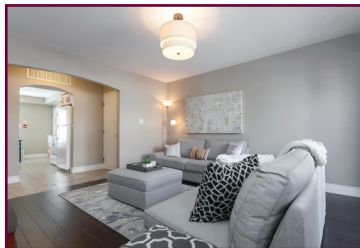
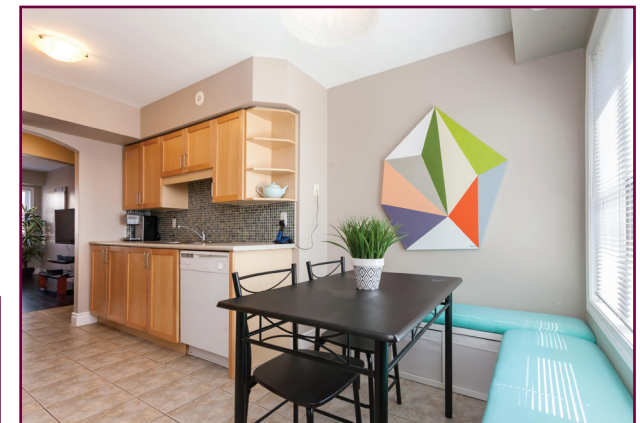
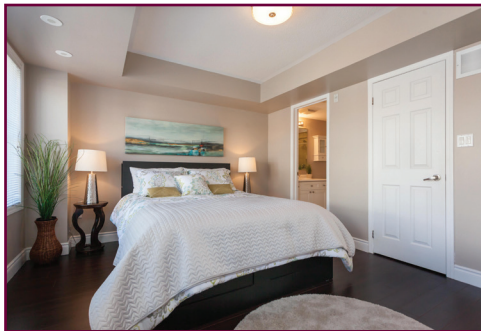




605 Dundas St. West TH #2
Mississauga Hot Spot



Check out the YouTube video at www.LovelyTorontoCondos.com

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The Julie Kinnear Team
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Guiding you home



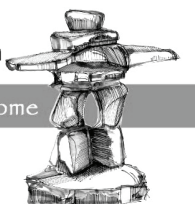
Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

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Stunning Town Home in Mississauga Hot Spot!

Hello 1st time buyers here is your chance to own a beautiful home in today's crazy market place, providing great space, modern pizzazz and all that jazz at a fraction of the price! **A superb location in the heart of downtown Mississauga just minutes to Square One, UTM, Cooksville GO and every amenity right out your front door.**

Flooded with natural light this **spacious and quiet one level town** offers **amazing sound-proofing**, spectacular indoor and outdoor space with a **HUGE balcony plus gas barbeque hook-up!** Just in time for summer fun!

8 foot ceilings throughout, deluxe kitchen plus breakfast room, 2 large bedrooms, 2 full baths and an attached 1 car garage provides direct access into the main floor. Bonus of an extra parking spot in the private driveway right in front of the garage!

Built by renowned Mattamy Homes, this "High Park Village" town boasts beautiful unobstructed views of the ravine all the way down to the Lake!

Incredible floor plan of divine living space with **quality finishes, fixtures and modern décor throughout!** Nothing left to do but move in, unpack and relax!

Amazing community spirit with helpful and considerate neighbours makes this an ideal place to call home! **Walking distance to sought-after schools, parks, shopping and transit.** Easy access to highways and just a **5 minute drive to the Cooksville GO Station (ideal for the Toronto commuter)!**

Low maintenance fees for common elements = peace of mind and care-free living without having to worry about any exterior maintenance or yard work.

Features Inside!

- **Enter and exit without ever feeling the cold from the garage right into the foyer.**

- **Gracious hallway** provides a nice separation of the main principal rooms with a **double coat closet.**

- **Rich, dark chocolate brown laminate flooring throughout.**

- **Open concept living/dining rooms** soak up the sun! **Sliding glass doors walk-out to the oversized balcony.** No problem fitting your largest patio furniture and barbeque to host in style!

- **Bright eat-in kitchen with large breakfast room** where you can enjoy **beautiful views of the CN Tower** with your morning coffee.

- **4 piece family bath.**

- **Incredible master suite with a 3 piece ensuite bath, walk-in closet plus linen closet.**

- **Split layout of the 2nd bedroom allow for optimal privacy with wall to wall closets.**

- **Laundry closet** nicely tucked behind closed doors. Linen closet, separate utility room and ample storage space throughout.

Cooksville ~ "Old Downtown"

A quiet community situated in the southwest corner of the city along the shore of Lake Ontario! Cooksville was Mississauga's old city center before the construction of the modern city center near square one. A family oriented neighbourhood at Dundas and Mavis Road with great access to green space, walking trails and parks.

Lots of local shopping for every craving! Metro, M&M meat shop, fruit markets, Italian bakeries and delicatessens, Starbucks, Tim Hortons, Home Depot, Canadian Tire, Shoppers Drug Mart, Central Parkway Mall, Dixie Outlet Mall, Square One and Sherway Gardens for all your high end shopping desires.

Plenty of lush parks surround! **Beautiful Brickyard Park** is your backyard oasis where you can enjoy a good run on the long paths and trails. **Huron Park and Community Centre** is a place to connect for people of all ages and diverse recreational interests. Amenities include a fitness/boxing studio, a gymnasium for basketball, volleyball and badminton, ice arena, outdoor beach volleyball courts and a therapy pool.

Explore nearby beautiful Rattray Marsh Conservation Area! This ecologically sensitive wetland is **the last remaining lakefront marsh between Burlington, Ontario and Toronto.** Enjoy bird watching while strolling along boardwalks and well-maintained trails with abundant displays of white trilliums, the floral emblem and provincial flower of Ontario (may be seen in late April and early May).

Superb school district with an array of specialty programs! Cashmere P.S., Queen Elizabeth Sr., TL Kennedy S.S., Corsair P.S. with French Immersion, Tomken Road M.S. with French Immersion, University of Toronto Mississauga and so many more Catholic, private and alternative schools close by.

Zip over to the Cooksville GO Station, the transportation hub of the community. **Be in and out of the city in no time by way of the 403 and QEW.**

Lots of local and historic recreation sites! **Bradley Museum and Benares House.** The Bradley Museum provides a window into the everyday life of early settlers in Ontario, and hosts Sunday teas, rotating exhibits and special events. Benares House is noted for its quiet presence in a picturesque park-like setting filled from top to bottom with original family possessions spanning 4 generations.

Upgrades & Improvements

2016 ~ Replaced washer, dryer & microwave

~ Gas bbq line installed on the balcony

2015 ~ Replaced laminate flooring & baseboards

Bedrooms: 2	Baths: 2 (1x4 Piece on Main Floor) (1x3 Piece on Main Floor)	Possession: 60 Days/TBA
Square feet: 945 sq ft (plus balcony)	Parking: Attached 1 car garage with private drive parking for 1 additional car.	
Approx. Annual Expenses for 2016:	Taxes: \$2658.01	Maintenance Fees: \$241.26/Month Includes: Snow removal, landscaping, garbage pick-up
Inclusions: Fridge, stove, built-in dishwasher, stainless steel microwave/convection oven, stackable washer & dryer, window coverings, electric light fixtures, gas hookup. Exclusions: BBQ		

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