

Dear Prospective Buyer:



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 3880 Duke of York, an exceptional two-bedroom plus den condo located in the heart of Mississauga, just steps from Square One. This stunning unit is situated in a secure building offering an array of amenities, including an indoor pool, barbecue area, gym, exercise room, party room, and games room, providing a perfect blend of luxury and convenience.

The open-concept design of this condo has been thoughtfully customized by the original owner, making it truly one-of-a-kind compared to other units on the same floor. The living space features laminate flooring, drop-down ceilings with recessed spotlights, and two large windows that flood the room with natural light. The west-facing balcony offers beautiful sunset views, perfect for unwinding after a long day.

The kitchen is equipped with Miele appliances, granite tile accents, and soft-closing cabinets and drawers, offering both style and functionality. The main bedroom boasts a spacious walk-in closet and a luxurious five-piece ensuite bathroom with heated floors, a separate stand-up shower, and a bathtub. The second bathroom is a four-piece, adding to the convenience and comfort of this home.

Additional features include built-in wiring for a home theatre system, pot lights throughout, and two side-by-side VIP parking spots in the underground garage, with a storage locker located right next to them. All utilities, including water, heat, hydro, and common elements, are included, allowing for hassle-free living in this beautifully maintained condo.

With its high ceilings, modern finishes, and unique layout, Unit 3003 is a must-see for anyone seeking luxury living in the heart of Mississauga.

# Property Details

**ADDRESS:** 3003 - 3880 DUKE OF YORK BLVD

MISSISSAUGA

**TYPE:** Condo

**LEGAL DESCRIPTION:** See Schedule B

SQ. FT:	1,290 (MPAC)
BEDROOMS:	2 Bedrooms
BATHS:	2; 1 five pieces in-suite. 1 four pieces
LAUNDRY:	In-suite
AGE:	21 YO (2003)
ELECTRICAL:	Breaker panel 125 amps
FLOORS:	Laminate, ceramic
CEILINGS:	Drop-down ceiling with crown moulding and a central circular cutout
WINDOWS:	Aluminum
EXTERIOR:	Cement
INTERIOR:	Drywall
GARAGE:	2 indoor side-by-side parking spots in the VIP area
ZONING:	CC2(1)
TAXES:	\$4,790.04
CONDO FEES:	\$934.98
MANAGEMENT CO:	Del Property Management
STORAGE UNIT:	Ground level #26
PET FRIENDLY:	Pets allowed with restrictions

ROLL #:	210504014336339
PIN #:	197120643
HIGH SPEED INTERNET:	Available
HEATING:	Forced air
COOLING:	Central air
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
AMENITIES:	Security, indoor pool, barbecue area, Gym, exercise room, party room, games room,
CONDO FEE INCLUDES:	Water, heat, hydro, common elements
CHATELS INCLUDED:	Miele appliances - Fridge, oven, cooktop, ventilation hood, built-in microwave, dishwasher, washer & drier.
FIXTURES EXCLUDED:	none
SUGGESTED DEPOSIT:	5% of the sale price
SUGGESTED CLOSING:	15-30 days

## Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour