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## MLS Listing - 33 - 180 Forum Dr., Mississauga



**180 Forum Dr 33** **List: \$899,000 For: Sale**

**Mississauga** Ontario L4Z 3Y2  
Mississauga Hurontario Peel

**SPIS:** N **Taxes:** \$4,311.21/2025

**Condo Townhouse**  
**Corp#:** PCC / 546  
**Unit#:** 33

**2-Storey**

**#Shares%:**

**Locker#:**

**Locker Lev Unit:**

**Locker Unit#:**

**Level: 1**

**Rms: 6 + 2**

**Bedrooms: 3**

**Washrooms: 3**

**1x2xMain, 1x4x2nd, 1x3x2nd**

**Zoning:**

**Prop Mgmt:** Maple Ridge Community Management (MRCM)

**Dir/Cross St:** Hurontario St./Eglinton Ave. E.

**MLS#:** W12206059 **Possession Remarks:** TBD

**Status Cert:** N

**Bldg Name:**

**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	None
<b>Fam Rm:</b>	N	<b>Locker:</b>	None	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	Finished / W/O	<b>Maint:</b>	\$291.75	<b>Lndy Lev:</b>	Lower
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Attached / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Private
<b>Apx Sqft:</b>	1200-1399	<b>Elev/Lift:</b>	N	<b>Park Type:</b>	Exclusive
<b>Sqft Source:</b>	per Floor Plan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1
<b>Exposure:</b>	N	<b>Heat Incl:</b>		<b>Tot Prk Spcs:</b>	2
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	
<b>Phys Hdp-Eqp:</b>		<b>Com Elem Incl:</b>	Y	<b>Bldg Amen:</b>	Visitor Parking
		<b>Cert Level:</b>		<b>Prop Feat:</b>	
		<b>Energy Cert:</b>			Ensuite Laundry, Pets Allowed with Restrictions
		<b>GreenPIS:</b>			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.6	x 10.17	Ceramic Floor	Granite Counter	Stainless Steel Appl
2	Dining	Main	9.32	x 7.74	Laminate	Picture Window	O/Looks Park
3	Living	Main	16.34	x 8.99	Laminate	Bay Window	O/Looks Park
4	Prim Bdrm	2nd	16.83	x 12.34	Laminate	4 Pc Ensuite	W/I Closet
5	2nd Br	2nd	10.01	x 9.84	Laminate	Closet	
6	3rd Br	2nd	11.91	x 9.68	Laminate	Closet	
7	Rec	Bsmt	16.4	x 8.5	Laminate	W/O To Patio	Open Concept
8	Office	Bsmt	9.09	x 7.84	Laminate	Picture Window	Open Concept

### Client Remks:

5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Lovely END UNIT 3 Bedroom & 3 Bath Townhouse with W/O Basement in Convenient Mississauga Location within Walking Distance to Community Centre & Library, Parks & Trails, Shopping & Amenities... Plus Just Minutes to Square One & Quick Access to Hwys 403, 410 & 401... a Commuter's Dream!! 2. Spacious Kitchen Boasting Ample Cabinet & Counter Space, Granite Countertops, Ceramic Backsplash, Breakfast Bar & Stainless Steel Appliances. 3. Combined Open Concept Dining Room & Living Area with Laminate Flooring, Bay Window AND Large Picture Window Overlooking the Backyard. 4. 3 Good-Sized Bedrooms with Laminate Flooring & 2 Full Baths on Upper Level, with Primary Bedroom Featuring Bay Window, W/I Closet & 4pc Ensuite. 5. Fabulous Finished Basement with Generous Rec Room with Patio Door W/O to Private Patio Area Leading to the Complex Parkette, Plus Office/Den Area with Large Picture Window, Laundry Room & Ample Storage. All This & More! 2pc Powder Room & Access to Garage Complete the Main Level. End Unit Townhouse Feels Like a Semi! 1,326 Sq.Ft. of A/G Living Space Plus Finished W/O Basement. New Dishwasher '22, New Stove '18, Furnace '16, A/C '15, Whole Home Reno (Flooring, Kitchen Cabinetry & Countertops, Bathroom Cabinetry, Countertops & Toilets, etc.) '14.

### Extras:

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

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