



2 Beds & 3 Baths & 1 Storage Locker & 2 Parking Spaces & South & North Facing Views
First time on the market!

1603-2285 Lake Shore Blvd W

A One-of-a-Kind Opportunity in the Iconic Arch at
Grand Harbour



Humber Bay Shores

& 3 Beds

& 3 Baths

& 1505 Sq .Ft

& \$2,042/Month Condo Fee

(Includes **ALL UTILITIES!** Water,
Hydro, AC, Heat, Cable/Internet!

& Taxes: \$4,800/2025



Scan the QR code
to explore the full photo
gallery, floor plans,
and virtual tour to
fully appreciate this
exceptional condo

1608-2285 LAKE SHORE BLVD W

Welcome to One of Grand Harbour's Most Iconic and Distinctive Suites!

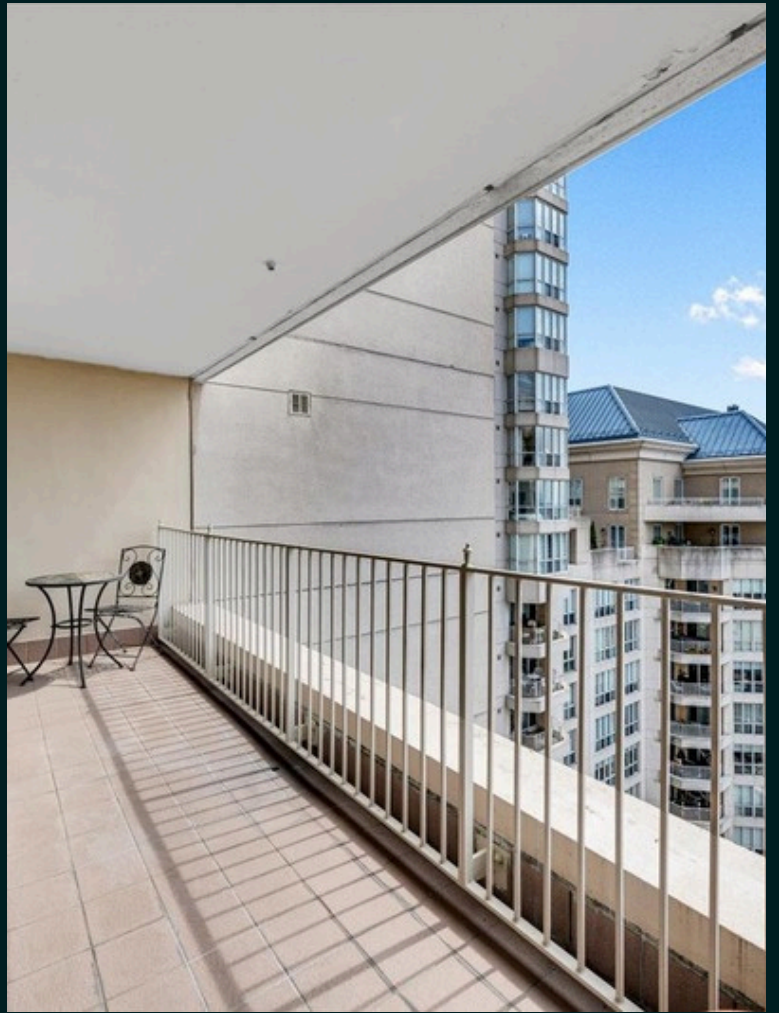
Perfectly positioned within the building's signature curved arch, this one-of-a-kind residence offers an original layout spanning over 1,500 square feet of bright, functional space. Experience north and south exposures and a design unlike anything else in the complex.

The Suite

This remarkable 2-bedroom, 3-bathroom residence is full of surprises and thoughtful design:

- **Living Room:**
 - Expansive and light-filled with both sunrise and sunset views. Enjoy peaceful mornings and golden evening light from this truly private and serene space.
- **Dining Room:**
 - Tucked perfectly along the curve, the dining area overlooks the marina with floor-to-ceiling windows—ideal for entertaining or soaking in the view with your morning coffee.







The Suite

- **Kitchen:**

- Featuring a pass-through to the living space, the kitchen offers direct views of the marina, built-in cabinetry, and an eat-in nook.

- **Bedrooms:**

- Both bedrooms are generously sized, each with its own ensuite and north-facing windows for soft natural light and quiet rest. The primary suite features a soaker tub and separate shower.

- **Storage Galore:**

- Oversized walk-in closets, a dedicated storage room, and ample built-ins throughout.

