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一份信任，三份回报！



## MLS Listing - 2321 Yorktown Circle, Mississauga



<b>2321 Yorktown Circ</b> <b>Mississauga Ontario L5M 5Y1</b> Mississauga Central Erin Mills Peel <b>SPIS:</b> Y <b>Taxes:</b> \$7,062/2024		<b>List: \$1,435,000 For: Sale</b>	
Detached <b>Link:</b> N 2-Storey	<b>Front On:</b> E <b>Acre:</b>	<b>Rms:</b> 9 + 3 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 4 1x2xMain, 1x5x2nd, 1x3x2nd, 1x3xBsmt	
<b>Lot:</b> 31.99 x 109.91 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Britannia Rd.W./Erin Mills Pkwy			

**MLS#:** W11919910      **PIN#:** 131210930  
**Possession Remarks:** TBD

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / W/O <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Upper <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Attached / 2 <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.83	x 9.32	Hardwood Floor	Granite Counter	Stainless Steel Appl
2	Breakfast	Main	9.68	x 9.32	Hardwood Floor	W/O To Deck	Skylight
3	Family	Main	14.67	x 12.01	Hardwood Floor	Gas Fireplace	Skylight
4	Dining	Main	10.5	x 8.99	Hardwood Floor	Open Concept	Pot Lights
5	Living	Main	11.91	x 10.5	Hardwood Floor	Open Concept	Pot Lights
6	Prim Bdrm	2nd	17.85	x 11.75	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	11.84	x 10.6	Hardwood Floor	Closet	
8	3rd Br	2nd	11.75	x 10.6	Hardwood Floor	Closet	
9	4th Br	2nd	10.99	x 10.01	Hardwood Floor	Closet	
10	Rec	Bsmt	24.84	x 11.75	Broadloom	Gas Fireplace	W/O To Yard
11	Dining	Bsmt	11.42	x 8.83	Broadloom	Open Concept	W/O To Yard
12	Kitchen	Bsmt	11.42	x 7.51	Broadloom	Open Concept	

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons to Make This Home Your Own: 1. Builder's Model Home Showcasing the Power of Smart Design... This 2,123 Sq.Ft. Home Functions & Feels Much Larger Thanks to the Open Concept Design & Cathedral Ceilings in the Living Room & Primary Bdrm (There Are 4 Bdrms on the 2nd Level). 2. The Walk-Out Basement with Two 6' Patio Doors & 3 Large Windows Adds an Additional 975 Sq.Ft. of Truly Livable & Well-Lit Space... with a Separate Side Entrance, Small Kitchen & Easy Access Washroom, the Basement is an Ideal Place Where Extended Family Can Feel Comfortable & Independent. 3. Location, Location, Location! For Commuters, the House Boasts Close Access to Both Hwys 401 & 403, and for Transit Users, the House is Walking Distance to Streetsville GO Station (Toronto is Only 40 Min. Away) & UTM is 7 Min. by Bus... and Yet it is on a No-Exit Street with Very Limited Traffic. Quality of Life - Close to Erin Mills Town Centre & Credit Valley Hospital, Plus Nearby are Some of Mississauga's Best Schools (e.g. John Fraser SS & Vista Heights PS). Stroll to Queen Street to Enjoy Unique Shops in the Charming Old Area of Streetsville, and Nearby is the Credit River with Access to the 14km Culham Trail. 4. The House is Located on the Higher Side of a Slope, Providing a Very Private Fully-Fenced Backyard with Mature Trees & Paved Patio Area as Well as Separate Stairs to the Street Level. 5. Recently Renovated with New Paint ('23), Smooth Ceilings, New Pot Lights ('22), New Furnace ('22) & Water Heater ('20), & All 4 Washrooms Have Been Renovated ('23) with Large Size Tiled Walls & Modern Showers. All This & More!! Modern Kitchen with White Cabinets, Granite Countertops & Stainless Steel Appliances. Bright Open Concept Breakfast Area with an Island & Ample Storage. 2 Gas Fireplaces & Natural Gas BBQ Connection on the Deck Overlooking the Neighborhood. Large 2pc Powder Room on the Main Level.

**Extras:** Weather-Protected Entrance Porch with Access to the Garage & Double Entry Main Door. True 2-Car Garage & Additional Parking Space for 4 Cars on the Driveway.

**Listing Contracted With:** REAL ONE REALTY INC. Ph: 905-281-2888

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