Canada
- ▶ Family Jingle and Mingle
- ▶ Heartland Dragons Minor Hockey Association
- ▶ Hoops for Her
- ▶ Mississauga Girls Hockey League
- ▶ Mississauga Santa Claus Parade
- ▶ Port Credit Buskerfest
- ▶ Princess Margaret Hospital Association
- ▶ Port Credit Skating Club
- ▶ Sick Kids
- ▶ Rouge Valley Health System Foundation and Club
- ▶ The Art of Giving
- ▶ Schizophrenia Society of Ontario
- ▶ Tennis Canada
- ▶ The Compass Food Bank
- ▶ The Mississauga Food Bank
- ▶ The Mississauga Tigers



Sam McDadi Real Estate Brokerage **is proud to donate a portion of each sale to the**

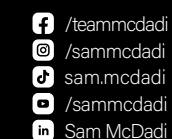


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.
In 2020, we increased our pledge to donate \$1,000,000.



**Official Real Estate Brokerage
of the Toronto Raptors**

Sam McDadi BSc., M.B.A. Sales Representative.



Mississauga 5805 Whittle Rd #110	905 502 1500
N. Mississauga 1034 Clarkson Rd	905 823 1500
Milton 1264 Main St E.	905 876 1300
Oakville 78 Lakeshore Rd W.	905 845 1500
Toronto 3311 Yonge St	416 544 1500
Burlington 3-4130 Fairview Street	905 333 1100
Hamilton 110-442 Millen Rd	905 664 5100