



Beyond The Sea
2 Beds & 2 Baths & 1 Parking Space & 1 Storage Locker & Stunning West Views!
& Humber Bay Shores

3302-2240 Lake Shore Blvd W

Stunning Sunset Views from the 33rd Floor!

FOR SALE • FOR SALE • FOR SALE



Humber Bay Shores

& 2 Beds

& 2 Baths

& 1 Storage Locker

& 1 Parking Space

& Taxes: \$2,866 / 2025

& 795 Sq Ft

& \$825/Month Condo Fee

(Excludes TV, Internet, and Hydro)



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

WELCOME TO SUITE
3302-2240 LAKE SHORE BLVD W

Views, privacy, and elevated condo living!

Perched high above the city on the 33rd floor, this bright and spacious suite offers incredible west-facing views, beautiful sunsets, and a level of privacy that's rarely found.

With only 5 units on the floor, this is a quieter, more exclusive condo experience in the heart of vibrant Humber Bay Shores.

The Suite

A well-designed split-bedroom layout with 9 ft ceilings, engineered hardwood floors, and floor-to-ceiling windows that fill the space with natural light.

Thoughtfully laid out for both everyday living and entertaining, this suite offers comfort, function, and a connection to the outdoors through its expansive views.

Living & Dining Room:

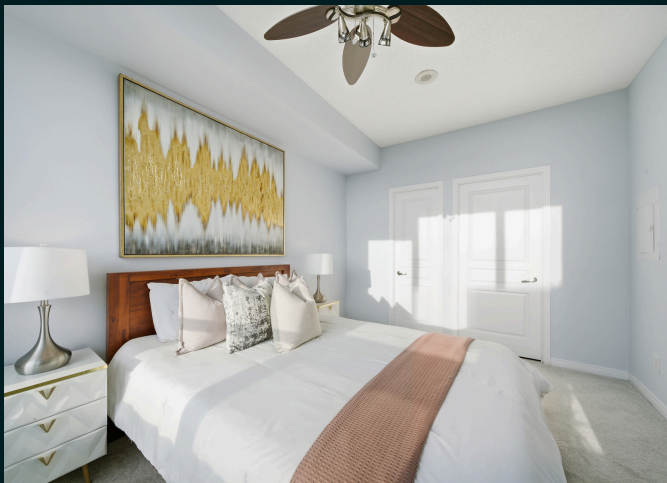
- Bright and open with wall-to-wall windows showcasing unobstructed skyline views and partial lake views. A perfect space to relax or entertain.

Kitchen:

- Functional and well-maintained with granite counters, stainless steel appliances, and a brand new stove. Ample storage and workspace for everyday use.







Comfortable, Private Bedrooms:

- The split-bedroom layout offers excellent privacy, ideal for guests, families, or working from home.
- The primary bedroom is spacious with a large closet and an oversized ensuite shower. The second bedroom is bright and versatile.



Bathrooms & Storage:

- Two bathrooms, in-suite laundry with a brand new washer and dryer, and practical storage throughout.



The Building

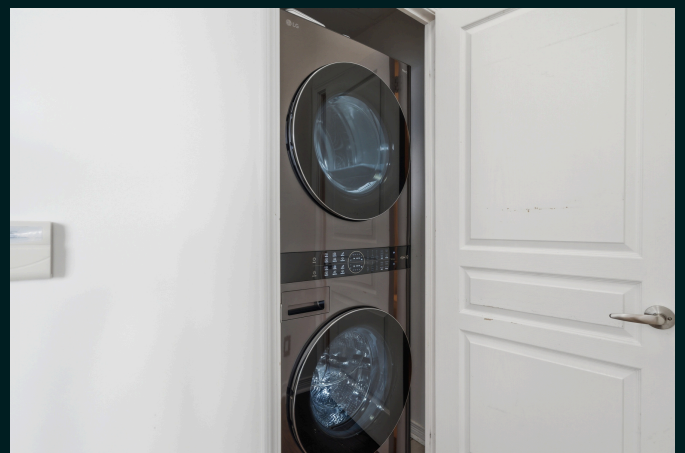
Beyond The Sea offers a full range of lifestyle amenities designed for comfort and convenience:

- Indoor pool
- Hot tub
- Fully equipped gym
- Sauna
- Library
- Wine tasting room
- Kids play room
- Private dog park
- Multiple party rooms
- Outdoor patio spaces
- Large dogs over 30 lbs are allowed, which is rare in Humber Bay Shores



Location, Location, Location!

