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## MLS Listing - 1003 - 4900 Glen Erin Dr., Mississauga

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |                                          |                               |                                                    |                    |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>4900 Glen Erin Dr 1003</b>            |                               | <b>List: \$599,900 For: Sale</b>                   |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>Mississauga</b> Ontario L5M 7S2       |                               |                                                    |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | Mississauga Central Erin Mills Peel      |                               |                                                    |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>SPIS:</b> N                           | <b>Taxes:</b> \$3,628.86/2025 |                                                    |                    |
| <b>Condo Apt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  | <b>Apartment</b>                         |                               | <b>Rms:</b> 6                                      |                    |
| <b>Corp#:</b> PSCC / 943                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  | <b>#Shares%:</b>                         |                               | <b>Bedrooms:</b> 2                                 |                    |
| <b>Unit#:</b> 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>Locker#:</b>                          |                               | <b>Washrooms:</b> 2                                |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>Locker Lev Unit:</b> P1               |                               | 1x4xMain, 1x4xMain                                 |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>Locker Unit#:</b> 3                   |                               |                                                    |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>Level:</b> 10                         |                               |                                                    |                    |
| <b>Zoning:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                                          |                               |                                                    |                    |
| <b>Prop Mgmt:</b> Meritus Group Management Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |                                          |                               |                                                    |                    |
| <b>Dir/Cross St:</b> Winston Churchill Blvd. & Eglinton Ave. W.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |                                          |                               |                                                    |                    |
| <b>Directions:</b> Winston Churchill Blvd. & Eglinton Ave. W. to Glen Erin Dr.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                                          |                               |                                                    |                    |
| <b>MLS#:</b> W12479926 <b>Possession Remarks:</b> TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |                                          |                               |                                                    |                    |
| <b>Status Cert:</b> N                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  | <b>Bldg Name:</b> Miracle in Mississauga |                               | <b>PIN#:</b>                                       |                    |
| <b>Kitchens:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1                | <b>Pets Perm:</b>                        | Yes-with Restrictions         | <b>Balcony:</b>                                    | Open               |
| <b>Fam Rm:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | N                | <b>Locker:</b>                           | Exclusive                     | <b>Ens Lndry:</b>                                  | Y                  |
| <b>Basement:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | None             | <b>Maint:</b>                            | \$811.69                      | <b>Lndy Lev:</b>                                   | Main               |
| <b>Fireplace/Stv:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N                | <b>A/C:</b>                              | Central Air                   | <b>Exterior:</b>                                   | Concrete           |
| <b>Heat:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Forced Air / Gas | <b>Central Vac:</b>                      | N                             | <b>Gar/Gar Spcs:</b>                               | Underground / 1    |
| <b>Apx Age:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0-5              | <b>UFFI:</b>                             |                               | <b>Park/Drive:</b>                                 | Private            |
| <b>Apx Sqft:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 800-899          | <b>Elev/Lift:</b>                        |                               | <b>Drive:</b>                                      | Private            |
| <b>Sqft Source:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | per Builder Plan | <b>Retirement:</b>                       |                               | <b>Park Type:</b>                                  | Owned              |
| <b>Exposure:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Se               | <b>HST Applicable to</b>                 | Included In                   | <b>Park/Drv Spcs:</b>                              | 0                  |
| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  | <b>Sale Price:</b>                       |                               | <b>Tot Prk Spcs:</b>                               | 1                  |
| <b>Spec Desig:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Unknown          | <b>Taxes Incl:</b>                       |                               | <b>Park \$/Mo:</b>                                 |                    |
| <b>Survey Type:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | None             | <b>Water Incl:</b>                       | Y                             | <b>Prk Lvl/Unit:</b>                               | P1/#110            |
| <b>Phys Hdp-Eqp:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  | <b>Heat Incl:</b>                        | Y                             | <b>Bldg Amen:</b>                                  |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>Cable TV Incl:</b>                    |                               | Concierge, Indoor Pool, Party/Meeting Room,        |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>Bldg Ins Incl:</b>                    | Y                             | Visitor Parking                                    |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>Com Elem Incl:</b>                    | Y                             | <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed    |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>Cert Level:</b>                       |                               | with Restrictions                                  |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>Energy Cert:</b>                      |                               | <b>Interior Feat:</b> Storage Area Lockers, Carpet |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>GreenPIS:</b>                         |                               | Free                                               |                    |
| <b>#</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Room</b>      | <b>Level</b>                             | <b>Length (ft)</b>            | <b>Width (ft)</b>                                  | <b>Description</b> |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Kitchen          | Main                                     | 8.01                          | x 7.74                                             | Ceramic Floor      |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Breakfast        | Main                                     | 9.81                          | x 5.97                                             | Ceramic Floor      |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Dining           | Main                                     | 20.31                         | x 9.97                                             | Laminate           |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Living           | Main                                     | 20.31                         | x 9.97                                             | Laminate           |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prim Bdrm        | Main                                     | 11.58                         | x 10.99                                            | Laminate           |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2nd Br           | Main                                     | 10.4                          | x 8.01                                             | Laminate           |
| <b>Client Remks:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                                          |                               |                                                    |                    |
| 5 Elite Picks! Here Are 5 Reasons to Make This Condo Your Own: 1. Bright & Beautiful 895 Sq.Ft. Corner Suite Boasting 2 Bedrooms & 2 Baths Plus Fabulous Living Space with Large Windows Thruout! 2. Functional Galley-Style Kitchen with Modern Cabinetry, Quartz Countertops, Stylish Backsplash & Bright Breakfast Area with Large Window & Walk-Out to Open Balcony with Beautiful NE Views, Plus Lovely Combined Dining & Living Area with Floor-to-Ceiling Windows. 3. Generous Primary Bedroom with Large Window, W/I Closet & Modern 4pc Ensuite! 4. Good-Sized 2nd Bedroom with Large Window, Plus 4pc Main Bath & Convenient Ensuite Laundry Complete This Suite! 5. Fantastic Building Amenities Including Bright & Spacious Lobby, Indoor Pool, Fitness Centre, Party/Rec Room, Games Room, Rooftop Patio Area, Visitor Parking & More! All This & More! Includes 1 Underground Parking Space & Exclusive Storage Locker. LOCATION! LOCATION! LOCATION... Wonderful Central Erin Mills Location Across the Road from John C. Pallett Park & Within Walking Distance to Erin Mills Town Centre, Parks & Trails, Schools, Community Centre, Public Transit, Shopping, Restaurants & Many More Amenities... Plus Quick Access to Hwys 403 & 407 for Commuters & Travellers! |                  |                                          |                               |                                                    |                    |
| <b>Inclusions:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                                          |                               |                                                    |                    |
| All Light Fixtures, All Window Coverings, Refrigerator & Stove, B/I Microwave/Hood Fan, B/I Dishwasher, Washer & Dryer (**All Chattels & Fixtures in AS IS Condition)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |                                          |                               |                                                    |                    |
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| <b>Listing Contracted With:</b> REAL ONE REALTY INC. 905-281-2888                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |                                          |                               |                                                    |                    |

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