



11 Bluewater Crt Toronto Ontario M8V 4A7 Toronto W06 Mimico Toronto		List: \$1,285,000 For: Sale
SPIS: N	Taxes: \$4,848.78/2025	DOM: 0
Att/Row/Twnhouse Link: 3-Storey	Front On: S Acre:	Rms: 8 Bedrooms: 3 Washrooms: 3 1x2x2nd, 1x3x3rd, 1x4x3rd
Lot: 15.91 x 73.8 Feet Irreg: Dir/Cross St: Lakeshore and Parklawn Directions: Lakeshore and Parklawn		

MLS#: W12246499	PIN#: 076170564
Possession Remarks: 30 Days/TBA	

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 16-30 Year Built: 1998 Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick Front Drive: Private Gar/Gar Spcs: Attached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Lake/Pond, Library, Marina, Park, Public Transit	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N Oth Struct: Survey Type: None
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
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. The basement features a rough-in for a potential fourth bathroom. 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.

Extras:
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-530-1100