



# 2261 LAKE SHORE BOULEVARD SUITE #316



## Vivian Eyolfson

*Sales Representative*

Office: 416.762.8255

Direct: 416.346.8601

Website: [www.viv.ca](http://www.viv.ca)

Email: [vivian@viv.ca](mailto:vivian@viv.ca)

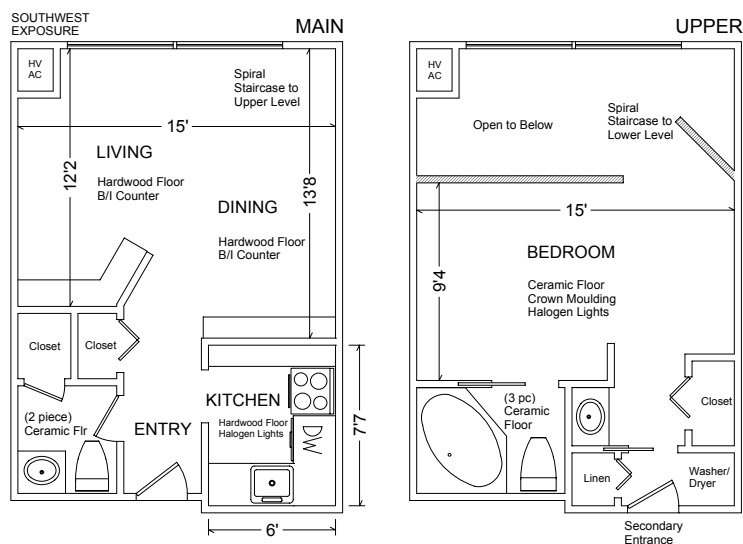
**ROYAL LEPAGE**

REAL ESTATE SERVICES LTD.,  
BROKERAGE

2320 Bloor Street West, Toronto, ON M6S 1P2

Fax: 416.762.8853

# FLOOR PLANS



Note: Measurements & Calculations are approximate. Provided as a guideline only.  
Please attach Schedules to offer  
\*Figures are approximate

Price	\$ \$279,000
Bedrooms	1
Possession	Immediate
Bathrooms	1x3, 1x2, 1x1
Corp #	MTCC 864
Year Built	1989
Pets	Restricted
Storage	ensuite
Garage	2 car-tandem #4#4
Security	both- intercom & guard
Heating	forced air gas
Cooling	central air
Management	Del Property Management
Office(on site)	416.251.9116

## EXPENSES (2011):

Taxes: \$1599.72  
 Maint Fee \$456.25

\*figures are approximate  
 \*\*Please attach Schedules to all offers

## INCLUSIONS:

Fridge; stove; built-in dishwasher; stackable washer & dryer, California shutters; blinds; all built-ins; all electric light fixtures; closet organizers; attached mirrors

## MAINTENANCE FEE INCLUDES:

Common elements, building insurance, heat, water, hydro, cable TV (Bell Satellite or Bell Fibe TV), central air, 2 tandem parking #4 & Use of Malibu Club

## SPECIAL FEATURES:

### Marina Del Rey!

- Quiet location with great views of Parklands and City!
- Totally renovated 2 storey loft!
- Bright open concept design!
- Hardwood floors on main floor
- Modern kitchen & baths
- 2nd floor renovated master retreat with views of city and park!
- Crown moldings
- Laundry on 2nd floor
- Ensuite storage closet
- Tandem Parking for 2 cars
- Concierge & security
- Steps to Humber River Parks & Trails, Gardner & Lakeshore
- Minutes to Downtown Toronto & Airport!!

## MALIBU CLUB INCLUDES:

Gym, Tennis, Squash, Pool, Sun deck