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一份信任，三份回报！



MLS Listing - 6 - 2255 McNab Lane, Mississauga



2255 McNab Lane 6 **List: \$699,000 For: Sale**

Mississauga Ontario L5J 0B3

Mississauga Clarkson Peel

SPIS: N

Taxes: \$3,777.13/2024

Condo Townhouse

3-Storey

Rms: 7

Corp#: Peel / 1085

#Shares%:

Bedrooms: 3

Unit#: 40

Locker#:

Washrooms: 3

Locker Lev Unit:

1x2xMain, 1x4x2nd, 1x3x3rd

Locker Unit#:

Level: 1

Zoning:

Prop Mgmt: FirstService Residential

Dir/Cross St: Royal Windsor Dr. & Southdown Rd.

MLS#: W12088130 **Possession Remarks:** TBD

Status Cert: N

Bldg Name:

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$437.30	Lndy Lev:	Upper
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Other
Apx Sqft:	1400-1599	Elev/Lift:	Retirement:	Park Type:	Exclusive / Exclusive
Sqft Source:	MPAC	Taxes Incl:	Water Incl:	Park/Drv Spcs:	0
Exposure:	N	Heat Incl:	Hydro Incl:	Tot Prk Spcs:	0
Assessment:		Cable TV Incl:	CAC Incl:	Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Prkg Incl: Y	Prk Lvl/Unit:	
Phys Hdp-Eqp:		Com Elem Incl:	Y	Bldg Amen:	Rooftop Deck/Garden, Visitor Parking
		Cert Level:		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions
		Energy Cert:			
		GreenPIS:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	9.84	x 8.99	Ceramic Floor	Granite Counter	Stainless Steel Appl
2	Dining	Main	16.83	x 10.6	Laminate	Combined W/Living	Open Concept
3	Living	Main	16.83	x 10.6	Laminate	Combined W/Living	Large Window
4	2nd Br	2nd	8.83	x 8.43	Broadloom	Combined W/Sitting	Closet
5	Sitting	2nd	10.17	x 5.84	Broadloom	Combined W/Br	Large Window
6	3rd Br	2nd	8.23	x 8.07	Broadloom	Closet	Large Window
7	Prim Bdrm	3rd	14.4	x 11.52	Broadloom	3 Pc Ensuite	W/O To Balcony

Client Remks:

5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Condo Townhome in Fabulous Clarkson Just Minutes to Clarkson GO, Hwy Access, Shopping & Restaurants, Schools, Community Centre & Many More Amenities! 2. Large Front Porch Leads to Open Concept Main Level Boasting Family-Sized Kitchen with Modern Cabinetry, Granite Countertops & Stainless Steel Appliances, Plus 2pc Powder Room & Combined D/R & L/R with Laminate Flooring & Large Window. 3. 2 Bedrooms, 4pc Main Bath & Laundry Closet on 2nd Level, with Large 2nd Bedroom Featuring Generous Nook/Study Area. 4. Spacious Primary Bedroom on 3rd Level Boasting His & Hers Closets, 3pc Ensuite (with Builder Upgraded Frameless Glass Shower) & Patio Door W/O to Large Balcony. 5. Amazing 108 Sq.Ft. Rooftop Terrace... Perfect for Enjoying Sunrises & Sunsets, Entertaining & Much More! All This & More! Access to Storage Locker Located Directly Outside the Unit. 2 Underground Parking Spaces! Builder Upgraded Smooth Ceilings '19. Upgraded Light Fixtures Thruout '25. Freshly Painted & Move in Ready!

Extras:

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

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