

	<b>2891 Rio Crt 46</b> <b>Mississauga</b> Ontario L5M0S4 Mississauga Central Erin Mills Peel 465-34-H <b>SPIS:</b> N <b>Taxes:</b> \$3,348.20 / 2020 <b>DOM:</b> 0		<b>List: \$729,900 For: Sale</b>																																										
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<b>Zoning:</b> <b>Prop Mgmt:</b> Daniels Home Property Management <b>Dir/Cross St:</b> Winston Churchill/Erin Centre																																													
<b>MLS#:</b> W5090265 <b>Possession Remarks:</b> Tba <b>Status Cert:</b> Y <b>Bldg Name:</b> <b>PIN#:</b> 19948008																																													
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 1200-1399 <b>Sqft Source:</b> Mpac <b>Exposure:</b> Se <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdp-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> None <b>Maint:</b> \$273.41 <b>A/C:</b> Central Air <b>Central Vac:</b> <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> N <b>Taxes Incl:</b> N <b>Water Incl:</b> Y <b>Heat Incl:</b> N <b>Hydro Incl:</b> N <b>Cable TV Incl:</b> N <b>CAC Incl:</b> N <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Com Elem Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b>	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Upper <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Built-In / 1.0 <b>Park/Drive:</b> Private <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1.0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Visitor Parking <b>Prop Feat:</b> Hospital, Library, Park, Place Of Worship, Public Transit, School																																											
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<b>Client Remks:</b> Modern Townhouse In High-Desirable Central Erin Mills! Open Concept Layout. Spacious Kitchen Features Large Centre Island, Ss Appliances & W/O To Huge Terrace! Upper Laundry For Convenience! 2 Large Ensuite Bdrms On 2nd Floor, Each W/Its Own Bathroom. Luxury Extra Space In Master Bdrm Can Be Used As Office. Close To Highways, Public Transit, Grocery Store, Erin Mills Shopping Mall, Credit Valley Hospital, Parks & Schools. John Fraser School District. <b>Extras:</b> New Engineering Hardwood Floor Throughout (Hardwood Floor On Stairs) & New Pot Lights In Living/Dining. Incl: Central A/C, Stainless Steel Fridge, Range, Stove, B/I Dishwasher, Washer/Dryer, All Window Blinds, All Elfs, Garage Remote.																																													
<b>Listing Contracted With:</b> REAL ONE REALTY INC., BROKERAGE 905-281-2888																																													