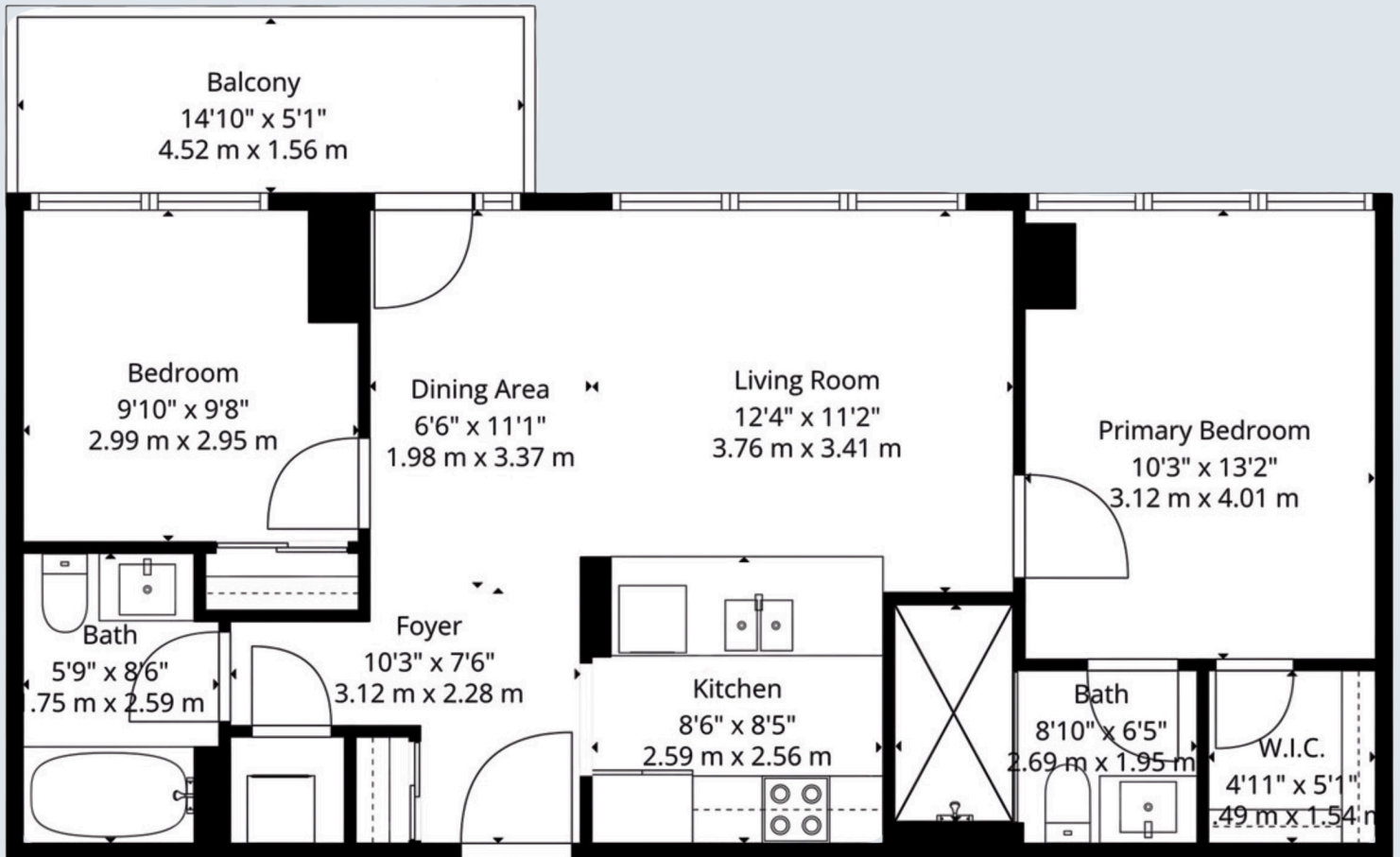
Located in the heart of Humber Bay Shores, just steps to the waterfront, parks, and scenic trails. Enjoy local restaurants, cafés, and seasonal farmers' markets right outside your door. The TTC streetcar is directly in front of the building, making commuting easy, with quick access to downtown Toronto. With the future Park Lawn GO station on the way, this neighbourhood continues to grow and evolve.





The Floor Plans

FLOOR PLAN AREA:
795 SQ. FT.



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