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|---|--|-------------------------------|------------------------------------|---------------------------|--|
| <b>11 Bluewater Crt</b>                     |  |                               | <b>List: \$1,049,000 For: Sale</b> |                           |  |
| <b>Toronto Ontario M8V 4A7</b>              |  |                               |                                    |                           |  |
| Toronto W06 Mimico Toronto                  |  |                               |                                    |                           |  |
| <b>SPIS:</b> N                              |  | <b>Taxes:</b> \$4,848.78/2025 |                                    | <b>DOM:</b> 0             |  |
| Att/Row/Twnhouse                            |  | <b>Front On:</b> S            |                                    | <b>Rms:</b> 8             |  |
| <b>Link:</b>                                |  | <b>Acre:</b>                  |                                    | <b>Bedrooms:</b> 3        |  |
| 3-Storey                                    |  |                               |                                    | <b>Washrooms:</b> 3       |  |
|   |  |                               |                                    | 1x2x2nd, 1x3x3rd, 1x4x3rd |  |
| <b>Lot:</b> 15.91 x 73.8 Feet <b>Irreg:</b> |  |                               |                                    |                           |  |
| <b>Dir/Cross St:</b> Lakeshore and Parklawn |  |                               |                                    |                           |  |

|  |                        |                        |  |
|--|------------------------|------------------------|--|
| <b>MLS#:</b> W12229277                 |                        | <b>PIN#:</b> 076170564 |  |
| <b>Possession Remarks:</b> 30 Days/TBA |                        |                        |  |
| <b>Broker Open House:</b>              | Saturday, June 21 2025 | 2:00 PM - 4:00 PM      | <b>Opn Hse Note:</b><br>Saturday & Sunday Open house 2pm-4pm |
| <b>Public Open House:</b>              | Saturday, June 21 2025 | 2:00 PM - 4:00 PM      |  |
|  | Sunday, June 22 2025   | 2:00 PM - 4:00 PM      |  |

|                        |                  |  |              |                      |           |
|------------------------|------------------|--|--------------|----------------------|-----------|
| <b>Kitchens:</b>       | 1                | <b>Exterior:</b>                           | Brick Front  | <b>Zoning:</b>       |           |
| <b>Fam Rm:</b>         | Y                | <b>Drive:</b>                              | Private      | <b>Cable TV:</b>     |           |
| <b>Basement:</b>       | None             | <b>Gar/Gar Spcs:</b>                       | Attached / 1 | <b>Hydro:</b>        |           |
| <b>Fireplace/Stv:</b>  | Y                | <b>Drive Park Spcs:</b>                    | 1            | <b>Gas:</b>          |           |
| <b>Heat:</b>           | Forced Air / Gas | <b>Tot Prk Spcs:</b>                       | 2            | <b>Phone:</b>        |           |
| <b>A/C:</b>            | Central Air      | <b>UFFI:</b>                               |              | <b>Water:</b>        | Municipal |
| <b>Central Vac:</b>    | Y                | <b>Pool:</b>                               | None         | <b>Water Supply:</b> |           |
| <b>Apx Age:</b>        | 16-30            | <b>Energy Cert:</b>                        |              | <b>Sewer:</b>        | Sewers    |
| <b>Apx Sqft:</b>       | 1500-2000        | <b>Cert Level:</b>                         |              | <b>Spec Desig:</b>   | Unknown   |
| <b>Assessment:</b>     |                  | <b>GreenPIS:</b>                           |              | <b>Farm/Agr:</b>     |           |
| <b>POTL:</b>           |                  | <b>Prop Feat:</b>                          |              | <b>Waterfront:</b>   |           |
| <b>POTL Mo Fee:</b>    |                  | Central Vacuum, Family Room, Fenced        |              | <b>Retirement:</b>   | N         |
| <b>Elevator/Lift:</b>  |                  | Yard, Fireplace/Stove, Lake/Pond, Library, |              | <b>Oth Struct:</b>   |           |
| <b>Laundry Lev:</b>    | Lower            | Marina, Park, Public Transit               |              |                      |           |
| <b>Phys Hdcap-Eqp:</b> | N                |  |              |                      |           |

|                         |             |              |                    |                   |                    |                    |                      |
|-------------------------|-------------|--------------|--------------------|-------------------|--------------------|--------------------|----------------------|
| <b>Topography:</b> Flat |             |              |                    |                   |                    |                    |                      |
| <b>#</b>                | <b>Room</b> | <b>Level</b> | <b>Length (ft)</b> | <b>Width (ft)</b> | <b>Description</b> |                    |                      |
| 1                       | Living      | Main         | 19.85              | x 11.09           | Hardwood Floor     | Electric Fireplace | Crown Moulding       |
| 2                       | Kitchen     | Main         | 11.52              | x 11.68           | Hardwood Floor     | Quartz Counter     | Stainless Steel Appl |
| 3                       | Dining      | Main         | 8.33               | x 14.99           | Hardwood Floor     | Window             | W/O To Deck          |
| 4                       | Prim Bdrm   | 2nd          | 10.17              | x 14.99           | Hardwood Floor     | W/I Closet         | 3 Pc Ensuite         |
| 5                       | Br          | 2nd          | 13.48              | x 9.25            | Hardwood Floor     | Closet             | Window               |
| 6                       | Br          | 2nd          | 8.99               | x 10.07           | Hardwood Floor     | Closet             | Window               |
| 7                       | Family      | Bsmt         | 11.25              | x 13.85           | Hardwood Floor     | Window             | W/O To Yard          |

**Client Remks:** Beautifully renovated freehold townhome tucked away on a quiet cul-de-sac in Mimico, just minutes from the lake and waterfront trails. This spacious and stylish home offers the perfect blend of comfort and functionality, with a thoughtfully designed layout and hardwood flooring throughout. The renovated eat-in kitchen features quartz countertops, ample cabinetry, and a walkout to a large deck. The bright living room includes an electric fireplace and a convenient main floor powder room, adding warmth and practicality to the space. Upstairs, you'll find three bedrooms, including a primary suite with a renovated 3-piece ensuite. All bathrooms in the home have been tastefully updated with modern finishes. The finished basement provides additional living space with a walkout to a yard and plenty of storage. Additional highlights include central vacuum, a fully fenced backyard, and a deck walkout from the dining room. This fabulous location offers incredible convenience steps to the lake, parks, and 24-hour TTC, with easy access to the Gardiner and QEW. An excellent opportunity to invest in the vibrant South Etobicoke lifestyle ideal for families, professionals, or those looking for turnkey living in a sought-after community.

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| <b>Extras:</b>  |
| <b>Listing Contracted With:</b> BOSLEY REAL ESTATE LTD. <b>Ph:</b> 416-530-1100 |