



Together, For Better!

一份信任，三份回报！



**13 - 20 Lou Parsons Way, Mississauga**

### Highlights:

- Bright & Beautiful 4 Bedroom & 4 Bath Condo Townhouse in Mississauga's Vibrant Brightwater Lakefront Community!
- Spacious Kitchen Boasts Modern Cabinetry, Large Centre Island/Breakfast Bar, Quartz Countertops & High End Integrated & Built-in Appliances.
- Bright & Beautiful Open Concept Living Area with Patio Door Walk-Out to Amazing Oversized Balcony/Terrace with Convenient Natural Gas Hook-up... Fabulous Outdoor Space for BBQing & Entertaining!
- Separate Dining Area with Large Window.
- 2pc Powder Room Completes the Main Level.
- 2 Bedrooms, 2 Full Baths, Convenient Laundry Closet & Open Den/Office Area on 2nd Level.
- 2nd/Guest Bedroom Features Private 4pc Ensuite.
- Stunning 3rd Level Boasting Amazing Primary Bedroom Suite with His & Hers Closets, 5pc Ensuite & Versatile Flex Space - Ideal for Home Office, Workout Area, Entertainment Space, Nursery & More - with Walk-Out to 2nd Private Terrace!
- 1,945 Sq.Ft. of Living Space on 3 Finished Levels... Plus 429 Sq. Ft. of Outdoor Terrace Space!
- Soaring 10' Ceilings on Main Level / 9' Ceilings on 2nd & 3rd Levels!
- Hardwood Flooring Through All 3 Levels!
- Oversized Windows Throughout the Home Providing Loads of Natural Light!
- Attached 2 Car Tandem Garage with Convenient Access to the Home.
- Amazing Port Credit Location Where Residents Can Enjoy Brightwater's Vibrant Waterfront Lifestyle with Scenic Trails, Lakefront Access & Nearby Amenities Including Boutique Shops, Cafes & Restaurants, Parks, Port Credit Marina, and Many More Amenities... Along with a Resident-Only Shuttle to Nearby Port Credit GO Station!

### Inclusions:

All Light Fixtures, All Window Coverings, Integrated Refrigerator, Gas Stove Top, Built-in Oven, Built-in Microwave, Integrated Dishwasher, Washer & Dryer, Hot Water Tank/Heater (Owned), Garage Door Opener & Remote

### Condo/Maintenance Fee:

\$418.78/month

\*\* Covers Exterior Maintenance, Snow Removal, Lawn Care, Exterior Window Cleaning (Once per Year), Garbage/Recycling Collection & Internet

### Property Management:

CPO Management Inc. | [cpomanagement.ca](http://cpomanagement.ca)

Property Manager: Vadim Koyen | [vadim@cpomanagement.ca](mailto:vadim@cpomanagement.ca) | 416-797-6982

Assistant Property Manager: Varsha Rani | [pscc1189connect@cpomanagement.ca](mailto:pscc1189connect@cpomanagement.ca)

[www.theelite3team.com](http://www.theelite3team.com)

Office: 1660 North Service Rd E, Unit 103, Oakville. On L6H 7G3

**905-270-3333**

