

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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 2091 Hurontario St, Mississauga, where modern living meets convenience in this recently renovated condo. Featuring new bathrooms, floors, and fresh paint, this 2-bedroom gem with a spacious den has the potential to transform into a third bedroom, offering versatility for your lifestyle needs.

Upon entering, you're greeted by a freshly painted interior adorned with large windows that bathe the space in natural light. The living and dining areas seamlessly flow together, creating an inviting ambiance for relaxation and entertainment. New waterproof laminate flooring throughout adds a touch of contemporary elegance to the residence.

The master bedroom boasts a coveted walk-in closet, providing ample storage space for wardrobe essentials. Two bathrooms, including one en suite, prioritize convenience, ensuring privacy and comfort for all occupants.

The property includes an in-suite storage room and a dedicated locker, meeting all organizational needs effortlessly. Enjoy breathtaking sunsets that brighten your days with plenty of sunshine.

Building amenities include an outdoor pool, sauna, gym, BBQ area, tennis court, bike storage and visitor parking, catering to your recreational and social needs. All utilities are included in the maintenance fee, eliminating the worry of utility bills.

With easy access to highways, commuting is a breeze, while proximity to schools and commerce ensures daily errands are effortlessly tackled. Two underground parking spots (tandem) provide hassle-free parking solutions for you and your guests.

Experience the comfort and convenience of modern living at 2091 Hurontario St.

Property Details

ADDRESS: 405-2091 Hurontario St Mississauga Ontario L5A 4E6

TYPE: Condominium apartment

LEGAL DESCRIPTION: UNIT 5, LEVEL 4, PEEL
CONDOMINIUM PLAN NO. 331; PT LT 3 PL B27, PTS 1 TO 26,
28, 29, 30, 32 & 34 43R15510, MORE FULLY DESCRIBED IN
SCHEDULE 'A' OF DECLARATION LT992095; MISSISSAUGA

SQ. FT:	1,193 sq. ft. (MPAC)
BEDROOMS:	2, main has a walk-in closet and ensuite bathroom
BATHS:	2; 1 four pieces ensuite and 1 three pieces
LAUNDRY:	Ensuite
AGE:	35 yr (1988)
FLOORS:	Waterproof laminate, LVP, vinyl tile
CEILINGS:	Plaster
WINDOWS:	Aluminum
EXTERIOR:	Brick
INTERIOR:	Drywall
GARAGE:	2 underground tandem spot P62 Level B
ZONING:	RCL 2D5
TAXES:	\$2,537.02
CONDO FEES:	\$1,028.88
MANAGEMENT CO:	GSA Property Management
LOCKER:	P2, room P5, Locker 45
PET FRIENDLY:	Allowed with restrictions

ROLL #:	210501020017337
PIN #:	193310038
HIGH SPEED INTERNET:	Available
HEATING:	Forced air
COOLING:	Forced air
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Available at: www.gogordons.com
AMENITIES:	Gym, Sauna, hot tub, Outdoor pool, Tennis court, visitor parking, BBQ area, electric vehicle charging, bike storage, car wash station.
CONDO FEE INCLUDES:	Heat, Water, Hydro, Building Insurance, Parking, Central A/C. Common elements
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer and dryer
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