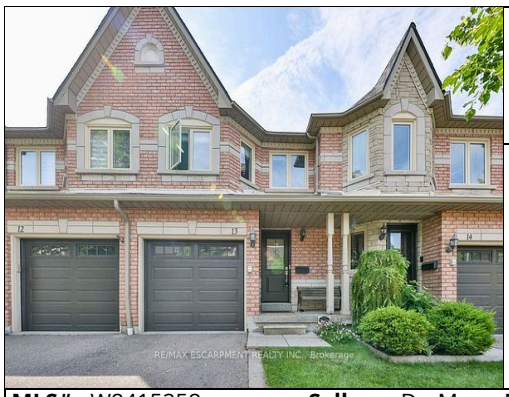

455 Apache Crt 13 **Sold: $790,000**
Mississauga Ontario L4Z 3W8 **List: $799,888**
Mississauga Hurontario Peel
Taxes: $3,826/2023 **For:** Sale **% Dif:** 99
SPIS: N **Last Status: SLD** **DOM: 12**

Condo Townhouse **#Shares%:** **Rms:** 9
3-Storey **Locker#:** **Bedrooms:** 3
Unit#: 13 **Locker Lev Unit:** **Washrooms:** 4
Corp#: PCC/542 / 542 **Locker Unit#:** 1x2xMain, 2x4xUpper, 1x2xLower
Assignment: **Level:** 1
Fractl Ownshp:
Zoning: N/A
Dir/Cross St: Kennedy Road South & Bristol Road East
Prop Mgmt: Maple Ridge Community Management LTD

MLS#: W8415258 **Sellers:** Dr. Manu Mehdiratta Medicine Professional Corporatio **Contact After Exp:** N
Holdover: 60 **Possession:** TBD **Occup:** Owner **Status Cert:** Y
Bldg Name: **PIN#:** 195420013 **ARN#:** 210504020034213

Kitchens:	1	**Pets Perm:**	Restrict	**Balcony:**	None
Fam Rm:	Y	**Locker:**	None	**Ens Lndry:**	
Basement:	Part Fin	**Maint:**	$327.15	**Lndy Lev:**	
Fireplace/Stv:	N	**A/C:**	Central Air	**Lndry Feat:**	In Basement
Heat:	Forced Air / Gas	**Central Vac:**		**Exterior:**	Brick
Apx Age:		**UFFI:**		**Gar/Gar Spcs:**	Attached / 1
Apx Sqft:	1400-1599	**Elev/Lift:**	**Retirement:**	**Park/Drive:**	Other
Sqft Source:	Floor Plans	**Taxes Incl:**	**Water Incl:**	**Park Type:**	Owned
Exposure:	S	**Heat Incl:**	**Hydro Incl:**	**Prk/Drv Spcs:**	1 **Tot Prk Spcs:** 2
Assessment:	$434,000 / 2024	**Cable TV Incl:**	**CAC Incl:**	**Park $/Mo:**	
Spec Desig:	Unknown	**Bldg Ins Incl:**	**Prkg Incl:**	**Prk Lvl/Unit:**	
		Com Elem Incl:		**Bldg Amen:**	
				Prop Feat:	Family Room, Pets Allowed with Restrictions
				HST Applicable to	Included
				Sale Price:	
				Interior Feat:	Other
				Roof:	Asphalt Shingle

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Kitchen	Main	8.66	x	8.89	Hardwood Floor	Eat-In Kitchen	O/Looks Living
2	Dining	Main	7.09	x	8.89	Hardwood Floor	Combined W/Kitchen	
3	Powder Rm	Main	5.35	x	4.76	Tile Floor	Pedestal Sink	
4	Living	Main	15.78	x	9.88	Hardwood Floor	W/O To Yard	
5	Prim Bdrm	Upper	15.68	x	14.99	4 Pc Ensuite	Hardwood Floor	O/Looks Backyard
6	Bathroom	Upper	8.43	x	6.99	4 Pc Ensuite	Tile Floor	
7	2nd Br	Upper	15.68	x	14.4	Hardwood Floor	O/Looks Frontyard	
8	3rd Br	Upper	12.86	x	15.45	4 Pc Ensuite	Hardwood Floor	O/Looks Frontyard
9	Bathroom	Upper	10.43	x	6.3	4 Pc Ensuite	Tile Floor	
10	Bathroom	Lower	4.53	x	4.99	2 Pc Bath	Tile Floor	

Client Remks: Welcome to 455 Apache Court Unit 13, a 3-storey townhouse in Mississauga's coveted Hurontario neighborhood. This elegant home features hardwood floors and tiles throughout, with 3 spacious bedrooms and 4 bathrooms. The main floor includes a bright living area with backyard access, a kitchen equipped with Frigidaire and Atzeni appliances. The attached garage offers built-in storage and a garage door opener for added convenience. Ascent to the upper level where you'll find a sun-filled primary bedroom with a walk-in closet and 4 piece ensuite, a second bedroom with large picture windows overlooking the front yard, while the third bedroom features vaulted ceilings and its own 4 piece ensuite bathroom. There is a two-piece bathroom is conveniently located on the main and lower level. The exterior includes a partially fenced backyard with a stone patio, brick exterior, and a one-car garage. Security features such as a built-in system, Ring camera, and motion lights ensure peace of mind. Residents enjoy easy access to premier attractions like Square One Shopping Centre, Celebration Square, and the trendy Distillery District known for its weekly restaurant pop-ups. Cultural enthusiasts will appreciate nearby gems like the Art Gallery of Mississauga, Mississauga Library, and the tranquil Japan inspired Kariya Park. Top-tier schools such as Nathan Way Public School, Bristol Road Middle School, and Apple-wood Heights Secondary School make this location ideal for families. Discover a blend of style, comfort, and a dynamic lifestyle in one of Mississauga's most premiere locations.
Extras:
Inclusions: Please see Features & Inclusions
Exclusions: Please see Features & Inclusions
Rental Items: Hot Water Tank
Showing Requirements: Lockbox,Showing System
Brkage Remks: Please attach Schedule B & 801 to all offers. Please send all offers to Peter Philip Papousek at peter@huxrealty.ca

List: RE/MAX ESCARPMENT REALTY INC. **Ph:** 905-842-7677 **Fax:**
PETER PHILIP PAPOUSEK, Salesperson647-891-2489

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Co-Op: IPRO REALTY LTD., BROKERAGE
KEVIN KILISLIAN, Salesperson

Contract Date: 06/07/2024	**Sold Date:** 06/19/2024	**Leased Terms:**
Expiry Date: 08/30/2024	**Closing Date:** 09/09/2024	**Original:** $799,888
Last Update: 06/19/2024	**CB Comm:** 2.5%	

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