Prepared by: HELEN WANG, Administrator
REAL ONE REALTY INC., BROKERAGE
1660 North Service Rd E #103, Oakville, ON L6H7G3 905-281-2888

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117 Bristol Rd E 53 **List: $599,000 For: Sale**
Mississauga Ontario L4Z3P7
Mississauga Hurontario Peel 466-42-G
SPIS: N **Taxes:** $2,152.20 / 2021 **DOM:** 0

Condo Apt | Apartment | **Rms:** 5
Corp#: PCP / 469 | **#Shares%:** | **Bedrooms:** 3
Unit#: 19 | **Locker#:** | **Washrooms:** 1
Locker Lev Unit: 1x4xMain
Locker Unit#:
Level: 01
Zoning:
Prop Mgmt: Royale Grande Property Management Ltd.
Dir/Cross St: Hurontario St/Bristol Rd E

MLS#: W5528891 **Possession Remarks:** Tbd
Status Cert: Y **Bldg Name:** **PIN#:**

Kitchens:	1	**Pets Perm:**	Restrict	**Balcony:**	Open
Fam Rm:	N	**Locker:**	Ensuite+Exclusive	**Ens Lndry:**	Y
Basement:	None	**Maint:**	$505.75	**Lndy Lev:**	Upper
Fireplace/Stv:	N	**A/C:**	Central Air	**Exterior:**	Brick
Heat:	Forced Air / Gas	**Central Vac:**	N	**Gar/Gar Spcs:**	Other / 2.0
Apx Age:		**UFFI:**		**Park/Drive:**	Surface
Apx Sqft:	1000-1199	**Elev/Lift:**	**Retirement:** N	**Park Type:**	Exclusive
Sqft Source:	Public Records	**Taxes Incl:**	N **Water Incl:** Y	**Park/Drv Spcs:**	2
Exposure:	N	**Heat Incl:**	N **Hydro Incl:** N	**Tot Prk Spcs:**	2.0
Assessment:		**Cable TV Incl:**	N **CAC Incl:** N	**Pk Spot#:**	82
Spec Desig:	Unknown	**Bldg Ins Incl:**	Y **Prkg Incl:** Y	**Pk Spot#:**	83
Phys Hdp-Eqp:		**Com Elem Incl:**	Y	**Park $/Mo:**	
		Cert Level:		**Prk Lvl/Unit:**	
		Energy Cert:		**Bldg Amen:**	Bbqs Allowed, Outdoor Pool,
		GreenPIS:		Visitor Parking	

#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Main	3.05	x 2.29	Ceramic Floor	Granite Counter	Stainless Steel Appl
2	Great Rm	Main	5.79	x 3.89	Laminate	W/O To Balcony	Pot Lights
3	Prim Bdrm	Main	4.19	x 3.35	Laminate	Double Closet	Semi Ensuite
4	2nd Br	Main	2.74	x 2.44	Laminate	Double Closet	
5	3rd Br	Main	3.35	x 2.90	Laminate	Double Closet	

Client Remks: Rare 3 Bdrm, 2 Parking, 2 Locker Condo Offering 1,000+ Sq.Ft. Of Living Space! Inviting Front Foyer W/Modern Ceramic Tiles Leads To Stunning Kitchen W/Granite C/Tops, Stone B/Splash, S/S Appliances & Bkft Bar. Bright Great Rm W/High End Laminate Flr, Pot Lights, Large Windows & W/O To Balcony W/Storage. 3 Good-Sized Bdrms W/Pbr Featuring Semi-Ensuite Access To Modern, Updated 4Pc Bath. Ensuite Stacked Laundry. New Window Blinds & Freshly Painted '22.

Extras: Updated S/S Stove '20, B/I M/W, Bath Sink '21. Conveniently Located Near Hwys 401 & 403, Close To Schools, Parks, Rec/Community Centre, Square One & Much More! Quiet & Peaceful Community W/Access To Playground & Exclusive Outdoor Pool!

Listing Contracted With: REAL ONE REALTY INC., BROKERAGE 905-281-2888

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