



Welcome To

2111 Lakeshore Blvd. W. Suite 1117
Etobicoke, On M8V 4B2



Newly Renovated 2 bedroom corner unit

Located on the shores of Lake Ontario just minutes to downtown Toronto



www.jeffbelisowski.com



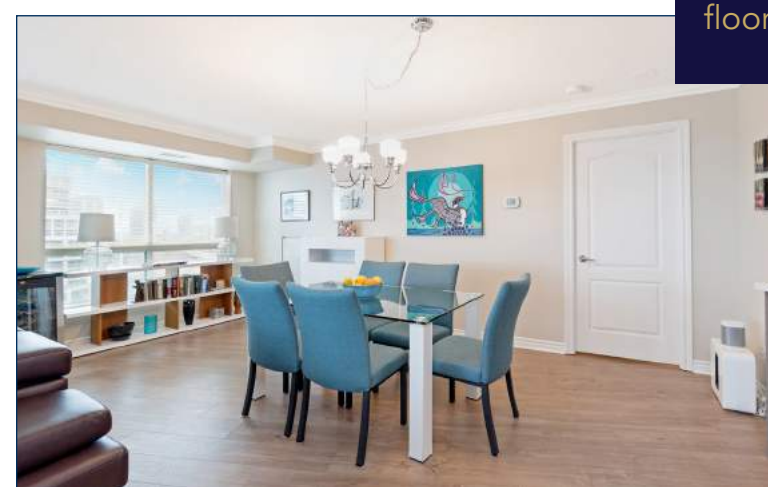
Open concept kitchen perfect for entertaining



Corner unit with beautiful windows for natural light



Gorgeous laminate flooring





This master bedroom brings cozy and luxury together



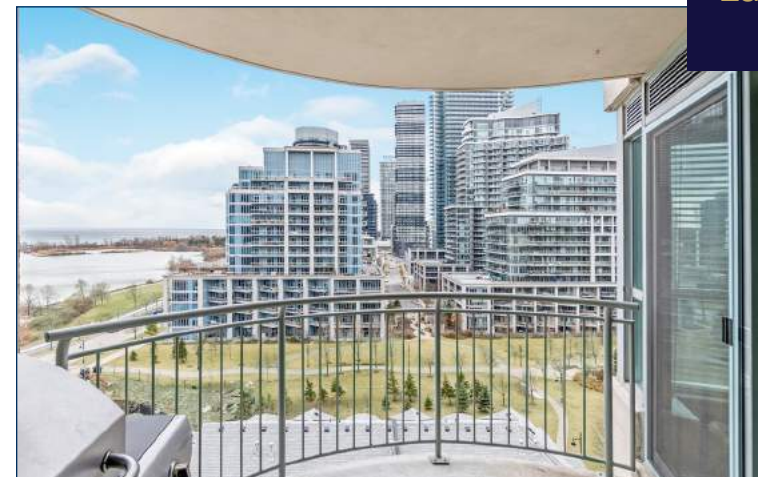
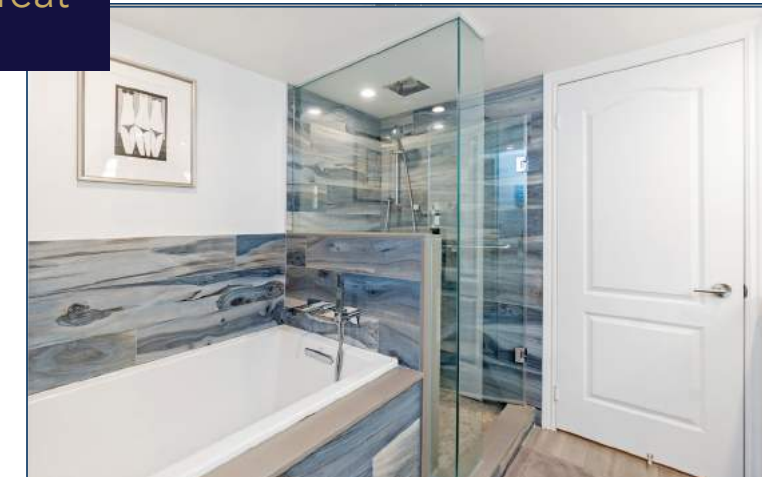
Second bedroom with recessed lighting



Master Retreat



In suite Laundry



Welcome to Newport Beach Condos

Neighbourhood Report

Newport Beach Condominium is located on the shores of Lake Ontario, just minutes from downtown Toronto, Pearson Airport and major highways.

Newly Renovated with over 1300 square feet of luxurious living space, this 11th floor, 2-bedroom corner unit condo, located in the south tower facing south-west, provides you with amazing views of Lake Ontario, parks, as well as the bike and pedestrian path and an abundance of natural light which brings the outdoors in.

The large and spacious Open Concept layout allows you to enjoy and entertain with your family and friends and to BBQ as much as you like on your private corner balcony while overlooking all the activities on the shores of Lake Ontario.

The list of amenities at Newport Beach are extensive:

- Access to private Party/dining/entertainment lounge with bar and food preparation area.
- A multi-purpose room with stereo system and large screen T. V.
- Library and Cards Room.
- Well-equipped exercise room and aerobics/cardio room with Men's and women's change rooms and saunas with lockers.
- Ample underground visitor parking
- Car wash
- Bicycle storage room.
- Three guest suites to accommodate your overnight guests, with cable TV.
- A website with private residential access.
- One of the few condominiums that have a tri-system recycling garbage chute.
- Access to the waterfront bicycle path linking the Martin Goodman Trail and the 300-km Lake Ontario Greenway Waterfront Trail.
- Luxurious 2-story domed lobby, ceilings with plaster mouldings, traditional wall panel detailing, elegant furniture and appointments.
- 24-hour Concierge.
- Closed-circuit cameras and two-way voice communication monitored by 24-hour Concierge are provided in the garage for surveillance and security access monitoring.
- Easy access to all public transportation including the Streetcar stop on the corner and all major highways.
- Community library
- The stoplight at the exit of the building parking lot for easy access to all directions
- Very strong board, condo fees very stable



2111 Lakeshore Blvd W. Suite 1117
Etobicoke, ON

SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Étienne Brûlé Junior School

Designated Catchment School
Grades PK to 5
50 Cloverhill Rd

Park Lawn Junior Middle School

Designated Catchment School
Grades PK to 8
71 Ballacaine Dr

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Lakeshore Collegiate Institute

Designated Catchment School
Grades 9 to 12
350 Kipling Ave

ÉE Micheline-Saint-Cyr

Designated Catchment School
Grades PK to 6
85 Forty First St

Other Local Schools

Karen Kain School of the Arts

Grades 6 to 8
60 Berl Ave

Etobicoke School of the Arts

Grades 9 to 12
675 Royal York Rd

Ursula Franklin Academy

Grades 9 to 12
146 Glendonwynne Rd

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Jean Augustine Park

2115 Lake Shore Blvd W



1 min

Palace Pier Park

1 Palace Pier Crt



6 min

Humber Bay Shores Park

15 Marine Parade Dr



2 min

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground	1 Wading Pool
4 Trails	2 Picnic Facilities
1 Beach	1 Boardwalk

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 28 minute walk away.



Nearest Rail Transit Stop

Mimico GO



Nearest Street Level Transit Stop

2111 Lake Shore Blvd West



1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 4.39km.

St Joseph's Health Centre

30 The Queensway

Fire Station

615 Royal York Rd

Police Station

3699 Bloor St W

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

Coffee

Grocery

Gym

Gas Station



Beautiful views and amenities



Luxury Living at its finest



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