



## Features & Updates: 6 - 2255 McNab Lane, Mississauga

### Highlights:

- Stunning Condo Townhome in Fabulous Clarkson Just Minutes to Clarkson GO, Highway Access, Shopping & Restaurants, Schools, Community Centre & Many More Amenities!
- 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 Dining Room & Living Room with Laminate Flooring & Large Window.
- 2 Bedrooms, 4pc Main Bath & Laundry Closet on 2nd Level.
- Large 2nd Bedroom Features Generous Nook/Study Area.
- Spacious Primary Bedroom on 3rd Level Boasts His & Hers Closets, 3pc Ensuite (with Frameless Glass Shower) & Patio Door Walk-out to Large Balcony.
- 9' Ceilings on Main Level / 8' Ceilings on 2nd & 3rd Levels, with Smooth Ceilings & Updated Lighting Fixtures Throughout!
- Freshly Painted & Move in Ready!
- Amazing 108 Sq.Ft. Rooftop Terrace... Perfect for Enjoying Sunrises & Sunsets, Entertaining & Much More!
- Convenient Access to Storage Locker Located Directly Outside the Unit.
- Includes 2 Underground Parking Spaces!

### Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Stacked Washer & Dryer

### Rental:

Tankless Water Heater

### Property Management Company:

FirstService Residential  
Office: 416.293.5900

### Condo/Maintenance Fee:

\$437.30/month

~ Includes Landscaping, Garbage Removal, Garage Cleaning & Maintenance, Common Elements & Parking

### Upgrades & Updates:

2019: Builder Upgraded Smooth Ceilings

2019: Builder Upgraded Frameless Glass Shower in Ensuite

2025: Updated Light Fixtures Throughout

2025: Freshly Painted