



5 Marine Parade Dr 518
Toronto Ontario M8V 4B4
 Toronto W06 Mimico Toronto
SPIS: N **Taxes:** \$2,496.03/2025 **DOM:** 0
List: \$585,000 For: Sale
 Condo Apt Apartment **Rms:** 4 + 1
Corp#: TSCP / 1507 **#Shares%:** **Bedrooms:** 1
Unit#: 18 **Locker#:** 100 **Washrooms:** 2
Locker Lev Unit: A 1x3xMain, 1x4xMain
Locker Unit#: 100
Level: 5
Zoning:
Prop Mgmt: First Service Residential
Dir/Cross St: Lakeshore and Parklawn
Directions: Lakeshore and Parklawn

MLS#: W12477947 Possession Remarks: Flexible		Status Cert: N Bldg Name: Grenadier Landing		PIN#: 125070176	
Kitchens: 1		Pets Perm: Yes-with Restrictions		Balcony: Open	
Fam Rm: N		Locker: Owned		Ens Lndry: Y	
Basement: None		Maint: \$699.06		Lndy Lev: Main	
Fireplace/Stv: N		A/C: Central Air		Exterior: Concrete	
Heat: Forced Air / Gas		Central Vac: N		Gar/Gar Spcs: Underground / 1	
Apx Age: 16-30		UFFI: No		Park/Drive: Undergrnd	
Year Built: 2002		Elev/Lift: Retirement:		Drive: Underground	
Yr Built Source: MPAC		HST Applicable to Included In		Park Type: Owned	
Apx Sqft: 700-799		Sale Price:		Park/Drv Spcs: 1	
Sqft Source: 715 Sq ft / Floorplan		Taxes Incl: Water Incl: Y		Tot Prk Spcs: 1	
Exposure: E		Heat Incl: Y Hydro Incl: Y		Pk Spot#: P269	
Assessment:		Cable TV Incl: CAC Incl: Y		Park \$/Mo:	
Spec Desig: Unknown		Bldg Ins Incl: Y Prkg Incl: Y		Prk Lvl/Unit: B/69	
Survey Type: None		Com Elem Incl: Y		Bldg Amen:	
Phys Hdp-Eqp:		Cert Level:		Concierge, Guest Suites, Gym, Media Room, Party/Meeting Room, Visitor Parking	
		Energy Cert:		Prop Feat: Beach, Ensuite Laundry, Grnbelt/Conserv, Lake Access, Marina, Park, Pets Allowed with Restrictions, Public Transit	
		GreenPIS:		Interior Feat: Other	
				Security Feat: Concierge/Security, Security Guard, Security System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.25	x 3.84	Tile Floor		
2	Den	Main	8.07	x 9.09	Hardwood Floor		
3	Kitchen	Main	8.99	x 7.74	Tile Floor	Stainless Steel Appl	Breakfast Bar
4	Living	Main	15.09	x 11.32	Hardwood Floor	W/O To Balcony	Open Concept
5	Br	Main	11.84	x 9.58	Hardwood Floor	W/O To Balcony	

Client Remks:
 Welcome to Grenadier Landing, where comfort meets convenience in this spacious and beautifully maintained 1+1 bedroom, 2-bathroom condo. This thoughtfully designed unit offers over 700 square feet of functional living space, ideal for professionals, downsizers, or anyone seeking a modern lifestyle by the waterfront. The generous primary bedroom features a large closet and a private 4-piece ensuite, offering a perfect retreat at the end of the day. The versatile den is ideal as a home office, guest room, or second bedroom, providing the flexibility to suit your lifestyle. A second full 3-piece bathroom ensures convenience for guests or family members. Enjoy open-concept living with a combined living and dining area that seamlessly flows onto your east-facing balcony. The modern kitchen is equipped with stainless steel appliances, a breakfast bar, and ample cabinetry, making both cooking and entertaining a pleasure. This unit includes one underground parking spot and a secure storage locker for your convenience. Grenadier Landing is a well-managed building known for its superb location and full-service amenities. Monthly condo fees are all-inclusive of utilities (heat, hydro, and water), leaving only cable and internet as your additional expense. Step outside and you're just moments away from the scenic waterfront, Martin Goodman Trail, Humber Bay Shores Park, cafes, restaurants, and TTC access-offering the perfect balance between nature and city living. Amenities at Grenadier Landing include a 24-hour concierge, exercise room, media and party rooms, billiards and table tennis, a landscaped courtyard with a BBQ, a library, hobby room, and guest suites. There is also visitor parking and a 7th-floor outdoor terrace with views of the lake.
Inclusions: Fridge, Stove, Microwave/exhaust, Dishwasher, Washer, Dryer, All Electric Light Fixtures
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Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-530-1100