- **Bonus Features:**

- Includes 2 parking spaces, 1 locker, and **maintenance fees that cover all utilities, internet, and cable.**



The Building

Grand Harbour is a waterfront landmark offering full-service living with resort-like amenities including a fitness centre, indoor pool, party room, guest suites, 24/7 concierge, and visitor parking. The building is architecturally stunning and has a true sense of community.

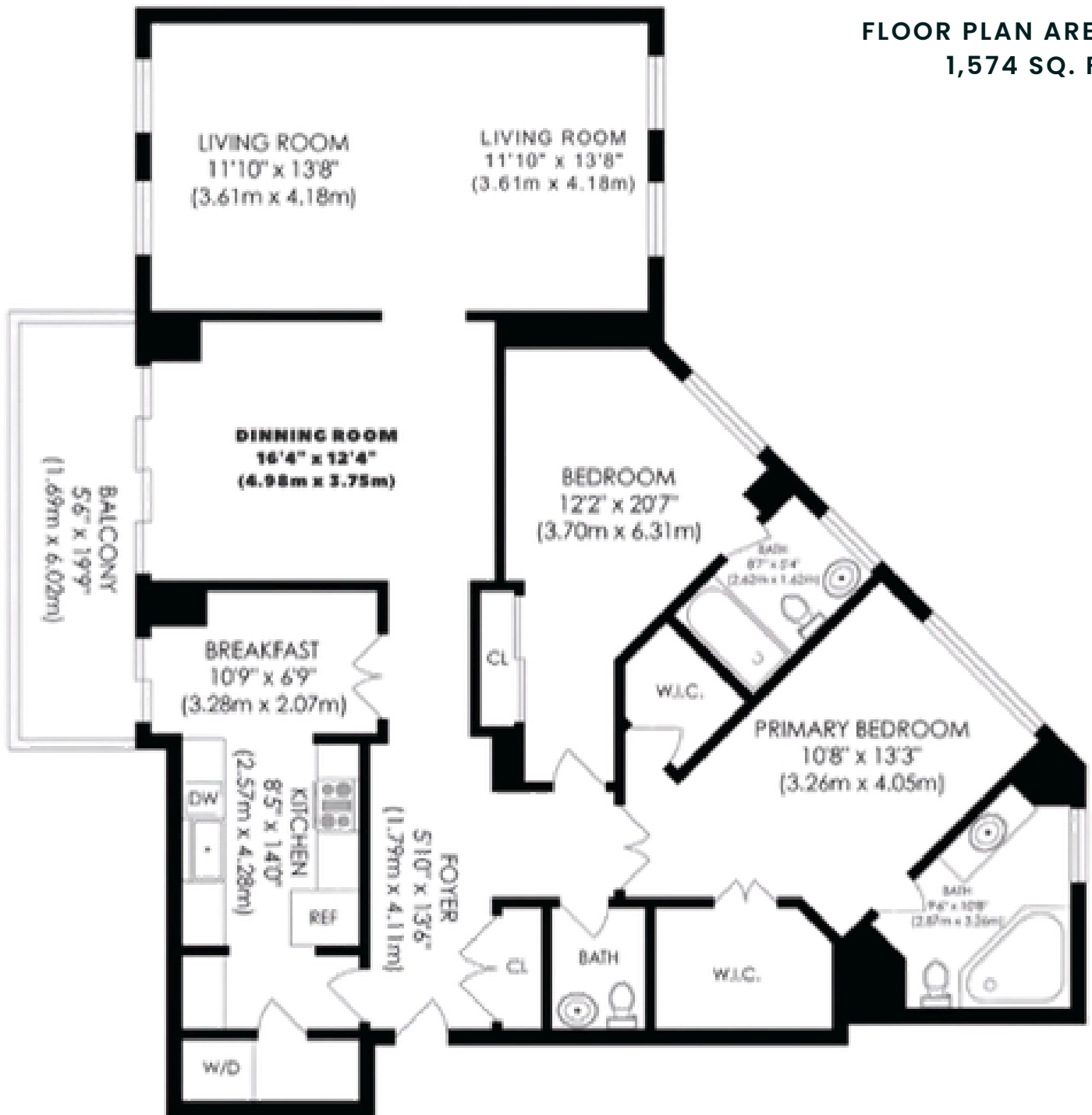
Location, Location, Location!

Humber Bay Shores is one of the best neighbourhoods in Etobicoke, with vibrant restaurants, scenic waterfront trails, seasonal farmers' markets, and the future Park Lawn Go station on its way.





**FLOOR PLAN AREA:
1,574 SQ. FT.**



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B R O K E R A G E

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